

Chapter 9.29

COMMERCIAL DEVELOPMENT PROVISIONS

Sections:

9.29.01 DESIGN AND DEVELOPMENT STANDARDS

9.29.01 DESIGN AND DEVELOPMENT STANDARDS. The following standards shall apply to commercial projects.

A. Adult Entertainment Facility

An Adult Entertainment Facility (reference definition in Section 9.03) shall be consistent with Table 9-1 and shall comply with the following minimum standards:

1. An Adult Entertainment Facility shall be located at least 1,000 feet from any perimeter border of an elementary or secondary public or private school, church and park. Any Adult Entertainment Facility located less than 1,000 feet from any elementary or secondary public or private school, church and park shall not be a use allowed by this Chapter.

B. Alcohol Sales

A business or establishment requiring issuance of an Alcohol Beverage Control (ABC) permit or license shall obtain the required permits consistent with Table 9-1 and shall comply with the following minimum standard(s):

1. Structures subject to an off-site ABC license shall not be located within 500 feet of any religious institution, school, or public park within the City; 100 feet of any property designated for residential purposes; and shall not be adjacent to another similar use to cause oversaturation of the district. The license application shall be reviewed by the Community Development Department prior to City approval.
2. Sit-down restaurants whose predominant function is the service of food and where the on-site sale of alcoholic beverages is incidental or secondary to the sale of food, are exempt from the requirement of a Conditional Use Permit. An incidental bar or lounge may be allowed for the convenience of dining patrons. If the bar area exceeds 25 percent of the floor area a Conditional Use Permit shall be required.

C. Automobile and Automobile Accessory Sales, Parts and Service

New and used automobile sales and service dealerships and auto service centers in the City shall conform with this Zoning Ordinance. All auto related uses shall be constructed in the following manner:

1. All parts, accessories, etc., shall be stored within a fully enclosed structure;
2. Service and associated car storage areas shall be screened from public view;
3. All on-site lighting shall be stationary and directed away from adjoining properties and public rights-of-way;
4. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 9.63;
5. All on-site signage shall comply with the provisions of Chapter 9.61 Sign Standards;
6. All loading and unloading of vehicles shall occur on-site and not in the adjoining streets or alleys;
7. All vehicles associated with the business shall be parked or stored on site and not in adjoining streets, alleys or on landscaped areas (in contrast to planned, hardscape areas for display of vehicles);
8. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;
9. No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way;
10. All on-site parking shall comply with the provisions of Chapter 9.60 (Off-Street Parking Standards). A parking plan shall be developed as a part of the permit review process;
11. Access drives shall be spaced at least 50' apart or as required in Section 9.63 of this Ordinance.
12. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least 3 sides with gate access on the fourth side. All screening devices shall comply with City of Avenal Improvement Standards for bin enclosures.

D. Convenience Stores

The retail sale of groceries, staples and sundry items and/or alcoholic beverages where the gross floor area is less than 5,000 square feet is subject to and shall comply with all of the following:

1. The minimum site area shall be 10,000 square feet;
2. The site shall have direct frontage along an Arterial or Collector street;
3. One access drive may be permitted for each street frontage. The design and location of the access drives) shall be subject to City Engineer approval;
4. All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way;
5. All on-site signage shall comply with provisions of Chapter 9.61 Sign Standards including the prohibitions of fence mounted signs, window signs, and banner restrictions;
6. All landscaping shall be installed and permanently maintained in accordance with Chapter 9.63;
7. All on-site parking shall comply with the provisions of Chapter 9.60 (Off-Street Parking Standards). A parking plan shall be developed as part of the permit review process;
8. The premises shall be kept in a neat and orderly condition at all times;
9. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with the adopted subdivision ordinance and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least 3 sides with gate access on the fourth side. All screening devices shall comply with City of Avenal Improvement Standards for bin enclosures;
10. If on-site dispensing of automotive fuels is provided, the design, location and operation of these facilities shall be consistent with the provisions of Subsection J (Service Station Standards). Additionally, the cashier location shall provide direct visual access to the pump islands, the vehicles parked adjacent to the islands and propane storage area if applicable;
11. A bicycle rack shall be installed in a convenient location visible from the inside of the store;
12. Each Convenience Store shall provide a public restroom located within the store;

13. Public pay telephones provided on-site shall not be set up for incoming calls. Public telephones shall be featured with call out service only and shall be located in a well lighted area adjacent to the structure;
14. Video games may not be installed or operated on the premises;
15. A Convenience Store adjacent to any residentially designated district shall have a 6 foot high decorative masonry wall and landscaping along the property lines adjacent to such districts;
16. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with asphalt or concrete.

E. Day Care Facilities

Day Care Facilities for both children and/or adults that require a Conditional Use Permit pursuant to Table 9-1 shall comply with the following provisions:

1. The activity shall conform to all property development standards of the land use district in which it is located.
2. Day Care Facilities shall be located no closer than 500 feet, in any direction, from an existing day care facility, measured from property line to property line except that they may be located no closer than 250 feet measured from property line to property line from any existing Day Care Facility not fronting on the same street.
3. The capacity specified on the license shall be the maximum number of children for whom care can be provided.
4. An outdoor play area of no less than 75 square feet per child, but in no case less than 450 square feet in area shall be provided. The outdoor play area shall be located in the rear area. Stationary play equipment shall not be located in required side and front yards.
5. All fences shall meet the requirements of the Base Zone District. Materials, colors, textures and design of the fence or wall shall be compatible with on-site development and adjacent properties. All fences or walls shall provide for safety with controlled points of entry/exit.
6. On-site landscaping shall be consistent with that prevailing in the neighborhood and shall be installed and maintained, pursuant to Chapter 9.63.
7. All on-site parking shall be provided pursuant to Section 9.60 (Off-street Parking), sufficient off-street loading space shall be provided in addition to the required off-street parking to serve the dwelling.

8. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with a residential environment.
9. All on-site signage shall comply with the provisions of Chapter 9.61 (Sign Standards).
10. The Day Care Facility shall contain a fire extinguisher and smoke detector devices and meet all standards established by the Kings County Fire Marshall.
11. Any conditional use permit issued pursuant to this Chapter may be revoked, modified or appealed pursuant to Chapter 9.75.
12. All passenger loading and unloading areas shall be on site in a secure area behind the required setbacks.
13. No Day Care Facility shall be established until an application for a Conditional Use Permit has been submitted to and approved by the Community Development Director in accordance with the procedures set out in Section 9.70 of this Ordinance.

F. Drive-through Restaurants

Drive-through Restaurants shall comply with all of the following standards:

1. Establishments providing drive-through facilities shall not be permitted in the D-C zone.
2. Pedestrian ways should not enter through drive aisles, but where they do, they shall have clear visibility, and they must be identified by special paving or striping;
3. Drive-through aisles shall be a minimum 12 foot width on curves and a minimum 11 foot width on straight sections;
4. Drive-through aisles shall provide sufficient stacking area behind the menu board to accommodate a minimum queue of 6 cars;
5. All service areas, restrooms, ground mounted and roof mounted mechanical equipment shall be screened from public view to the extent possible;
6. Landscaping shall screen drive-through or drive-in aisles from the public right-of-way and shall be used to minimize visual impact of readerboard signs and directional signs;
7. Drive-through aisles shall be constructed with cement, asphalt, or other material approved by the City Engineer;

8. Parking areas and the drive through aisle and structure shall be set back from the ultimate curb face a minimum of 25 feet;
9. Menu boards shall be a maximum of 32 square feet, with a maximum height of 8 feet and shall face away from the street;
10. Drive-through Restaurants within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any Drive-through Restaurant must provide compatibility with surrounding uses in form, materials, color, scale, etc. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surfaces shall be provided through the use of openings and recesses which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement, surface treatment and landscape plaza;
11. No drive-through aisles shall exit directly onto a public right-of-way;
12. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least three sides with gate access on the fourth side. All screening devices shall comply with City of Avenal Improvement Standards for bin enclosures;
13. Drive-through Restaurant loudspeakers shall not be audible above 65 db at the edge of any adjacent property.

G. Medical Marijuana Dispensaries

1. Medical Marijuana Dispensaries shall not be a land use allowed by this Chapter.

H. Mini-Malls

Mini-Malls are defined as structures having three or more tenants under one roof, up to 30,000 square feet, are subject to site plan review and shall comply with the following standards:

1. The development shall provide external continuity, uniformity and compatibility relating to architectural design, vehicular and pedestrian access, and on-site provisions for landscaping, loading, parking and signage;
2. To the extent feasible, the on-site vehicular circulation system shall provide continuity with adjacent and similar commercial developments;

3. No outdoor displays or sale of merchandise shall be permitted. However, limited outdoor sales may be allowed subject to the issuance of a Temporary Use Permit;
4. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least 3 sides with gate access on the fourth side. All screening devices shall comply with City of Avenal Improvement Standards for bin enclosures;
5. All provisions of Chapter 9.60 (Parking and Loading); Chapter 9.63 (Landscaping Requirements); and Chapter 9.61 (Signs) shall be met.

I. Mini-Storage

Mini storage facilities shall be constructed in the following manner:

1. The minimum site area shall be 20,000 square feet;
2. The site shall be entirely paved, except for structures and landscaping;
3. All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way;
4. All landscaping shall be installed and permanently maintained pursuant to the provisions of Chapter 9.63;
5. All on-site signage shall comply with the provisions of Chapter 9.61 (Sign Standards);
6. The site shall be completely enclosed within a 6 foot high solid decorative masonry wall, except for points of ingress/egress (including emergency fire access) which shall be properly gated. The gates shall be maintained in good working order and shall remain closed except when in use;
7. No business activity shall be conducted other than the rental of the storage spaces for inactive storage use;
8. All storage shall be located within a fully enclosed structure(s);
9. No flammable or otherwise hazardous materials shall be stored on-site;
10. Residential quarters for a manager or caretaker may be provided in the development;

11. The development shall provide for 2 parking spaces for the manager/caretaker, and a minimum of 2 spaces located adjacent to or in a close proximity to the managers quarters for customer parking;
12. Aisle width shall be a minimum of 20 feet between buildings to provide unobstructed and safe circulation;
13. Trash receptacles shall be located on the premises in a quantity and manner approved by the City. The trash receptacle shall comply with adopted Public Works Standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least 3 sides with gate access on the fourth side. All screening devices shall comply with City of Avenal Improvement Standards for bin enclosures;
14. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 A.M. to 9:00 P.M., Monday through Saturday and 9:00 A.M. to 9:00 P.M. on Sundays.
15. The storage of vehicles including autos, boats and RVs may be permitted subject to approval of a CUP (Chapter 9.70).

J. Recycling Facilities for Reusable Domestic Containers

Recycling facilities are permitted in accordance with Table 9-1 and include reverse vending machine(s), small collection, large collection, light processing, and heavy processing and are defined and permitted as follows:

1. The standards for recycling facilities are as follows:
 - a) Reverse vending machine(s) located within a commercial structure shall require a permit consistent with Table 9-1, shall not require additional parking spaces for recycling customers, and may be permitted in all commercial and industrial land use districts subject to compliance with the following standards:
 - 1) Shall be installed as an accessory use to a commercial use which is in full compliance with all applicable provisions of this Development Code and Municipal Code;
 - 2) Shall be located within 30 feet of the entrance to the commercial store and shall not obstruct pedestrian or vehicular circulation;
 - 3) Shall not occupy parking spaces required by the primary use;
 - 4) Shall not occupy more than 50 square feet of floor space per installation, including any protective enclosure, and shall be no more than 8 feet in height;

- 5) Shall be constructed and maintained with durable waterproof and rustproof material;
 - 6) Shall be clearly marked to identify type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
 - 7) Shall have a sign area of a maximum of 4 square feet per machine, exclusive of operating instructions and shall be included in the overall allowable signage plan for the site;
 - 8) Shall be maintained in a clean, sanitary and litter-free condition on a daily basis;
 - 9) Operating hours shall be consistent with the operating hours of the primary use;
 - 10) Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn;
 - 11) Shall maintain an adequate on-site refuse container for the disposal of non-hazardous waste.
 - 12) Shall be located in an area screened from public right-of-way and in a well lit, secure area.
- b) Small collection facilities located within applicable commercial and industrial land use districts shall comply with the following standards:
- 1) Shall be allowed as an accessory use to an existing commercial use which is in full compliance with all applicable provisions of this Title and the Municipal Code;
 - 2) Shall be no larger than 500 square feet and occupy no more than 5 parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;
 - 3) Shall comply with the setbacks of the base zoning designation, and shall not obstruct pedestrian or vehicular circulation;
 - 4) Shall accept only glass, metals, plastic containers, papers and reusable items;
 - 5) Shall use no power driven processing equipment except for reverse vending machines;
 - 6) Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when the site is not

attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule. Cargo containers are not permitted;

- 7) Shall store all recyclable material in the mobile unit vehicle and shall not leave the materials outside the unit when the attendant is not present;
- 8) Shall be maintained in a clean and sanitary manner free of litter and any other undesirable materials, including mobile facilities;
- 9) Shall not exceed noise levels of 65 dba as measured at the property line of adjacent residential land use districts;
- 10) Attended facilities shall not be located within 100 feet of any residential land use district;
- 11) Collection containers, site fencing, and signage shall be of such color and design so as to be compatible with and to harmonize with the surrounding uses and neighborhood;
- 12) Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling container enclosure of containers;
- 13) Signs may be provided as follows:
 - a. Recycling facilities may have identification signs with a maximum of 15% per side of a structure, or 16 square feet, whichever is greater. In the case of a wheeled facility, the side will be measured from the ground to the top of the container;
 - b. Signs shall be consistent with the character of their location;
 - c. Directional signs consistent with Chapter 9.61 (Sign Standards), bearing no advertising message may be installed with the approval of the Community Development Director if necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way.
- 14) The facility shall not impair the landscaping required by Chapter 9.63 for any concurrent use;
- 15) No additional parking space shall be required for customers of a small collection facility located at the established parking lot of a

primary use. One space shall be required for the attendant, if needed;

- 16) Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;
- 17) Occupation of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required by the primary use unless all of the following conditions exist:
 - a. A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site; and
 - b. The permit shall be reviewed at the end of 18 months.
- 18) Small collection facilities shall not operate between the hours of 7:00 P.M. and 7:00 A.M.;
- 19) Small collection facilities shall be screened from the view of public right-of-way and adjacent residential land use districts with intensive mature landscaping and/or landscaping in conjunction with 6 foot solid decorative masonry walls which are similar in character and architecturally compatible with the primary structure on site;
- 20) Shall maintain adequate refuse containers for the disposal of non-hazardous waste;
- 21) Small recycling facilities shall not be clustered and shall be located at least 1/2 mile from the nearest similar facility;
- 22) Conditions of Approval for a small recycling facility shall be clearly visible on the site for the public's inspection at all times;
- c) A large collection facility which is larger than 500 square feet, or on a separate parcel not accessory to a "primary" use, which has a permanent structure may be permitted in the industrial land use districts, and is subject to the following standards:
 - 1) The facility shall not abut a parcel designated or planned for residential use;
 - 2) The facility shall be screened from the public right-of-way, within an enclosed structure;

- 3) Structure setbacks and landscape requirements shall be those provided for in the land use district which the facility is located;
- 4) All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Outdoor storage shall be screened by a 6 foot, solid decorative masonry wall. No storage, excluding truck trailers shall be visible above the height of the wall. No outdoor storage shall be permitted in the land use districts which do not permit outdoor storage;
- 5) The site shall be maintained clean, sanitary and free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis;
- 6) Space shall be provided on site for 6 vehicles to circulate and to deposit recyclable materials;
- 7) Parking shall be provided in accordance with Chapter 9.60 plus 1 parking space for each commercial vehicle operated by the recycling facility shall be provided for on-site;
- 8) Noise levels shall not exceed 65 dba as measured at the property boundary or any area planned for residential use. It shall not be in operation between the hours of 7:00 P.M. and 7:00 A.M.;
- 9) Any containers provided for after-hours donation of recyclable materials shall be at least 50 feet from any residential land use district, permanently located, of sturdy rustproof construction, and shall have sufficient capacity to accommodate materials collected and be secure from unauthorized entry or removal of materials;
- 10) Donation areas shall be kept litter free, free from undesirable material, and the containers will be clearly marked to identify type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
- 11) The facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation; identification and informal signs shall meet the standards of the land use district; and directional signs bearing no advertising message may be installed with the approval of the Community Development Director, if necessary to facilitate traffic circulation;
- 12) Adequate refuse containers for the disposal of non-hazardous waste shall be maintained on the site;
- 13) Conditions of Approval for a large recycling facility shall be clearly visible on the site for the public's inspection at all times;

- d) Light processing facilities and large processors may be permitted and shall comply with the following standards:
- 1) Large processing facilities shall be subject to a Conditional Use Permit and shall be located no closer than two miles from the nearest similar facility;
 - 2) The facility shall not abut a residentially designated parcel;
 - 3) In the M-1 zone, the facility shall operate in a completely enclosed structure;
 - 4) Power driven processing shall be permitted provided all noise level requirements are met. Light processing facilities are limited to bailing, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and the repairing of reusable materials;
 - 5) A light processing facility shall be no larger than 45,000 square feet and shall have no more than an average of 2 outbound truck shipments of material per day and shall not shred, compact or bale ferrous metals other than food and beverage containers;
 - 6) Structure setbacks and landscaping requirements shall be those provided for in the land use district in which the facility is located;
 - 7) All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition. Storage containers for flammable materials (allowed only in the M-2 zone) shall be constructed of nonflammable material. No storage, excluding truck trailers shall be visible above the height of the wall. No outdoor storage shall be permitted in the land use districts which do not permit outdoor storage;
 - 8) The site shall be maintained clean, sanitary and free of litter and any other undesirable material(s). Loose debris shall be collected on a daily basis and the site shall be secured from unauthorized entry and removal of materials when attendants are not present;
 - 9) Space shall be provided on-site for the anticipated peak load of customers to circulate, park, and deposit recyclable materials. If the facility is open to the public, a parking area shall be provided for a minimum of 8 customers at any one time;
 - 10) Parking shall be provided in accordance with Chapter 9.60;
 - 11) Noise levels shall not exceed 65 dba as measured at the property boundary or any area planned for residential land use districts;

- 12) If the facility is located within 500 feet of property designated or planned for residential use, it shall not be in operation between 7:00 P.M. and 7:00 A.M. The facility shall be administered by on-site personnel during the hours the facility is open;
- 13) Any containers provided for after hours donation of recyclable materials shall be at least 100 feet from any residential land use district permanently located, of sturdy rustproof construction, and shall have sufficient capacity to accommodate materials collected and be secure from unauthorized entry or removal of materials;
- 14) Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;
- 15) Conditions of Approval for light processing facilities and large processors shall be clearly visible on the site for the public's inspection at all times;
- 16) Signs shall be installed pursuant to Chapter 9.61 (Sign Standards). Additionally, the facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation;
- 17) No dust, fumes, smoke, vibration, odor, or glare above ambient level shall be detectable from adjacent residentially designated parcels;
- 18) The facility shall maintain adequate on-site refuse containers for the disposal of non-hazardous waste.

K. Service Station (Gasoline) Standards

Service stations shall comply with the following standards:

1. New service stations shall be permitted only at the intersections of Arterial, State Highway and Collector streets. A maximum of one service station shall be permitted at each intersection. The use shall not face a residential land use district;
2. The minimum parcel size shall be 10,000 square feet, with a minimum street frontage of 100 feet on each street;
3. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
 - a) The dispensing of petroleum products, water and air from pump islands.
 - b) The provision of emergency service of a minor nature.

- c) The sale of items via vending machines shall be placed next to the main structure in an area not to exceed 32 square feet and shall be screened from public view.
4. Pump islands shall be located behind the front yard setback line, or 25 feet from a street property line, whichever is greater, however, a canopy or roof structure over a pump island may encroach up to 3 feet in the required setbacks. The maximum number of points of ingress/egress to any one street shall be 2; except in the case of State Highways where a maximum of 1 shall be permitted;
5. There shall be a minimum distance of 100 feet between curb cuts along a street frontage;
6. No driveway shall be located closer than 50 feet to the curb return, except in the case of a State Highway where the minimum distance shall be 100 feet;
7. The width of a driveway shall comply with City of Avenal Improvement Standards;
8. On site parking shall comply with Section 9.60;
9. Outside storage of motor vehicles shall be prohibited;
10. No vehicles may be parked on sidewalks, parkways, driveways or alleys;
11. No vehicle may be parked on the premises for the purpose of offering same for sale;
12. Landscaping shall comprise a minimum of 5 percent of the service station site area, exclusive of required setbacks, and shall be provided and permanently maintained according regulations, as well as those contained in Chapter 9.63:
 - a) A minimum 5-foot wide planter shall be provided along interior property lines, except for openings to facilitate vehicular circulation to adjacent properties.
 - b) A planter area of not less than 200 square feet shall be provided at the corner of two intersecting streets. Landscaping shall not obstruct views in an area between 30 inches and 6 feet above ground level.
 - c) A minimum of 50 square feet of planter area shall be located along those portions of the main structure fronting on a public street.
 - d) Additional landscaping may be required to screen the service station from adjacent properties.

13. All on-site signage shall comply with the provisions of Chapter 9.61 (Sign Standards);
14. Openings of service bays shall not face public right-of-ways and shall be designed to minimize the visual intrusion onto adjoining properties;
15. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure;
16. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least 3 sides with gate access on the fourth side. All screening devices shall comply with City of Avenal Improvement Standards for bin enclosures;
17. Lighting shall comply with City of Avenal Improvement Standards for on-site and off-site illumination. Provided, however, that canopy luminaries, and lights in excess of 150 watts shall not be permitted to directly illuminate the public right-of-way or adjoining properties;
18. Rest room entrances should be located within the structure, however, if access is from the outside of the structure, the view from adjacent properties or public rights-of-way shall be concealed by planters or decorative screening;
19. Noise from bells or loudspeakers shall not exceed 65 decibels at the property line at any time;
20. All parking, loading, circulation aisles and pump island bay areas shall be constructed with concrete or asphalt.

L. Service Station Conversions

A structure originally constructed as a service station and which is proposed for conversion to another allowable use, regardless of current use, shall require upgrading and remodeling for such items as, but not limited to, removal of all gasoline appurtenances, removal of canopies, signage, removal of pump islands, removal of gas tank, removal of overhead doors, non-conforming structures, additional street improvements to conform to access regulations, exterior remodeling, and any additional standards as required by this Zoning Ordinance.

M. Office Conversions

A structure originally constructed as a single-family residence which is proposed for conversion to low intensity office use shall require the following:

1. The building elevations and the landscaping between the front property line and the building front shall be maintained in their residential character;
2. Parking shall be provided to the rear or side of the structure;
3. Any trees with a Breast Height Diameter (BHD) of 6 inches or greater shall be preserved. If it becomes necessary to remove such tree, each tree removed shall be replaced with a 36-inch box tree at a rate of three per one removed;
4. If the rear property line abuts an alley, access to parking shall be provided from the alley whenever possible;
5. Where 2 or more single family residences adjacent to one another are converted to office uses, reciprocal access and parking may be required;
6. Parking spaces shall be provided as determined by Chapter 9.60 and at project review. Landscaping and/or parking requirements may be reduced in accordance with Chapter 9.72 upon the Community Development Director's approval in order to preserve the character of the Design District;
7. Tandem parking shall not be allowed;
8. Loading spaces shall not be required;
9. Signs shall be permitted in accordance with the C-C Zone;
10. The structure shall be made to conform to the provisions of the Uniform Fire Code and the Uniform Building Code for commercial structures;
11. Trash receptacles shall be placed to the rear of structures and be screened from view. Location and size of receptacles will be determined at project review.

N. Single Room Occupancy (SRO) Facilities

SRO facilities are subject to the following standards:

1. SRO's shall not be located within 500 feet of a parcel which contains a school for children, adult bookstore, theater or liquor store;
2. SRO's shall be located within 1/4 mile of a bus stop and/or have an adequate bus/dial-a-ride turn-out bay adjacent to the site;
3. SRO's shall comply with the parking requirements set forth in Chapter 9.60;

4. Any design of an SRO project shall coordinate with and compliment the existing architectural style and standards of the surrounding land uses and local community;
5. An unrestricted drop-off/pick-up/loading/temporary parking area shall be provided near an entry located adjacent to front entry/desk area;
6. Exterior common areas and/or open courtyards shall be provided throughout the project. If common areas are made available, these areas should be designed to provide passive open space with tables, chairs, planters, or small garden spaces to make these areas useful and functional for the residents. Exterior common areas, including parking areas, should be illuminated;

O. Sign Program

All centers, mini malls, parcels or sites with multiple tenants in which businesses and structures are designed in an integrated and interrelated development, shall develop a coordinated sign program for all tenants and uses in accordance with the requirements set forth in Section 17.61.03.

All sign programs shall have signage that is uniform in color, design and placement for all tenant identification with the Center.

P. Security Bars

Security Bars are prohibited in all commercial zones.