

Proposed Zoning Code Text Amendments

Amendments to other code sections, for internal consistency

Chapter 18.06 ZONES ESTABLISHED—ZONING MAP BOUNDARIES AND LAND USES

18.06.010 Establishment of zones.

In order to classify, regulate, restrict and segregate the uses of land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces about buildings; and to regulate the density of population, the following classes of land use zones are established to be known as per Table 18.06.010.1.

Table 18.06.010.1

R-1a	One-family zone
R-1b	One-family zone
R-1c	One-family zone
R-2	Two-family zone
R-3	Limited multiple-family zone
R-4	Multiple-family dwelling zone
R-5	Multiple-family dwelling zone
R-6	Multiple-family dwelling zone
R-7	Multiple-family dwelling zone
MHP	Mobile home park zone
C-R	Commercial and high-density zone
C-P	Commercial and professional office zone
C-1	Limited commercial zone
C-2	Commercial zone
C-2s	Community shopping center zone
C-2sH	Community shopping center high density zone
C-3	General commercial zone
C-U	Civic utility zone
PC-I	Planned commercial-industrial zone
M-1	Light manufacturing zone
P	Automobile parking zone
D	Architectural design zone
PUD	Planned unit development overlay zone
OS	Open space zone
SP-1	La Habra Boulevard specific plan
ES	Emergency shelter overlay zone

(Ord. 1750 § 3, 2014; Ord. 1719 § 1 (Exh. A), 2010)

Table 18.06.040.A—Land Use Matrix

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Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-1	M-1	SP-1
RESIDENTIAL														
A one-family dwelling or a single-family mobile home which complies with the provisions of Chapter 18.68	P	P	P	P	-	-	-	-	-	-	-	-	-	-
A two-family dwelling or 2 one-family dwellings	P	P	P	-	P	-	-	-	-	-	-	-	-	-
Multiple-family dwellings, apartment houses, group dwellings, condominiums and cluster housing	-	P	P	-	P	-	-	-	-	-	-	-	-	-
Multiple-family residential structures greater than 2 ½ stories or 35 feet	-	CUP	CUP	-	-	-	-	-	-	-	-	-	-	CUP
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	-
Fraternity houses, sorority houses, and dormitories	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP
Hotels/motels (provided not more than 20% of the units contain kitchen/kitchenettes)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP
Residential care facilities (serving 6 or fewer)	P	P	P	P	-	-	CUP	CUP	CUP	CUP	-	-	-	CUP
Small family day care home (per California Health and Safety Code Section 1597.45(b))	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Special needs housing	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	-	CUP	CUP	CUP
Sports courts (residential) with lights (tennis, basketball, handball, etc.)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	CUP
Transitional/special needs housing	P	P	P	P	P	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
COMMERCIAL—RECREATIONAL														
Adult cabaret	-	-	-	-	-	-	-	CUP	CUP	CUP	-	-	CUP	-
Batting cages	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-
Bowling alleys	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-
Commercial recreation	-	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Pool halls and billiard halls	-	-	-	-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP
Health clubs/spa	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Golf courses	-	-	-	-	-	-	-	-	-	-	CUP	-	-	-
Golf driving ranges (indoor or outdoor)	-	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP
Tennis courts (commercial)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	P	P	P	-
Theaters, cinemas, and auditoriums (public assembly)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
COMMERCIAL—INSTITUTIONAL														
Art galleries, exhibit halls (commercial and industrial)	-	-	-	-	-	P	P	P	P	P	-	CUP	-	CUP
Educational institutions including private schools, elementary, middle, and high schools, colleges, and universities, daycare, tutoring	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Commercial schools (dance studios, martial arts, music and vocal instruction, etc.)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Institutions of a philanthropic or eleemosynary nature	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Lodges, clubs and fraternal organizations	-	-	-	CUP	P	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP
Libraries, museums and public buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Churches, or other places used for religious worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
COMMERCIAL—MEDICAL														
Animal hospital/veterinary clinic	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Clinic/urgent care facility (medical offices with outpatient treatment; no overnight stays)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Convalescent hospitals	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Hospitals/medical centers	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Doctor/dentist office	-	-	-	-	-	P	P	P	P	P	-	P	P	P
Medical laboratories (not part of a medical office)	-	-	-	-	-	P	P	P	P	P	-	P	P	P
COMMERCIAL—OFFICES														
Administrative, medical and professional offices	-	-	-	-	P	P	P	P	P	P	-	P	CUP	P
General business offices	-	-	-	-	-	P	P	P	P	P	-	P	CUP	CUP
COMMERCIAL—RETAIL														

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Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-I	M-1	SP-1
Bakeries with less than 10 employees on premises	-	-	-	-	-	P	P	P	P	P	-	P	P	P
Banks (with or without ATM machines)	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P
Coin-operated laundries	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-	CUP
General retail	-	-	-	-	-	-	P	P	P	P	-	P	CUP	P
Motor vehicle sales and services (as defined in the California Vehicle Code)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Retail nursery (garden center)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Retail stores selling pre-owned merchandise	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	CUP
Smoking lounges	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Temporary commercial enterprises and seasonal sales lots	-	-	-	-	-	-	S	S	S	S	-	S	S	S
COMMERCIAL—SERVICES														
Automobile service/repair	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	P	CUP
Check cashing or payday advance	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP
Commercial repair	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	P	CUP
Car wash, coin-operated and automated	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	P	CUP
Day spa	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Dry cleaning, pressing and laundry businesses	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P
Automobile service stations	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Fortunetelling establishments	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P
Funeral parlors/mortuaries	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Restaurants	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Upholstery shops (excluding furniture refinishing)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	P	CUP
INDUSTRIAL														
Hazardous waste facility	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-
Industrial park (multiple or mix of services and warehousing)	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Manufacturing/heavy industrial (any process that creates toxins, odors, byproducts or processing of any byproducts)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing/light industrial	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Mini-warehouse/self-storage	-	-	-	-	-	-	-	-	-	CUP	-	CUP	CUP	-
Storage yards	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Vehicle impound/tow yards	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-
Vehicle storage lots, including recreational vehicles	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	CUP	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Wholesaling uses	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	P	P	-
Wrecking yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SPECIALTY USES														
Alcoholic beverage sales and services	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Cemeteries, columbarium, crematories and mausoleums	-	-	-	-	-	-	-	-	CUP	CUP	-	-	-	-
Dog kennels	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Mobile home sales areas (modular housing)	-	-	-	-	-	-	-	-	CUP	CUP	-	-	CUP	-
Model homes sales offices	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	-
Natural resources development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Outdoor sales (including vending machines)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP
Outdoor sales—Temporary (small event)	-	-	-	-	-	S	S	S	S	S	-	S	S	S
Outdoor sales—Temporary (large event)	-	-	-	-	-	S	S	S	S	S	-	S	S	S
Parks, playgrounds and community buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Public utility or public service structures and uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Radio and television transmitters	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Recycling centers	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	-
Recycling centers—Reverse vending machine (indoors)	-	-	-	-	-	P	P	P	P	P	-	P	P	P
Remediation systems	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

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Permitted = P	R-1a	R-2	R-5	MHP	C-R	C-P	C-1	C-2s	C-2	C-3	OS	PC-1	M-1	SP-1
Conditional Use Permit = CUP	R-1b	R-3	R-6					C-2sH						
Not Permitted = -	R-1c	R-4	R-7											
Special Event Permit = S														
Showrooms	-	-		-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Tattoo parlors	-	-		-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP
Wireless communication facilities	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

(Ord. 1750 § 3, 2014; Ord. 1748 § 3, 2013; Ord. 1744 § 2, 2013; Ord. 1727 § 3, 2011; Ord. 1719 § 1 (Exh. A), 2010)

Chapter 18.12 SPECIAL DEVELOPMENT STANDARDS

18.12.020 Height of building.

**Table 18.12.020.1
BUILDING HEIGHT ZONE SUMMARY¹**

Zone	Maximum Building Height	
	Stories	Feet
R-1a	2 ½	35
R-1b	2 ½	35
R-1c	2 ½	35
R-2	2 ½	35
R-3	2 ½	35
R-4	4	50
R-5	4	40
R-6	4	40
R-7	5	50
MHP	2 ½	35
C-P	2 ½	35
C-R ²	4	50
C-1	2 ½	35
C-2	4	50
C-2S	4	50
C-3	6	75
C-U ³	—	—
M-1	6	75
Accessory buildings	2	35

¹ Summary for information purposes only. Refer to specific zone requirements for code provisions.
² Additional height provided by conditional use in C-R zone.
³ Same as adjacent zones.

18.12.030 Accessory buildings.

The following regulations shall apply to the location of accessory buildings unless otherwise provided in this chapter:

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- A. No accessory buildings in the any residential zones may exceed two stories, or thirty-five feet in height.
- B. No accessory buildings in the any residential zone shall be located at a distance less than sixty percent of the depth of the lot from the front property line, or ninety feet whichever is less.
- C. On a corner lot, no detached accessory buildings in any residential zone shall be located at a distance less than ten feet from the side street line. On a corner lot no detached garage in any residential zone shall be located at a distance less than twenty feet from the side street line when the garage door faces the street.
- D. No accessory buildings in any residential zones, if two stories in height, shall be located nearer than five feet to any interior property line.
- E. No accessory buildings on the rear twenty-five feet of a reversed corner lot in any residential zones shall be located nearer to the side lot line on the street side of such reversed corner lot than the front yard depth required on the key lot in the rear.
- F. A private garage in the R-1 and R-2 zones of not to exceed six hundred square feet may be a part of the main building if the garage and the main building have a common wall of not less than five feet in length, or if connected by a roof of not less than five feet in width. Such attached garage may extend into the required rear yard for a distance of not more than fifteen feet.
- G. A private garage may be connected to a single-family residence with an unenclosed breezeway, and in such cases, the garage need not be considered part of the main building for purposes of maintaining the required rear yard provided, that the garage is not closer than ten feet from the main building. (Ord. 1719 § 1 (Exh. A), 2010)

18.12.070 Fences, walls and hedges.

- A. In all residential zones no fence, wall or hedge located in the rear or side yards shall exceed a height limit of six feet. Exception: Where the rear or side yard directly abuts a minimum of a four-lane highway, an eight-foot-high block wall may be constructed along or within ten feet of the rear or side property line. This exception shall not apply if a drive approach exits within these setback areas. The maximum height of the wall shall be measured from the highest grade at the walls location. Regardless of wall or fence height or location, all graffiti shall be removed within seventy-two hours of its discovery. All damaged walls or fences shall be repaired within seven days of its damage or as approved by the chief planner.
- B. In all residential zones no fence, wall or hedge located in the required front yard shall exceed a height of three feet.
- C. In all residential zones no fence, wall or hedge located along the street side of a reversed corner lot between the street and the established setback line on the key lot, to the rear, shall exceed a height of three feet.

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Exception: Where the key lot to the rear is located at a higher elevation than the reversed corner lot, such fence, wall or hedge on the lower reversed corner lot may be increased in height in equal proportion to the increase in elevation of the key lot to the rear, but shall in no case exceed a height of six feet. Such fence, wall or hedge shall not exceed a height of three feet in the required front yard of the reversed corner lot.

- D. In all residential zones no barbed wire shall be used or maintained in or about the construction of a fence, wall or hedge along the front, side or rear lines of any lot, or within three feet of the lines, and no sharp wire or points shall project at the top of the fence or wall six feet or less in height. (Ord. 1719 § 1 (Exh. A), 2010)

18.12.080 Required walls.

Any person developing or improving land, which adjoins property, classified for a higher use, or any person constructing a building on land adjoining property classified for a higher use shall also construct or cause to be constructed a solid masonry wall in accordance with the following provisions:

- A. In all multi-family zone, a solid masonry wall six feet in height shall be provided between all off-street automobile parking areas located therein and all adjoining property classified for single-family uses, except that such wall, from the front property line to a depth equal to the required front yard on the abutting R classified property, shall be three feet in height.

For purposes of this section, off-street automobile parking areas shall include private driveways and all other private ingress and egress areas in connection therewith.

- B. In all C and M classified zones, a solid masonry wall six feet in height shall be provided between all such C and M classified property and all abutting property classified for R uses, except that such wall, from the front property line to a depth equal to the required front yard on the abutting R classified property, shall be three feet in height.

- C. Where a wall as required by this title is constructed between properties having different grade levels, the height of such wall shall be established as follows:

1. Where the property classified for the heavier use is located on the lower grade level, the required wall height shall be measured from the finished grade of the lower property at the wall location, provided, that the wall shall extend not less than four above the finished grade of the higher property. In lieu of such three-foot wall extension, an approved type fence or barrier may be constructed.
2. Where the property classified for the heavier use is located on the higher grade level the required wall height shall be measured from the finished grade of the higher property at the wall location; provided, that such a wall does not exceed an overall height of ten feet measured from the finished grade at a lower level. Where such difference in grade levels would require a wall having an overall height greater than ten feet at least two walls shall be constructed forming a terrace or approved slope between the top of the lower wall and the base of the higher wall.

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- D. The foregoing provisions of this section shall apply only to property developed or improved after the effective date of this amendment (effective date September 2, 1960) and to property where a building construction project has commenced after the effective date of this amendment. (Ord. 1719 § 1 (Exh. A), 2010)

18.14.050 Limitations on use.

- A. Each parking space required by this chapter shall be unobstructed and available for vehicle parking at all times.
- B. The parking of motor vehicles shall be without monetary charge when such parking is required in conjunction with uses permitted by this title except as approved by the planning commission through a conditional use permit.
- C. The parking facilities required by this chapter shall be used only for the temporary parking of vehicles used in conjunction with the uses they serve. Such parking facilities shall not be used for any other purpose.
- D. Required parking spaces in all multi-family zones shall be utilized solely for parking of operational motor vehicles belonging to the tenants of the development and their guests. (Ord. 1719 § 1 (Exh. A), 2010)

18.14.070.D.5

Screening. In the development of any parking lot on a parcel adjacent to any **residential zone-a** solid masonry wall six feet in height shall be provided; however, the wall from the front property line to a depth equal to the required front yard shall be three feet in height. Such wall shall be maintained in good condition at all times.

CHAPTER 18.56 ADULT USES

18.56.010 Definitions

“Residential zone” means any property within the city which carries a zoning designation permitting the location of a residence, including R-1-A, R-1-B, R-1-C, R-2, R-3, R-4, R-5, R-6, R-7, MHP (mobile home park), and in the specific plan for La Habra Boulevard the designations of low density residential, medium density residential, high density and transitional residential/commercial. However, this does not include zones where a residence is permitted pursuant to a conditional use permit or other special permit. Residential shall also include and Mixed Uses designation or zone that is developed with residential units.