



PLANNING COMMISSION
STAFF REPORT

DATE:	November 13, 2024
APPLICATION NO:	Municipal Code Text Amendment No. TA-24-161
LOCATION:	Citywide
REQUEST:	<p>Planning Commission to Consider a Recommendation to the City Council to Adopt Various Amendments to the Lathrop Municipal Code (LMC) to Modernize, Simplify, and Streamline Various Sections in Title 8, Health and Safety and Title 17, Zoning. The Amendment to the Municipal Code and Zoning Map include the following:</p> <ul style="list-style-type: none">• Chapter 8.40 (Unlawful Camping): Add Recreational Vehicles and Trailers to the definition of “Camp facilities” and update the number of days overnight camping is permitted on private residential properties from one (1) to two (2) consecutive nights.• Chapter 17.04 (General Provisions): Move definition of “Assembly Use” to be in alphabetical order.• Chapter 17.23 (P/QP Public-Quasi Public District): that a Public-Quasi Public Zoned property must be fully developed pursuant to City requirements prior to being occupied.• Chapter 17.32 (R One-Family Residential District): Update the Permitted Use Section reference to Title 6 (Animals) and remove “Mobilehomes” as a Permitted Use with an Administrative Approval.• Chapter 17.36 (RM Multi-Family Residential District): Update the Permitted Use Section to reference to Title 6 (Animals), remove “Mobilehomes” as a Permitted Use with an Administrative Approval, and clarify site improvements and design review requirements.• Chapter 17.38 (Historic Lathrop Overlay District): Update the Historic Overlay District Map to be consistent with the Zoning Map.

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- Chapter 17.44 (C Commercial District): Clarify that temporary sidewalk sales and use of public right-of-way for display and sales of merchandise conform to the provisions of Chapter 8.25 (Sidewalk Vendors) and clarify site improvements and design review requirements.
- Chapter 17.48 (I Industrial District): Clarify that an Industrial Zoned property must be fully developed pursuant to City requirements prior to being occupied.
- Chapter 17.57 (Mossdale Landing Zoning): Remove “Adult novelty stores” as a Conditional Use in the CS-MV, Service Commercial, CH-MV, Highway Commercial (Mossdale Landing) and CS-MV, Service Commercial (Mossdale Landing East) Zoning Districts. Clarify site improvements and design review requirements in various Sections.
- Chapter 17.58 (Lathrop Gateway Business Park Zoning Districts): Modify reference to the appropriate Section (Article 5, Development Standards) and clarify site improvements and design review requirements.
- Chapter 17.59 (South Lathrop Zoning Districts): Clarify site improvements and design requirements in the CO-SL, Commercial Office and IL-SL, Limited Industrial Zoning Districts.
- Chapter 17.62 (Central Lathrop Zoning Districts): Prohibit duplex on Residential/Mixed Use Zoning District east of Golden Valley Parkway, update the Permitted Use Section to reference Title 6 (Animals), and clarify site improvements and design review requirements in various Sections.
- Chapter 17.92 (Landscaping and Screening Standards): Add language to implement Senate Bill 1383 promoting use of recycled mulch and compost.
- Chapter 17.100 (Site Plan Review): Add language to clarify that a property must be fully developed pursuant to City requirements prior to being occupied.

APPLICANT: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

CEQA STATUS: Exempt according to California Environmental Quality Act Article 5 §15061(b)(3), by the “Common Sense Exemption”.

SUMMARY:

The proposed Code Text Amendment is a staff-initiated proposal to modify various sections of the Lathrop Municipal Code (LMC) to modernize, simplify and streamline Title 8, Health and Safety and Title 17, Zoning. The proposed amendments include updating the Definitions section to include Emergency Shelters, updating the Historic Lathrop Overlay District Map, clarify requirements for sidewalk vending in commercial zoning districts, remove “adult novelty stores” from commercial districts in Mossdale Landing, clarify site improvement and design review requirements in various sections, adding landscape provisions pursuant to SB 1383 and amending a reference in the Lathrop Gateway Business Park Zoning Districts Chapter of the LMC.

BACKGROUND:

In 2009, the City adopted an Economic Development Strategic Plan to guide the City Council in making decisions regarding economic growth for the City. In 2011, the City indicated a desire to accelerate economic and business growth development efforts by creating an Economic Development Program. To implement the City’s economic goals and policies, staff regularly reviews and monitors various department policies, procedures, and the Zoning Ordinance for areas that need improvement. Staff determined and identified various sections of the LMC that are ambiguous, unclear and outdated. The intent of the proposed amendments is to assist and encourage development by providing concise and clear requirements for residents, developers and staff.

The City approved similar efforts and updated various sections of the LMC in 2013, 2016, 2017, 2019, 2021, 2022 and 2023. Additionally, the City approved the Zoning Consistency Project 2023 which updated various sections of the LMC to be consistent with the City’s General Plan. The previous updates were well received by the community and staff members that process development applications.

The current amendments follow the same principles of the previous updates through integration of current policies and procedures, application of current State law, and incorporating best practices within the planning profession.

ANALYSIS:

Amendments

According to the LMC, amendments to the Zoning Ordinance must be reviewed by the Planning Commission and forwarded to the City Council for approval. Before any recommendation to approve by the Planning Commission, or final approval by the City Council, the finding that the proposed amendment will be consistent with applicable provisions of the General Plan must be made.

Staff has determined the following text amendments conform to the General Plan. The proposed text amendments will modify the following Chapters and Sections of the LMC:

Chapter 8.40 Unlawful Camping

The proposed amendment would clear up ambiguity by adding “recreational vehicles” and “travel trailers” to the definition for “Camp facilities”. The LMC currently allows “vehicles, vehicle camping outfits or temporary shelter” but came short of identifying recreational vehicles and trailer campers. In addition, the amendment includes an update to Section 8.40.030, *Unlawful Camping* to increase the overnight camping limit on private residential property by friends and family of the property owner from one (1) to two (2) consecutive nights, not to exceed 14 nights in a calendar year. It’s important to note that no water hose, sewer hose (to discharge waste), electrical cords, or other device is allowed to extend from the vehicle.

Mobile camping has increased in popularity over the last several years and staff believes this provides the ability for property owners to host friends and family that are traveling on their way to and from their final destination.

Chapter 17.04 General Provisions

The proposed amendment will relocate the definition of “Assembly use” so that it is in alphabetical order with the rest of the definitions.

Chapter 17.23 P/QP Public/Quasi Public District

The proposed amendment to this chapter clarifies that an Public/Quasi Public zoned site must be fully developed pursuant to City requirements prior to being occupied.

Chapter 17.32 R One-Family Residential District

The proposed amendment will update the reference to the keeping of animals from Chapter 17.28 (which no longer exists) to Title 6 (Animals). This section is also being amended to remove “Mobile homes” as a permitted use since they are allowed by-right per state law.

Chapter 17.36 RM Multi-Family Residential District

The proposed amendment will update the reference to the keeping of animals from Chapter 17.28 (which no longer exists) to Title 6 (Animals). This section is also being amended to remove “Mobile homes” as a permitted use since they are allowed by-right per state law. In addition, the amendment to this chapter also clarifies that a Multi-Family zoned site must be fully developed pursuant to City requirements prior to being occupied.

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Chapter 17.38 Historic Lathrop Overlay District

The proposed amendment will update the Historic Lathrop Overlay District Map (Section 17.38.110) to be consistent with the City's Zoning Map. Specifically, the proposed amendment would modify an area along Warren Avenue to be designated as Low Density Overlay Zone, an area along Lathrop Road as Medium Density Overlay Zone, an area along O Street as Medium Density Overlay Zone, and an area along Mingo Way as Medium Density Overlay.

Chapter 17.44 C Commercial District

The proposed amendment will clarify that temporary sidewalk sales and use of public right-of-way for the display and sales of merchandise shall conform to the provisions of Chapter 8.25 (Sidewalk Vending). Currently, the section references approval by the City Council which is inconsistent with state law. In addition, the amendment to this chapter also clarifies that a Commercial zoned site must be fully developed pursuant to City requirements prior to being occupied.

Chapter 17.48 I Industrial District

The proposed amendment to this chapter clarifies that an Industrial zoned site must be fully developed pursuant to City requirements prior to being occupied.

Chapter 17.57 Mosssdale Landing Zoning

The proposed amendment will remove "Adult novelty stores" as a conditional use in the CS-MV, Service Commercial (Mosssdale Landing), the CH-MV, Highway Commercial and CS-MV, Service Commercial (Mosssdale Landing East) Zoning Districts. This modification is to ensure compliance with Section 5.08.030 of the LMC, which clarifies that adult entertainment uses are prohibited in any zone within the city with the exception of general industrial zones.

The proposed amendment to this chapter also clarifies that properties in Mosssdale must be fully developed pursuant to City requirements prior to being occupied.

Chapter 17.58 Lathrop Gateway Business Park Zoning Districts

The proposed amendment will update a reference to the Development Standards in Article 5 versus Article 6 which doesn't exist. The proposed amendment to this chapter clarifies that properties in Lathrop Gateway must be fully developed pursuant to City requirements prior to being occupied.

Chapter 17.59 South Lathrop Zoning Districts

The proposed amendment to this chapter clarifies that properties in South Lathrop must be fully developed pursuant to City requirements prior to being occupied.

Chapter 17.62 Central Lathrop Zoning Districts

The proposed amendment will prohibit duplex development on Residential/Mixed Use (RMU) Zoning District east of Golden Valley Parkway. The purpose of the amendment is to attract high quality multi-family residential development that will complement the future retail and service uses envisioned in the commercial area of Stanford Crossing.

The proposed amendment also clarifies that properties in Central Lathrop must be fully developed pursuant to City requirements prior to being occupied. Finally, the amendment will update the

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reference to the keeping of animals from Chapter 17.28 (which no longer exists) to Title 6 (Animals).

Chapter 17.92 Landscaping and Screening Standards

The proposed amendment will add provisions to implement Senate Bill 1383 to promote use of recycled mulch and compost for landscaping projects to reduce the amount of waste sent to landfills.

Chapter 17.100 Site Plan Review

The proposed amendment to this chapter clarifies that a property must be fully developed pursuant to City requirements prior to being occupied.

PUBLIC NOTICE:

A Notice of Public Hearing was advertised in the Manteca Bulletin on October 31, 2024, e-mailed to public hearing subscribers, and posted on the City website. In addition, the meeting agenda was posted at our designated posting locations in the City. As of the writing of this report, no comments were received in favor or against the proposed amendment.

CEQA REVIEW:

The proposed Municipal Code Amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061 by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The purpose of the amendment is to achieve consistency with the General Plan and to modify existing language in the Municipal Code to provide flexibility and is primarily procedural in nature. It also does not propose or require any specific development project; any specific development project undertaken in the future pursuant to the amended zoning code would be required to comply with CEQA at that time.

RECOMMENDATION:

Staff recommends the Planning Commission consider Resolution No. 24-19 recommending the City Council adopt various amendments to the Lathrop Municipal Code to modernize, simplify, and streamline various sections of Title 8, Health and Safety and Title 17, Zoning.

Approvals:

Approvals:



David Niskanen, Contract Planner

10/30/2024
Date



Rick Caguiat, Community Development Director

10/30/24
Date



Salvador Navarrete, City Attorney

10.30.2024
Date

Attachments:

1. Planning Commission Resolution No. 24-19
2. Mark-up of Chapter 8.40 Unlawful Camping
3. Mark-up of Chapter 17.04 General Provisions
4. Mark-up of Chapter 17.23 P/QP Public-Quasi Public District
5. Mark-up of Chapter 17.32 R One-Family Residential District
6. Mark-up of Chapter 17.36 RM Multi-Family Residential District
7. Mark-up of Chapter 17.38 Historic Lathrop Overlay District
8. Mark-up of Chapter 17.44 C Commercial Districts
9. Mark-up of Chapter 17.48 I Industrial Districts
10. Mark-up of Chapter 17.57 Mossdale Landing Zoning Districts
11. Mark-up of Chapter 17.58 Lathrop Gateway Business Park Zoning Districts
12. Mark-up of Chapter 17.59 South Lathrop Zoning Districts
13. Mark-up of Chapter 17.62 Central Lathrop Zoning Districts
14. Mark-up of Chapter 17.92 Landscaping and Screening Standards
15. Mark-up of Chapter 17.100 Site Plan Review

**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 24-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING CITY COUNCIL ADOPT VARIOUS AMENDMENTS TO THE
LATHROP MUNICIPAL CODE TO MODERNIZE, SIMPLIFY, AND STREAMLINE
VARIOUS SECTIONS OF TITLE 8, HEALTH AND SAFETY AND TITLE 17, ZONING
(TA-24-161)**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider the text amendment pursuant to the Lathrop Municipal Code; and

WHEREAS, the proposed text amendments is Citywide and affects all applicable properties in the City; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a recommendation to the City Council by resolution; and

WHEREAS, the proposed text amendment and zoning map amendment is exempt according to the California Environmental Quality Act (CEQA) Article 5 §15061(b)(3) by the “Common Sense Exemption” that CEQA applies only to projects that have a potential for causing a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment; and

WHEREAS, the Planning Commission finds that the proposed text amendment is consistent with applicable provisions of the Lathrop General Plan and will implement the City’s Economic Development goals by providing streamline procedures, minor clarifications and incorporate updated policies; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council adopt Municipal Code Text Amendment No. TA-24-161 as shown in Attachments 2 through 15 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 13th day of November, 2024 by the following vote:

AYES:

NOES:

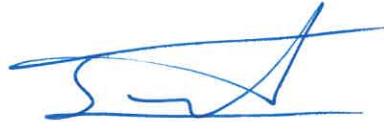
ABSTAIN:

ABSENT:

Ash Ralmilay, Chair

ATTEST:

APPROVED AS TO FORM:



Rick Caguiat, Secretary

Salvador Navarrete, City Attorney

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Chapter 8.40 Unlawful Camping

[...]

8.40.020 Definitions.

Unless the particular provisions or the context otherwise requires, the definitions contained in this section shall govern the construction, meaning, and application of words and phrases used in this chapter.

"Camp" means to place, pitch or occupy camp facilities, to live temporarily in a camp facility or outdoors, to use camp paraphernalia.

"Camp facilities" include, but are not limited to, tents, huts, vehicles, recreational vehicles and travel trailers, vehicle camping outfits or temporary shelter.

"Camp paraphernalia" includes, but is not limited to, bedrolls, tarpaulins, cots, beds, sleeping bags, hammocks or cooking facilities and similar equipment.

"City manager" means the city manager or designee.

"Establish" means setting up or moving equipment, supplies or materials on to public or private property to "camp" or operate camp facilities.

"Exigent circumstances" means any emergency situation requiring swift action to prevent imminent danger to the health, safety, or life of a person or serious damage to property or to forestall the imminent escape of a suspect or destruction of evidence or maintain public or private right of access to sidewalks, utility easements, streets, roads, trails, levees, and designated parking areas.

"Government-issued identification card" means any identification card issued by a county, state, or federal government.

"Maintain" means keeping or permitting equipment, supplies or materials to remain on public or private property in order to camp or operate camp facilities.

"Operate" means participating or assisting in establishing or maintaining a camp or camp facility.

"Park" means the same as defined in Section 12.22.010 of the Lathrop Municipal Code.

"Private property" means all private property including, but not limited to, streets, sidewalk, alleys, and improved or unimproved land.

"Public property" means all public property as defined in Section 12.04.020 of the Lathrop Municipal Code including, but not limited to, streets, sidewalks, alleys, improved or unimproved land and parks.

"Store" means to put aside or accumulate for use when needed, to put for safekeeping, to place or leave in a location.

"Street" means the same as defined in the California [Vehicle Code](#).

(Ord. 14-334 § 1; Ord. 16-367 § 1)

8.40.030 Unlawful camping.

It is unlawful and a public nuisance for any person to camp, occupy camp facilities, or use camp paraphernalia in the following areas:

A. Any public property except when the person is sitting or lying on public property between the hours of eleven p.m. and six a.m. of the following day; or

B. Any private residential property without the consent of owner; or

C. Any private nonresidential property without the written consent of the owner.

1D. It is not intended by this section to prohibit overnight camping on private residential property by friends or family of the property owner, so long as the owner consents and the overnight camping is limited to not more than ~~one~~two consecutive nights and not for commercial use. Overnight camping shall not exceed fourteen (14) nights in a calendar year. No water hose, sewer hose (to discharge waste), electrical cord, pipe, wire, or other device extending from the vehicle may be permitted.

2E. Nothing in this chapter is intended to prohibit or make unlawful, activities of an owner of private property or other lawful user of private property that are normally associated with and incidental to the lawful and authorized use of private property for residential or other purposes; and provided further, nothing is intended to prohibit or make unlawful, activities of a property owner or other lawful user if such activities are expressly authorized by the city's comprehensive zoning ordinance or other laws, ordinances and regulations.

3F. The city manager may, as provided in Section [8.40.050](#) of this chapter, issue a temporary permit to allow camping on public property in connection with a special event.

This section does not affect Section [12.20.010](#), which prohibits remaining, staying, or loitering on any public park outside of operating hours, which are dawn to dusk unless otherwise permitted by the city, but does not prohibit sleeping in a public park during hours of operation.

(Ord. 14-334 § 1; Ord. 16-367 § 1)

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Chapter 17.04 General Provisions

[...]

17.04.080 Definitions

For the purpose of this title, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular. The masculine shall include the feminine and neuter.

"Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

- A. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
- B. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

"Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot attached or detached that is either entirely enclosed by walls and a solid roof or is partially enclosed with a solid or limited roof covering. Examples include, but are not limited to, greenhouses, pool houses, sunrooms, workshops, storage sheds, barns, as well as carports, patio covers, gazebos and stables. Accessory structures also include play equipment, windmills, water towers, and other similar agricultural structures.

"Accessory use" means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, which accessory use does not alter the principle use of the site.

"Agricultural worker housing" means housing for agricultural employees consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household. An agricultural worker housing project shall be considered an agricultural use and shall be permitted in all zoning districts that allow agricultural uses, subject to the same standards and permit requirements as an agricultural use.

~~"Assembly use" means any facility used for the assembly of persons, animals, or vehicles, or a combination thereof, on public or private property for civic, educational, political, religious, entertainment, or social purposes.~~

"Alter" means to make any change in the supporting or load-bearing members of a building, such as bearing walls, columns, beams, girders or floor joists.

"Animal hospital" means a place where animals or pets are given medical or surgical treatment

and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use, and within an enclosed soundproof structure.

"Arcade" means any establishment operating or exhibiting more than five amusement devices. An amusement device is a machine operated for the purpose of gaming as a contest of skill, or for amusement of any description, for which a fee is charged.

“Assembly use” means a facility used for the assembly of persons, animals, or vehicles, or a combination thereof, on public or private property for civic, educational, political, religious, entertainment, or social purposes.

"Automobile wrecking yard" means a site or portions of a site on which the dismantling or wrecking of used vehicles or the storage, sale or dumping of dismantled or wrecked vehicles or their parts are conducted. The presence on a site of three or more motor vehicles which have not been capable of operating under their own power for 15 days or more, or, in the case of vehicles not self-propelled, which have not been towable or from which parts have been removed for reuse or sales, shall constitute prima facie evidence of a motor vehicle wrecking yard.

[...]

(Ord. 92-73; Ord. 92-95; Ord. 98-164; Ord. 16-355 § 1; Ord. 16-365 § 1; Ord. 18-384 § 1; Ord. 20-416 § 1; Ord. 21-418 § 8; Ord. 23-449, 11/13/2023)

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Chapter 17.23 P/QP Public/Quasi Public District

[...]

17.23.050 Site plan and architectural design review required.

No use ~~or structure~~ shall be established~~erected~~ on any lot or site in any P/QP zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104 of the Lathrop Municipal Code, (other than those exempted by state and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

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Chapter 17.32 R One-Family Residential District

[...]

17.32.020 Permitted uses.

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis;
- C. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement;
- D. A "small family day care home" as defined and regulated by the State Health and Safety Code, which provides care to eight or fewer children, including children who reside in the home;
- E. A "large family day care home" as defined and regulated by the State Health and Safety Code for nine to 14 children, inclusive, including children who reside in the home;
- F. A "residential care facility" as defined by the State Health and Safety Code, which provides care to six or fewer persons, whether or not related;
- G. Accessory structures and uses located on the same site with a permitted use;
- H. Other uses which are added to this list according to the procedure in Section 17.16.020;
- I. The keeping of animals in accordance with the standards of Title 6~~Chapter 17.28~~.

(Prior code § 176.02; Ord. 16-365 § 1; Ord. 21-418 § 10; Ord. 22-431 § 1)

17.32.030 Permitted uses—Administrative approval required.

The following uses may be permitted in accordance with Chapter 17.108:

- A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with Section 17.16.010;
- B. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks;
- C. Garden structures in accordance with Section 17.32.050;

~~D. Mobilehomes on permanent foundations designed in accordance with the standards of Chapter [17.68](#);~~

DE. Tennis courts, including related fencing over seven feet in height located on the same site as a permitted or conditional use;

EF. Home occupations in accordance with Chapter [17.64](#);

FG. Incidental and accessory structures and uses as defined in Section [17.04.080](#), located on the same site as a use permitted by administrative approval or conditional use;

GH. Other uses which are added to this list according to the procedure in Section [17.16.020](#).

(Ord. 92-73; Ord. 97-151; Ord. 22-431 § 1; Ord. 22-442 § 1)

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Chapter 17.36 RM Multi-Family Residential District

[...]

17.36.020 Permitted uses.

A. One-family dwellings limited to:

1. A single-family dwelling replacing an existing single-family dwelling on a one for one basis,
2. A single-family dwelling on an existing lot of 8,000 square feet or less, or
3. Single-family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;

B. Multifamily dwellings;

C. A residential care facility, as defined in Section [17.32.020](#);

D. A "small family day care home" as defined and regulated by the State Health and Safety Code, which provides care to eight or fewer children, including children who reside in the home;

E. A "large family day care home" as defined and regulated by the State Health and Safety Code for nine to 14 children, inclusive, including children who reside in the home;

F. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement or a front yard;

G. Incidental and accessory structures and uses located on the same site with a permitted use;

H. Other uses which are added to this list according to the procedure in Section [17.16.020](#);

I. The keeping of animals in accordance with the standards of [Title 6](#)~~Chapter 17.28~~.

J. Emergency shelters, in accordance with the provisions of Chapter [17.74](#).

(Ord. 92-73; Ord. 92-96; Ord. 16-365 § 1; Ord. 20-411 § 1; Ord. 21-418 § 11; Ord. 22-431 § 1; Ord. 22-442 § 1)

17.36.030 Permitted uses – Administrative approval required.

The following uses may be permitted in accordance with Chapter [17.108](#):

- A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with Section [17.16.010](#);
- B. Gas and electric transmission lines in accordance with Section [17.108.080](#), electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks;
- C. Rest homes and nursing homes, and boarding or rooming houses;
- D. Garden structures in accordance with Section [17.36.050\(F\)](#);
- E. Private clubs and lodges;
- ~~F. Mobilehomes on permanent foundations designed in accordance with the standards of Chapter [17.68](#);~~
- ~~FG.~~ A second housing unit in accordance with the provisions of Chapter [17.80](#);
- ~~GH.~~ Home occupations in accordance with the provisions of Chapter [17.64](#);
- ~~HI.~~ Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use;
- ~~IJ.~~ Other uses which are added to this list according to the procedure in Section [17.16.020](#).

(Ord. 92-73; Ord. 97-151; Ord. 22-431 § 1)

[...]

17.36.060 Site plan and architectural design review required.

Except for mobilehomes, single-family dwellings and accessory structures and uses related thereto, no use may be established on any lot or site in an RM district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code \(other than those exempted by state and/or federal statute\)](#), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

Housing developments that include a minimum 20% of units affordable to lower income households shall be ministerial and exempt from this section.

(Ord. 92-73; Ord. 22-442 § 1; Ord. 23-449, 11/13/2023)

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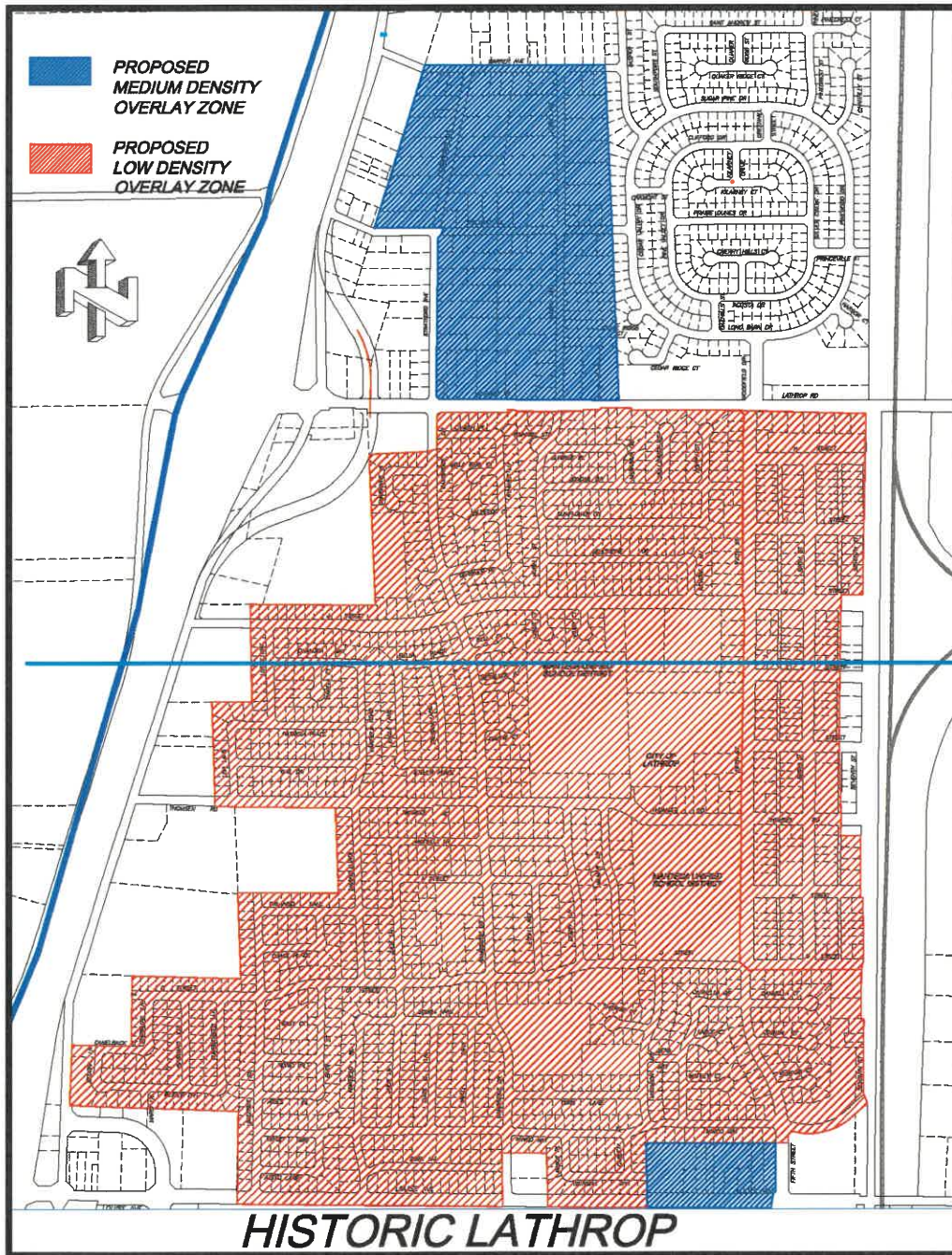
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Chapter 17.38 Historic Lathrop Overlay District

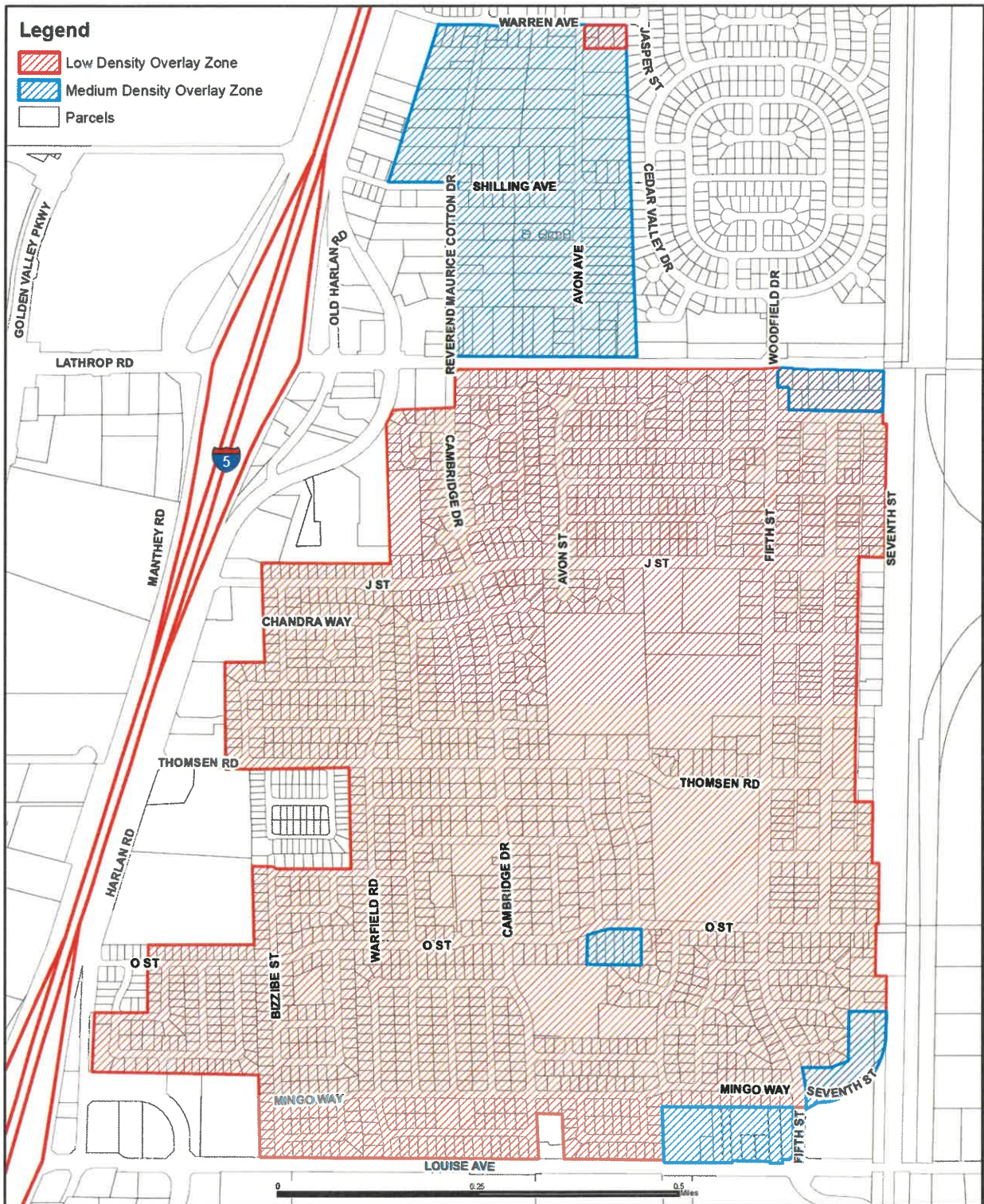
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17.38.110 Map.

EXISTING MAP



UPDATED MAP



Historic Lathrop

City of Lathrop



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Chapter 17.44 C Commercial District

[...]

17.44.080 Required conditions for commercial districts

A. In any C district other than a CS district, all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, signs, Christmas tree sales lots, bus depots and transit stations, public utility stations, and used car sales incidental to new car sales.

B. No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.

C. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall conform to the provisions of Chapter 8.25~~require approval by the city council~~. Permanent use for such purposes is strictly prohibited.

D. The visual interface between commercial and residential areas shall be designed and developed so as to avoid obtrusive visual impacts of commercial activities on nearby residential areas.

E. Street trees and frontage landscaping with automatic irrigation shall be provided for all commercial sites. Parking area landscaping may also be required under site plan review.

(Ord. 92-73)

[...]

17.44.100 Site plan and architectural design review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any C district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 92-73)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.48 I Industrial District

[...]

17.48.060 Site plan and architectural design review required.

No use shall be ~~established~~erected on any lot or site in any I district until the site plan and architectural plans shall have been submitted to and approved by the city pursuant to~~in accordance~~ with the provisions of Chapters 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 92-73)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.57 Mossdale Landing Zoning Districts

Article 1 Mossdale Landing Zoning Districts of the Mossdale Landing Urban Design Concept

17.57.100 CS-MV: Service Commercial – Mossdale Village zoning district.

[...]

17.57.102 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative offices (city, county, state, and federal)
2. Auditoriums/concert halls
- ~~3. Adult novelty stores~~
34. Ambulance stations
45. Any facility or business serving alcoholic beverages or selling hard alcohol.
56. Any facility or business producing excessive noise, sounds or music
67. Billiards/pool halls
78. Bowling alleys
89. Business and professional schools and colleges
910. Car washes
1011. Educational/assembly uses
1112. Cocktail lounge/bar
1213. Community/civic centers
1314. Skating rinks and other similar commercial recreation facilities
1415. Fire/police station
1516. Gaming/gambling/bingo parlor

- ~~1617~~. Gas and electrical transmission lines
- ~~1718~~. Gas/service station/convenience store
- ~~1819~~. Governmental offices
- ~~1920~~. Hospital/medical center
- ~~2021~~. Hotel (subject to LMC Chapter ~~17.78~~ Hotel Limitations)
- ~~2122~~. Library
- ~~2223~~. Museums
- ~~2324~~. Nightclub/micro-brewery
- ~~2425~~. Recreational facility/indoor
- ~~2526~~. Senior/youth centers
- ~~2627~~. Temporary christmas tree lot
- ~~2728~~. Temporary pumpkin patch
- ~~2829~~. Theater (dinner, movie, live, etc.)

~~2930~~. Transit stations.

(Ord. 23-449, 11/13/2023)

17.57.103 Property development standards.

Specific development and architecture standards for the service commercial — Mossdale Village (CS-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

(Ord. 23-449, 11/13/2023)

17.57.104 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City](#). Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.110 CV-MV: Village Commercial – Mossdale Village zoning district.

[...]

17.57.114 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.120 RL-MV: Low Density Residential – Mossdale Village Zoning District

[...]

17.57.124 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104, of the Lathrop Municipal Code](#) (other than those exempted by local, state and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.130 RM-MV: Medium Density Residential – Mossdale Village Zoning District

[...]

17.57.134 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#) (other than those exempted by local, state and/or federal statute), and such lot or site has been fully developed with

[the improvements required by the City](#). Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.140 RH-MV: High Density Residential – Mossdale Village Zoning District.

[...]

17.57.144 Site plan and architectural review required.

No use shall be ~~established~~**erected** on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City](#). Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.150 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District.

[...]

17.57.152 Site plan and architectural review required.

No use or structure shall be ~~established~~**erected** on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code \(other than those exempted by local, state and/or federal statute\), and such lot or site has been fully developed with the improvements required by the City](#). Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

Article 2 Mossdale Landing East Zoning Districts of the Mossdale Landing East Urban Design Concept

Purpose. The Mossdale Landing East zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale

Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing East Urban Design Concept. These zoning districts, ending in "-MV" are limited to the Mossdale Village.

17.57.200 CH-MV: Highway Commercial – Mossdale Village zoning district.

[...]

17.57.202 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative offices (city, county, state, and federal)
2. Amusement/arcades
3. Auditoriums/concert halls
- ~~4. Adult novelty stores~~
- ~~45. Ambulance stations~~
- ~~56. Any facility or business producing excessive noise, sounds or music.~~
- ~~67. Beer/wine stores~~
- ~~78. Billiards/pool halls~~
- ~~89. Bowling alleys~~
- ~~910. Business and professional schools and colleges~~
- ~~1011. Car washes~~
- ~~1112. Educational/assembly uses~~
- ~~1213. Community/civic centers~~
- ~~1314. Skating rinks and other similar commercial recreation facilities.~~
- ~~1415. Fire/police station~~
- ~~1516. Gaming/gambling/bingo parlor~~
- ~~1617. Gas and electrical transmission lines~~

- 1718. Gas/service station/convenience store
- 1819. Governmental offices
- 1920. Hospital/medical center
- 2021. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
- 2122. Library
- 2223. Museums
- 2324. Nightclub/cocktail lounge/bar
- 2425. Private clubs
- 2526. Recreational facility/indoor
- 2627. Senior/youth centers
- 2728. Temporary christmas tree lot
- 2829. Temporary pumpkin patch
- 2930. Theater (dinner, movie, live, etc.)

3031. Transit stations.
(Ord. 23-449, 11/13/2023)

[...]

17.57.204 Site plan and architectural review required.

No use shall be ~~established~~erected on any lot or site in any CH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.210 CS-MV: Service Commercial – Mossdale Village zoning district.

[...]

17.57.212 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter **17.112**:

- 1.** Administrative offices (city, county, state, and federal)
- 2.** Amusement/arcade
- 3.** Auditoriums/concert halls
- ~~**4.** Adult novelty stores~~
- 45.** Ambulance stations
- 56.** Any facility or business producing excessive noise, sounds or music
- 67.** Beer/wine stores
- 78.** Billiards/pool halls
- 89.** Bowling alleys
- 910.** Business and professional schools and colleges
- 1011.** Car washes
- 1112.** Educational and assembly uses
- 1213.** Cocktail lounge/bar
- 1314.** Community/civic centers
- 1415.** Skating rinks and other similar commercial recreation facilities
- 1516.** Fire/police station
- 1617.** Gaming/gambling/bingo parlor
- 1718.** Gas and electrical transmission lines
- 1819.** Gas/service station/convenience store
- 1920.** Governmental offices
- 2021.** Hospital/medical center

~~2122.~~ Hotel (subject to LMC Chapter ~~17.78~~ Hotel Limitations)

~~2223.~~ Library

~~2324.~~ Museums

~~2425.~~ Nightclub

~~2526.~~ Private clubs

~~2627.~~ Recreational facility/indoor

~~2728.~~ Senior/youth centers

~~2829.~~ Temporary christmas tree lot

~~2930.~~ Temporary pumpkin patch

~~3031.~~ Theater (dinner, movie, live, etc.)

~~3132.~~ Transit stations.

(Ord. 23-449, 11/13/2023)

[...]

17.57.214 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City.](#) Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.220 CV-MV: Village Commercial – Mossdale Village Zoning District.

[...]

17.57.224 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

17.57.230 RL-MV: Low Density Residential – Mossdale Village Zoning District.

[...]

17.57.234 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#) (other than those exempted by local, state, and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

17.57.240 RM-MV: Medium Density Residential – Mossdale Village Zoning District.

[...]

17.57.244 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#) (other than those exempted by local, state, and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

17.57.250 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District.

[...]

17.57.252 Site plan and architectural review required.

No use or structure shall be ~~established~~~~erected~~ on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#) (other than those exempted by local, state, and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

Article 3 Mossdale Landing South Zoning Districts of the Mossdale Landing South Urban Design Concept

Purposes. The Mossdale Landing South zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing South Urban Design Concept. These zoning districts, ending in "-MV" are limited to the Mossdale Village.

17.57.300 CS-MV: Service Commercial – Mossdale Village Zoning District.

[...]

17.57.304 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

17.57.310 RM-MV: Medium Density Residential – Mossdale Village Zoning District.

[...]

17.57.314 Site plan and architectural review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#) (other than those exempted by local, state, and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures,

together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

[...]

17.57.320 RH-MV: High Density Residential – Mossdale Village Zoning District.

[...]

17.57.324 Site plan and architectural review required.

No use shall be ~~established~~**erected** on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

17.57.330 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District.

[...]

17.57.332 Site plan and architectural review required.

No use or structure shall be ~~established~~**erected** on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code](#) (other than those exempted by local, state, and/or federal statute), and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

(Ord. 23-449, 11/13/2023)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.58 Lathrop Gateway Business Park Zoning Districts

[...]

Article 2 CO-LG: Commercial Office Zoning District

[...]

17.58.025 Property development standards.

All uses shall be consistent with Article 56, Development Standards, in this Zoning Ordinance. Where development standards are not specifically identified in this document, reference the city of Lathrop Zoning Ordinance.

(Ord. 11-307 § 4)

17.58.026 Site plan and architectural design review.

No use shall be ~~established~~erected on any lot or site in any CO district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Lathrop Gateway Business Park Specific Plan area.

(Ord. 11-307 § 4)

[...]

Article 3 CS-LG: Service Commercial Zoning District

[...]

17.58.035 Property development standards.

All uses shall be consistent with Article 56, Development Standards, in this Zoning Ordinance. Where development standards are not specifically identified in this document, reference the city of Lathrop Zoning Ordinance.

(Ord. 11-307 § 4)

17.58.036 Site plan and architectural design review.

No use shall be ~~established~~erected on any lot or site in any CS district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed

structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Lathrop Gateway Business Park Specific Plan area.

(Ord. 11-307 § 4)

[...]

Article 4 IL-LG: Limited Industrial Zoning District

[...]

17.58.045 Property development standards.

All uses shall be consistent with Article 56, Development Standards, in this Zoning Ordinance. Where development standards are not specifically identified in this document, reference the city of Lathrop Zoning Ordinance.

(Ord. 11-307 § 4)

17.58.046 Site plan and architectural design review.

No use shall be ~~established~~erected on any lot or site in any IL district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Lathrop Gateway Business Park Specific Plan area.

(Ord. 11-307 § 4)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.59 South Lathrop Zoning Districts

[...]

Article 2 CO-SL: Commercial Office Zoning District

[...]

17.59.026 Site plan and architectural design review required.

No use shall be ~~established~~~~erected~~ on any lot or site in any CO district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the South Lathrop Specific Plan area.

(Ord. 15-348 § 4)

[...]

Article 3 IL-SL: Limited Industrial Zoning District

[...]

17.59.036 Site plan and architectural design review required.

No use shall be erected on any lot or site in any IL district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the South Lathrop Specific Plan area.

(Ord. 15-348 § 4)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.62 Central Lathrop Zoning Districts

[...]

Article 2 VR-CL: Variable Density Residential Districts

[...]

17.62.022 Permitted uses.

- A. One-family dwellings;
- B. Multifamily dwellings;
- C. A "small family day care home" as defined and regulated by the State Health and Safety Code, which provides care to eight or fewer children, including children who reside in the home;
- D. A "large family day care home" as defined and regulated by the State Health and Safety Code for nine to 14 children, inclusive, including children who reside in the home;
- E. A small residential care home;
- F. An alcoholic recovery facility as defined by the State Health and Safety Code, which provides care to six or less persons, whether or not related;
- G. Accessory structures and uses located on the same site with a permitted use;
- H. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard;
- I. Neighborhood parks;
- J. Open space;
- K. Public or private playgrounds;
- L. Public schools;
- M. The keeping of animals in accordance with Title 6~~Chapter 17.28 of the Lathrop Zoning Code~~;
- N. Other uses which are added to this list according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

(Ord. 04-245 § 3; Ord. 16-365 § 1; Ord. 22-431 § 1)

[...]

17.62.026 Site plan and architectural design review required.

No use shall be established on any lot or site in any VR district until a site plan and architectural plans have been submitted to and approved by the city pursuant to the Central Lathrop Design Review process, and such lot or site has been fully developed with the improvements required by the City. The Central Lathrop Design Review process shall take the place of the site plan review for which provision is made in Chapter [17.100](#) of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter [17.104](#) of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area.

Housing developments that include a minimum 20% of units affordable to lower income households shall be ministerial and exempt from this section.

(Ord. 04-245 § 3; Ord. 22-442 § 1)

[...]

Article 3 HR-CL: High Density Residential

[...]

17.62.032 Permitted uses.

A. One-family dwellings limited to:

1. A single-family dwelling replacing an existing single-family dwelling on a one for one basis,
2. A single-family dwelling on an existing lot of 8,000 square feet or less, or
3. Single-family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households; multifamily dwellings;

B. Two or more single-family dwellings proposed for the same site limited to:

1. One of the single-family dwellings is replacing an existing single-family dwelling on a one for one basis,
2. The dwellings are on an existing lot of 8,000 square feet or less, or
3. Single-family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income households;

- C. Multifamily dwellings, flats, townhouses or apartments;
- D. Duplexes;
- E. Artist's studios; live/work units;
- F. A small family day care home, a substance abuse recovery facility, or a small residential care home as provided in Section [17.32.020](#) of the Lathrop Zoning Code;
- G. A "large family day care home" as defined and regulated by the State Health and Safety Code for nine to 14 children, inclusive, including children who reside in the home;
- H. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard;
- I. Incidental and accessory structures and uses on the same site as a permitted use;
- J. Neighborhood parks;
- K. Open space;
- L. Public or private playgrounds;
- M. The keeping of animals in accordance with [Title 6](#)~~Chapter p~~;
- N. Other uses added to this list according to the procedures in Section [17.16.020](#) of the Lathrop Zoning Code.

(Ord. 04-245 § 3; Ord. 16-365 § 1; Ord. 20-411 § 1; Ord. 22-431 § 1)

[...]

17.62.036 Site plan and architectural design review required.

No use shall be established on any lot or site in any HR district until a site plan and architectural plans have been submitted to and approved by the city pursuant to the Central Lathrop Design Review process, and such lot or site has been fully developed with the improvements required by the City. The Central Lathrop Design Review process shall take the place of the site plan review for which provision is made in Chapter [17.100](#) of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter [17.104](#) of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area.

Housing developments that include a minimum 20% of units affordable to lower income households shall be ministerial and exempt from this section.

(Ord. 04-245 § 3; Ord. 22-442 § 1)

[...]

Article 4 R/MU-CL: Residential/Mixed-Use Zoning District

[...]

17.62.042 Permitted uses.

A. Any use listed as permitted in Section 17.62.032: permitted uses in the HR-CL district, except duplexes east of Golden Valley Parkway.

[...]

(Ord. 04-245 § 3; Ord. 22-431 § 1)

[...]

17.62.046 Site plan and architectural design review required.

No use shall be established on any lot or site in any R/MU district until a site plan and architectural plans have been submitted to and approved by the city pursuant to the Central Lathrop Design Review process, and such lot or site has been fully developed with the improvements required by the City. The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area.

Housing developments that include a minimum 20% of units affordable to lower income households shall be ministerial and exempt from this section.

(Ord. 04-245 § 3; Ord. 22-442 § 1)

[...]

Article 5 NC-CL: Neighborhood Commercial Zoning District

[...]

17.62.056 Site plan and architectural design review required.

No use shall be established on any lot or site in any NC district until a site plan and architectural plans have been submitted to and approved by the city pursuant to the Central Lathrop Design Review process, and such lot or site has been fully developed with the improvements required by the City. The Central Lathrop design review process shall take the place of the site plan review for

which provision is made in Chapter [17.100](#) of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter [17.104](#) of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area.

(Ord. 04-245 § 3)

[...]

Article 6 IL-CL: Limited Industrial Zoning District

[...]

17.62.066 Site plan and architectural design review [required](#).

No use shall be ~~established~~~~erected~~ on any lot or site in any IL district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters [17.100](#) and [17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City](#). Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan Phase 2 area.

(Ord. 23-452, 12/11/2023)

[...]

Article 7 CO-CL: Commercial Office Zoning District

[...]

17.62.075 Property development standards.

Specific development standards for the ~~Office Commercial (OC-CL)~~[Commercial Office \(CO-CL\)](#) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principles:

- A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.
- B. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.
- C. Building setbacks shall be varied in accordance with corresponding building heights, uses

and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.

D. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.62.120 and Section 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

E. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.

F. All businesses, services and processes shall be conducted entirely within a completely enclosed structure except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.

G. No use shall be permitted, and no process, equipment or materials shall be used, which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.

H. Temporary sidewalk sales and use of the public right-of-way for the display and sales of merchandise shall require approval by the public works director. Permanent use for such purposes is strictly prohibited.

I. The following elements may project into the right-of-way: entry features up to 12 inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk.

(Ord. 04-245 § 3)

17.62.076 Site plan and architectural design review required.

No use shall be established on any lot or site in any CO district until a site plan and architectural plans have been submitted to and approved by the city pursuant to the Central Lathrop Design Review process, and such lot or site has been fully developed with the improvements required by the City. The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter [17.100](#) of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter [17.104](#) of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan Area.

(Ord. 04-245 § 3)

[...]

Article 9 P/SP-CL: Public/Semi-Public Zoning District

[...]

17.62.095 Site plan and architectural design review required.

No use shall be established on any lot or site in any P/SP district until a site plan and architectural plans have been submitted to and approved by the city pursuant to the Central Lathrop Design Review process, and such lot or site has been fully developed with the improvements required by the City. The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter **17.100** of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter **17.104** of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area.

(Ord. 04-245 § 3)

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Chapter 17.92 Landscaping and Screening Standards

[...]

17.92.040 Landscape plan.

A landscape plan is required for all new residential, commercial, and industrial developments. Each plan shall be professionally drawn to an identifiable scale no smaller than one inch equals 20 feet on 18 inch by 24 inch or 18 inch by 26 inch drawing media and shall include the following:

- A. Landscape Materials, Trees, Shrubs, Groundcover, Turf, Etc. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing, and quantities of each group of plants indicated in accordance with the provisions of this title;
- B. Property lines, street names, and existing utilities;
- C. Streets, driveways, walkways, and other paved areas;
- D. Pools, ponds, water features, fences, retaining walls and other screening devices;
- E. Existing and proposed buildings and structures including elevation if applicable;
- F. Natural features including, but not limited to, rock outcroppings, existing trees, and shrubs that will remain and those that are intended to be removed;
- G. Tree staking, plant installation, soil preparation details, and any other applicable planting and installation details;
- H. Irrigation materials, specifications, and design in conformance with the water conservation and irrigation design requirements stated in Section [17.92.060](#);
- I. Drainage and run-off detail as they pertain to the proposed landscape.
- J. Identify location of mulch application. Mulch shall be applied on all exposed soil surfaces of planting areas except in areas of rooting or creeping ground covers. The application of mulch will conserve soil moisture, improve fertility and health of the soil, reduce weed growth, and enhance the visual appeal of the new landscaping areas.

1. Mulch applied shall comply with SB 1383 and the following regulations. Eligible Mulch shall meet or exceed the physical contamination, maximum metal concentration, and pathogen density standards for land applications specified in 14 CCR Section 17852(a)(24.5)(A). Eligible Mulch shall be produced at one of the following facilities:

i. A compostable material handling operation or facility as defined in 14 CCR Section 17852(a)(12), that is permitted or authorized under 14 CCR Division 7, other than a chipping and grinding operation or facility as defined in 14 CCR Section 17852(a)(10);

ii. A transfer/processing facility or transfer/processing operation as defined in 14 CCR Sections 17402(a)(30) and (31), respectively, that is permitted or authorized under 14 CCR Division 7; or,

iii. A solid waste landfill as defined in Public Resources Code Section 40195.1 that is permitted under 27 CCR Division 2.

2. The applicant shall provide documentation, including invoices or proof of Recovered Organic Waste Product procurement (either through purchase or acquisition), and shall submit records to the City, upon completion of project. Records shall include:

i. General description of how and where the product was used and applied.

ii. Source of product, including name, physical location, and contact information for each entity, operation, or facility from whom the Recovered Organic Waste.

iii. Type of product.

iv. Quantity of each product.

v. Invoice or other record demonstrating purchase or procurement.

K. Identify location of compost application. Compost shall be applied for new, renovation, or maintenance of landscaping areas.

1. Compost applied shall comply with SB 1383. Eligible compost shall meet or exceed the physical contamination, maximum metal concentration, and pathogen density standards for land applications specified in 14 CCR Section 17852(a)(24.5)(A). Eligible compost shall be produced at one of the following facilities:

i. A compostable material handling operation or facility as defined in 14 CCR Section 17852(a)(12), that is permitted or authorized under 14 CCR Division 7, other than a chipping and grinding operation or facility as defined in 14 CCR Section 17852(a)(10);

ii. A transfer/processing facility or transfer/processing operation as defined in 14 CCR Sections 17402(a)(30) and (31), respectively, that is permitted or authorized under 14 CCR Division 7; or,

iii. A solid waste landfill as defined in Public Resources Code Section 40195.1 that is permitted under 27 CCR Division 2.

2. The applicant shall provide documentation, including invoices or proof of Recovered Organic Waste Product procurement (either through purchase or acquisition), and shall submit records to the City, upon completion of project. Records shall include:

i. General description of how and where the product was used and applied.

ii. Source of product, including name, physical location, and contact information for each entity, operation, or facility from whom the Recovered Organic Waste.

iii. Type of product.

iv. Quantity of each product.

v. Invoice or other record demonstrating purchase or procurement.

[...]

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Chapter 17.100 Site Plan Review

17.100.010 Purposes and application.

A. The purposes of the site plan review process are to enable the planning commission to make a finding that the proposed development is in conformity with the intent and provisions of this chapter, and to guide the building official in the issuance of building permits. More specifically, site plan review is provided to ensure the following:

1. That structures, parking areas, walks, refuse containers, landscaping and street improvements are properly related to their sites and to surrounding sites and structures;

2. To prevent excessive grading of the land and creation of drainage hazards;

3. To prevent the indiscriminate clearing of property and the destruction of trees and shrubs of ornamental value;

4. To avoid unsightly, inharmonious, monotonous and hazardous site development, and to encourage originality in site design and development in a manner which will enhance the physical appearance and attractiveness of the community. The site plan review process is intended to provide for expeditious review of environmental impact assessments required by official policy of the city and laws of the state.

5. To ensure that no use shall be established on any lot or site in any zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code, and such lot or site has been fully developed with the improvements required by the City.

B. Site plan review provisions of this chapter shall apply to the following uses:

1. Any use within the RCO, UR-ST, R, RM, P, P/QP, C and I zone districts, excepting single-family residential use, which is to be constructed on a residential site with complete street improvements;

2. Any use subject to an environmental impact assessment under applicable provisions of city policy as adopted by resolution pursuant to the California Environmental Quality Act of 1970, as amended.

C. Minor Changes in Property Use or Change in Occupancy.

1. Minor changes in property use or occupancy that do not warrant full site plan review as determined by the planning department will be required to make reasonable minor improvements or upgrade existing improvements under the provisions of Chapter 17.101.

[...]