

# **SAN JACINTO**

## **DEVELOPMENT CODE, TITLE 17**

**Adopted December 2012 &  
As Amended Through July 2017**



---

**Article 1 Development Code Authority and Applicability**


---

	<b>Page</b>
<b>Chapter 17.100 – Purpose and Effect of Development Code .....</b>	<b>1-3</b>
17.100.010 – Title .....	1-3
17.100.020 – Adoption.....	1-3
17.100.030 – Purpose and Intent of Development Code .....	1-3
17.100.040 – Authority, Relationship to General Plan.....	1-4
17.100.050 – Responsibility for Administration .....	1-4
17.100.060 – Applicability of Development Code.....	1-5
17.100.070 – Partial Invalidation of Development Code.....	1-6
17.100.080 – Use of Headings.....	1-6
17.100.090 – Effect of Development Code Amendments on Projects in Progress..	1-6
<b>Chapter 17.105 – Interpretation of Regulations.....</b>	<b>1-9</b>
17.105.010 – Purpose of Chapter.....	1-9
17.105.020 – Rules of Interpretation.....	1-9
17.105.030 – Procedures for Interpretations.....	1-12
17.105.040 – Official Version of Development Code .....	1-12

---

**Article 2 Zones, Allowable land Uses, and Zone-Specific Standards**

---

Page

**Chapter 17.200 – Establishment of Zones, Adoption of Zoning Map**Error! Bookmark not defined.  
 17.200.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.200.020 – Zones Established..... **Error! Bookmark not defined.**  
 17.200.030 – Zoning Map Adopted..... **Error! Bookmark not defined.**  
 17.200.040 – Zoning of Annexed Areas and Undesignated Lands**Error! Bookmark not defined.**

**Chapter 17.205 – Allowable Land Uses and Development**Error! Bookmark not defined.  
 17.205.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.205.020 – General Requirements for Development and New Land Uses**Error! Bookmark not defined.**  
 17.205.030 – Allowable Land Uses and Permit Requirements**Error! Bookmark not defined.**  
 17.205.040 – Exemptions from Permit Requirements .. **Error! Bookmark not defined.**  
 17.205.050 – Additional Permits and Approvals ..... **Error! Bookmark not defined.**  
 17.205.060 – Temporary Uses ..... **Error! Bookmark not defined.**

**Chapter 17.215 – Residential Zones**..... Error! Bookmark not defined.  
 17.215.010 – Purposes of Residential Zones ..... **Error! Bookmark not defined.**  
 17.215.020 – Residential Zone Land Uses and Permit Requirements**Error! Bookmark not defined.**  
 17.215.030 – Residential Zone Development Standards**Error! Bookmark not defined.**  
 17.215.040 – Residential Zone Amenity Density Incentives**Error! Bookmark not defined.**  
 17.215.050 – Group Homes for Persons with Disabilities**Error! Bookmark not defined.**

**Chapter 17.220 – Commercial and Office Zones** ..... Error! Bookmark not defined.  
 17.220.010 – Purposes of the Commercial and Office Zones**Error! Bookmark not defined.**  
 17.220.020 – Commercial and Office Zone Land Uses and Permit Requirements**Error! Bookmark not defined.**  
 17.220.030 – Commercial and Office Zone Development Standards**Error! Bookmark not defined.**

**Chapter 17.225 – Industrial Zones**..... Error! Bookmark not defined.  
 17.225.010 – Purposes of the Industrial Zones ..... **Error! Bookmark not defined.**  
 17.225.020 – Industrial Zone Land Uses and Permit Requirements**Error! Bookmark not defined.**  
 17.225.030 – Industrial Zone Development Standards **Error! Bookmark not defined.**

**Chapter 17.230 – Special Purpose Zones**..... Error! Bookmark not defined.  
 17.230.010 – Purposes of the Special Purpose Zones ... **Error! Bookmark not defined.**  
 17.230.020 – Special Purpose Zone Land Uses and Permit Requirements**Error! Bookmark not defined.**  
 17.230.030 – Special Purpose Zone Development Standards**Error! Bookmark not defined.**

**Chapter 17.235 – Combining/Overlay Zones**..... Error! Bookmark not defined.  
 17.235.010 – Purposes of the Combining/Overlay Zones**Error! Bookmark not defined.**  
 17.235.020 – Applicability of Combining/Overlay Zone Provisions**Error! Bookmark not defined.**  
 17.235.030 – Residential Agricultural Accessory Business (-RAAB)  
     Combining/Overlay Zone ..... **Error! Bookmark not defined.**  
 17.235.040 – Urban Corridor (-UC) Combining/Overlay Zone .. **Error! Bookmark not defined.**

**defined.**

## Article 3 Site Planning and Development Standards

	Page
<b>Chapter 17.300 – Performance Standards</b> .....	<b>3-7</b>
17.300.010 – Purpose .....	3-7
17.300.020 – Applicability .....	3-7
17.300.030 – Air Quality .....	3-7
17.300.040 – Electrical Disturbances .....	3-9
17.300.050 – Fire Hazards.....	3-9
17.300.060 – Noise .....	3-9
17.300.070 – Odor .....	3-10
17.300.080 – Outdoor Light and Glare.....	3-10
17.300.090 – Property Maintenance .....	3-11
17.300.100 – Vibration.....	3-11
17.300.110 – Waste Disposal .....	3-12
17.300.120 – Water Quality .....	3-12
<b>Chapter 17.305 – Development and Use Standards</b> .....	<b>3-13</b>
17.305.010 – Purpose .....	3-13
17.305.020 – Applicability .....	3-13
17.305.030 – Access, General.....	3-13
17.305.040 – Agriculture Preservation (Right-to-Farm).....	3-14
17.305.050 – Floodplain Management .....	3-15
17.305.060 – Height Measurement and Height Limit Exceptions .....	3-15
17.305.070 – Hillside Development.....	3-17
17.305.080 – Metal Buildings and Structures.....	3-17
17.305.090 – Paving Within Residential Front Yard Area .....	3-18
17.305.100 – Rural Standards.....	3-19
17.305.110 – Screening and Buffering.....	3-19
17.305.120 – Setback Regulations and Exceptions .....	3-22
17.305.130 – Solid Waste/Recyclable Materials Storage.....	3-27
17.305.140 – Surface Mining and Reclamation.....	3-29
17.305.150 – Traffic Visibility Area .....	3-29
17.305.160 – Undergrounding of Utilities.....	3-33
<b>Chapter 17.310 – Affordable Housing – Density Bonuses</b> .....	<b>3-37</b>
17.310.010 – Purpose .....	3-37
17.310.020 – Applicability .....	3-37
17.310.030 – Eligible Projects for Density Bonus.....	3-37
17.310.040 – Concessions or Incentives .....	3-39
17.310.050 – Waivers or Reductions .....	3-41
17.310.060 – Application Filing, Processing, and Approval.....	3-41

17.310.070 – Findings for Approval of Density Bonus.....	3-42
17.310.080 – Alternative Density Bonus for Projects in the RMH Zone.....	3-44
<b>Chapter 17.315 – Fences, Walls, and Hedges.....</b>	<b>3-45</b>
17.315.010 – Applicability .....	3-45
17.315.020 – Location, Height, and Type Standards .....	3-45
17.315.030 – Modifications to Location and Height Standards .....	3-50
17.315.040 – Measurement of Height.....	3-50
17.315.050 – Retaining Walls.....	3-50
17.315.060 – Standards for Specific Types of Fences and Walls .....	3-51
17.315.070 – Materials and Construction .....	3-52
17.315.080 – Permit and Review Procedures.....	3-54
<b>Chapter 17.325 – Water Efficient Landscape and Irrigation .....</b>	<b>3-55</b>
17.325.010 – Findings .....	3-55
17.325.020 – Purpose .....	3-56
17.325.030 – Applicability .....	3-58
17.325.040 – Exemptions from Landscaping Requirements.....	3-58
17.325.050 – Definitions .....	3-59
17.325.060 – Landscape and Irrigation Submittal Package Requirements.....	3-67
17.325.070 – Certificate of Completion.....	3-83
17.325.080 – Irrigation Scheduling.....	3-84
17.325.090 – Landscape and Irrigation Maintenance Schedule .....	3-85
17.325.100 – Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis .....	3-86
17.325.110 – Recycled Water .....	3-87
17.325.120 – Graywater Systems .....	3-87
17.325.130 – Stormwater Management and Rainwater Retention .....	3-87
17.325.140 – Water Waste Prevention.....	3-88
17.325.150 – Maintenance.....	3-89
17.325.160 – Public Education.....	3-89
17.325.170 – Protection of Solar Access .....	3-90
17.325.180 – Prescriptive Compliance Option.....	3-90
<b>Chapter 17.330 – Off-Street Parking and Loading Standards.....</b>	<b>3-93</b>
17.330.010 – Purpose .....	3-93
17.330.020 – Applicability .....	3-93
17.330.030 – General Parking Provisions .....	3-94
17.330.040 – Limitations on Parking/Storage of Vehicles.....	3-94
17.330.050 – Number of Parking Spaces Required .....	3-97
17.330.060 – Adjustments to Parking Requirements.....	3-106
17.330.070 – Disabled/Handicapped Parking Requirements.....	3-108
17.330.080 – Parking Design and Development Standards.....	3-109

17.330.090 – Landscaping Standards for Parking Areas..... 3-116

17.330.100 – Paving Limitations for Driveways in Residential Zones..... 3-118

17.330.110 – Bicycle Parking ..... 3-118

17.330.120 – Off-Street Loading Design and Development Standards..... 3-120

**Chapter 17.335 – Sign Regulations ..... 3-123**

17.335.010 – Purpose ..... 3-123

17.335.020 – Applicability ..... 3-124

17.335.030 – General Provisions ..... 3-125

17.335.040 – Definitions ..... 3-126

17.335.050 – Prohibited Signs ..... 3-141

17.335.060 – Standards for All Types of Signs..... 3-142

17.335.070 – Standards for Permanent Signs ..... 3-148

17.335.080 – Standards for Specific Types of Permanent Signs ..... 3-151

17.335.090 – Standards for Signs for Specific Uses ..... 3-159

17.335.100 – Standards for Temporary Signs ..... 3-163

17.335.110 – Guidelines for Signs in Downtown Area..... 3-164

17.335.120 – Procedures for Sign Permits, Exemptions, and Revocations ..... 3-164

17.335.130 – Comprehensive Sign Program ..... 3-171

17.335.140 – Maintenance ..... 3-173

17.335.150 – Enforcement ..... 3-175

17.335.160 – Nonconforming Signs ..... 3-175

17.335.170 – Abandoned Signs ..... 3-176

17.335.180 – Illegal Signs ..... 3-177

**Chapter 17.350 – Transportation Demand Management..... 3-179**

17.350.010 – Purpose ..... 3-179

17.350.020 – Applicability ..... 3-179

17.350.030 – Trip Reduction Standards and Plans..... 3-180

17.350.040 – Trip Reduction Facilities and Methods..... 3-180

17.350.050 – Enforcement ..... 3-183

17.350.060 – Compliance with AQMD Regulation XV ..... 3-183

17.350.070 – Voluntary Plans and Programs ..... 3-184



---

**Article 4 Standards for Specific Land Uses**


---

	<b>Page</b>
<b>Chapter 17.400 – Adult-Oriented Businesses .....</b>	<b>4-5</b>
17.400.010 – Purpose and Intent .....	4-5
17.400.020 – Definitions .....	4-6
17.400.030 – Minimum Proximity Requirements .....	4-12
17.400.040 – Compliance with Locational Requirements .....	4-13
17.400.050 – Compliance with Applicable Standards and Regulations .....	4-13
17.400.060 – Adult-Oriented Business Development and Performance Standards .....	4-13
17.400.070 – Permits Required .....	4-20
17.400.080 – Adult Use Planning Permit- Adult Business Application.....	4-21
17.400.090 – Adult-Oriented Business Permit Required .....	4-23
17.400.100 – Adult Entertainer Permit Required .....	4-25
17.400.110 – Applications .....	4-26
17.400.120 – Investigation and Action on Application.....	4-27
17.400.130 – Permit Disapproval .....	4-29
17.400.140 – Permit Renewals; Expiration .....	4-31
17.400.150 – Transfer of Adult-Oriented Business Permits .....	4-31
17.400.160 – Registration of New Employees.....	4-32
17.400.170 – Suspension or Revocation of Permits .....	4-33
17.400.180 – Appeal of Disapproval, Suspension or Revocation.....	4-36
17.400.190 – Register of Adult Entertainers .....	4-37
17.400.200 – Display of Permit.....	4-37
17.400.210 – Employment of and Services Rendered to Persons under the age of 18 Years Prohibited.....	4-37
17.400.220 – Reservation of Right to Review Adult Use Planning Permit - Changed Conditions .....	4-37
17.400.230 – Inspection.....	4-38
17.400.240 – Regulations Nonexclusive.....	4-38
17.400.250 – Fees .....	4-38
17.400.260 – Violations and Penalties .....	4-38
17.400.270 – Enforcement .....	4-39
17.400.280 – Prohibited Uses.....	4-39
<b>Chapter 17.405 – Accessory Structures and Uses .....</b>	<b>4-41</b>
17.405.010 – Accessory Amusement Devices .....	4-41
17.405.020 – Accessory Retail and Service Uses.....	4-41
17.405.030 – Accessory Structures - Noncommercial Agricultural .....	4-42
17.405.040 – Accessory Structures - Nonresidential .....	4-42

17.405.050 – Accessory Structures - Residential .....	4-42
<b>Chapter 17.410 – Condominiums and Condominium Conversions.....</b>	<b>4-49</b>
17.410.010 – Purpose .....	4-49
17.410.020 – Applicability.....	4-49
17.410.030 – Subdivision Processes for New Condominiums.....	4-49
17.410.040 – Subdivision Processes for Condominium Conversions.....	4-51
17.410.050 – Development Standards for All Condominiums.....	4-55
17.410.060 – Development Standards for New Condominiums.....	4-58
17.410.070 – Development Standards for Condominium Conversions.....	4-60
<b>Chapter 17.415 – Mobile Home Parks and Mobile Home Subdivisions.....</b>	<b>4-63</b>
17.415.010 – Purpose .....	4-63
17.415.020 – Applicable Law and Regulations .....	4-63
17.415.030 – Permit Requirements .....	4-63
17.415.040 – Mobile Home Parks.....	4-64
17.415.050 – Mobile Home Subdivisions.....	4-68
<b>Chapter 17.420 – Multi-Family Development.....</b>	<b>4-71</b>
17.420.010 – Purpose .....	4-71
17.420.020 – Applicability.....	4-71
17.420.030 – Processing.....	4-72
17.420.040 – Minimum Amenities.....	4-72
17.420.050 – Development Standards .....	4-73
17.420.070 – Site Design Standards and Guidelines .....	4-78
17.420.080 – Architectural Design Standards and Guidelines .....	4-80
<b>Chapter 17.425 – Single-Family Development .....</b>	<b>4-83</b>
17.425.010 – Residential Compatibility Standards.....	4-83
17.425.020 – Residential Development Design Regulations.....	4-84
<b>Chapter 17.430 – Standards for Specific Land Uses .....</b>	<b>4-93</b>
17.430.010 – Purpose .....	4-94
17.430.020 – Applicability.....	4-94
17.430.030 – Agricultural Employee Dwellings .....	4-94
17.430.040 – Alcohol Sales .....	4-95
17.430.050 – Animal-Keeping.....	4-101
17.430.060 – Animal Sales and Services.....	4-111
17.430.070 – Arcades .....	4-111
17.430.080 – Automated Teller Machines (ATMs).....	4-112
17.430.090 – Bed and Breakfast Inns .....	4-113
17.430.100 – Cargo Containers.....	4-114
17.430.110 – Child Day Care Facilities.....	4-115
17.430.120 – Community Care Facilities.....	4-118
17.430.130 – Community Gardens .....	4-118

17.430.140 – Conversion of Residential Structures ..... 4-119

17.430.150 – Cottage Businesses ..... 4-120

17.430.160 – Donation Boxes ..... 4-121

17.430.170 – Drive-Through Facilities..... 4-122

17.430.180 – Emergency Shelters ..... 4-124

17.430.190 – Live Entertainment..... 4-126

17.430.200 – Live-Work Units ..... 4-127

17.430.210 – Mixed-Use Projects..... 4-130

17.430.220 – Mobile/Manufactured Homes ..... 4-135

17.430.230 – Outdoor Dining ..... 4-136

17.430.240 – Outdoor Displays and Sales..... 4-137

17.430.250 – Outdoor Storage ..... 4-139

17.430.260 – Recreational Vehicle Parks..... 4-140

17.430.270 – Recycling Facilities ..... 4-142

17.430.280 – Residential Care Facilities ..... 4-145

17.430.290 – Satellite/Dish Antenna and Amateur Radio Antenna..... 4-146

17.430.300 – Accessory (Second) Dwelling Units..... 4-150

17.430.310 – Senior Residential Projects ..... 4-153

17.430.320 – Service Stations ..... 4-155

17.430.330 – Shopping Centers ..... 4-158

17.430.340 – Solar Energy Systems; Expedited Permitting for Small Residential  
Rooftop Solar Energy Systems..... 4-160

17.430.350 – Wind Energy Systems..... 4-167

17.430.360 – Wireless Telecommunication Facilities ..... 4-170

17.430.361 – Electric Vehicle Charging Stations..... 4-182

17.430.370 – Limited, Seasonal Farming..... 4-184

17.430.380 – Tobacco Stores..... 4-185

17.430.385 – Vehicle Storage and Towing and Storage..... 4-190

**Chapter 17.435 – Commercial Marijuana Cultivation..... Error! Bookmark not defined.**

17.435.010 – Purpose and Intent..... **Error! Bookmark not defined.**

17.435.020 – Definitions ..... **Error! Bookmark not defined.**

17.435.030 – Minimum Proximity Requirements ..... **Error! Bookmark not defined.**

17.435.040 – Site Restrictions ..... **Error! Bookmark not defined.**

17.435.050 – Commercial Marijuana Cultivation Use Development and Performance  
Standards ..... **Error! Bookmark not defined.**

17.435.060 – Permits Required..... **Error! Bookmark not defined.**

---

**Article 5 Resource Management**

---

	<b>Page</b>
<b>Chapter 17.500 – Archaeological and Paleontological Resource Protection .....</b>	<b>5-3</b>
17.500.010 – Purpose .....	5-3
17.500.020 – Applicability .....	5-3
17.500.030 – Resource Assessment Procedures .....	5-3
<b>Chapter 17.510 – Historic Preservation .....</b>	<b>5-7</b>
17.510.010 – Purpose .....	5-7
17.510.020 – Duties of the Commission .....	5-7
17.510.030 – Register of Historic Resources .....	5-7
17.510.040 – Designation as Historic Resource.....	5-7
17.510.050 – Criteria for Designation .....	5-8
17.510.060 – Alteration of Designated Historic Resource .....	5-8
17.510.070 – Procedure for Protection of Potential Historic Resources .....	5-10
17.510.080 – Appeals .....	5-11
<b>Chapter 17.520 – Natural Resource Conservation.....</b>	<b>5-13</b>
17.520.010 – Purpose .....	5-13
17.520.020 – Applicability .....	5-13
17.520.030 – Plant and Habitat Conservation.....	5-13
17.520.040 – Soil Conservation.....	5-14
17.520.050 – Water Quality .....	5-14

---

**Article 6 Permit Procedures**


---

	Page
<b>Chapter 17.600 – Permit Application Filing and Processing</b>	Error! Bookmark not defined.
17.600.010 – Purpose .....	Error! Bookmark not defined.
17.600.020 – Authority for Land Use and Zoning Decisions	Error! Bookmark not defined.
17.600.030 – Multiple Permit Applications .....	Error! Bookmark not defined.
17.600.040 – Application Preparation and Filing .....	Error! Bookmark not defined.
17.600.050 – Application Fees .....	Error! Bookmark not defined.
17.600.060 – Applicant Indemnification .....	Error! Bookmark not defined.
17.600.070 – Initial Application Review .....	Error! Bookmark not defined.
17.600.080 – Project Evaluation and Staff Reports .....	Error! Bookmark not defined.
17.600.090 – Environmental Review .....	Error! Bookmark not defined.
17.600.100 – Water Quality Management Plan (WQMP) Required	Error! Bookmark not defined.
<b>Chapter 17.603 – Commercial Marijuana Cultivation Permits (CMCP)</b>	Error! Bookmark not defined.
17.603.010 – Purpose and Intent .....	Error! Bookmark not defined.
17.603.020 – Applicability .....	Error! Bookmark not defined.
17.603.030 – Review Authority .....	Error! Bookmark not defined.
17.603.040 – Application Requirements .....	Error! Bookmark not defined.
17.603.050 – Phased Expansion and Build-Out .....	Error! Bookmark not defined.
17.603.060 – Investigation and Action on Application	Error! Bookmark not defined.
17.603.070 – Permit Disapproval .....	Error! Bookmark not defined.
17.603.080 – Conditions of Approval .....	Error! Bookmark not defined.
17.603.090 – Use of Property Before Final Action .....	Error! Bookmark not defined.
17.603.100 – Permit Renewals; Expiration .....	Error! Bookmark not defined.
17.603.110 – Suspension or Revocation of Permits .....	Error! Bookmark not defined.
17.603.120 – Appeal of Disapproval, Suspension, and Revocation	Error! Bookmark not defined.
17.603.130 – Reservation of Right to Review Commercial Marijuana Cultivation Permit – Changed Conditions .....	Error! Bookmark not defined.
17.603.140 – Inspection .....	Error! Bookmark not defined.
17.603.150 – Regulations Nonexclusive .....	Error! Bookmark not defined.
17.603.160 – Fees .....	Error! Bookmark not defined.
17.603.170 – Violations and Penalties .....	Error! Bookmark not defined.
17.603.180 – Enforcement .....	Error! Bookmark not defined.
<b>Chapter 17.605 – Conditional Use Permits and Minor Use Permits</b>	Error! Bookmark not defined.
17.605.010 – Purpose .....	Error! Bookmark not defined.
17.605.020 – Applicability .....	Error! Bookmark not defined.
17.605.030 – Review Authority .....	Error! Bookmark not defined.
17.605.040 – Application Requirements .....	Error! Bookmark not defined.
17.605.050 – Project Review, Notice, and Hearing .....	Error! Bookmark not defined.

17.605.060 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.605.070 – Action of Commission ..... **Error! Bookmark not defined.**  
 17.605.080 – Existing Conditional Uses ..... **Error! Bookmark not defined.**  
 17.605.090 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.605.100 – Use of Property Before Final Action ..... **Error! Bookmark not defined.**  
 17.605.110 – Modification of Permit ..... **Error! Bookmark not defined.**  
 17.605.120 – Periodic Review ..... **Error! Bookmark not defined.**  
 17.605.130 – Permit to Run with the Land ..... **Error! Bookmark not defined.**  
 17.605.140 – Post-Decision Procedures ..... **Error! Bookmark not defined.**  
**Chapter 17.610 – Development Agreements ..... Error! Bookmark not defined.**  
 17.610.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.610.020 – Application ..... **Error! Bookmark not defined.**  
 17.610.030 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.610.040 – Content of Development Agreement ..... **Error! Bookmark not defined.**  
 17.610.050 – Execution and Recordation ..... **Error! Bookmark not defined.**  
 17.610.060 – Amendment and Cancellation of Development Agreements **Error! Bookmark not de**  
 17.610.070 – Modification or Suspension of Development Agreements **Error! Bookmark not defin**  
 17.610.080 – Periodic Review ..... **Error! Bookmark not defined.**  
 17.610.090 – Effect of Development Agreements ..... **Error! Bookmark not defined.**  
 17.610.100 – Approved Development Agreements ... **Error! Bookmark not defined.**  
 17.610.110 – Newly Annexed Lands ..... **Error! Bookmark not defined.**  
**Chapter 17.615 – Home Occupation Permits ..... Error! Bookmark not defined.**  
 17.615.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.615.020 – Applicability ..... **Error! Bookmark not defined.**  
 17.615.030 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.615.040 – Allowed Home Occupations ..... **Error! Bookmark not defined.**  
 17.615.050 – Prohibited Home Occupations ..... **Error! Bookmark not defined.**  
 17.615.060 – Director’s Decision ..... **Error! Bookmark not defined.**  
 17.615.070 – Compliance with Standards and Conditions **Error! Bookmark not defined.**  
 17.615.080 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.615.090 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.615.100 – Permit Expiration ..... **Error! Bookmark not defined.**  
 17.615.110 – Inspections ..... **Error! Bookmark not defined.**  
 17.615.120 – Acknowledgment ..... **Error! Bookmark not defined.**  
 17.615.130 – Permit Not Transferable ..... **Error! Bookmark not defined.**  
 17.615.140 – Changes in Home Occupation ..... **Error! Bookmark not defined.**  
 17.615.150 – Post-Decision Procedures ..... **Error! Bookmark not defined.**  
**Chapter 17.620 – Planned Development Permits ..... Error! Bookmark not defined.**  
 17.620.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.620.020 – Applicability ..... **Error! Bookmark not defined.**

17.620.030 – Review Authority ..... **Error! Bookmark not defined.**  
 17.620.040 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.620.050 – Project Review, Notice, and Hearing ..... **Error! Bookmark not defined.**  
 17.620.060 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.620.070 – Planned Development Permit Amendment **Error! Bookmark not defined.**  
 17.620.080 – Specific Development Standards ..... **Error! Bookmark not defined.**  
 17.620.090 – Development Schedule..... **Error! Bookmark not defined.**  
 17.620.100 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.620.110 – Use of Property Before Final Action..... **Error! Bookmark not defined.**  
 17.620.120 – Post-Decision Procedures..... **Error! Bookmark not defined.**  
**Chapter 17.625 – Reasonable Accommodation..... Error! Bookmark not defined.**  
 17.625.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.625.020 – Applicability ..... **Error! Bookmark not defined.**  
 17.625.030 – Application Requirements ..... **Error! Bookmark not defined.**  
 17.625.040 – Review Authority ..... **Error! Bookmark not defined.**  
 17.625.050 – Review Procedures..... **Error! Bookmark not defined.**  
 17.625.060 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.625.070 – Rescission of Approval of Reasonable Accommodation **Error! Bookmark not defined.**  
**Chapter 17.630 – Site Plan and Design Review..... Error! Bookmark not defined.**  
 17.630.010 – Purpose and Intent..... **Error! Bookmark not defined.**  
 17.630.020 – Applicability ..... **Error! Bookmark not defined.**  
 17.630.030 – Review Authority..... **Error! Bookmark not defined.**  
 17.630.040 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.630.050 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.630.060 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.630.070 – Issuance of Other Required Permits and Approvals **Error! Bookmark not defined.**  
 17.630.080 – Minor Changes by Director ..... **Error! Bookmark not defined.**  
 17.630.090 – Post-Decision Procedures..... **Error! Bookmark not defined.**  
**Chapter 17.635 – Specific Plans ..... Error! Bookmark not defined.**  
 17.635.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.635.020 – Intent ..... **Error! Bookmark not defined.**  
 17.635.030 – Applicability ..... **Error! Bookmark not defined.**  
 17.635.040 – Initiation of Specific Plans..... **Error! Bookmark not defined.**  
 17.635.050 – Application Filing and Initial Review .... **Error! Bookmark not defined.**  
 17.635.060 – Preparation and Content..... **Error! Bookmark not defined.**  
 17.635.070 – Application Processing..... **Error! Bookmark not defined.**  
 17.635.080 – Adoption of Specific Plan..... **Error! Bookmark not defined.**  
 17.635.090 – Amendment of Specific Plan ..... **Error! Bookmark not defined.**  
**Chapter 17.640 – Temporary Use Permits..... Error! Bookmark not defined.**  
 17.640.010 – Purpose ..... **Error! Bookmark not defined.**

17.640.020 – Definition..... **Error! Bookmark not defined.**  
 17.640.030 – Applicability ..... **Error! Bookmark not defined.**  
 17.640.040 – Exempt Temporary Uses..... **Error! Bookmark not defined.**  
 17.640.050 – Allowed Temporary Uses ..... **Error! Bookmark not defined.**  
 17.640.060 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.640.070 – Director’s Review ..... **Error! Bookmark not defined.**  
 17.640.080 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.640.090 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.640.100 – Extensions for Temporary Use Permits . **Error! Bookmark not defined.**  
 17.640.110 – Condition of Site Following Temporary Use **Error! Bookmark not defined.**  
 17.640.120 – Post-Decision Procedures..... **Error! Bookmark not defined.**  
**Chapter 17.645 – Transfer of Development Rights..... Error! Bookmark not defined.**  
 17.645.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.645.020 – Applicability ..... **Error! Bookmark not defined.**  
 17.645.030 – General Requirements ..... **Error! Bookmark not defined.**  
 17.645.040 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.645.050 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.645.060 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.645.070 – Post-Decision Procedures..... **Error! Bookmark not defined.**  
**Chapter 17.650 – Variances and Minor Variances ..... Error! Bookmark not defined.**  
 17.650.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.650.020 – Applicability ..... **Error! Bookmark not defined.**  
 17.650.030 – Review Authority ..... **Error! Bookmark not defined.**  
 17.650.040 – Application Filing, Processing, and Review **Error! Bookmark not defined.**  
 17.650.050 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.650.060 – Disapproval of Minor Variance..... **Error! Bookmark not defined.**  
 17.650.070 – Precedents ..... **Error! Bookmark not defined.**  
 17.650.080 – Burden of Proof ..... **Error! Bookmark not defined.**  
 17.650.090 – Conditions of Approval ..... **Error! Bookmark not defined.**  
 17.650.100 – Use of Property Before Final Action..... **Error! Bookmark not defined.**  
 17.650.110 – Post-Decision Procedures..... **Error! Bookmark not defined.**  
**Chapter 17.655 – Zoning Clearances..... Error! Bookmark not defined.**  
 17.655.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.655.020 – Applicability ..... **Error! Bookmark not defined.**  
 17.655.030 – Review Procedure ..... **Error! Bookmark not defined.**  
 17.655.040 – Post-Decision Procedures..... **Error! Bookmark not defined.**  
**Chapter 17.660 – Implementation, Time Limits, and Extensions Error! Bookmark not defined.**  
 17.660.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.660.020 – Conformance to Approved Plans ..... **Error! Bookmark not defined.**  
 17.660.030 – Effective Dates of Permits ..... **Error! Bookmark not defined.**



17.660.040 – Acknowledgement and Acceptance of Conditions **Error! Bookmark not defined.**  
17.660.050 – Applications Deemed Approved ..... **Error! Bookmark not defined.**  
17.660.060 – Permits to Run with the Land ..... **Error! Bookmark not defined.**  
17.660.070 – Performance Guarantees ..... **Error! Bookmark not defined.**  
17.660.080 – Expiration ..... **Error! Bookmark not defined.**  
17.660.090 – Time Extensions..... **Error! Bookmark not defined.**  
17.660.100 – Changes to an Approved Project ..... **Error! Bookmark not defined.**  
17.660.110 – Resubmittals..... **Error! Bookmark not defined.**  
17.660.120 – Covenants of Easements..... **Error! Bookmark not defined.**

**Article 7 Administration**

Page

**Chapter 17.700 – Administrative Responsibility** ..... Error! Bookmark not defined.  
 17.700.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.700.020 – Planning Agency Defined ..... **Error! Bookmark not defined.**  
 17.700.030 – City Council ..... **Error! Bookmark not defined.**  
 17.700.040 – Planning Commission ..... **Error! Bookmark not defined.**  
 17.700.050 – Planning Director ..... **Error! Bookmark not defined.**  
 17.700.060 – Development Review Committee..... **Error! Bookmark not defined.**

**Chapter 17.705 – Nonconforming Parcels, Structures, and Uses**Error! Bookmark not defined.  
 17.705.010 – Purpose and Intent..... **Error! Bookmark not defined.**  
 17.705.020 – Definitions ..... **Error! Bookmark not defined.**  
 17.705.030 – Time of Beginning of Nonconformity ..... **Error! Bookmark not defined.**  
 17.705.040 – Proof of Legal Nonconformity ..... **Error! Bookmark not defined.**  
 17.705.050 – Restrictions on Nonconforming Uses and Structures**Error! Bookmark not defined.**  
 17.705.060 – Residential Exemptions ..... **Error! Bookmark not defined.**  
 17.705.070 – Loss of Nonconforming Status..... **Error! Bookmark not defined.**  
 17.705.080 – Nonconforming Parcels and Merger of Parcels**Error! Bookmark not defined.**  
 17.705.090 – Effect of Conditional/Minor Use Permit Requirements**Error! Bookmark not defined.**  
 17.705.100 – Nonconforming Drive-Through Businesses and Service Stations**Error! Bookmark not defined.**  
 17.705.110 – Nonconforming Parking ..... **Error! Bookmark not defined.**  
 17.705.120 – Nonconforming Adjustments..... **Error! Bookmark not defined.**

**Chapter 17.710 – Public Hearings** ..... Error! Bookmark not defined.  
 17.710.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.710.020 – Notice of Hearing..... **Error! Bookmark not defined.**  
 17.710.030 – Scheduling of Hearing..... **Error! Bookmark not defined.**  
 17.710.040 – Hearing Procedure ..... **Error! Bookmark not defined.**  
 17.710.050 – Recommendation by Commission..... **Error! Bookmark not defined.**  
 17.710.060 – Decision and Notice ..... **Error! Bookmark not defined.**  
 17.710.070 – Effective Date of Decision ..... **Error! Bookmark not defined.**

**Chapter 17.715 – Appeals**..... Error! Bookmark not defined.  
 17.715.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.715.020 – Appeal Subjects and Jurisdiction ..... **Error! Bookmark not defined.**  
 17.715.030 – Calls for Review ..... **Error! Bookmark not defined.**  
 17.715.040 – Filing and Processing of Appeals ..... **Error! Bookmark not defined.**  
 17.715.050 – Judicial Review ..... **Error! Bookmark not defined.**

**Chapter 17.720 – Amendments** ..... Error! Bookmark not defined.  
 17.720.010 – Purpose ..... **Error! Bookmark not defined.**

17.720.020 – Initiation of Amendment..... **Error! Bookmark not defined.**  
 17.720.030 – Processing, Notice, and Hearings ..... **Error! Bookmark not defined.**  
 17.720.040 – Commission's Action on Amendment ..... **Error! Bookmark not defined.**  
 17.720.050 – Council's Action on Amendment..... **Error! Bookmark not defined.**  
 17.720.060 – Findings and Decision ..... **Error! Bookmark not defined.**  
 17.720.070 – Rezoning – Annexations ..... **Error! Bookmark not defined.**  
 17.720.080 – Effective Dates ..... **Error! Bookmark not defined.**  
**Chapter 17.725 – Enforcement Provisions ..... Error! Bookmark not defined.**  
 17.725.010 – Purpose ..... **Error! Bookmark not defined.**  
 17.725.020 – Permits and Licenses ..... **Error! Bookmark not defined.**  
 17.725.030 – Enforcement Responsibility ..... **Error! Bookmark not defined.**  
 17.725.040 – Violations..... **Error! Bookmark not defined.**  
 17.725.050 – Remedies are Cumulative ..... **Error! Bookmark not defined.**  
 17.725.060 – Inspections..... **Error! Bookmark not defined.**  
 17.725.070 – Revocation or Modifications..... **Error! Bookmark not defined.**  
 17.725.080 – Initial Enforcement Action..... **Error! Bookmark not defined.**  
 17.725.090 – Legal Remedies..... **Error! Bookmark not defined.**  
 17.725.100 – Recovery of Costs..... **Error! Bookmark not defined.**  
 17.725.110 – Additional Permit Processing Fees..... **Error! Bookmark not defined.**  
 17.725.120 – Reinspection Fees ..... **Error! Bookmark not defined.**

---

**Article 8 Definitions**


---

	<b>Page</b>
<b>Chapter 17.800 – Definitions.....</b>	<b>8-3</b>
17.800.010 – Purpose .....	8-3
17.800.020 – Definitions, "A" .....	8-5
17.800.030 – Definitions, "B" .....	8-15
17.800.040 – Definitions, "C" .....	8-19
17.800.050 – Definitions, "D" .....	8-29
17.800.060 – Definitions, "E" .....	8-33
17.800.070 – Definitions, "F" .....	8-37
17.800.080 – Definitions, "G" .....	8-41
17.800.090 – Definitions, "H" .....	8-43
17.800.100 – Definitions, "I" .....	8-45
17.800.110 – Definitions, "J" .....	8-47
17.800.120 – Definitions, "K" .....	8-49
17.800.130 – Definitions, "L" .....	8-51
17.800.140 – Definitions, "M" .....	8-57
17.800.150 – Definitions, "N" .....	8-61
17.800.160 – Definitions, "O" .....	8-63
17.800.170 – Definitions, "P" .....	8-67
17.800.180 – Definitions, "Q" .....	8-71
17.800.190 – Definitions, "R" .....	8-73
17.800.200 – Definitions, "S" .....	8-79
17.800.210 – Definitions, "T" .....	8-85
17.800.220 – Definitions, "U" .....	8-89
17.800.230 – Definitions, "V" .....	8-91
17.800.240 – Definitions, "W" .....	8-95
17.800.250 – Definitions, "X" .....	8-97
17.800.260 – Definitions, "Y" .....	8-99
17.800.270 – Definitions, "Z" .....	8-101

---

**List of Tables**


---

	<b>Page</b>
Table 2-1	Zones Implementing the General Plan ..... 2-4
Table 2-2	Allowed Uses and Permit Requirements Residential Zones..... 2-16
Table 2-3	Development Standards for RE, RR, and RL Zones ..... 2-21
Table 2-4	Development Standards for RM, RMH, RH, and RVH Zones..... 2-23
Table 2-5	Amenity Density Incentives for Projects in Residential Zones ..... 2-26
Table 2-6	Allowed Uses and Permit Requirements Commercial and Office Zones..... 2-31
Table 2-7	Development Standards for Commercial and Office Zones..... 2-41
Table 2-8	Allowed Uses and Permit Requirements Industrial Zones ..... 2-45
Table 2-9	Development Standards for Industrial Zones ..... 2-50
Table 2-10	Allowed Land Uses and Permit Requirements Special Purpose Zones . 2-53
Table 2-11	Development Standards for Special Purpose Zones..... 2-55
Table 3-1	Minimum Separation Distance for Proposed New Sensitive Land Uses... 3-8
Table 3-2	Maximum Allowed Projections into Setback Areas..... 3-26
Table 3-3	Summary of State-Mandated Density Bonus Requirements ..... 3-38
Table 3-4	Standards for Fences, Walls, and Hedges..... 3-46
Table 3-5	Parking Requirements by Land Use ..... 3-99
Table 3-6	Maximum Distances For Off-Site Parking For Nonresidential Uses ..... 3-110
Table 3-7	Parking Space Dimensions..... 3-114
Table 3-8	Parking Area Dimensions ..... 3-114
Table 3-9	Required Loading Spaces..... 3-120
Table 3-10	Signs Allowed in Residential Zones ..... 3-148
Table 3-11	Signs Allowed in Commercial, Office, Institutional, and Industrial Zones ..... 3-150
Table 3-12	Number of Employees Generated by Land Uses..... 3-179
Table 4-1	Required Setbacks – Accessory Residential Structures and Uses ..... 4-45
Table 4-2	Development Standards for Mobile Home Parks and Subdivisions ..... 4-66
Table 4-3	Minimum Separation between Multi-Family Structures..... 4-76
Table 4-4	Allowed Use and Permit Requirements for Alcohol Sales..... 4-96
Table 4-5	Animal-Keeping Standards..... 4-103
Table 4-6	Development Standards for Recreational Vehicle Park Subdivisions.... 4-141
Table 4-7	Development Standards for Senior Residential Projects ..... 4-154
Table 6-1	Review Authority..... 6-8
Table 6-2	Review Authority for Site Plan and Design Review..... 6-69
Table 6-3	Types of Minor Variances Allowed..... 6-95
Table 7-1	Amortization Schedule ..... 7-17

---

**List of Figures**


---

	<b>Page</b>
Figure 3-1 Outdoor Light and Glare.....	3-11
Figure 3-2 Height Measurement .....	3-16
Figure 3-3 Limits on Paving and Hardscaping for Residential Front Yards .....	3-19
Figure 3-4 Screening and Buffering between Different Land Uses and Zones .....	3-21
Figure 3-5 Screening of Roof-Mounted Equipment .....	3-21
Figure 3-6 Rear Setback Areas on Irregularly-Shaped Parcels .....	3-25
Figure 3-7 Allowed Projections into Setback Area .....	3-27
Figure 3-8 Solid Waste Enclosure.....	3-29
Figure 3-9 Traffic Visibility Area for Street-to-Street Intersections.....	3-31
Figure 3-10 Traffic Visibility Area for Street-to-Driveway Intersections .....	3-32
Figure 3-11 Types of Fencing.....	3-48
Figure 3-12 Fence, Wall, and Hedge Location and Height.....	3-49
Figure 3-13 Maximum Height of Combined Fence and Retaining Wall.....	3-50
Figure 3-14 Stepped Retaining Walls .....	3-51
Figure 3-15 Allowable Recreational Vehicle Storage Area.....	3-96
Figure 3-16 Downtown Area Subject to Reduced Parking Requirements .....	3-107
Figure 3-17 Parking Area Layout.....	3-115
Figure 3-18 Interior Parking Lot Landscaping .....	3-117
Figure 3-19 Line of Sight Study .....	3-121
Figure 3-20 Awning Sign.....	3-127
Figure 3-21 Canopy Sign .....	3-128
Figure 3-22 Changeable Copy Signs.....	3-129
Figure 3-23 Directional Sign.....	3-130
Figure 3-24 Double-Faced Sign.....	3-131
Figure 3-25 Types of Freestanding Signs .....	3-132
Figure 3-26 Frontages.....	3-133
Figure 3-27 Projecting Sign .....	3-135
Figure 3-28 Sign Projection .....	3-136
Figure 3-29 Electrical Raceway with Channel Letter .....	3-136
Figure 3-30 Temporary Signs.....	3-138
Figure 3-31 Wall Sign.....	3-140
Figure 3-32 Sign Area Measurement .....	3-144
Figure 3-33 Calculation of Freestanding Sign Area.....	3-145
Figure 3-34 Sign Area Measurement for Three-Dimensional Objects .....	3-146
Figure 3-35 Example of Sign Types .....	3-149
Figure 3-36 Height of Awning.....	3-152

Figure 3-37	Pylon Sign Proportions.....	3-154
Figure 3-38	Monument Sign Proportions .....	3-154
Figure 3-39	Appropriate Wall Sign Location .....	3-157
Figure 3-40	Required Separation of Wall Signs .....	3-157
Figure 3-41	Wall Sign Location on Building Frontage.....	3-158
Figure 3-42	Real Estate Sign.....	3-169
Figure 4-1	Minimum Separation between Multi-Family Structures.....	4-77
Figure 4-2	Location of Amateur Radio Antenna .....	4-148
Figure 4-3	Examples of Shopping Structure Setback .....	4-159
Figure 4-4	Location of Gateway Area.....	4-180
Figure 4-5	Roadways in General Plan Circulation Element.....	4-181
Figure 8-1	Abutting vs. Adjacent .....	8-5
Figure 8-2	Wavelength and Frequency .....	8-12
Figure 8-3	Building Envelope .....	8-17
Figure 8-4	Impervious Surface Coverage and Structure Coverage .....	8-26
Figure 8-5	Cut and Fill.....	8-27
Figure 8-6	Floor Area Ratio.....	8-38
Figure 8-7	Landform Grading .....	8-51
Figure 8-8	Lot Types .....	8-54
Figure 8-9	Lot Features.....	8-55
Figure 8-10	Setbacks.....	8-80
Figure 8-11	Yards.....	8-99
Figure 8-12	Zero Lot Line Development.....	8-101

## The San Jacinto Development Code, Title 17 Adopted in its Entirety December 2012

<b>AMENDED BY ORDINANCES</b>		
<b>ORDINANCE NUMBER</b>	<b>ADOPTION DATE</b>	<b>DESCRIPTION</b>
14-03	May 6, 2014	Regarding congregate living facilities and group homes for persons with disabilities.
14-04	May 6, 2014	Regarding reasonable accommodation.
15-08	October 6, 2015	Regarding an expedited, streamlined permitting process for small residential rooftop solar systems and to make other changes pursuant to AB 2188.
16-01	April 5, 2016	Regarding updates for compliance with the State Mandated Water Efficient Landscape Ordinance.
16-17	February 7, 2017	Marijuana Cultivation as a non-conforming agricultural use.
17-01	April 18, 2017	Amending the following: 1) 1) Accessory (Second) Dwelling Units; 2) Second Story Balconies on Single Family Residences; 3) Cross References to other sections of the Municipal Code; 4) Cross Reference to Appendix 1 of the Landscape Design Guidelines; 5) Vehicle Sales; 6) Towing and Storage and Vehicle Storage; 7) Metal Buildings; 8) Cross Reference to Appendix 2 of the Landscape Design Guidelines; 9) Cross Reference in the Water Efficient Landscape and Irrigation Section to the newly updated Building Code Modifications; 10) Change from Public Works Director to City Engineer in Section 17.335.090 – Standards for Signs for Specific Uses; 11) Alcohol Sales; 12) Animal Keeping to Permit up to Four Chickens in Residential Zones; and 13) Worm Farms and Worm Composting.
17-02	May 16, 2017	Amending Article 2 (Zones, Allowable Land Uses, and Zone-Specific Standards), Article 4 (Standards for Specific Land Uses), Article 6 (Permit Procedures), Article 7 (Administration) and Article 8 (Definitions), consistent with recent changes in State law concerning the Adult Use of Marijuana Act (AUMU) passed by the California voters at the November 8, 2016 election, to regulate the establishment of commercial marijuana cultivation in the IL – Light Industrial Zone, create development standards for commercial marijuana cultivation and amend the Loss of



---

		Non-conforming Status Section regarding commercial marijuana cultivation as an agricultural use.