**CHANGES TO ZONING ORDINANCE**

(Proposed additions underlined; proposed deletions ~~stricken~~)

TABLE 9-1 (p. 27): Change ~~Solar Energy Electrical Generators~~ to Solar Energy Systems and categorize into "Residential," "Commercial," and "Utility" systems. Allow commercial-scale solar as a Permitted use in all zones except in Downtown Commercial Zone and Open Space, Parks, and Recreation zones and where a CUP is already required.

TABLE 9-3 (pp. 1, 2): Change ~~6 or fewer~~ to 7 or fewer children and ~~7 to 14~~ to 8 to 14 children

TABLE 9-3 (p. 8): Add Solar Energy Systems and categories "Residential," "Commercial," and "Utility". Permit residential-scale solar in Residential Estate and Single Family Residential zones and require a CUP in Medium Density Multi-Family Residential and High Density Multi-Family Residential zones.

9.02.02 ESTABLISHMENT OF COMBINING ZONE DISTRICTS

| | |
|---|---|
| P-D | Precise Development District |
| C-L | Cluster Combining District |
| S-DO | Skyline Boulevard Design Overlay District |

9.03.02 DEFINITIONS

Cannabis Cultivation, Personal. Any activity involving the propagation, planting, growing, harvesting, drying, curing, grading, or trimming of cannabis strictly for personal use. Such activity must be performed by a person who is at least 21 years old. No more than six plants may be cultivated on a single legal parcel, as defined in this section.

Kiosk Vendor. Any small, standalone structure with one or more open sides that is used for selling merchandise or services, including pop-up retail shops, restaurants, food trucks, and outdoor dining or beverage gardens.

Solar Energy System. Any photovoltaic system or similar device that is utilized for the collection, storage, and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

9.10.13 FENCES (INCLUDING WALLS AND HEDGES

F. Maintenance of Fences: All fences, walls and hedges shall be maintained in a structurally sound and attractive manner. Adjoining property owners shall share equal responsibility for the cost of construction or repairs for any fence dividing their properties in accordance with California Civil Code Section 841.

9.10.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

E. The number of dogs, cats, birds, rabbits, pigs, and hens per household shall be limited to three with the exception of newborns through the age of six (6) months. ~~Any number of puppies shall be allowed until they reach the age of six (6) months.~~

9.12.14 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

G. The number of dogs, cats, birds, rabbits, pigs, and hens per household shall be limited to three with the exception of newborns through the age of six (6) months. ~~Any number of puppies shall be allowed until they reach the age of six (6) months.~~

9.19.01 LAND USE DISTRICT SPECIFIC STANDARDS

J. Multi-Family Development Standards
9. Multi-Family Architecture
g) Solar Energy Systems shall be installed in accordance with the requirements set forth in Section 9.54.
~~Solar panels, when used, shall be integrated into the roof design, flush with the roof slope. Frames shall be colored to match the roof colors. Natural aluminum finish is strongly discouraged. Any mechanical equipment shall be enclosed and completely screened from view.~~

L. Planned unit Development/Small Lot Subdivisions
1. Density
The underlying residential use district and combining district shall determine the maximum number of dwelling units allowed in a planned unit development or small lot subdivision. Where a parcel or parcels having more than one land use district, the maximum number of dwelling units shall be determined by adding together the allowable density for each land use district area. Any new development shall not exceed the density provisions for the underlying zoning district. Density increases shall be granted in accordance with the Zoning Ordinance through density bonuses, infill projects, or affordable housing.

Mixed-use development which includes a Convenience Center or a Neighborhood Center shall have a minimum site area of 10 acres. Sites that are less than 10 acres in size shall be considered upon recommendation of the Planning Commission.

8. Maintenance and Completion of Open Space, Amenities, Landscaping, and Manufactured Slopes

No lot or dwelling unit in the development shall be sold unless a corporation, home owner's association, assessment district or other approved appropriate entity has been legally formed with the right to assess those properties which are jointly owned or benefited to operate and maintain all of the mutually available features of the development including, but not limited to, existing natural features, open space, amenities, and landscaping. Conditions, Covenants and Restrictions (CC&R's) may be developed and recorded for the development subject to the review and approval of the City Attorney. The recorded CC&R's shall not be under the jurisdiction of the City for enforcement. No lot or dwelling unit shall be sold unless all approved and required open space, amenities, landscaping, or other improvements, or approved phase thereof, have been completed or completion is assured by a financing guarantee method approved by the City Engineer. Existing natural features shall be preserved and enhanced to the maximum extent feasible, consistent with General Plan policies within the Conservation, Open Space, Parks and Recreation Element.

Q. Domestic Animal Keeping

1. Poultry or fowl shall be allowed only if permitted in the base zoning district.

2. The number of dogs, cats, birds, rabbits, pigs, and hens per household shall be limited to three with exception of newborns through the age of six (6) months.

3. All backyard coops shall comply with setback requirements, shall be maintained in a clean and sanitary condition, and shall be designed to prevent rodents from entering.

## 9.54 SKYLINE BOULEVARD DESIGN OVERLAY DISTRICT (S-DO)

9.54.01 PURPOSE & APPLICATION. The purpose of the Skyline Boulevard Design Overlay District (S-DO) is to establish development and design standards for properties located along Skyline Boulevard. The design standards in the S-DO district shall be in addition to the Base District with which the S-DO District is combined.

9.54.02 DEVELOPMENT AND DESIGN STANDARDS

a) All new developments in the S-DO District shall have a landscape setback of 20 feet, where existing development does not preclude.

b) All new developments shall provide special entry treatment along intersecting streets within S-DO District, including low retaining walls with ornamental planting, commercial center signage integrated into the entry, and other aesthetically pleasing design features, including, but not limited to, rock outcroppings.

c) All new developments in the S-DO District shall adopt a street tree standard to include large trees indigenous to the area. Trees located along commercial developments in S-DO District shall be planted in clusters to provide adequate viewing windows.

## 9.55 SOLAR ENERGY SYSTEMS

### 9.55.01 PURPOSE.

It is the policy of the City of Avenal to encourage the installation of solar energy systems, including ground-mounted, roof-mounted, and carport systems, that minimize impacts to the environment.

### 9.55.02 RESIDENTIAL

A. The City of Avenal shall permit residential solar energy systems not exceeding 10 kW AC or 30kW thermal as part of the building permit review process pursuant to California Government Code Section 65850.5.

B. Solar panels shall be integrated into the roof design, flush with the roof slope. Frames shall be colored to match the roof colors. Natural aluminum finish is prohibited.

C. Solar panels may extend up to 4 feet above the height limit, and/or the ridge of a pitched roof.

D. Mechanical equipment related to solar energy systems shall be enclosed and completely screened from view.

### 9.55.03 COMMERCIAL (MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL)

A. Where allowed in specific zones, solar energy systems with capacity between 10-250 kW DC and covering less than 40,000 square feet shall meet all setback requirements and shall not project more than 6 feet above the maximum allowed height and/or elevation of any roof.

### 9.55.04 UTILITY

A. Utility-scale solar, including ground-mounted systems, shall be installed on a large scale and may occupy greater than 40,000 square feet and may have capacity of 250 kW Dc or greater.

B. The solar energy system should be designed to be compatible with surrounding uses and landscape. All solar installations are required to follow the guidelines stated below to minimize aesthetic impacts.

1. Provide adequate screening to shield the system from public view. Apply edge treatments such as fencing, landscaping, and walls to screen the system from public view. Locate perimeter features at least 15 feet away from public right-of-way.

2. Maintain at least a 10 feet deep landscaped buffer along any solar facility to mitigate viewing impacts from adjacent properties. Incorporate native, non-invasive, and drought-tolerant species within the landscaped area, and prevent proliferation of invasive species.

3. Glare from solar systems to adjacent properties or roadways should be minimized without impacting the efficiency of the system. Limit the number of light fixtures provided on sites containing solar energy systems.

4. Utilize animal-permeable design to allow movement of small animals.

5. All appurtenant structures such as transformers or substations should be shielded from public view or designed to reduce visual impacts.

6. All signs or advertising should be nonobtrusive and easily visible.

9.60.08 PARKING AREA DESIGN AND DEVELOPMENT STANDARDS

E. Driveways for residential developments shall be a minimum of ten (10) feet in width with fifteen (15) feet of unobstructed vertical clearance. Driveways for commercial and industrial developments shall be a minimum of twenty (20) feet in width with a minimum of fifteen (15) feet of vertical clearance. Driveways shall be constructed of durable materials that will prevent the transport of particulates from the lot to the street.

S. No vehicle longer than 24 feet in length shall be parked on-street overnight within a residential zone.

T. An alley may be used to provide access to off-street parking. A four foot setback from the alley shall be provided from the garage door.

U. Five percent of parking spaces shall include electric vehicle charging facilities, with a minimum of two such spaces for each multi-family development of 12 units or more.

9.79.06 PROPERTY MAINTENANCE STANDARDS FOR DEVELOPED PROPERTIES

All developed real property in the City shall be maintained at a level not less than the following standards. The City shall investigate potential violations of these standards on a complaint-driven basis.

H. Lighting

All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. Furthermore, the structural integrity of all supporting poles and mounting fixtures shall be maintained. All insulation and connections shall be intact and free of exposed wire. Outdoor lights must be shielded and directed to shine on improvements including plants on the zoning plot where the lights are located and not directly on other property or any public right-of-way.

O. Use of Canopies

a. All canopies shall be constructed out of durable materials and kept in a serviceable, well-maintained, and presentable manner.
b. All carports shall be constructed out of durable materials and must be securely attached to the ground in a way that does not create visual blight or a safety hazard.

Q. Walls, Fences, and Trash Enclosures

All fences, walls and hedges shall be maintained in a structurally sound and attractive manner. Adjoining property owners shall share equal responsibility for the cost of construction or repairs for any fence dividing their properties in accordance with California Civil Code Section 841.

T. Any telephone booth that is non-operational for more than 60 days must be removed at the cost of the owner or operator.

9.79.07 PROPERTY MAINTENANCE STANDARDS FOR UNDEVELOPED OR VACANT PROPERTIES

B. Additional Standards

3. Fencing. All fences, walls and hedges shall be maintained in a structurally sound and attractive manner. Adjoining property owners shall share equal responsibility for the cost of construction or repairs for any fence dividing

their properties in accordance with California Civil Code Section 841.

5. Telephone Booth. Any telephone booth that is non-operational for more than 60 days must be removed at the cost of the owner/operator.