

## *Article 1.5. Retail Business District-60*

### **6-916.1 General.**

All land in the retail business-60 district (map symbol RB-60) shall be used in accordance with the provisions of this article.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.2 Purpose.**

The purpose of the regulations for the RB-60 district is to create, preserve and enhance areas with a selective range of retail and personal service establishments in attractive, compact locations oriented toward pedestrian comparison shopping and to complement the special shopping district at the core of the retail district.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.3 Specific plans.**

The use, design and other features of the RB-60 district regulations may be overridden by regulations contained in specific plans adopted for any portion of said district.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.4 Uses permitted.**

Except as is otherwise provided in Section 6-916.6, the following uses may be conducted as a matter of right in the RB-60 district, without the need for a land use permit. However, a land use permit (under Sections 6-215 and 6-531) is required if the proposed use will result from the conversion of a residential use of the property.

- (a) Administrative;
- (b) Administrative civic;
- (c) Home/business furnishings where the total floor area is less than 2,000 square feet in size;
- (d) Consultative service;
- (e) Fast-food restaurant without drive-thru, drive-up or pass-thru window services;
- (f) Full-service restaurant, including those with outside dining and service;
- (g) General food sales, where the total floor area is less than 2,000 square feet in size;
- (h) General personal service;
- (i) General retail sales;
- (j) Business and communication service, where the total floor area is less than 2,000 square feet in size;

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- (k) Limited child-care;
  - (l) Residential dwelling units;
  - (m) Supportive care pursuant to Section 6-534 LMC.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.5 Uses requiring a permit.**

In the RB-60 district the following uses are permitted after the issuance of a land use permit:

- (a) Commercial automotive fee parking;
- (b) Commercial recreation;
- (c) Day-care and educational services;
- (d) Fast-food restaurant with drive-thru, drive-up or pass-thru window service;
- (e) Financial service;
- (f) General food sales, where the total floor area is or exceeds 2,000 square feet in size;
- (g) Real estate sales;
- (h) Residential dwelling units;
- (i) Self-service laundry or retail dry cleaners which complies with Section 6-532;
- (j) Utility distribution and civic service;
- (k) Retail business utilizing access to or from a public street having a right-of-way of 55 feet or less, which forms the common boundary between a district of any residential classification and the RB-60 district. The application for land use permit shall be determined by the effects of traffic upon such a street occasioned by the use within the RB-60 district, the characteristics of the adjacent areas, traffic problems, pedestrian traffic and other considerations found pertinent to the particular area concerned;
- (l) Business and communication service, where the total floor area of the building is or exceeds 2,000 square feet in size;
- (m) Home/business furnishings, where the total floor area of the building is or exceeds 2,000 square feet in size;
- (n) Sales representatives and goods brokers.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.6 Restrictions on ground-level uses.**

- (a) Notwithstanding the provisions of Section 6-916.4, no new or expanded administrative nor consultative service activity may be located on the ground level of any building, except upon the granting of a land use permit pursuant to Section 6-215 and 6-916.7.
- (b) No new or expanded financial service nor real estate service activity may be located on the ground level of any building, unless the approving authority determines that the proposed use will comply with the provisions of Sections 6-215 and 6-916.7.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

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### **6-916.7 Use permit criteria for ground-level uses.**

A land use permit for any use enumerated in Section 6-916.6 may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in Section 6-215 and to the following additional criteria:

- (a) That the proposal will not detract from the compact, integrated character of the area;
- (b) That the proposal will not impair a generally continuous wall of building facades;
- (c) That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not break up an important shopping frontage;
- (d) That the proposal will not interfere with the movement of people along an important pedestrian walkway;
- (e) That the proposal will conform in all significant respects with any applicable specific plan which has been adopted by the city council.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.8 Lot area.**

No new lots may be created in the RB-60 district smaller than 5,000 square feet in size.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.9 Height.**

No building in the RB-60 district may exceed 60 feet in height.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.10 Density.**

The maximum and minimum residential densities for lots within the RB-60 district shall conform to the density standards specified in the applicable land use designation of the General Plan Land Use Element and as outlined in Program 10.3.g of the 2023-2031 6<sup>th</sup> Cycle Housing Element.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.11 Open space.**

- (a) A minimum of 20 percent of the area of any lot in the RB-60 district shall be retained as permanent open space. The open space shall be open and unobstructed to the sky and shall be provided in a continuous undivided design with a minimum dimension of ten feet at any place. All open space shall be provided completely exterior to any building.
- (b) Open space created as a result of combination with contiguous open space on other properties may be approved when the combined open space is not less than 15 percent of the total area of the properties involved.
- (c) The open space shall not be used as outside merchandizing, parking, loading or service area.

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(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.12 Landscaping.**

A minimum 12 percent of the ground level of a lot in the RB-60 district shall be planted and maintained with growing plants.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.13 Minimum setbacks and upper-story step-backs.**

- (a) Street-facing setbacks: Ten feet for residential uses; none required for non-residential uses.
  - (1) Interior side and rear setbacks: Ten feet for residential uses; none required for non-residential uses.
  - (2) If the site is adjacent to residentially zoned property, or property not zoned residential but with an existing residential structure or structures of four or more units, there shall be a ten-foot-wide landscaped yard along that entire property line.
- (b) Upper-story step-backs: For all street-facing facades, building portions above 20 feet in height must be stepped-back ten feet from the façade directly below and building portions above 40 feet in height must be stepped-back an additional ten feet from the façade directly below.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.14 Off-street parking and loading.**

- (a) Parking and loading spaces shall be provided in the RB-60 district as required by Chapter 6-6 of this title.
- (b) Contiguous, connected by driveway parking lots of ten stalls or more, designed to be used mutually by two or more of the following uses: general retail sales, general personal service, and full-service restaurant, may provide 15 percent fewer parking stalls than required by Chapter 6-6, provided that no more than one of the uses served is a full-service restaurant.
- (c) Notwithstanding the lack of a required setback or yard, the edge of pavement at the head of a parking stall shall be no closer than five feet from any property line.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.15 Design review.**

No building, sign or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposal shall have been approved pursuant to the design review requirements set forth in Part 1 of this title.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

### **6-916.16 Modifiable sections.**

Land use permits for the special uses enumerated in Sections 6-916.5 and 6-916.6, and variance permits to modify the provisions of Sections 6-916.8 through 6-916.14, inclusive, may be granted in accordance with the applicable provisions of Part 1 of this title.

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(Ord. No. 696, § 3(Exh. A), 1-13-2025)

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