

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ANAHEIM AMENDING CHAPTERS 18.04 (SINGLE-FAMILY RESIDENTIAL ZONES); 18.06 (MULTIPLE-FAMILY RESIDENTIAL ZONES); 18.14 (PUBLIC AND SPECIAL-PURPOSE ZONES); 18.36 (TYPES OF USES); 18.38 (SUPPLEMENTAL USE REGULATIONS); 18.40 (GENERAL DEVELOPMENT STANDARDS); 18.42 (PARKING AND LOADING); 18.92 (DEFINITIONS); and 18.122 (BEACH BOULEVARD SPECIFIC PLAN NO. 2017-1 (SP 2017-1) OF TITLE 18 (ZONING) OF THE ANAHEIM MUNICIPAL CODE; AND FINDING AND DETERMINING THAT THIS ORDINANCE IS EXEMPT FROM THE REQUIREMENTS TO PREPARE ADDITIONAL ENVIRONMENTAL DOCUMENTATION PER PUBLIC RESOURCES CODE SECTION 21080.17 AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15282(H), 15061(B)(3); 15301, CLASS 1 (EXISTING FACILITIES); AND, 15303, CLASS 3 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) BECAUSE IT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

(ZONING CODE AMENDMENT NO. 2020-00169)
(ADJUSTMENT NO. 2 TO THE BEACH BOULEVARD SPECIFIC PLAN NO. 2017-1
(SPN2017-00001B))
(DEV2020-00001)

WHEREAS the State of California has identified housing construction as a statewide priority and the legislature has adopted numerous reforms and incentives to facilitate and expedite its production of housing including recent changes to State law to reduce barriers, streamline approvals and encourage the development of Accessory Dwelling Units and Junior Accessory Dwelling Units; and

WHEREAS on October 9, 2019, the Governor of California approved Assembly Bill No. 881 (Chapter 659, Reg. Sess. 2019) ("AB 881"), which eliminated perceived barriers to the development of Accessory Dwelling Units in single-family and multiple-family residential zones; and

WHEREAS on October 9, 2019, the Governor of California approved Assembly Bill No. 68 (Chapter 655, Reg. Sess. 2019) ("AB 68"), which requires a local government to ministerially approve Junior Accessory Dwelling Units in single-family residential zones; and

WHEREAS, the purpose of this ordinance is to comply with State law regarding the development of Accessory Dwelling Units and Junior Accessory Dwelling Units to implement the goals and policies of the Housing Element of the Anaheim General Plan. It is also the purpose of this ordinance to preserve the integrity and character of residential neighborhoods; and

WHEREAS from time to time and by resolution, the City Council of the City of Anaheim ("City Council") may identify areas of the City with insufficient water and sewer services and where Accessory Dwelling Units and Junior Accessory Dwelling Units result in impacts to traffic circulation and public safety and therefore Accessory Dwelling Units and Junior Accessory Dwelling Units may not be permitted in such areas; and

WHEREAS, the City Council finds that this ordinance complies with State law regarding the development of Accessory Dwelling Units and Junior Accessory Dwelling Units, and implements the goals and policies of the Housing and Public Services and Facilities Elements of the General Plan by ensuring that adequate housing to meet the needs of the community is served by adequate public utility infrastructure; and

WHEREAS, pursuant to the City's police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council has the authority to enact and enforce ordinances and regulations for the public peace, morals and welfare of the City of Anaheim (the "City") and its residents; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*; herein referred to as "CEQA") and the State of California Guidelines for Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "State CEQA Guidelines"), the City is the "lead agency" for the preparation and consideration of environmental documents for this ordinance; and

WHEREAS, the City Council finds and determines that this ordinance is exempt from the requirements to prepare additional environmental documentation per Public Resources Code Section 21080.17 and California Environmental Quality Act (CEQA) Guidelines Sections 15282 (h), 15061(b)(3); 15301, Class 1 (Existing Facilities); and, 15303, Class 3 (New Construction or Conversion of Small Structures); and

WHEREAS, the City Council determines that this ordinance is a matter of City-wide importance and necessary for the preservation and protection of the public peace, health, safety and/or welfare of the community and is a valid exercise of the local police power and in accord with the public purposes and provisions of applicable State and local laws and requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ANAHEIM DOES ORDAIN AS FOLLOWS:

SECTION 1. That Table 4-B (Accessory Uses and Structures: Single-Family Residential Zones) of Chapter 18.04 (Single-Family Residential Zones) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

Table 4-B ACCESSORY USES AND STRUCTURES: SINGLE-FAMILY RESIDENTIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited			
	RH- 1	RH- 2	RH- 3	RS- 1	RS- 2	RS- 3	RS- 4	Special Provisions
Accessory Living Quarters	P	P	P	P	P	N	N	Subject to 18.04.080.020 & 18.38.020
Accessory Dwelling Unit	P	P	P	P	P	P	P	Subject to 18.38.015
Accessory Dwelling Unit - Junior	P	P	P	P	P	P	P	Subject to 18.38.015
Agricultural Workers Quarters	P	P	N	N	N	N	N	Requires a minimum lot size of ten (10) acres
Animal Keeping	P	P	P	P	P	P	P	Subject to 18.38.030, except that in the RH-2 Zone, equine, bovine, sheep, goats & swine may be kept, stabled, tethered or otherwise maintained on minimum 22,000 sq. ft. parcels
Antennas–Dish	P	P	P	P	P	P	P	Subject to 18.38.050 (may require a conditional use permit)
Antennas–Receiving	P	P	P	P	P	P	P	Subject to 18.38.050
Day Care–Large Family	P	P	P	P	P	P	P	Subject to 18.38.140
Day Care–Small Family	P	P	P	P	P	P	P	
Fences & Walls	P	P	P	P	P	P	P	Subject to 18.46.110; this use may occur on a lot with or without a dwelling
Greenhouses–Private	P	P	P	P	P	N	N	
Home Occupations	P	P	P	P	P	P	P	Subject to 18.38.130
Landscaping & Gardening	P	P	P	P	P	P	P	Subject to Chapter 18.46; this use may occur on a lot with or without a dwelling
Mechanical & Utility Equipment–Ground Mounted	P	P	P	P	P	P	P	Subject to 18.38.160

Table 4-B ACCESSORY USES AND STRUCTURES: SINGLE-FAMILY RESIDENTIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited			
	RH- 1	RH- 2	RH- 3	RS- 1	RS- 2	RS- 3	RS- 4	Special Provisions
Mechanical & Utility Equipment—Roof Mounted	N	N	N	P	P	P	P	Subject to 18.38.170
Parking Lots & Garages	P	P	P	P	P	P	P	To serve needs of primary use only; four-car limit for garages in RS-1 and RS-2 Zones
Petroleum Storage—Incidental	P	P	P	P	P	P	P	
Recreation Buildings & Structures	P	P	P	P	P	P	P	
Short-Term Rentals	P	P	P	P	P	P	P	Subject to an administrative use permit as provided in Chapter 4.05
Solar Energy Panels	P	P	P	P	P	P	P	Subject to § 18.38.170
Signs	P	P	P	P	P	P	P	Subject to Chapter 18.44

SECTION 2. That Subsection .30 Section 18.04.070 (Structural Heights) of Chapter 18.04 (Single-Family Residential Zones) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

.030 Accessory Buildings. Non-habitable and habitable accessory structures, including but not limited to, garages, garden and storage sheds, and accessory living quarters, shall not exceed a height of one (1) story or sixteen (16) feet, whichever is less. This provision shall not apply to structures that are located outside of all required setback areas and comply with the same provisions as the main dwelling. All accessory structures encroaching into required setback areas may be subject to additional height restrictions as outlined in Section 18.04.100 (Table 4-J — Permitted Encroachments for Accessory Uses/Structures: Single- Family Residential Zones).

SECTION 3. That Table 6-B (Accessory Uses and Structures: Multiple-Family Residential Zones) of Chapter 18.06 (Multiple-Family Residential Zones) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

Table 6-B ACCESSORY USES AND STRUCTURES: MULTIPLE-FAMILY RESIDENTIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited	
	RM- 1	RM- 2	RM- 3	RM- 3.5	RM- 4	Special Provisions
Accessory Dwelling Unit	P	P	P	P	P	Subject to 18.38.015
Accessory Dwelling Unit - Junior	P	P	P	P	P	Subject to 18.38.015; only allowed on properties with an existing single-family residence
Animal Keeping	P	P	P	P	P	Subject to § 18.38.030
Antennas–Dish	P	P	P	P	P	Subject to § 18.38.050 (may require conditional use permit)
Antennas–Receiving	P	P	P	P	P	Subject to § 18.38.050
Day Care–Large Family	P	P	P	P	P	Subject to § 18.38.140
Day Care–Small Family	P	P	P	P	P	
Fences & Walls	P	P	P	P	P	Subject to § 18.46.110; a fence or wall may occur on a lot with or without any other primary use structure
Home Occupations	P	P	P	P	P	Subject to § 18.38.130
Landscaping & Gardens	P	P	P	P	P	Subject to Chapter 18.46; this use may occur on a lot with or without any other primary use structure
Mechanical & Utility Equipment–Ground Mounted	P	P	P	P	P	Subject to § 18.38.160
Mechanical & Utility Equipment–Roof Mounted	P	P	P	P	P	Subject to § 18.38.170
Parking Lots & Garages	P	P	P	P	P	To serve needs of primary use only
Recreation Buildings & Structures	P	P	P	P	P	
Short-Term Rentals	P	P	P	P	P	Subject to an administrative use permit as provided in Chapter 4.05
Signs	P	P	P	P	P	Subject to Chapter 18.44

Table 6-B ACCESSORY USES AND STRUCTURES: MULTIPLE-FAMILY RESIDENTIAL ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited	
	RM- 1	RM- 2	RM- 3	RM- 3.5	RM- 4	Special Provisions
Solar Energy Panels	P	P	P	P	P	Must be mounted on the roof and, if visible from the street level, must be parallel to the roof plane
Valet Parking	M	M	M	M	M	
Vending Machines	P	P	P	P	P	Shall be screened from view from adjacent non-industrial property and public rights-of-way

SECTION 4. That Table 14-B (Accessory Uses and Structures: Public and Special-Purpose Zones) of Chapter 18.14 (Public and Special-Purpose Zones) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

Table 14-B ACCESSORY USES AND STRUCTURES: PUBLIC AND SPECIAL- PURPOSE ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited	
	OS	PR	SP	T	Special Provisions	
Accessory Dwelling Unit	N	N	N	P	One Accessory Dwelling Unit allowed on a single-family detached dwelling unit on one legal lot in existence on July 8, 2004, the effective date of Ord. 5920, with a General Plan Residential Land Use designation of Estate, Low Density, Low-Medium Hillside Density and Low-Medium Density. The development standards of the RS-2 Zone shall apply for lots 7,200 square feet or greater in size. The development standards of the RS-3 Zone shall apply for lots that are less than 7,200 square feet in size.	
Accessory Dwelling Unit – Junior	N	N	N	P	One Accessory Dwelling Unit - Junior allowed on a single-family detached dwelling unit on one legal lot in existence on July 8, 2004, the effective date of Ord. 5920, with a General Plan Residential Land Use designation of Estate, Low Density, Low-Medium Hillside Density and Low-Medium Density. The development standards of the RS-2 Zone shall apply for lots 7,200 square feet or greater in size. The development standards of the RS-3 Zone shall apply for lots that are less than 7,200 square feet in size.	
Accessory Entertainment	N	P	P	P	Subject to § 18.16.060 in conjunction with a commercial use	

Table 14-B ACCESSORY USES AND STRUCTURES: PUBLIC AND SPECIAL- PURPOSE ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited
	OS	PR	SP	T	Special Provisions
Agricultural Workers Quarters	N	N	N	P	Allowed only if agricultural operation on the lot is a minimum of 10 acres; no kitchens are allowed
Animal Keeping	P	P	P	P	Only in conjunction with residence; subject to § 18.38.030
Antennas–Dish	P	P	P	P	Subject to § 18.38.050
Antennas–Receiving	P	P	P	P	Subject to § 18.38.050
Bingo Establishments	N	N	P	P	Subject to Chapter 7.34
Caretaker Units	P	P	P	P	Subject to § 18.38.090
Day Care–Large Family	N	N	N	P	Subject to § 18.38.140
Day Care–Small Family	N	N	N	P	
Fences & Walls	P	P	P	P	Subject to § 18.40.050; this use may occur on a lot without a primary use
Home Occupations	P	P	P	P	Only in conjunction with a residence; subject to § 18.38.130
Landscaping & Gardens	P	P	P	P	Subject to Chapter 18.46; this use may occur on a lot without a primary use
Mechanical & Utility Equipment–Ground Mounted	P	P	P	P	Subject to § 18.38.160
Mechanical & Utility Equipment–Roof Mounted	P	P	P	P	Subject to § 18.38.170
Parking Lots & Garages	P	P	P	P	To serve needs of primary use only
Petroleum Storage–Incidental	N	N	N	P	
Portable Food Carts	N	P	P	P	Subject to § 18.38.210
Recreation Buildings & Structures	P	P	P	P	
Recycling Services–Consumer	N	P	P	P	Subject to Chapter 18.48

Table 14-B ACCESSORY USES AND STRUCTURES: PUBLIC AND SPECIAL- PURPOSE ZONES					P=Permitted by Right C=Conditional Use Permit Required M=Minor Conditional Use Permit Required N=Prohibited
	OS	PR	SP	T	Special Provisions
Signs	P	P	P	P	Subject to Chapter 18.44
Solar Energy Panels	P	P	P	P	Must be mounted on the roof and, if visible from the street level, must be parallel to the roof plane
Valet Parking	M	M	M	M	
Vending Machines	P	P	P	P	Shall be screened from view from public rights-of-way and shall not encroach onto sidewalks

SECTION 5. That Section 18.36.050 (Accessory Use Classes) of Chapter 18.36 (Types of Uses) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

18.36.050 ACCESSORY USE CLASSES.

The following use classes are intended to describe only those uses that are incidental to and customarily associated with a primary use or main structure located on the same lot.

.005 Accessory Dwelling Unit. This use class consists of a residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot zoned for residential use with a proposed or existing main dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation independent from the main dwelling unit. An Attached Accessory Dwelling Unit is attached to the main dwelling unit, having at least one (1) common wall and a common roof with the main dwelling unit. A Detached Accessory Dwelling Unit is detached from the main dwelling unit.

.010 Accessory Dwelling Unit - Junior. This use class consists of a residential dwelling unit that is no more than 500 square feet in size, includes an efficiency kitchen, and is contained entirely within a single-family residence. An Accessory Dwelling Unit - Junior may include separate sanitation facilities or may share sanitation facilities with the existing structure.

.015 Accessory Living Quarters. This use class consists of habitable space for non-paying guests or household employees, for an allowable residence located on the same residentially zoned lot.

.020 Agricultural Workers Quarters. This use class consists of dwellings occupied by employees primarily engaged in commercial agricultural operations, and located on land owned or rented by the agricultural operator. Family members of the agricultural employees may also live in the same unit.

.030 Amusement Devices. This use class consists of six (6) or fewer amusement devices, and any number of amusement devices that occupy forty-nine percent (49%) or less of the public floor area of an establishment.

.035 Automated Teller Machines (ATM's). This use class consists of cash dispensing machines that are typically located inside an existing business.

.040 Animal Keeping. This use class consists of keeping of pets and other domesticated animals owned by occupants of the lot, and not kept for remuneration, hire or sale.

.050 Antennas–Dish. This use class consists of circular or nearly circular antennas used for the reception of electronic signals relayed by satellites moving through the sky.

.060 Antennas–Receiving. This use class consists of roof-mounted antennas used for the reception of television, radio or other electronic signals from ground-mounted transmitting antennas or relay stations.

.070 Bingo Establishments. This use class consists of establishments that offer bingo games to the public for the purpose of fundraising for an organization.

.080 Caretaker Units. This use class consists of one dwelling unit per lot, used for the sole purpose of providing security, maintenance or similar services for an allowable non-residential use located on the same non-residentially zoned lot.

.090 Day Care–Large Family. This use class consists of a day care facility located in a single-family residence, where an occupant of the residence provides care and supervision for between nine (9) and fourteen (14) children less than eighteen (18) years of age for periods of fewer than twenty-four (24) hours per day. Children less than the age of ten (10) years who reside in the home count as children served by the facility.

.100 Day Care–Small Family. This use class consists of a day care facility located in a single-family residence, where an occupant of the residence provides care and supervision for eight (8) or fewer children less than eighteen (18) years of age for periods of fewer than twenty-four (24) hours per day. Children less than the age of ten (10) years who reside in the home count as children served by the facility.

.105 Entertainment–Accessory. This use class consists of accessory entertainment offered in conjunction with a restaurant as defined in Section 18.92.210 of this code or other primary land use. The entertainment provided is intended to be part of the service provided at the establishment and is not the primary draw of customers to the establishment. The entertainment is not the primary source of income for the establishment. Typical land uses are coffee houses with live music, restaurants with live music, and accessory music within a bar.

.110 Fences & Walls. This use class consists of a continuous barrier, including gates that separate, screens, encloses or marks the boundary of a lot or development. The barrier may consist of man-made materials, vegetative materials, earthen berms, or other natural or fabricated barrier.

.120 Greenhouses–Private. This use class consists of a greenhouse, detached from the main dwelling and no larger than twenty percent (20%) of the main dwelling, used for gardening purposes. An attached greenhouse is considered to be part of the main dwelling.

.130 Home Occupations. This use class consists of an occupation that is carried on in any approved dwelling unit by the resident of the dwelling unit, and is incidental to the use of the dwelling unit such that it does not change the residential character of the unit or neighborhood.

.140 Landscaping & Gardens. This use class consists of the noncommercial growing of trees, shrubs, flowers, gardens and other natural planting materials, as well as the use of non-vegetative landscaping materials.

.150 Mechanical & Utility Equipment–Ground Mounted. This use class consists of ground-mounted mechanical or utility equipment, such as compressors, condensers, pipes used for heating and cooling, water backflow devices, above-ground fire lines, pad-

mounted transformers, electric vehicle charging stations and other activities associated with and incidental to the main and accessory building.

.160 Mechanical & Utility Equipment–Roof Mounted. This use class consists of roof-mounted mechanical or utility equipment, such as compressors, condensers, pipes, vents, ducts, and other activities associated with and incidental to the main building.

.170 Outdoor Displays. This use class consists of the display of merchandise outside of an enclosed structure for the purpose of showing the merchandise to potential buyers or users.

.180 Outdoor Storage. This use class consists of overnight storage of materials or finished products that are associated with and incidental to the primary use of the site.

.190 Parking Lots & Garages. This use class consists of open parking lots and structures, including garages and carports, designed to be used for parking automobiles. The overnight storage of work related vehicles used during business hours is included in this use class.

.195 Valet Parking. A parking service provided to accommodate users of an establishment, which service is incidental to the establishment and by which an attendant on behalf of the establishment takes temporary custody of the users' vehicles and moves, parks, stores or retrieves the vehicle.

.200 Petroleum Storage–Incidental. This use class consists of the storage of petroleum products, such as small quantities of gasoline, oil and lighter fluid, for use on-site, but not for resale or use off-site.

.210 Portable Food Carts. This use class consists of portable carts from which coffee, non-alcoholic drinks, or prepared food is sold, and that are removed during the hours when the principle use with which they are associated is not operational.

.220 Recreation Buildings & Structures. This use class consists of recreational uses associated with residential dwellings, such as swimming pools, cabanas, dressing rooms, private noncommercial workshops, barns, tennis and paddleball courts, play equipment, and non-habitable tree houses.

.225 Recycling Services–Consumer. This use class consists of small-scale waste collection facilities as defined as a "Reverse Vending Machine" and "Small Collection Facility" in Chapter 18.48 (Recycling Facilities).

.230 Retail Floor, Wall & Window Coverings. This use class consists of the sale of tile, floor coverings, wall coverings, and window coverings as an accessory use to a primary permitted industrial use.

.250 Repealed by Ord. XX, DATE

.260 Short-Term Rentals. This use class consists of the rental of an approved short-term rental unit for occupancy, dwelling, lodging or sleeping purposes for a period of less than thirty (30) consecutive calendar days in duration in a zoning district where residential uses are allowed.

.270 Signs. This use class consists of any device used for visual communication intended to attract the attention of the public and that is visible from a public right-of-way or other properties. Items of merchandise normally displayed within a show window of a business are not included.

.280 Solar Energy Panels. This use class consists of any solar collector(s) or other solar energy device(s) whose primary purpose is to provide for the collection of solar energy for space heating, space cooling, electric generation, or water heating.

.290 Thematic Elements. This use class consists of non-occupiable structures that are intended to add interest to a specific area. Examples include gateways, towers,

public art displays, monuments, fountains, sculptures, spires, and similar architectural features.

.300 Vending Machines. This use class consists of an unattended, self-service device that, upon insertion of a coin or token, dispenses something of value, including food, beverages, merchandise or services.

.310 Warehousing & Storage-Outdoors. This use class consists of the outdoor storage of equipment, materials, and finished products or refuse basic to the operations of permitted uses, other than the storage classified under the "Outdoor Storage Yards" use class.

SECTION 6. That Section 18.38.015 (Accessory Dwelling Units) of Chapter 18.38 (Supplemental Use Regulations) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

18.38.015 ACCESSORY DWELLING UNITS AND ACCESSORY DWELLING UNITS
- JUNIOR.

.010 Intent. The City recognizes the importance of livable housing and an attractive, suitable living environment for all residents. The State Legislature has declared that Accessory Dwelling Units and Junior Accessory Dwelling Units are a valuable form of housing in California. It is the intent of the City to permit Accessory Dwelling Units and Junior Accessory Dwelling Units in all areas zoned to allow single-family or multiple family residential use, in conformance with State law, in all those areas and subject to standards that will ensure the units contribute to a suitable living environment for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods. It is not the intent of this section to override lawful use restrictions as may be set forth in conditions, covenants and restrictions or similar instruments.

.015 Definitions. For the purposes of this Section, the following words, terms, and phrases shall have the following meanings:

.0051 "Efficiency Kitchen" A room used, or intended or designed to be used, for cooking or the preparation of food that includes at minimum a cooking facility with appliances, food preparation counter, and storage cabinets.

.0052 "Sanitation Facility" A room that includes a toilet compartment, sink with hot and cold water taps, and shower or bathtub.

.0053 "Junior Accessory Dwelling Unit" A use class defined as an Accessory Dwelling Unit - Junior in subsection .010 of Section 18.36.050 (Accessory Use Classes).

.020 Multiple-Family Zones. For development of Accessory Dwelling Units in zones that allow multiple-family dwellings, the provisions of Government Code Section 65852.2 shall apply as the same may be amended from time to time:

.0151 A local agency shall allow at least one Accessory Dwelling Unit within an existing multiple-family dwelling and shall allow up to 25 percent of the existing multiple-family dwelling units.

.0152 Not more than two Accessory Dwelling Units that are located on a lot that has an existing multiple-family dwelling, but are detached from that multiple-family dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.

.025 Density Provisions. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit that conforms to the requirements of this section shall not be considered to exceed the allowable density for the lot upon which such unit is proposed to be established, and shall be deemed to be an accessory residential use which is consistent with the existing general plan and zoning designations for the lot.

.030 Number of Units Per Parcel. No more than one (1) Accessory Dwelling Unit and one (1) Junior Accessory Dwelling Unit shall be allowed on a single lot.

.040 Existing Lot and Uses. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be allowed if the existing lot and dwelling meet the following requirements:

.0401 The lot on which the Accessory Dwelling Unit or Junior Accessory Dwelling Unit is proposed to be established shall contain one existing or proposed permanent main dwelling unit, and no existing accessory living quarters, unless the proposal includes demolition or modification of such facility so as to comply with the provisions of this section; and

.0402 The Accessory Dwelling Unit is allowed in the zone in which it is proposed.

.050 Prohibited Locations. Accessory Dwelling Units or Junior Accessory Dwelling Units are not permitted in any area of the City identified, by resolution of the City Council, to be areas with insufficient sewer infrastructure where accessory dwelling units result in impacts to the public health and safety.

.060 Development Standards. The following development standards contained in Table 38-A (Accessory Dwelling Unit Development Standards) apply based on the type of unit and the applicable development standards. These standards shall apply to Accessory Dwelling Units and Junior Accessory Dwelling Units:

Table 38-A: Accessory Dwelling Unit Development Standards				
	Junior Accessory Dwelling Unit	Accessory Dwelling Unit ≤ 800 square feet	Accessory Dwelling Unit > 800 square feet	
Minimum Unit Size	150 square feet.	150 square feet.	150 square feet.	
Maximum Unit Size	500 square feet. ¹ ¹ Up to 150 square feet may be added to an existing main dwelling unit to accommodate ingress or egress, but the overall unit size	800 square feet.	<i>Attached</i>	<i>Detached</i>
			50% of main dwelling unit ² <i>or</i> 1,200 square feet (whichever is less). ² Studio and one-bedroom	1,200 square feet.

Table 38-A: Accessory Dwelling Unit Development Standards

	Junior Accessory Dwelling Unit	Accessory Dwelling Unit ≤ 800 square feet	Accessory Dwelling Unit > 800 square feet	
	shall not exceed 500 square feet.		units permitted up to 850 square feet. Two bedroom units permitted up to 1,000 square feet.	
Lot Coverage	The standards of the underlying zone shall apply.	Not Applicable.	The standards of the underlying zone shall apply.	
Structural Setbacks	The standards of the underlying zone shall apply.	Front: Underlying zone ³ Side: 4 feet Rear: 4 feet ³ A detached Accessory Dwelling Unit shall be located no closer to the front property line than the front-most building wall of the main dwelling unit; except for Accessory Dwelling Units resulting from the conversion of an existing garage, carport, or covered parking structure.	<i>Attached</i>	<i>Detached</i>
			Front: Underlying Zone Side: 4 Feet Rear: 4 Feet	Front: Underlying Zone ⁴ Side: 4 feet Rear: 4 feet ⁴ A detached Accessory Dwelling Unit shall be located no closer to the front property line than the front-most building wall of the main dwelling unit; except for Accessory Dwelling Units resulting from the conversion

Table 38-A: Accessory Dwelling Unit Development Standards

	Junior Accessory Dwelling Unit	Accessory Dwelling Unit ≤ 800 square feet		Accessory Dwelling Unit > 800 square feet	
					of an existing garage, carport, or covered parking structure.
Structural Height	The standards of the underlying zone shall apply.	<i>Attached</i>	<i>Detached</i>	<i>Attached</i>	<i>Detached</i>
		The standards of the underlying zone shall apply.	The maximum height is 16 feet or the height of the main dwelling unit, whichever is greater.	The standards of the underlying zone shall apply.	The maximum height is 16 feet or the height of the main dwelling unit, whichever is greater.
Building Separation	Not Applicable.	A detached Accessory Dwelling Unit shall have a minimum separation of 10 feet between the main dwelling unit and the detached Accessory Dwelling Unit.		A detached Accessory Dwelling Unit shall have a minimum separation of 10 feet between the main dwelling unit and the detached Accessory Dwelling Unit.	
Access	Must have independent entrance from the exterior into the Junior Accessory Dwelling Unit.	Must have independent entrance from the exterior into the Accessory Dwelling Unit.		Must have independent entrance from the exterior into the Accessory Dwelling Unit.	
Minimum Kitchen Requirements	Efficiency Kitchen.	Efficiency Kitchen.		Efficiency Kitchen.	
Sanitation Facility	May share Sanitation Facility with	Sanitation Facility.		Sanitation Facility.	

Table 38-A: Accessory Dwelling Unit Development Standards			
	Junior Accessory Dwelling Unit	Accessory Dwelling Unit ≤ 800 square feet	Accessory Dwelling Unit > 800 square feet
	main dwelling unit. ⁵ <i>or</i> May have separate Sanitation Facility. ⁵ When sharing Sanitation Facilities with the main dwelling unit, interior access shall be provided between the main dwelling unit and the Junior Accessory Dwelling Unit.		

.0601 Utility Services. The Accessory Dwelling Unit or Junior Accessory Dwelling Unit may be metered separately from the main dwelling unit for gas, electricity, communications, water and sewer services. For new construction, a separate utility connection may be required directly between the Accessory Dwelling Unit and the utility.

.0602 Accessory Dwelling Units shall not be required to provide fire sprinklers if they are not required for the primary residence;

.0603 Patio covers, semi-enclosed patio covers, enclosed patio covers, and porches that are attached to an Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall comply with requirements of the underlying zone.

.070 Design. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall conform to the following design standards:

.0701 Exterior stairs and doors shall not be visible from any public right-of-way, excluding alleys;

.0702 The design, color, material and texture of the roof shall be substantially the same as the main dwelling unit;

.0703 The color, material and texture of all building walls shall be similar to, and compatible with, the main dwelling unit;

.0704 The architectural style of the Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be the same or similar to the main dwelling unit, or, if no architectural style can be identified, the design of the Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be architecturally compatible with the main dwelling unit, and shall maintain the scale and appearance of the main dwelling unit;

.0705 If the Accessory Dwelling Unit is constructed above the main dwelling unit or garage, all windows and doors shall be designed to minimize the privacy impacts onto adjacent properties including, but are not limited to, window placement above eye level, windows and doors located toward the existing on-site residence;

.0706 Permitted driveways and walkways shall occupy no more than fifty percent (50%) of the required street setback area, in compliance with Section 18.46.100.050.0501;

.0707 When a garage, carport, or covered parking structure that is visible from any public right-of-way is converted or demolished in conjunction with the construction of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit, the design shall incorporate features to match the scale, materials and landscaping of the original main dwelling unit that preserve the existing streetscape and character of the surrounding neighborhood; and

.0708 Adequate access by emergency services to the main dwelling unit, Accessory Dwelling Unit, and Junior Accessory Dwelling Unit shall be provided.

.080 Parking. Parking for the Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be provided in accordance with Section 18.42.030 (Residential Parking Requirements).

.090 Historic Buildings.

.0901 An Accessory Dwelling Unit or Junior Accessory Dwelling Unit proposed for any lot that includes a building listed in the National Register of Historic Places, California Register of Historic Places, or the City of Anaheim's local historic inventory shall conform to the requirements for the historic structure;

.0902 An Accessory Dwelling Unit or Junior Accessory Dwelling Unit proposed for a property under a Mills Act Contract must comply with all Mills Act guidelines, including design conformance with the United States Secretary of the Interior Standards;

.0903 An Accessory Dwelling Unit or Junior Accessory Dwelling Unit proposed for any lot that includes a building listed in the National Register of Historic Places, California Register of Historic Places, or the City of Anaheim's local historic inventory are encouraged to comply with the design guidelines outlined in the City of Anaheim Citywide Historic Preservation Plan and other historic preservation plans as may be approved by the City Council; and

.0904 Notwithstanding the foregoing, if the City Council acts to establish mandatory design standards for historically classified structures, the Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall conform to the mandatory standards.

.100 Code Compliance. The Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be constructed in accordance with provisions of the latest edition of building and other codes adopted by the City.

.105 Sale or Conveyance of an Accessory Dwelling Unit.

.1051 An Accessory Dwelling Unit may be rented separate from the main dwelling unit but may not be sold or otherwise conveyed separate from the main dwelling unit.

.110 Ownership and Occupancy for Junior Accessory Dwelling Units.

.1101 Owner Occupancy Required. One of the residential dwellings on a lot on which the Junior Accessory Dwelling Unit is proposed to be established shall be occupied as the primary residence of the owner of the lot, and shall not be rented or leased as long as the Junior Accessory Dwelling Unit exists. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization;

.1102 Rental Occupancy. The residential unit that is not occupied by the owner of the property in conformance with this subsection may be rented for no less than 30 consecutive days at any time; and

.1103 Sale or ownership of a Junior Accessory Dwelling Unit separate from the main dwelling unit is prohibited.

.120 Deed Restrictions. Prior to issuance of a building permit for a Junior Accessory Dwelling Unit, the property owner shall execute a covenant setting forth the Ownership and Occupancy requirements and the following minimum requirements, in a form and substance satisfactory to the Planning and Building Department and City Attorney's Office, which shall be recorded in the office of the Orange County Recorder:

.1201 The Junior Accessory Dwelling Unit shall not be sold or owned separately from the main dwelling unit, and the parcel upon which the unit is located shall not be subdivided in any manner that would authorize such sale or ownership;

.1202 The Junior Accessory Dwelling Unit shall be a legal unit, and may be used as habitable space, only so long as either the main dwelling unit, or the Junior Accessory Dwelling, is occupied by the owner of record of the property; and

.1203 The restrictions shall be binding upon any successor in ownership of the property.

.125 Ownership and Occupancy for Accessory Dwelling Units shall be required for applications submitted on or after January 1, 2025, unless otherwise provided by State law, subject to sections 18.38.015.110 and 18.38.015.120.

.130 Existing Nonconforming Units. Accessory Dwelling Units that exist as of the effective date of this section that have previously been legally established may continue to operate as legal nonconforming Accessory Dwelling Units. Any Accessory Dwelling Unit that exists as of the effective date of this section, and has not previously been legally established, is considered an unlawful use, unless the Planning and Building Director determines that the unit meets the provisions of this section.

.140 Conversion of Existing Structures. Conversion of legally established structures or conversions of space not previously legally established for habitable space, such as attics, basements, garages or any other part of a residential property, into an Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be permitted. A legally established accessory structure may be demolished and rebuilt as an Accessory Dwelling Unit without additional structural setbacks when located in the same location and to the same dimension as the existing structure.

.1401 Conversion of an existing legal "granny unit" into an Accessory Dwelling Unit shall require that the unit meet the provisions of this Code; and

.1402 Legal nonconformities of the existing main dwelling unit shall be allowed to remain.

.150 Approval. The application for an Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall be reviewed by the Planning and Building Director for compliance with the provisions of this section. If the Planning and Building Director determines that the application and evidence submitted show that the Accessory Dwelling Unit or Junior Accessory Dwelling Unit will comply with the requirements of this Section 18.38.015, the application shall be approved within 60 days of receipt; otherwise, the

application shall be denied. Notwithstanding any other provision of this Code to the contrary, no waiver of, administrative adjustments, or variance from any requirement of this Section 18.38.015 shall be approved, nor shall any application for such a waiver, administrative adjustments, or variance be accepted for processing.

.160 Interpretation by Planning Commission. If a question arises relating to interpretation or applicability of a provision of this section, the matter shall be considered by the Planning Commission as a "Reports and Recommendations" item, and determined by resolution.

SECTION 7. That Subsection .020 of Section 18.38.020 (Accessory Living Quarters) of Chapter 18.38 (Supplemental Use Regulations) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

.020 Prohibition. An accessory living quarter shall not exist on a same lot with either an Accessory Dwelling Unit or an Accessory Dwelling Unit - Junior, as defined in Chapter 18.36 (Types of Uses) of this chapter.

SECTION 8. That Subsection .150 of Section 18.38.215 (Residential Uses of Motels, Commercial and Office Structures) of Chapter 18.38 (Supplemental Use Regulations) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

.150 Development Standards. The conversion of a structure to a residential use shall comply with the development standards in Table 38-B.

Table 38-B: Development Standards	
Minimum Floor Area	Studio units: 275 square feet One-bedroom units: 400 square feet
Minimum Size of Recreational-Leisure Areas	200 square feet for each dwelling unit including indoor and outdoor common areas; a common kitchen/ dining area shall be included as part of this requirement
Storage Areas	General storage cabinets with a minimum size of 100 cubic feet capacity shall be required for each dwelling unit, and may be provided adjacent to private recreational-leisure areas or located in close proximity to the unit
Parking and Loading	Requires Parking Demand Study pursuant to paragraph 18.42.040.010.0108 and a Parking Management Plan pursuant to subsection 18.38.215.180

.1501 Development standards related to the existing lots and building footprints, including lot width, structural setbacks, structural height, site coverage, and lot area, shall not apply.

.1502 With the exception of 18.38.215.150.1501 and Table 38-B, all other development standards of the "C-G" General Commercial Zone shall apply.

.1503 Applicants of conversion projects for existing structures shall not be required to bring said structures into conformance with the Zoning Code. New

construction associated with a conversion projects shall be required to meet all applicable development standards of the "C-G" General Commercial Zone.

SECTION 9. That Subsection .010 of Section 18.40.090 (Sound Attenuation for Residential Developments) of Chapter 18.40 (General Development Standards) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

.010 **Applicability.** Residential developments involving the construction of two (2) or more dwelling units, or residential subdivisions resulting in two (2) or more parcels, and located within six hundred (600) feet of any railroad, freeway, expressway, major arterial, primary arterial or secondary arterial, as designated by the Circulation Element of the General Plan, shall comply with the provisions of this section. The construction of an Accessory Dwelling Unit or Accessory Dwelling Unit – Junior shall not constitute a residential development subject to the provisions of this section.

SECTION 10. That Subsection .070 of Section 18.42.030 (Residential Parking Requirements) of Chapter 18.42 (Parking and Loading) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

.070 **Accessory Dwelling Unit and Accessory Dwelling Unit - Junior.** The minimum required number of off-street, on-site parking spaces for an Accessory Dwelling Unit and Accessory Dwelling Unit - Junior, as defined in subsection .005 and .010 of Section 18.36.050 (Accessory Use Classes) and in conformance with the criteria and standards of Section 18.38.015 (Accessory Dwelling Unit and Accessory Dwelling Unit - Junior) shall be based on the total number of bedrooms as follows:

Total Number of Bedrooms	Minimum Number of Parking Spaces (subject to exemptions in subsection .0701 below)
Studio	0
1 bedroom	1
2 bedroom	1

.0701 On-site parking is not required for an Accessory Dwelling Unit and Accessory Dwelling Unit - Junior in any of the following instances:

- (a) The Accessory Dwelling Unit is located within a one-half mile walking distance of a transit stop;
- (b) The Accessory Dwelling Unit is located within an architecturally and historically significant historic district;
- (c) The Accessory Dwelling Unit is part of the proposed or existing primary residence or an existing accessory structure;
- (d) When on-street parking permits are required but not offered to the occupant of the Accessory Dwelling Unit;
- (e) Where there is a car share vehicle station located within one block of the accessory dwelling unit;
- (f) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an Accessory Dwelling Unit or converted to an Accessory Dwelling Unit; and/or

(g) No parking is required for an Accessory Dwelling Unit – Junior.

.0702 If parking for the Accessory Dwelling Unit is provided in a garage which also provides parking for the main dwelling unit, the provided space(s) shall be for the exclusive use of the Accessory Dwelling Unit. The space(s) shall be separated from any garage spaces for the main dwelling unit by a wall or other permanent barrier, and shall have a separate or independent garage door;

.0703 The Accessory Dwelling Unit shall utilize the same vehicular access that serves the existing main dwelling unit, unless the Accessory Dwelling Unit has access from a public alley contiguous to the lot, or is located on a corner lot for which secondary access is permitted for parking outside the street side setback. A vehicular driveway that provides access to required parking shall have a minimum width of ten (10) feet;

.0704 Any additional required parking may be located in any configuration on the same lot.

.0705 No replacement parking is required when a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an Accessory Dwelling Unit or Accessory Dwelling Unit - Junior.

SECTION 11. That Subsection .080 of Section 18.42.030 (Residential Parking Requirements) of Chapter 18.42 (Parking and Loading) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

.080 Repealed by Ord. XXX, DATE

SECTION 12. That Section 18.92.080 (“E” Words, Terms and Phrases) of Chapter 18.92 (Definitions) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

"Easement." A legal right, such as a right-of-way, afforded an individual, business or other organization to make limited use of another's real property.

"Educational Institution." A public, parochial, private, charitable or nonprofit institution that provides educational instruction to students over the age of five (5) years.

"Efficiency Unit." Has the same meaning as defined and used in Section 17958.1 of the California Health and Safety Code.

"Emergency Shelter." Has the same meaning as defined and used in Section 50801(e) of the California Health and Safety Code.

"Employee." Shall include independent contractors and unpaid volunteers. The term "employ" shall include, without limitation, using or allowing services to be provided by an independent contractor or unpaid volunteer.

"Entertainment." Every form of live entertainment including, without limitation, any music, band or orchestra, act, play, burlesque, revue, pantomime, scene, karaoke, song or dance act or dancing by patrons. "Entertainment" includes, without limitation, a single event, a series of events, or an ongoing activity or business, occurring alone or as part of another business, to which the public is invited to watch, listen, or participate.

"Entertainment Premises." Any premises used for a restaurant, coffee shop, bar, nightclub, or establishment serving food, and/or other refreshments and where amusement and entertainment activities are conducted.

"Entity." Any firm, partnership, corporation, joint venture, unincorporated association or other association of any type or nature.

"Expressway, Scenic." A road intended to permit a relatively unimpeded traffic flow while allowing for motorists to view scenic features as they drive; "Scenic Expressways" are shown on the Roadway Network map of the General Plan.

SECTION 13. That Section 18.92.220 ("S" Words, Terms and Phrases) of Chapter 18.92 (Definitions) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

"Schools, Elementary, Junior High and High." An institution of learning which offers instruction in the several branches of learning and study required to be taught in public schools by the California Education Code.

"Senior Citizen." A person sixty-two (62) years of age or older; or fifty-five (55) years of age or older in a senior citizen housing development.

"Senior Citizens' Apartment Project." An apartment project approved pursuant to the provisions of Chapter 18.50 (Senior Citizens' Apartment Projects), with the occupancy of each dwelling unit being limited to at least one (1) resident of each such unit being a senior citizen, with the exception of not more than one (1) dwelling unit thereof, identified as the "resident manager's dwelling unit" in covenants recorded against the property, which unit may be occupied by a resident manager and his or her family, regardless of their ages.

"Senior Citizens' Apartment Project – Congregate Care." A senior citizens' apartment project, as the term is defined in this section, which also provides nursing, dietary and other personal services to residents.

"Senior Citizens' Dwelling Unit." Each dwelling unit within a senior citizens' apartment project, with the exception of the resident manager's dwelling unit, if any.

"Senior Citizen Housing Development." A residential development developed, substantially rehabilitated, or substantially renovated, for senior citizens that has at least thirty-five (35) dwelling units, as defined in California Civil Code Section 51.3.

"Senior Second Unit" or "Granny Unit." An Accessory Dwelling Unit that does not meet the requirements of Section 18.38.015 (Accessory Dwelling Units) for an Accessory Dwelling Unit, where the unit is for the sole occupancy of one (1) or two (2) adult persons, both of whom are sixty-two (62) years of age or over.

"Service Station." A retail place of business engaged primarily in the sale of motor fuels, and incidentally supplying goods and services required for the operation and maintenance of automotive vehicles.

"Setback, Required." The minimum dimension between a structure and the adjacent public right-of-way, such as a street, highway, expressway or freeway; or any adjacent private vehicle accessway easement, excluding private driveways; or any railroad or any riding and hiking trail easement; or any interior property line.

"Setback, Street Side." The side area abutting a street on a reverse corner lot, or a reverse building frontage of a normal corner lot, which extends from the rear property line to the front setback line.

"Single Housekeeping Unit." A non-transient group of persons jointly occupying a single dwelling unit, including the use of common areas, for the purpose of sharing household activities and responsibilities such as meals, chores and expenses.

"Smoking Lounges." A business establishment that is dedicated, in whole or part, to the smoking of tobacco or other substances, including but not limited to establishments known variously as cigar lounges, hookah cafes, tobacco clubs or tobacco bars.

"Special Event." A special event is any event, promotion or sale sponsored by a business, shopping center or organization which is held outside the confines of a building,

whether or not a business license is required, and which may include (or be limited to) the outdoor display of merchandise, the display of temporary signs, flags, banners or fixed balloons, or rides, games, booths or similar amusement devices, whether or not a fee or admission is charged for such event.

"Stable, Private." A structure or accessory building for the keeping of animals owned by the owners or occupants of the premises, which are not kept for remuneration, hire or sale. A stable may or may not include a corral.

"Stable, Public." A stable other than a private stable.

"Story." That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there is no floor above it, then the space between the floor and the ceiling above it; provided that, where maximum building height is specified in this title in terms of maximum number of stories, the maximum height shall not exceed twenty-five (25) feet for any one (1)-story building, thirty (30) feet for any two (2)-story building, thirty-five (35) feet for any two and one-half (2-1/2)-story building, and seventy-five (75) feet for any six (6)-story building.

"Street." A public or recorded private thoroughfare that affords primary means of access to abutting property.

"Street Line." The boundary line between a street and abutting property.

"Street Side." That street bounding a corner lot, and which extends in the general direction as the line determining the depth of the lot.

"Structure." Anything constructed or erected, which requires location on the ground, or attachment to something having a location on the ground.

"Structural Alterations." Any change in the supporting members of a building, such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in roof or exterior lines.

"Studio Unit." A dwelling unit without a bedroom.

SECTION 14. That Table 122-C (Accessory Use Classes by Development Area) of Chapter 18.122 (Beach Boulevard Specific Plan No. 2017-1 (SP 2017-1) Zoning and Development Standards) of Title 18 (Zoning) of the Anaheim Municipal Code be, and the same is hereby, amended and restated to read in full as follows:

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						Special Provisions
	R- LM	R- M	MU- M	MU- H	N- C	R- C	O	S- P	P- R	
Accessory Dwelling Unit	P	P	P	P	N	N	N	N	N	Subject to 18.38.015
Accessory Dwelling Unit - Junior	N	N	N	N	N	N	N	N	N	
Accessory Living Quarters	N	N	N	N	N	N	N	N	N	

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R- LM	R- M	MU- M	MU- H	N- C	R- C	O	S- P	P- R	Special Provisions
Agricultural Workers Quarters	N	N	N	N	N	N	N	N	N	
Accessory Entertainment	N	N	P	P	P	P	N	N	N	Subject to 18.16.060
Amusement Devices	N	N	P	P	P	P	N	N	N	Subject to 18.16.050
Animal Keeping	P	P	P	P	N	N	N	N	N	Subject to 18.38.030
Antennas–Dish	P	P	P	P	P	P	P	P	N	Subject to 18.38.050
Antennas–Receiving	P	P	P	P	P	P	P	P	N	Subject to 18.38.050 and 18.38.050.010
Automatic Teller Machines (ATM's)	N	N	P	P	P	P	P	P	P	Subject to 18.36.050.035
Bingo Establishments	N	N	P	P	P	P	C	C	C	Subject to Chapter 7.34
Caretaker Units	P	P	P	P	P	P	N	N	N	Subject to 18.38.090
Day Care–Large Family	P	P	P	P	N	N	N	N	N	Subject to 18.38.140
Day Care–Small Family	P	P	P	P	N	N	N	N	N	
Fences & Walls	P	P	P	P	P	P	P	P	P	Subject to 18.40.050; this use may occur on a lot without a primary use.
Greenhouses–Private	N	N	N	N	N	N	N	N	N	
Home Occupations	P	P	P	P	N	N	N	N	N	Subject to 18.38.130
Landscaping & Gardens	P	P	P	P	P	P	P	P	P	Subject to Chapter 18.46; this use may occur on a lot without a primary use.

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R- LM	R- M	MU- M	MU- H	N- C	R- C	O	S- P	P- R	Special Provisions
Mechanical & Utility Equipment – Ground Mounted	P	P	P	P	P	P	P	P	P	Subject to 18.38.160
Mechanical & Utility Equipment – Roof Mounted	P	P	P	P	P	P	P	P	P	Subject to 18.38.170
Outdoor Displays	N	N	P	P	P	P	N	N	N	Subject to 18.38.190
Outdoor Storage	N	N	N	N	N	N	N	N	N	
Parking Lots & Garages	P	P	P	P	P	P	P	P	P	To serve needs of on-site primary use only
Portable Food Carts	N	N	N	N	N	P	N	P	N	Subject to 18.38.210
Recreation Buildings & Structures	P	P	P	P	P	P	P	P	P	
Recycling Facilities	N	N	N	N	P	P	P	P	N	Subject to Chapter 18.48
Retail Sales–Kiosks	N	N	M	M	M	M	N	N	M	
Short-Term Rentals	N	N	N	N	N	N	N	N	N	
Signs	P	P	P	P	P	P	P	P	P	Subject to Chapter 18.44
Solar Energy Panels	P	P	P	P	P	P	P	P	P	Must be mounted on the roof and, if visible from the street level, must be parallel to the roof plane
Thematic Elements	N	N	C	C	C	C	N	N	N	
Valet Parking	M	M	M	M	M	M	M	M	N	

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R- LM	R- M	MU- M	MU- H	N- C	R- C	O	S- P	P- R	Special Provisions
Vending Machines	P	P	P	P	P	P	P	P	P	Shall be screened from view from public rights-of-way and shall not encroach onto sidewalks
Warehousing & Storage-Outdoors	N	N	N	N	N	N	N	N	N	

SECTION 15. SEVERABILITY.

The City Council of the City of Anaheim hereby declares that should any section, paragraph, sentence, phrase, term or word of this ordinance be declared for any reason to be invalid, it is the intent of the City Council that it would have adopted all other portions of this ordinance independent of the elimination of any such portion as may be declared invalid. If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION 16. CERTIFICATION

The City Clerk shall certify to the passage of this ordinance and shall cause the same to be printed once within fifteen (15) days after its adoption in the *Anaheim Bulletin*, a newspaper of general circulation, published and circulated in the City of Anaheim.

SECTION 17. EFFECTIVE DATE

This ordinance shall take effect and be in full force thirty (30) days from and after its final passage. All applications submitted on or after the effective date shall comply with the requirements of this ordinance.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the City Council of the City of Anaheim held on the ____ day of _____, 2020, and thereafter passed and adopted at a regular meeting of said City Council held on the ____ day of _____, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF ANAHEIM

By: _____
MAYOR OF THE CITY OF ANAHEIM

ATTEST:

CITY CLERK OF THE CITY OF ANAHEIM