



# CITY OF SAN JACINTO

## DEVELOPMENT CODE

*Prepared for:*

City of San Jacinto

Planning Department

595 South San Jacinto Avenue

San Jacinto, CA 92583

---

*This page intentionally left blank.*

---

## **ACKNOWLEDGMENTS**

The following individuals contributed to preparation of the  
San Jacinto Development Code

### **CITY COUNCIL**

Andrew Kotyuk, Mayor

Scott Miller, Vice-Mayor

Steve Di Memmo, Council Member

Mark Bartel, Council Member

Alonso Ledezma, Council Member

Bernie Simon, Treasurer

### **PLANNING COMMISSION**

Steve Warneke, Commissioner

Andrew Seidl, Commissioner

Jerry Mossbarger, Commissioner

Jesse Martinez, Commissioner

Leticia Arciniega, Commissioner

---

## **CITY STAFF**

Tim Hults, City Manager

Jeff Ballinger, City Attorney

Haviva Shane, Deputy City Attorney

Asher Hartel, AICP, Planning Director

Mike Hasapes, Assistant Planner

## **CONSULTANTS TO THE CITY**

John Freiman, AICP, Contract Planner

(In Memoriam)

### **Jacobson and Wack**

Bruce Jacobson, Principal

### **RBF Consulting**

A Company of the Michael Baker Corporation

Laura Stearns, J.D., Associate

David Barquist, AICP, Principal

# **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
<b>Chapter 17.200 – Establishment of Zones, Adoption of Zoning Map</b> .....	<b>2-3</b>
17.200.010 – Purpose .....	2-3
17.200.020 – Zones Established.....	2-3
17.200.030 – Zoning Map Adopted.....	2-4
17.200.040 – Zoning of Annexed Areas and Undesignated Lands .....	2-5
<b>Chapter 17.205 – Allowable Land Uses and Development</b> .....	<b>2-7</b>
17.205.010 – Purpose .....	2-7
17.205.020 – General Requirements for Development and New Land Uses.....	2-7
17.205.030 – Allowable Land Uses and Permit Requirements .....	2-8
17.205.040 – Exemptions from Permit Requirements .....	2-9
17.205.050 – Additional Permits and Approvals .....	2-11
17.205.060 – Temporary Uses .....	2-11
<b>Chapter 17.215 – Residential Zones</b> .....	<b>2-13</b>
17.215.010 – Purposes of Residential Zones .....	2-13
17.215.020 – Residential Zone Land Uses and Permit Requirements.....	2-15
17.215.030 – Residential Zone Development Standards.....	2-20
17.215.040 – Residential Zone Amenity Density Incentives .....	2-25
17.215.050 – Group Homes for Persons with Disabilities.....	2-27
<b>Chapter 17.220 – Commercial and Office Zones</b> .....	<b>2-29</b>
17.220.010 – Purposes of the Commercial and Office Zones .....	2-29
17.220.020 – Commercial and Office Zone Land Uses and Permit Requirements.....	2-30
17.220.030 – Commercial and Office Zone Development Standards.....	2-40
<b>Chapter 17.225 – Industrial Zones</b> .....	<b>2-43</b>
17.225.010 – Purposes of the Industrial Zones .....	2-43
17.225.020 – Industrial Zone Land Uses and Permit Requirements .....	2-44
17.225.030 – Industrial Zone Development Standards .....	2-49
<b>Chapter 17.230 – Special Purpose Zones</b> .....	<b>2-51</b>
17.230.010 – Purposes of the Special Purpose Zones .....	2-51
17.230.020 – Special Purpose Zone Land Uses and Permit Requirements .....	2-52
17.230.030 – Special Purpose Zone Development Standards.....	2-54
<b>Chapter 17.235 – Combining/Overlay Zones</b> .....	<b>2-57</b>
17.235.010 – Purposes of the Combining/Overlay Zones .....	2-57
17.235.020 – Applicability of Combining/Overlay Zone Provisions.....	2-57
17.235.030 – Residential Agricultural Accessory Business (-RAAB) Combining/Overlay Zone .....	2-58
17.235.040 – Urban Corridor (-UC) Combining/Overlay Zone .....	2-58



---

**Article 3 Site Planning and Development Standards**


---

	<b>Page</b>
<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
<b>Chapter 17.335 – Sign Regulations .....</b>	<b>3-123</b>
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
<b>Chapter 17.350 – Transportation Demand Management.....</b>	<b>3-179</b>
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

**Chapter 17.410 – Condominiums and Condominium Conversions..... 4-49**

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

**Chapter 17.415 – Mobile Home Parks and Mobile Home Subdivisions..... 4-63**

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

**Chapter 17.420 – Multi-Family Development..... 4-71**

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

**Chapter 17.425 – Single-Family Development ..... 4-83**

17.425.010 – Residential Compatibility Standards..... 4-83

17.425.020 – Residential Development Design Regulations..... 4-84

**Chapter 17.430 – Standards for Specific Land Uses ..... 4-93**

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
<b>Chapter 17.435 – Commercial Marijuana Cultivation.....</b>	<b>4-193</b>
17.435.010 – Purpose and Intent.....	4-193
17.435.020 – Definitions .....	4-193
17.435.030 – Minimum Proximity Requirements .....	4-195
17.435.040 – Site Restrictions .....	4-196
17.435.050 – Commercial Marijuana Cultivation Use Development and Performance Standards .....	197
17.435.060 – Permits Required.....	201

---

**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**

	<b>Page</b>
<b>Chapter 17.600 – Permit Application Filing and Processing.....</b>	<b>6-7</b>
17.600.010 – Purpose .....	6-7
17.600.020 – Authority for Land Use and Zoning Decisions .....	6-7
17.600.030 – Multiple Permit Applications.....	6-7
17.600.040 – Application Preparation and Filing.....	6-9
17.600.050 – Application Fees.....	6-10
17.600.060 – Applicant Indemnification.....	6-11
17.600.070 – Initial Application Review .....	6-11
17.600.080 – Project Evaluation and Staff Reports.....	6-12
17.600.090 – Environmental Review .....	6-13
17.600.100 – Water Quality Management Plan (WQMP) Required.....	6-13
<b>Chapter 17.603 – Commercial Marijuana Cultivation Permits (CMCP).....</b>	<b>6-17</b>
17.603.010 – Purpose and Intent.....	6-17
17.603.020 – Applicability.....	6-18
17.603.030 – Review Authority .....	6-18
17.603.040 – Application Requirements .....	6-18
17.603.050 – Phased Expansion and Build-Out.....	6-21
17.603.060 – Investigation and Action on Application.....	6-22
17.603.070 – Permit Disapproval.....	6-23
17.603.080 – Conditions of Approval.....	6-25
17.603.090 – Use of Property Before Final Action .....	6-25
17.603.100 – Permit Renewals; Expiration .....	6-25
17.603.110 – Suspension or Revocation of Permits .....	6-25
17.603.120 – Appeal of Disapproval, Suspension, and Revocation.....	6-27
17.603.130 – Reservation of Right to Review Commercial Marijuana Cultivation Permit – Changed Conditions .....	6-28
17.603.140 – Inspection .....	6-28
17.603.150 – Regulations Nonexclusive.....	6-29
17.603.160 – Fees.....	6-29
17.603.170 – Violations and Penalties .....	6-29
17.603.180 – Enforcement .....	6-29
<b>Chapter 17.605 – Conditional Use Permits and Minor Use Permits.....</b>	<b>6-31</b>
17.605.010 – Purpose .....	6-31
17.605.020 – Applicability .....	6-31
17.605.030 – Review Authority.....	6-32
17.605.040 – Application Requirements .....	6-32
17.605.050 – Project Review, Notice, and Hearing .....	6-32



17.605.060 – Findings and Decision ..... 6-33

17.605.070 – Action of Commission ..... 6-34

17.605.080 – Existing Conditional Uses ..... 6-34

17.605.090 – Conditions of Approval ..... 6-34

17.605.100 – Use of Property Before Final Action..... 6-35

17.605.110 – Modification of Permit ..... 6-35

17.605.120 – Periodic Review ..... 6-35

17.605.130 – Permit to Run with the Land ..... 6-35

17.605.140 – Post-Decision Procedures..... 6-35

**Chapter 17.610 – Development Agreements ..... 6-37**

17.610.010 – Purpose ..... 6-37

17.610.020 – Application..... 6-38

17.610.030 – Application Filing, Processing, and Review ..... 6-38

17.610.040 – Content of Development Agreement ..... 6-39

17.610.050 – Execution and Recordation..... 6-41

17.610.060 – Amendment and Cancellation of Development Agreements ..... 6-41

17.610.070 – Modification or Suspension of Development Agreements..... 6-41

17.610.080 – Periodic Review..... 6-42

17.610.090 – Effect of Development Agreements..... 6-44

17.610.100 – Approved Development Agreements..... 6-45

17.610.110 – Newly Annexed Lands..... 6-45

**Chapter 17.615 – Home Occupation Permits..... 6-47**

17.615.010 – Purpose ..... 6-47

17.615.020 – Applicability ..... 6-47

17.615.030 – Application Filing, Processing, and Review ..... 6-47

17.615.040 – Allowed Home Occupations ..... 6-48

17.615.050 – Prohibited Home Occupations..... 6-48

17.615.060 – Director’s Decision..... 6-49

17.615.070 – Compliance with Standards and Conditions..... 6-50

17.615.080 – Findings and Decision ..... 6-51

17.615.090 – Conditions of Approval ..... 6-51

17.615.100 – Permit Expiration ..... 6-51

17.615.110 – Inspections..... 6-51

17.615.120 – Acknowledgment..... 6-52

17.615.130 – Permit Not Transferable..... 6-52

17.615.140 – Changes in Home Occupation ..... 6-52

17.615.150 – Post-Decision Procedures..... 6-52

**Chapter 17.620 – Planned Development Permits..... 6-53**

17.620.010 – Purpose ..... 6-53

17.620.020 – Applicability ..... 6-54

17.620.030 – Review Authority .....	6-54
17.620.040 – Application Filing, Processing, and Review .....	6-54
17.620.050 – Project Review, Notice, and Hearing .....	6-55
17.620.060 – Findings and Decision .....	6-55
17.620.070 – Planned Development Permit Amendment.....	6-57
17.620.080 – Specific Development Standards .....	6-57
17.620.090 – Development Schedule.....	6-57
17.620.100 – Conditions of Approval .....	6-59
17.620.110 – Use of Property Before Final Action.....	6-59
17.620.120 – Post-Decision Procedures.....	6-59
<b>Chapter 17.625 – Reasonable Accommodation.....</b>	<b>6-61</b>
17.625.010 – Purpose .....	6-61
17.625.020 – Applicability .....	6-61
17.625.030 – Application Requirements .....	6-63
17.625.040 – Review Authority .....	6-64
17.625.050 – Review Procedures.....	6-64
17.625.060 – Findings and Decision .....	6-64
17.625.070 – Rescission of Approval of Reasonable Accommodation.....	6-65
<b>Chapter 17.630 – Site Plan and Design Review.....</b>	<b>6-67</b>
17.630.010 – Purpose and Intent.....	6-67
17.630.020 – Applicability .....	6-67
17.630.030 – Review Authority .....	6-68
17.630.040 – Application Filing, Processing, and Review .....	6-69
17.630.050 – Findings and Decision .....	6-72
17.630.060 – Conditions of Approval .....	6-73
17.630.070 – Issuance of Other Required Permits and Approvals .....	6-73
17.630.080 – Minor Changes by Director .....	6-73
17.630.090 – Post-Decision Procedures.....	6-73
<b>Chapter 17.635 – Specific Plans .....</b>	<b>6-75</b>
17.635.010 – Purpose .....	6-75
17.635.020 – Intent .....	6-75
17.635.030 – Applicability .....	6-75
17.635.040 – Initiation of Specific Plans.....	6-76
17.635.050 – Application Filing and Initial Review .....	6-76
17.635.060 – Preparation and Content.....	6-77
17.635.070 – Application Processing.....	6-78
17.635.080 – Adoption of Specific Plan.....	6-79
17.635.090 – Amendment of Specific Plan .....	6-79
<b>Chapter 17.640 – Temporary Use Permits.....</b>	<b>6-81</b>
17.640.010 – Purpose .....	6-81

17.640.020 – Definition.....	6-81
17.640.030 – Applicability .....	6-81
17.640.040 – Exempt Temporary Uses.....	6-82
17.640.050 – Allowed Temporary Uses .....	6-82
17.640.060 – Application Filing, Processing, and Review .....	6-84
17.640.070 – Director’s Review .....	6-85
17.640.080 – Findings and Decision .....	6-85
17.640.090 – Conditions of Approval .....	6-85
17.640.100 – Extensions for Temporary Use Permits .....	6-87
17.640.110 – Condition of Site Following Temporary Use .....	6-87
17.640.120 – Post-Decision Procedures.....	6-87
<b>Chapter 17.645 – Transfer of Development Rights.....</b>	<b>6-89</b>
17.645.010 – Purpose .....	6-89
17.645.020 – Applicability .....	6-89
17.645.030 – General Requirements .....	6-90
17.645.040 – Application Filing, Processing, and Review .....	6-90
17.645.050 – Findings and Decision .....	6-90
17.645.060 – Conditions of Approval .....	6-91
17.645.070 – Post-Decision Procedures.....	6-92
<b>Chapter 17.650 – Variances and Minor Variances .....</b>	<b>6-93</b>
17.650.010 – Purpose .....	6-93
17.650.020 – Applicability .....	6-93
17.650.030 – Review Authority .....	6-94
17.650.040 – Application Filing, Processing, and Review .....	6-95
17.650.050 – Findings and Decision .....	6-95
17.650.060 – Disapproval of Minor Variance.....	6-97
17.650.070 – Precedents .....	6-97
17.650.080 – Burden of Proof .....	6-97
17.650.090 – Conditions of Approval .....	6-97
17.650.100 – Use of Property Before Final Action.....	6-97
17.650.110 – Post-Decision Procedures.....	6-97
<b>Chapter 17.655 – Zoning Clearances.....</b>	<b>6-99</b>
17.655.010 – Purpose .....	6-99
17.655.020 – Applicability .....	6-99
17.655.030 – Review Procedure .....	6-100
17.655.040 – Post-Decision Procedures.....	6-100
<b>Chapter 17.660 – Implementation, Time Limits, and Extensions .....</b>	<b>6-101</b>
17.660.010 – Purpose .....	6-101
17.660.020 – Conformance to Approved Plans .....	6-101
17.660.030 – Effective Dates of Permits .....	6-101

17.660.040 – Acknowledgement and Acceptance of Conditions..... 6-102  
17.660.050 – Applications Deemed Approved..... 6-102  
17.660.060 – Permits to Run with the Land ..... 6-103  
17.660.070 – Performance Guarantees ..... 6-103  
17.660.080 – Expiration ..... 6-104  
17.660.090 – Time Extensions..... 6-107  
17.660.100 – Changes to an Approved Project ..... 6-108  
17.660.110 – Resubmittals..... 6-110  
17.660.120 – Covenants of Easements..... 6-110

---

**Article 7 Administration**


---

	<b>Page</b>
<b>Chapter 17.700 – Administrative Responsibility .....</b>	<b>7-3</b>
17.700.010 – Purpose .....	7-3
17.700.020 – Planning Agency Defined .....	7-3
17.700.030 – City Council .....	7-3
17.700.040 – Planning Commission .....	7-4
17.700.050 – Planning Director .....	7-4
17.700.060 – Development Review Committee.....	7-5
<b>Chapter 17.705 – Nonconforming Parcels, Structures, and Uses .....</b>	<b>7-7</b>
17.705.010 – Purpose and Intent.....	7-7
17.705.020 – Definitions .....	7-8
17.705.030 – Time of Beginning of Nonconformity .....	7-8
17.705.040 – Proof of Legal Nonconformity .....	7-9
17.705.050 – Restrictions on Nonconforming Uses and Structures.....	7-9
17.705.060 – Residential Exemptions .....	7-12
17.705.070 – Loss of Nonconforming Status.....	7-13
17.705.080 – Nonconforming Parcels and Merger of Parcels.....	7-18
17.705.090 – Effect of Conditional/Minor Use Permit Requirements .....	7-21
17.705.100 – Nonconforming Drive-Through Businesses and Service Stations.....	7-22
17.705.110 – Nonconforming Parking .....	7-22
17.705.120 – Nonconforming Adjustments.....	7-22
<b>Chapter 17.710 – Public Hearings .....</b>	<b>7-25</b>
17.710.010 – Purpose .....	7-25
17.710.020 – Notice of Hearing.....	7-25
17.710.030 – Scheduling of Hearing.....	7-27
17.710.040 – Hearing Procedure .....	7-27
17.710.050 – Recommendation by Commission.....	7-28
17.710.060 – Decision and Notice .....	7-28
17.710.070 – Effective Date of Decision .....	7-29
<b>Chapter 17.715 – Appeals.....</b>	<b>7-31</b>
17.715.010 – Purpose .....	7-31
17.715.020 – Appeal Subjects and Jurisdiction.....	7-31
17.715.030 – Calls for Review .....	7-32
17.715.040 – Filing and Processing of Appeals .....	7-34
17.715.050 – Judicial Review .....	7-36
<b>Chapter 17.720 – Amendments .....</b>	<b>7-37</b>
17.720.010 – Purpose .....	7-37

17.720.020 – Initiation of Amendment..... 7-37

17.720.030 – Processing, Notice, and Hearings ..... 7-37

17.720.040 – Commission's Action on Amendment ..... 7-39

17.720.050 – Council's Action on Amendment..... 7-40

17.720.060 – Findings and Decision ..... 7-41

17.720.070 – Rezoning – Annexations ..... 7-42

17.720.080 – Effective Dates ..... 7-42

**Chapter 17.725 – Enforcement Provisions ..... 7-45**

17.725.010 – Purpose ..... 7-45

17.725.020 – Permits and Licenses ..... 7-45

17.725.030 – Enforcement Responsibility ..... 7-45

17.725.040 – Violations..... 7-46

17.725.050 – Remedies are Cumulative ..... 7-47

17.725.060 – Inspections..... 7-47

17.725.070 – Revocation or Modifications..... 7-48

17.725.080 – Initial Enforcement Action..... 7-49

17.725.090 – Legal Remedies..... 7-51

17.725.100 – Recovery of Costs..... 7-52

17.725.110 – Additional Permit Processing Fees..... 7-54

17.725.120 – Reinspection Fees ..... 7-54

---

**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.