

Exhibit “A”

Chapter 17.20 – Public, Open Space and Special Purpose Zones

NEW Article X. – East Side Overlay Zone (EOZ) District

17.20.760 - IN GENERAL

As used in this title “East Side Overlay Zone District” applies to property designated on the zoning map by reference letters “EOZ” after the reference letter(s) identifying the base zoning district.

The base district is zoned Rural Residential-2.5 (RR-2.5), intended for rural single-family residential use, allowing one dwelling unit per minimum net area of one hundred thousand (100,000) square feet.

17.20.770 - PURPOSE AND INTENT

The purpose and intent of the EOZ District is to establish allowed use provisions and requirements for areas of the city where the specified light industrial uses and rural residential are compatible. The purpose and intent of the EOZ District is also to provide the means necessary to implement the City of Lancaster general plan, specifically: the “light industry” category, where compatible with the base district rural residential uses, the “non-urban residential” category (zoned RR-2.5).

17.20.780 - PERMITTED USES – EAST SIDE OVERLAY ZONE

Permitted uses for the East Side Overlay are listed below. In the event of a conflict between allowed uses for this district and the allowed uses of the underlying base zoning district, the allowed uses for the East Side Overlay Zone District shall apply. Uses which do not fall into any other category, and are not temporary or accessory uses, uses subject to Director's Review, or uses subject to permit in this EOZ District, that are consistent with the purpose and intent of this overlay and similar to other uses permitted herein shall be determined by the Director.

East Side-Overlay – Uses Matrix

Definition

P = Permitted Use; DR = Director's Review; C = Conditional Use Permit; N/A = Not Allowed

A. Permitted Uses.

Permitted Use (P), Director's Review (DR) and Conditional Use Permit (CUP) include those listed within the RR-2.5 Zone (Section 17.08.050), unless specifically addressed within the Eastside Overlay District.

Alcohol Production – Brewery, Winery, or Distillery	P
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Contractor Storage Yard – Indoor and Outdoor	P
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Research and Development	P
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B. Accessory Uses.

Permitted Use (P) and Director's Review (DR) Accessory Uses include those listed within the RR-2.5 Zone (Section 17.08.050), unless specifically addressed within the Eastside Overlay District.

C. Temporary Uses.

Permitted (P) and Director's Review (DR) Temporary Uses include those listed within the RR-2.5 Zone (Section 17.08.050), unless specifically addressed within the Eastside Overlay District.

D. Other Uses

This category includes those uses which do not fall into any other category, and are not temporary or accessory uses, uses subject to the Director's Review, or uses subject to permit in this zone, which the Director deems the use consistent with the purpose and intent of this overlay and similar to other uses permitted herein.	To be determined by the Director
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E. Uses Subject to Conditional Use Permits

Alternative Energy Uses	C
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Automobile, Boat, Equipment, Motorcycle, Truck, Tractor, Service, Repair, Accessories and Parts	C
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Buildings and Structures over 50-feet in height (any use)	C
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Building Trades and Related Uses	C
Distribution	C
Food Manufacturing, Processing, Wholesale Sales and Storage	C
Light Manufacturing	C
Warehousing	C
F. Prohibited Uses	
Commercial Cannabis Facilities	N/A

17.20.790 - USE DESCRIPTIONS

All uses are subject to any stated exceptions, development requirements, and standard City approval process.

Alcohol Production – Brewery, Winery or Distillery

This category includes establishments where beer, wine, and/or other spirits are prepared, bottled, stored, and sold for on- or off-site consumption. Tasting rooms or seating areas may be provided on-site. Tasting room/seating areas shall be limited up to 25% of the floor space area.

Alternative Energy Uses

This category includes both solar photovoltaic electric generation facility (solar farms), hydrogen production and generation facilities and other similar uses. Solar uses in the EOZ District must comply with regulations set forth in Section 17.08.290, Solar Farms. All hydrogen production, storage, and transport activities must comply with federal and state regulations.

Automobile, Boat, Equipment, Motorcycle, Truck, Tractor, Service, Repair, Accessories and Parts

This category includes, but is not limited to body and frame shops, auto upholstery shops, brake shops, muffler shops, radiator shops, repair shops. All activities shall be conducted within an enclosed building.

Building Trades and Related Uses

This category includes, but is not limited to cabinet making, carpenter shop, engineers and surveyors, and landscape materials (including nurseries). This land use excludes batch plants and concrete transit mix uses.

Contractor Storage Yards

This category includes outdoor storage area used for the storage of the equipment, vehicles, or other materials while not in use. Contractor storage yards may include administrative offices and other accessory uses directly related to the business on the property.

Distribution

Includes facilities primarily engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including transshipment by air, rail or motor vehicle, but excludes truck terminals. All storage activities shall be conducted within an enclosed building.

Food Manufacturing, Processing, Wholesale Sales and Storage

This category includes but is not limited to breweries, coffee roasting, dairy products, fruit and produce, malt products, meat processing, oleomargarine, sodium glutamate, soft drinks, vitamin tablets, and similar uses. All such uses shall be conducted within an enclosed building. This category does not include dairies, lard manufacturing, pickles, sausage, sauerkraut, slaughter houses, distillation of vinegar, or the canning of other fish or meats and similar uses; these uses are specifically excluded. All such uses shall be conducted within an enclosed building.

Light Manufacturing

This category includes any kind of manufacturing, processing, or treating of products which are not obnoxious or offensive by reason of the emission of odor, dust, smoke, gas, noise, or other causes. Typical uses include, but are not limited to, cabinet/carpenter shops, garment manufacturing, machine shops, and textile manufacturing. All activities shall be conducted within an enclosed building.

Research and Development

This category includes but is not limited to laboratories and facilities for scientific research, development, and testing, including use of hazardous materials in compliance with local, state, and federal regulations. Ancillary administrative offices are permitted. Agricultural and biological research involving sludge or biosolid material shall be conducted only within an enclosed building or suitable containment vessel.

Warehousing

Includes facilities primarily engaged in the storage of goods and materials in a building and does not include the assembly or manufacture of goods and materials.

17.20.800 - PARKING REQUIREMENTS

The automobile parking facilities required by this section shall be provided and permanently maintained as such. The following parking requirements shall be complied within the Eastside Overlay zone:

Use	Parking
Base Zone Use (including permitted, Director's Review, and conditional uses) Uses shall include, but are not limited to the uses within the RR-2.5 zone Section 17.08.050, unless specifically addressed within the Overlay	Refer to Section 17.08.100
Alternative Energy Uses	To be determined by the Director with consideration for the number of employees and visitors reasonably expected for the particular use, as sufficiently demonstrated in the applicable land use application
Automobile, Boat, Equipment, Motorcycle, Truck, Tractor, Service, Repair, Accessories and Parts	1 parking space for each 400 square feet and 4 parking spaces for each service bay
Building Trades and Related Uses	1 parking space for each 400 square feet
Distribution	A minimum of 5 parking spaces for warehouses with a gross floor area up to 25,000 square feet: and for warehouses with a gross floor area in excess of 25,000 square feet, a minimum of 5 parking spaces plus one additional space for each 5,000 square feet or fraction thereof over and above 25,000 square feet
Food Manufacturing, Processing, Wholesale Sales and Storage	1 parking space for each 400 square feet
Light Manufacturing	1 parking space for each 400 square feet
Research and Development.	1 parking space for each 250 square feet of gross floor area
Warehousing	A minimum of 5 parking spaces for warehouses with a gross floor area up to 25,000 square feet:

	and for warehouses with a gross floor area in excess of 25,000 square feet, a minimum of 5 parking spaces plus one additional space for each 5,000 square feet or fraction thereof over and above 25,000 square feet
Other Uses This category includes those uses which do not fall into any other category, and are not temporary uses, uses subject to Director's Review, or uses subject to permit in this zone, which the Director deems the use consistent with the purpose and intent of this overlay and similar to other uses permitted herein.	To be determined by the Director with consideration for the number of employees and visitors reasonably expected for the particular use, as sufficiently demonstrated in the applicable land use application

Reduction in Parking

Reduction in the number of parking spaces required by this code may be permitted with approval of the Director. The developer, property owner, or authorized agent shall determine the number of parking spaces sufficient for the proposed use and shall provide justification acceptable to the Director of and/or the Planning Commission to support the determination.

17.20.810 - DEVELOPMENT STANDARDS

- A. *General Development Standards:*** Property in the EOZ shall be subject to the following general development standards:

Front Yard Setback	20 feet
Interior Side Yard Setback	10 feet
Street Side Yard Setback	20 feet
Rear Yard Setback	10 feet
Maximum height of structure without a CUP	50 feet
Maximum Floor Area Ratio (F.A.R.)	.50

1. No building may be constructed which would shade any existing active solar energy system on adjoining property without the consent of the affected property owner (Refer to Section 17.04.240).
2. Buildings and structures over 50ft in height shall be subject to a Conditional Use Permit.
3. Proposed projects within 100 feet of an existing residential use shall be required to mitigate detrimental or potentially detrimental impacts to the reasonable use of the residential property, to the satisfaction of the Director. Additional requirements based on proximity to existing residential uses are outlined in Section I, below.

- B. *Paving.*** Required parking areas, as well as the maneuvering areas and driveways used for access thereto shall be paved with: (NOTE: Permits are required for any work done in the public right-of-way.)

1. Concrete surfacing to a minimum thickness of 3½ inches with expansion joints as necessary; or
2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of 2 inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of 4 inches.
3. For commercial and industrial truck parking and drive aisles, asphalt surfacing rolled to a smooth hard surface having a minimum thickness of 3 inches after compaction and, at a minimum, designed to accommodate a traffic index (TI) of 6.5 as calculated in accordance with the latest edition of the CalTrans Highway Design Manual. Large industrial projects may need a greater TI based upon their use.

4. Other alternative material that will provide at least the equivalent in dust-free service, life and appearance of the materials and standards which would be employed for development.
5. The Director shall review and report on the adequacy of paving where modification of base is proposed, or where alternative materials are proposed. The Director may approve such modification or such alternative materials.

C. Size and Marking of Spaces.

1. No less than 65% of the parking spaces shall exhibit minimum dimensions of 9 feet in width by 20 feet in length, with required disabled person spaces at the dimensions as provided by law.
2. No more than 35% of the parking spaces may exhibit minimum dimensions of 8 feet in width by 17 feet in length. Such spaces shall be labelled "compact car only" in a manner acceptable to the Director.
3. No parking shall occur in the first 10 feet of a required front or street side yard.
4. Where parking abuts an alley, the improved alley may be used as an aisle subject to approval of the parking lot design
5. For parallel parking, minimum aisles are 12 feet and minimum parking space dimensions are 8 feet by 24 feet.

D. Landscaping

1. Landscape designs shall be consistent throughout a project site. A combination of landscape materials should be arranged in a harmonious manner as an integral part of project design to enhance building design, public view, and interior spaces and provide buffers and transitions as needed. Unrelated and random choice or placement of plant materials shall be avoided; however, variety may be employed to intensify distinction between spaces or to strengthen a sense of place or movement, or to promote energy and water conservation and mitigate erosion.
2. The type, scale and proportion of landscape materials shall be appropriate to the site and/or structures to which they relate.
3. Plant material shall be selected for interest in its structure, texture, color, ultimate growth and water efficiency. Plants that are native or climate adaptive to the high desert area of Lancaster and/or others that will be hardy, harmonious with project design, and of good appearance, shall be used. Drought-resistant varieties of plants shall be used wherever feasible. Turf shall not be permitted. Drought-resistant varieties of plants shall be used in accordance with Title 8, Chapter 8.50, Landscaping Installation and Maintenance of the Lancaster Municipal Code.

4. Landscaped areas shall be irrigated by an automatic system with separate stations for each hydrozone. The irrigation system shall be designed and equipped to incorporate water conservation techniques such as drip systems, moisture sensors and anti-drain valves. Sprinkler systems shall be designed to prevent water from falling onto impervious surfaces. The system shall comply with Title 8, Chapter 8.50, Landscaping Installation and Maintenance of the Lancaster Municipal Code.
5. All areas within the site which are not needed for buildings, sidewalks, vehicle access or parking, shall be landscaped
6. All landscaped planter areas shall be completely bordered by a 6-inch P.C.C. curbing to prevent irrigation runoff and act as a wheel stop where necessary. Where used as a wheel stop, the 6-inch curb may be counted toward the required length of the parking space.
7. All interior areas of parking lots shall be landscaped with a minimum of one shade tree plus one shade tree for each 4 parking spaces along with the other plant materials.
8. Not less than 10% of the lot area remaining after the area to be covered by buildings has been subtracted from the total lot area, shall be landscaped.

E. Wall and Fences

1. Wall and fences shall not exceed 6 feet in height. A fence or wall may be constructed to a height in excess of 6 feet with a Director's Review.
2. Prohibited Materials. Fiberglass sheeting, bamboo sheeting, black or green fabric, barbed wire, razor ribbon, or other similar temporary material shall not be permitted as a fencing material. In the case of temporary construction fencing for properties with an active building permit in good standing, black, green or other colored fabric may be installed to the satisfaction of the Director.

F. Signs

1. Comprehensive sign programs for multi-tenant projects or an individual sign plan for single-tenant projects must be submitted to and approved by the Director. Sign plans must be fully dimensioned including the proposed sign location(s), elevations, colors, and materials.
2. Prohibited signs include those listed in Section 17.16.150, Signs – General Provisions. Off-premises outdoor advertising signs are also prohibited.
3. Signs should comply with the standards set forth in the following sections:
 - Section 17.16.150, Signs – General Provisions
 - Section 17.16.160, Business Signs
 - Section 17.16.170, Building Identification Signs

- Section 17.16.180, Temporary Signs
- Section 17.16.190, Directional and/or Information Signs
- Section 17.16.200, Special Purpose Signs

G. Height regulations. The height of buildings or structures shall be as follows:

1. No building or structure shall exceed a height of 50 feet;
2. No building may be constructed which would shade any existing active solar energy system on adjoining property without the consent of the affected property owner. (See subsection 1 in the definition of solar energy system in Section 17.04.240.)

H. Noise. Uses which generate noise by the nature of their function and/or processes shall be required to demonstrate that the noise levels emitted from the use shall not exceed 65 dBA at any property line. A detailed noise attenuation study by a qualified acoustical engineer may be required by the Director or his designated representative to determine appropriate mitigation and methods to incorporate same into project design. Site design methods which may be utilized to reduce noise include:

1. The use of building setbacks and dedication of noise easements to increase the distance between the noise source and receiver;
2. The location of uses and orientation of buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise-sensitive areas and uses;
3. The placement of noise-tolerant land uses, such as parking areas, between the noise source and receiver;
4. The placement of noise-tolerant structures, such as garages or carports, to shield noise-sensitive areas;
5. Clustering of office or commercial structures to reduce interior open space noise levels.

I. Additional Standards – Adjacent to Residential Use

1. When abutting or adjacent to an existing residential use, the following requirements shall also be applied:
 1. Artificial lighting used to illuminate the premises shall be directed away from adjacent residential use.
 2. No signs shall be placed in a manner which visually intrudes into adjoining residential use.
 3. Trees shall be utilized as a means of improving the interface between commercial and residential uses where appropriate.

4. A minimum 10-foot wide landscape setback shall be required along property lines abutting or adjacent to a residential use.
5. Where multi-story buildings or buildings taller than 35 feet are to be utilized on lots abutting an existing residential use property, such buildings shall be located or oriented in a manner which will minimize visual intrusion into neighboring residential use property.
6. Noise generating elements including loading docks shall be oriented away from residential uses and may require additional setbacks.
7. When abutting or adjacent to an existing residential use, the following additional setback requirements shall also be applied:
 - a. An additional 10-foot setback from the property line abutting or adjacent to residential uses;
 - b. Multi-story buildings or buildings taller than 35' along the property line abutting or adjacent to the residential uses shall include an additional five (5) foot setback for every story or every additional five (5) feet in height.

17.20.820 - ADDITIONAL STANDARDS

- A. All uses shall comply with the air quality standards of the Air Quality Management District (AQMD) or the city of Lancaster, whichever is more restrictive.
- B. Light industrial uses within the "East Side Overlay Zone District" shall be compatible with adjacent existing uses through proper site planning, building design, and landscaping.