

17.54.150 Construction and alteration subject to design standards. No building permit shall be issued for construction or alterations in the commercial, manufacturing and commercial manufacturing zones which meet the following criteria unless the director of planning or his or her designee determines that the construction or alteration authorized by that building permit conforms to the design guidelines adopted by resolution of the city council:

- A. Construction of a building with a gross floor area greater than five thousand square feet; or
- B. Construction of an addition of at least five hundred square feet to an existing building so that the combined gross floor area of the existing building and the addition exceeds five thousand square feet; or
- C. Structural alterations of more than fifty percent of the exterior walls of an existing building. (Ord. 964 §12, 1995)

Chapter 17.55

ADULT BUSINESS USES

Sections:

17.55.010 Locational standards for adult business uses.

17.55.010 Locational standards for adult business uses. No adult business, as that term is defined in Chapter 5.25 of this Code, shall be established on any property:

A. Within one thousand feet of an existing adult business. For the purposes of this subsection, an adult business shall be considered existing if either: (i) an adult business permit has been issued for the business; (ii) it is currently operating; or (iii) an adult business permit has been issued for the business but it is not currently operating due to a suspension of such permit.

B. Within five hundred feet of any park, existing religious institution or school, as those terms are defined in Chapter 5.25 of this Code, or property zoned for residential use. A religious institution or school shall be considered existing if such use: (i) is currently in use; (ii) has received a building permit; or (iii) is indicated on an adopted specific plan or plan submitted in connection with an improved land use entitlement application.

C. Within five hundred feet of any property used for residential use, if the property upon which the adult busi-

ness is proposed is located within the Adult Business Overlay Zone as provided in Chapter 17.19 of this Code.

The distances specified in this section shall be measured in a straight line, without regard for intervening structures and the boundaries of the city, from the nearest property line of the property upon which the adult business is proposed, to the nearest property line of the existing adult business, religious institution, school, park, or property zoned or used for residential use. (Ord. 1066 §3, 2005)

Chapter 17.56

METAL BUILDINGS

Sections:

- 17.56.010 Purpose and intent.
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- 17.56.030 Metal buildings--Prohibited.
- 17.56.040 Metal buildings--Existing.
- 17.56.050 Metal roofs--Prohibited.
- 17.56.060 Metal buildings--Exempt.
- 17.56.070 Permitted metals.
- 17.56.080 Exception.
- 17.56.090 Prohibited metals.
- 17.56.100 Landscaping.
- 17.56.110 Parking.
- 17.56.120 Information required.

17.56.010 Purpose and intent. The city prohibits the construction of buildings with exterior walls or roofs of metal. Many buildings in the city have been constructed of S-type galvanized, uncoated metal prior to the prohibition of metal buildings. These buildings are now nonconforming. The cost to remove or recover the metal walls or roofs could be considerable and could force some businesses out of the city. Since the adoption of the prohibition on metal buildings, new, more aesthetic and structurally sound metal panels have been developed. The intent of these regulations is to provide guidance and standards for the rehabilitation or reconstruction of existing metal buildings in order that the existing buildings shall be upgraded with as little adverse economic impact upon the community as is reasonably possible. (Ord. 822 §1(part), 1989)

17.56.020 Metal buildings--Defined. For the purpose of these regulations, a "metal building" means any build-