

Chapter 17.76

GENERAL USE AND DESIGN REQUIREMENTS

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17.76.010 **Applicability.**

In addition to the regulations specified in this title for each of the principal zones, the general regulations set forth in this chapter shall be applicable to each and every such zone. In the event of conflict between the particular regulations set forth in this chapter, the more restrictive regulations shall apply. (Ord. 2003-03 § 3 (part))

17.76.020 **Accessory uses.**

Accessory uses, as defined in this title, shall be permitted as appurtenant to any permitted use unless otherwise provided in this title, provided that no accessory use shall be conducted on any property in any R zone unless and until the main building is erected and occupied, or until a use permit is secured. (Ord. 2003-03 § 3 (part))

17.76.030 **Assemblages of persons and vehicles.**

No circus, carnival, open-air or drive-in theater, automobile racetrack, religious revival tent, outdoor concerts or similar assemblage of people and automobiles shall be permitted in any zone unless an administrative use permit is first secured in each case. (Ord. 2003-03 § 3 (part))

17.76.040 Convalescence of immediate family members.

- A. The use of a temporary dwelling to support the convalescence of immediate family members as permitted in this title is subject to the following requirements:
1. Such usage contemplates and will permit only short-term use of a mobile home or recreational vehicles as temporary dwellings;
 2. Size of the temporary dwelling not to exceed forty (40) feet in length;
 3. The convalescent person must be a member of the immediate family of the applicant, or the convalescent person is the applicant and the temporary dwelling will be occupied by an immediate family member to assist the convalescent person;
 4. Applicant must validate the application with a certificate from the physician as to the health condition of the applicant's immediate family member;
 5. Applicant must certify as to inadequate housing arrangement in the main structure;
 6. Each permit shall only be for one year, there shall be no extensions granted, however, re-issuance is possible;
 7. The temporary dwelling must be removed within thirty (30) days after the convalescing person no longer needs aid;
 8. The director of public works and/or the building inspector must approve the water and sewer hookups;
 9. The applicant is responsible for and must seek approval of the county health department as to the living quarters;
 10. Each conditional use application must be concurrently with an agreement to pay additional current base rate sewer and water charges;
 11. All electrical and telephone wiring and plumbing must be a type allowed by the California Building Codes for outside wiring, plumbing and must be approved by the building official subject to limitations by any local utility company requirements. Such services must be approved and permits obtained from the building department prior to occupancy;
- B. Any variations of the above requirements can only be altered by processing and receiving approval of a conditional use permit. (Ord. 2003-03 § 3 (part))

17.76.050 Height limitations and modifications.

- A. Height of buildings and structures shall be measured vertically from the average ground level of the ground covered by the building to the highest point of the roof, but chimneys, stacks, vents, flagpoles, conventional television reception antennas, elevator, ventilating and air-conditioning equipment and similar architectural and mechanical appurtenances shall be excluded in making such measurements. Height limitations provided in this title shall not apply to electric transmission lines and towers, except as provided in Section 17.76.150.
- B. Exceptions to height restrictions required within this title may be granted by processing a use permit. (Ord. 2003-03 § 3 (part))

17.76.060 Home occupations.

- A. A “home occupation use permit” which allows the operation of a business in a home located in a residential zone, may be issued by the city administrator or his/her nominee, without the necessity of public notice, a public hearing, or planning commission action, upon a finding that the following conditions exist:
 - 1. The proposed business activity involves only the use of telephone, internet and mail at the subject premises;
 - 2. The business does not involve shipping, receiving, repacking, or the storage of any materials on the subject premises;
 - 3. The business will not employ any persons at the subject premises who do not occupy the same as their residence;
 - 4. One unlit sign of one foot by one foot, attached to the building;
 - 5. No customers, clients, patients, salespersons, or other persons will be visiting the subject premises in connection with the business;
 - 6. There will be no other indications of business activity visible to neighbors or to the public, at the subject site, resulting from the use; and
 - 7. There will not be any other significant negative impact upon the environment, public safety, or public welfare.
 - 8. Require issuance of a business license.
- B. Any person who is denied a home occupation use permit by the city administrator pursuant to subsection A above may apply to the planning commission for the same. (Ord. 2003-03 § 3 (part))

17.76.070 Large family day care homes.

- A. Large family day care homes authorized by this title are subject to the following requirements as stated in H&S Code Section 1597.46~~7~~:
1. The operator of the large family day care home shall reside in the residence being used for the day care home;
 2. No large family day care home shall be located within five hundred (500) feet of another approved large family day care home;
 3. In addition to the required parking for the residence, an additional off-street parking space shall be provided for each employee on the maximum shift. Tandem parking may be used to meet these requirements.
 4. At least two on-street parking spaces shall be available directly in front of the subject property to be used for loading and unloading children;
 5. The operator shall provide evidence of receipt of a license from the State Department of Social Services;
 6. A solid fence or wall six feet in height shall be located between any outdoor play or activity area and adjacent single-family residential use. Said outdoor play or activity areas shall not be located in the required front yard.
- B. A large family day care home may provide care for more than twelve (12) children, but not more than fourteen (14) provided the requirements of Section 1597.46 of the California Health and Safety Code are satisfied. (Ord. 2003-03 § 3 (part))

17.76.080 Mining and removal of natural materials.

Mining and removal of minerals and natural materials, including materials to be used for commercial purposes, may be allowed in any zone, with the exception of any residential zoning district, with a use permit and compliance with the Surface Mining and Reclamation Act of 1975. A use permit shall not be required for on-site excavation and removal of materials for normal construction or underground facilities, or where such removal is primarily for building site grading and land leveling. (Ord. 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)

17.76.090 Manufactured home park standards.

All manufactured home parks shall be subject to the following requirements, plus other requirements that may be made conditions of use permit approval:

- A. Minimum lot area: five acres;
- B. Minimum recreation space: ten (10) percent of the total project site. The minimum size of any single outdoor recreation space shall be two thousand five hundred (2,500) square feet;
- C. Minimum yards around the perimeter of the park:
 - 1. Front, (abutting any street): twenty (20) feet (landscaped),
 - 2. Side and rear: ten (10) feet, suitably landscaped to provide effective screening. Fences or wall may be required as condition of approval of use permit as a means to achieve neighborhood compatibility.
- D. All areas not used for access, parking circulation, recreation or services shall be completely and permanently landscaped, and the entire site shall be maintained in a neat, clean and sanitary condition;
- E. All circulation roads shall be at least twenty-five (25) feet from curb to curb and shall be increased in width by ten (10) feet for curb parking space on each side of the street on which such curb parking is permitted. All roads and parking spaces shall be permanently paved. Two parking spaces or the equivalent thereof shall be provided for each mobile home site, plus one guest parking space for each ten (10) mobile home sites. The mobile home spaces may be provided as tandem parking;
- F. Each mobile home site shall have a minimum area of three thousand five hundred (3,500) square feet. In no instance shall the density of the site exceed the density permitted in the base zone district.
- G. The minimum distance between any mobile homes is ten (10) feet. The minimum distance between an accessory structure on one site and a mobile home on an adjacent site shall be ten (10) feet;
- H. The planning commission may modify the above requirements for an existing substandard park proposed to be enlarged or extended; provided, that the modifications are limited to the extent that the overall improvements in the design or standards of such existing park will result. (Ord. 2003-03 § 3 (part))

17.76.100 Parking and loading facilities.

Project site shall be conveniently accessible to both pedestrians and automobiles. Sufficient off-street parking shall be provided for every project. On-site circulation patterns shall be designed to adequately accommodate traffic. Potential negative impacts of parking areas on adjacent uses shall be minimized and mitigated.

- A. Off-street parking and loading spaces shall be provided in conformity with the following:
1. In all zones, each standard parking space shall not be less than ten (10) feet wide, twenty (20) feet long, and seven (7) feet high, and each loading space shall not be less than ten (10) feet wide, twenty-five (25) feet long and fourteen (14) feet high. Designated private employee and city employee vehicle parking spaces can be reduced to nine by eighteen (18) feet. A compact car space shall have a minimum size of eight and one-half feet in width and sixteen (16) feet in length. When ten (10) or more spaces are required by this chapter, ten (10) percent of the required space may be compact car spaces (See Appendix 1, Parking Lot Design Standards).
 2. All parking spaces and access thereto shall be improved with Portland cement or asphalt concrete. (Ord. 2003-03 § 3 (part))
 3. Loading areas shall be separated from pedestrian and automobile traffic.
 4. Loading areas shall not be immediately adjacent to residential uses or visible from public rights-of-way. Loading docks shall be screened from residential uses by a minimum six (6) foot high masonry wall with ten (10) foot wide landscaped strip.
 5. Loading door design shall be integrated into the design of the building. High quality material and non-bright colors shall be used for loading doors.
 6. In multi-building complexes, loading docks shall either be internalized or located in the rear of the complex in a service area/
 7. All outdoor storage areas (where allowed by the zoning district) and loading areas shall be located in the rear of sites and screened from view by solid walls or chain link fencing with slats and landscaping.
- B. Parking spaces shall be provided in all zones as follows:
1. Day care centers: one space for each employee;
 2. Hotels/motels: one space per guest room;
 3. Hospitals: one space per bed, and one additional space per each three staff members on the largest shift;
 4. Public assembly, including churches and theaters: one space per each six seats or two hundred (200) square feet of floor area, or whichever is greater;
 5. Medical and dental offices: two spaces for each exam room;
 6. Offices, professional and business: one space for each two hundred (200) square feet of floor area;
 7. Retail establishments: one space for each three hundred (300) square feet of floor area;

8. Restaurants and licensed premises: one space for each four seats or one space for each two hundred (200) square feet of floor space, whichever yields the greatest number of spaces;
 9. Rest homes, nursing homes, convalescent homes, sanitariums, homes for aged: one space for each employee plus one space for each four beds;
 10. Wholesale, industrial and public utility buildings: one for each two employees, taking the largest number of employees on duty at any one time;
 11. Commercial uses occupying more than five thousand (5,000) square feet of floor area in any building shall provide one loading space and one additional loading space for every twenty thousand (20,000) square feet of floor area in excess of five thousand (5,000) square feet. Such facilities shall conform to the following:
 - a. Each loading space shall not be less than ten (10) feet wide, twenty-five (25) feet long and fourteen (14) feet high clearance;
 - b. Sufficient room for the turning and maneuvering of vehicles shall be provided on site;
 - c. The loading area, access drives and aisles shall be paved so as to provide a durable and dustless surface, and shall be graded to drain as to dispose of surface water, with the design and specifications for such work being subject to the approval of the city engineer.
 - d. If the loading area is illuminated, lighting shall be deflected away from abutting properties so as to not cause annoying glare to such properties;
 - e. A loading area shall not be located in a required front yard, but may be located in a required side yard or rear yard.
 12. If an existing structure is unable to comply with the number of required off-street parking spaces because of lot size restrictions; the planning director or his/her authorized designee, on a case by case basis, without an appeal to the planning commission, may waive parking size and/or number of spaces that would be required for new construction.
- C. For uses not specified in this section or elsewhere in this title, the same number of spaces shall be provided as required for the most similar use as determined by the planning director.
- D. For the purposes of measuring floor area as used in this section, it means the gross floor area of the building, including all area enclosed by walls regardless of how such space may be used.
- E. Whenever there is a change in use, parking shall be provided to meet the requirement of the new use. If only a portion of a building is altered to a new use, and such change creates a need for an increase in the number of parking spaces, such increase shall be provided for the area occupied by the new use only.

- F. Whenever there is an addition or enlargement of an existing building which may not be conforming to the parking standards provided herein, and such addition or enlargement creates a need for an increase in the number of existing parking spaces by ten (10) percent or more, parking shall be provided based on the current standards for the entire building. In the event it creates a need for two or less additional spaces, no additional parking spaces shall be required.
- G. In instances where mixed uses are provided, the total requirements for parking shall be the sum of the requirements for the various uses computed separately. Off-street parking provided for one use shall not be considered as providing required parking for any other use except as herein specified for joint use.
- H. The planning commission may, upon written application by the owner of any property, authorize the joint use of parking facilities under the conditions specified herein;
 - 1. One hundred (100) percent of the parking facilities required for a use considered to be primarily a daytime use may be provided by parking facilities of a use considered to be primarily a nighttime use. Or, one hundred (100) percent of the parking facilities required for a use considered to be primarily a nighttime use may be provided by parking facilities of a use considered to be primarily a daytime use.
 - 2. The following uses are typical daytime uses: banks, business offices, personal service shops, clothing or shoe shops, or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical nighttime uses: dance halls, theaters, auditoriums other than that incidental to public or private schools or churches. This is not the complete list, and the planning commission may find other similar uses and circumstances where such sharing may be appropriate.
 - 3. The following are conditions required for joint use:
 - a. The building or use for which the application is being made shall be located within six hundred (600) feet of the proposed joint use parking facility.
 - b. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.
 - c. If the building, structure or improvement requiring parking space is in one ownership and the required parking space in another ownership, partially or wholly, there shall be a recording in the office of the county recorder of a covenant by such owners for the benefit of the city in a form approved by the city, that such owner or owners shall continue to maintain such parking space so long as the building, structure or improvement is maintained by the owner. The covenant herein required shall stipulate that the title to and right to use space is to be provided will be subservient to the title to the premises upon which the building is to be erected and that the parcel or parcels are not and will not be made subject to any other covenant or contract for use without prior written consent of the city.

- I. Common parking facilities may be provided in lieu of the individual requirement contained herein, but such facilities shall be approved by the planning commission as to size, shape and relationship to the sites being served. The total of such off-street parking spaces, when used together, shall not be less than the sum required for the various uses computed separately.
- J. Other design standards for parking facilities:
1. All parking areas shall have adequate ingress and egress to an from a street or alley. Sufficient room for turning and maneuvering vehicles shall be provided on the site. Bumper rails or other barriers shall be provided where deemed necessary by the city to protect property.
 2. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the city engineer and planning director.
 3. If the parking area is illuminated, lighting shall be deflected away from abutting residential areas.
 4. No commercial repair work or servicing shall be conducted in a parking area.
 5. The parking area, aisles, and access drives shall be constructed with a minimum of six inch base and a double chip and seal so as to provide a durable, dustless surface, and shall be graded and drained as to dispose of surface water, with the design and specification so such work is subject to the approval of the city engineer. (Ord. 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)
 6. Minimize the use of surface parking in large office complexes to preserve open space and reduce visual effects.
 7. When surface parking is unavoidable, cluster parking spaces into small parking areas, dispersed around the site, to avoid large paved expanses.
 8. Limit curb cut entries into project sites to maintain sidewalk and streetscape continuity. Shared driveway access on adjacent non-single family properties is encouraged.
 9. Design internal driveways for safety and convenience. For dimensional standards and requirements on driveways and parking spaces please refer to Sections 17.76.100 and 17.76.110 of the Orland Municipal Code.
 10. All parking lots shall include appropriately striped spaces for standard and compact cars as well as handicapped spaces.
 11. Avoid parking in required setback areas to maintain landscape strips along project boundaries.
 12. Separate pedestrian and automobile traffic paths, and minimize conflict areas for safety.
 13. Provide walkways to connect parking lots to building entrances. Define walkways by landscaping, lighting and paving.
 14. Completely enclosed areas for outdoor permanent storage areas shall be required.
 15. All parking spaces shall be striped in a manner clearly showing the layout of the individual parking spaces for standard and handicapped spaces. Such striping shall be permanently maintained in a clear, visible and orderly manner.
- (Ord. 2007-05; 9-4-07)

K. Garage conversion:

1. Any off-street parking spaces lost through conversion of a garage to a non-garage use in a residential zone shall be replaced with enclosed space meeting the standards for the use as required by the applicable zone district. (Ord. 2003-03 § 3 (part))

L. Carports:

1. If a new carport is being provided in an existing parking area where none existed previously, and the existing parking area is not paved, no further paving under the carport or access thereto is required. This would only apply in those instances where enclosed spaces are not required.
2. Canvas, plastic and light metal parking structures: This type of parking cover shall not be located within a front yard or required setbacks of block emergency escape or egress routes which do not satisfy the requirements for covered parking. Placement review requires the submittal of a site plan and review fee established by the city council. (Ord. 2003-03 § 3 (part))
3. Carport design, materials and colors shall be the same as main buildings. Enclose side elevations of carports to screen support columns on both ends.
4. Where carports back up to the public streets or public view, provide rear carport walls to screen cars.
5. Include facias in carport roof design to screen support beams and trusses.
6. Carport roofs shall be the same as the roof design of the main building(s).
7. Support columns shall be proportional to the structure in carports (match stick columns are not allowed).
8. Carport sales and displays require a conditional use permit. Carport sales are not allowed in any residential zoning district. (Ord. 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)

M. Parking structures.

1. Heavy metal parking structures and structures that are required to be installed on footings must meet the California Building Code requirements.
2. Large commercial parking structures are not allowed in, or adjacent to, any residential zoning district.
3. Elevation designs shall maintain similar proportions and rhythm of architectural elements with those on adjacent buildings for architectural harmony.
4. Use the street level of parking structures for retail uses, or screen by dense landscaping and berming for visual relief. (Ord. 2007-05; 9-4-07)

17.76.110 Parking lot landscaping.

Landscaping shall be used to enhance sites and buildings, parking areas, control climate and noise, create transition between adjacent uses, unify various site components, and define and separate functions and activities.

- A. Landscaping shall be provided in new parking lots whenever (10) or more spaces are required. If the parking is required as an addition to an existing use, landscaping as required herein shall only be required for the new parking spaces.
- B. Prior to the issuance of a building permit and when ten (10) or more spaces are required, the applicant shall submit to the planning director a site plan setting forth the landscaping proposed to be developed in or adjacent to the parking area, Such site plan shall include any proposed landscaping strip, planter areas, trees, shrubs, vine or ground cover plantings. The plan shall be drawn to scale and plants clearly located and labeled as to the size, type and botanical or common name. (Ord. 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)
- C. The following landscaping standards apply to new development and required parking areas:
 - 1. Within the perimeter of a parking area, five percent of the parking area shall be planted with trees, shrubs and ground covers. (Ord. 2003-03 § 3 (part))
 - 2. Fully screen parking lots adjacent to public streets by landscaping and berming, as approved by the City of Orland. Screening shall be at least three (3) feet high at the street level and shall be at least fifteen (15) feet wide.
 - 3. Fully screen below grade parking from public view at street level by landscaping and berming.
 - 4. Driveway entrances shall receive special landscape treatment to break up paving expanses and to define the site entrance.
 - 5. There shall be a minimum of one fifteen (15) gallon-sized tree of two and a half inch diameter at breast height (dbh) planted for each ten (10) parking spaces. The trees shall be planted in approved tree well designed to minimize root damage to the pavement. The trees shall be spaced to provide shade for the parking lot.
 - 6. Shrubs and ground covers shall be provided in a quantity and size to provide seventy-five (75) percent coverage of the required landscape area in three (3) years. Bark and decorative rock may be used in the interim to cover the ground until plants mature. Lawn may also be used to satisfy the five percent requirement when each lawn area contains at least one hundred fifty (150) square feet.
 - 7. Parking areas provided adjacent to the street shall be separated from the street by landscaping the required setback area or five feet, whichever is greater. Landscaping within this area shall include one fifteen (15) gallon-sized tree for each one hundred (100) feet of frontage, and at least one gallon-sized shrub for each five feet of frontage. Such landscaped area may also be planted with lawn or ground cover plants. Other decorative non-plant ground covers may be used as long as they do not exceed twenty-five (25) percent of this landscaped area as approved by the city planner. None of this setback area landscaping shall qualify for the five percent requirement in subsection C.1. above. Landscaping shall not infringe on or conflict with any city public right-of-way. Caltrans may require landscaping for any development within its rights-of-way.

8. Utilize landscaping around the perimeter of new buildings to enhance buildings, not to cover an unacceptable design. Ivy on blank walls is prohibited.
9. Landscape design shall demonstrate a concept and link various site components. Placement and type of plant materials shall relate to the site and buildings. When selecting landscape material for parking lots, trees with deep roots shall be selected to avoid damaging the pavement.
10. Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design(s) of projects.
11. Use of a Certified Arborist or landscape architect to protect existing heritage trees during construction is encouraged.
12. Properly landscape all areas not covered by structures and driveways.
13. Landscaping shall always consist of live plant material. Use of colored rock, wood bark, and gravel in place of landscaping is not allowed, unless privately maintained.
14. Choose a variety of plant material with different textures and colors.
15. Landscaping shall be required to always combine trees and shrubs with living ground cover.
16. Use of appropriate native vegetation is encouraged. Use water conserving plant materials in twenty-five (25) percent of all landscaped areas, where feasible.
17. Where landscaping is provided, adequate irrigation and maintenance thereof shall be provided, including replacement of dead trees, shrubs, vines or other ground cover required pursuant to this section.
(Ord 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)
18. Install street trees along street side of projects according to the Department of Public Works.

a. Trees recommended for planting in the City of Orland:

1) *Small Trees*

Golden Rain Tree (*Koelreuteria paniculata*) – deciduous, from 20-30 feet tall. Flowers are yellow panicles and fruit is a red-brown papery capsules. Fall color is not effective. They will take the sun, cold, salts, drought, wind and heavy clay soils if drained.

Autumn Gold (*Ginkgo Biloba*) – Deciduous, 35 – 50 feet tall, deep rooted, disease-free. Laves turn gold in the fall. Specimens just west of Orland in Library Park. Plant only male trees since female trees produce messy fruit.

Flowering Plum (*Krauter Vesuvius*) – Deciduous, reaching 20 feet tall. Dark purple leaves with fewer fruit than other varieties.

Bradford Pear (*Pyrus Calleryana*) – Deciduous, 15 to 25 feet tall. White flowers with red foliage in the fall.

Washington Hawthorn (*Crataegus Phaenopyrum*) – Deciduous, reaching 25 feet tall, and 20 feet wide. Orange red foliage in the fall, bright Chinese red berries.

2) *Larger Trees*

Chinese Pistache (*Pistacia Chinensis*) – Deciduous, 60 feet tall and 50 feet wide. Stake and prune young trees above head height. Spectacular fall foliage.

Chinese Tallow (*Sapium Sebiferum*) – Deciduous, grows to 30 feet tall, Good fall color. Will take sun, acid soil. Good lawn tree but may sucker. Prune young tree for structure.

Holly Oak (*Quercus Ilex*) – Grows 40 to 70 feet tall; growth rate is moderate depending on the soil and water conditions. Will take sun, wide drought, heavy pruning and makes a good lawn tree. Evergreen. Flowers are catkins.

Mayten Tree (*Maytenus Boris*) – Weeping evergreen, neater than weeping Willow. Slow growth to 50 feet. Stake and prune when young.

Tulip Tree (*Liriodendron Tulipifera*) – Deciduous, erect growth to 45 feet or more. Tulip shaped lime/orange colored flowers. Takes the sun, cold. Susceptible to scale, aphids. Good lawn tree.

Village Green (*Zelkova Serrata*) – Deciduous, moderately fast growth to 60 feet tall and equally wide. Stake and prune when young. Yellow/red fall foliage.

European Hackberry (*Celtis Australis*) – Deciduous, 50 to 70 feet tall, 40 to 50 feet wide. Fast growth, has small purple berries, takes the sun and most soils.

Scarlet Oak (*Quercus Coccinea*) – Deciduous, 60 to 80 feet tall. Fast growth, scarlet fall foliage, Takes the sun and some drought conditions, Best oak for fall color. Fairly pest free.

19. Incorporate design and location of walls and fences into the landscape design of projects.
20. Highly visible areas of the site shall receive special landscape treatment.
21. Incorporate all site furniture including planters, tree grates, newspaper racks, and light fixtures into the landscape design of projects. Bicycle lockers and/or racks shall be located near building entrances only and shall be clearly defined.
22. Site furniture and light fixtures shall follow the same design concept as the major structures on the site.

23. Always enhance automobile and pedestrian traffic paths by landscaping.
24. Provide a minimum of a fifteen (15) foot wide landscape strip along all public street sides of development. Landscape strips of more than fifteen (15) feet are encouraged to enhance the public streetscape.
25. Provide a minimum of a four foot wide landscape strip along the sides and rear of all projects.
26. Parking lot light poles shall not exceed sixteen (16) feet in height.
27. New sidewalks shall be integrated into the existing frontage landscaping to maintain street continuity. Where new sidewalks are required, mature trees and landscaping shall be preserved as much as possible by meandering sidewalks around them.
28. Natural features on a site such as mature trees, creeks, views, etc., shall be preserved and incorporated into the site design of the project.
29. Landscape buffers shall always be provided between parking lots and public streets, and parking areas and buildings.
30. Whenever security gates are provided, sufficient parking shall be provided outside of the gate area for visitors as approved by City Staff.
31. Parking lots shall have adequate directional signs for visitors, delivery vehicles and employees in accordance with Chapter 17.78, Sign Ordinance, of the Orland Municipal Code.
32. Future phases of a project site already cleared and graded shall be adequately treated (e.g., hydro mulch) to prevent erosion and reduce aesthetic impacts.
33. Sites adjacent to creeks and canals shall give special attention to the landscape, fence, and wall design in order to enhance natural features or minimize development impacts.
34. Landscaping shall be adequately distributed throughout the parking lots to reduce the effects of heat and glare from pavement.
35. When parking lots are adjacent to public rights-of-way, parking shall be screened by combining berms, shrubs and trees.
36. When tree wells are provided, the wells shall be a minimum of five (5) feet square. Interlocking pavement is recommended around tree wells. (Ord. 2007-05; 9-4-07)

17.76.120 Pre-manufactured structures.

Pre-manufactured structures, including mobilehomes, may be located on individual lots for residential or office use only under the following regulations as stated by Government Code Section 65852.3:

- A. Structures. Only structures certified by the Department of Housing and Urban Development as meeting the requirements of the National Mobile Home Construction and Safety Standards Act of 1974, or meeting all requirements of the California Building Code, will be allowed.

- B. Permanent Residential Use.
1. Pre-manufactured structures for residential use may be located only in residential zones. Such structures shall be installed on a solid concrete or masonry foundation, extending a minimum of twelve (12) inches below grade, and the structure, foundation and anchorage system shall conform to the requirements of the California Building Code.
 2. The under-floor area of the structure shall be enclosed with permanent materials conforming to California Building Code requirements for contact with, or separation from, the soil.
 3. Roofing and exterior siding materials shall be of types customarily used on conventional dwellings. The planning commission shall adopt, and revise as appropriate, a list of materials which are approved.
 4. Manufactured single-family residential structures shall be of an integral unit design. Two or more structures, each of which is designed for use separately, shall not be installed on a single lot.
 5. The finished floor elevation of the pre-manufactured home shall be equal to or less than the immediately adjacent neighboring homes on either side of the pre-manufactured home fronting on the same street.
 6. A building permit shall be obtained for installation of a pre-manufactured residential structure. The application for a building permit shall include a site plan showing structure placement, sufficient foundation drawings and details to verify compliance with the foundation requirements of this section, and descriptive information and certification of the structure.
- C. Temporary Office Use.
1. A pre-manufactured structure may be used as a temporary office, in commercial or industrial zones, for a period not exceeding six months, during reconstruction of a damaged structure, or alteration of an existing structure. The planning commission may extend the temporary use for an additional six-month period, provided substantial progress has been made in the permanent construction.
 2. Temporary installations may be made with temporary masonry or steel foundations. Adequate anchorage shall be constructed to conform to the California Building Code.
 3. A building permit shall be obtained for temporary installation of a pre-manufactured structure. (Ord 2003-03 § 3 (part))

17.76.130 Second dwellings.

- A. Second dwellings as permitted by this title are subject to the following requirements:
1. Property contains an existing single-family or multi-family detached unit;
 2. The second unit is either attached to the existing dwelling and located within the living area, or detached from the existing dwelling and located on the same lot as the existing dwelling;
 3. The floor area of an attached second unit shall not exceed thirty (30) percent of the existing living area;
 4. The total floor space for a detached second dwelling unit shall not exceed one thousand two hundred (1,200) square feet;
 5. New construction conforms to all requirements of this title and all provisions of the California Building Code;
 6. One unit on the property shall be owner-occupied, the other may be rented. Prior to issuance of any permit pursuant to this chapter, an affidavit of owner occupancy, in a form acceptable to the city attorney shall be executed by the property owner(s) and recorded in the office of the recorder for Glenn County;
 7. Payment of all costs attendant thereto, for provided additional city services. (Ord. 2005-07 § 3; Ord 2003-03 § 3 (part))

17.76.140 Tract offices.

- A. When authorized herein by this title, tract offices shall satisfy the following requirements;
1. Tract offices shall be removed within thirty (30) days of the sale of the last lot or home in the subdivision. If the office is located in a converted garage, the garage shall be converted back to garage usage within this thirty (30) day period.
 2. The tract office shall not be used for general real estate sales of properties located outside of the subdivision;
 3. The tract office shall meet all main building setback requirements for the zone in which it is located.
 4. A pre-manufactured structure may be used for the tract office subject to the provisions of Section 17.76.130, except that it shall only satisfy the length of stay and removal requirements of this section.
 5. In projects over twenty-five (25) lots or homes, off-street parking shall be provided for at least two vehicles, unless the city engineer determines there is adequate on-street parking available.
 6. Temporary exterior signage shall be limited to one sign not exceeding thirty-two (32) square feet. Additional signage may be permitted by approval of a use permit. (Ord 2003-03 § 3 (part))

17.76.150 Transmission and distribution lines.

Transmission and distribution lines both overhead and underground, shall be permitted in all districts without limitation as to height, without the necessity of obtaining a use permit; provided, however, that the routes of all proposed gas, telephone, television cable and electric transmission lines shall be submitted to the planning commission for review and approval prior to the acquisition of rights-of-way or application to the Public Utility Commission. (Ord 2003-03 § 3 (part))

17.76.160 Yard sales.

Yard sales, as permitted in residential zones or as pursuant to this code, shall be subject to the regulations of this section.

- A. "Yard sales" means any event other than a sale actually operated in conjunction with a regularly licensed commercial or retail operation which is advertised by any means whatsoever as a place or location to which members of the public, at any time, may purchase identifiable or tangible personal property, for sale by an individual or group of individuals, which is conducted at a private residence as an occasional sale and not on a regular basis. Also included in this definition are garage sales, patio sales, estate sales, rummage sales or any similar sales.
- B. The term "yard sale," as used in this title, shall not include a rummage sale, conducted by a bona fide, nonprofit organization conducted at any public building, church or building in a commercial zone. Nothing contained in this title is intended, nor shall it prevent or prohibit various types of sales held by such charitable or social organizations.
- C. It shall be lawful for any person or persons to conduct a yard sale at a place of residence, provided that no such person or persons shall conduct more than three such yard sales per year, and such sale shall not take place over a longer period than two consecutive days. It shall be lawful for two or more persons having adjacent places of residence to join together in such a sale and each person joining in such sale shall not again participate in a yard sale for a period of at least one year. Goods sold at a yard shall be personal property owned by the seller or sellers, and shall not in any case include merchandise or personal property purchased elsewhere for resale at a yard sale. In any case where the state requires a resale permit for the sale of merchandise, the person or persons conducting the sale shall have first obtained such resale permit.
- D. All sales as defined in this title shall be conducted between the hours of eight a.m. and sunset. Goods shall not be displayed in the public right-of-way.
- E. It is unlawful for any person or persons to advertise a yard sale by attaching notices or posters to structures, signs or sign supports, utility poles or other supports, excepting upon the premises where the sale is being conducted, without first having obtained consent of the owner of such support to post such notice or poster., One sign not exceeding two feet by two feet in size may be posted on the property where the sale is being held during the sale only.

- F. All merchandise offered for sale shall be arranged so that fire, police, health and other officials may have access for inspection at all times during the sale.
- G. Any person or persons violating the provisions of this section shall be guilty of an infraction and upon conviction shall be punished as provided by law. (Ord 2003-03 § 3 (part))

TREES RECOMMENDED FOR PLANTING IN ORLAND

SMALL TREES

Golden Rain Tree (*Koelreuteria paniculata*) – deciduous, from 20-30 feet tall. Flowers are yellow panicles and fruit is a red-brown papery capsules. Fall color is not effective. They will take the sun, cold, salts, drought, wind and heavy clay soils if drained.

Autumn Gold (*Ginkgo Biloba*) – Deciduous, 35 – 50 feet tall, deep rooted, disease-free. Laves turn gold in the fall. Specimens just west of Orland in Library Park. Plant only male trees since female trees produce messy fruit.

Flowering Plum (*Krauter Vesuvius*) – Deciduous, reaching 20 feet tall. Dark purple leaves with fewer fruit than other varieties.

Bradford Pear (*Pyrus Calleryana*) – Deciduous, 15 to 25 feet tall. White flowers with red foliage in the fall.

Washington Hawthorn (*Crataegus Phaenopyrum*) – Deciduous, reaching 25 feet tall, and 20 feet wide. Orange red foliage in the fall, bright Chinese red berries.

LARGER TREES

Chinese Pistache (*Pistacia Chinensis*) – Deciduous, 60 feet tall and 50 feet wide. Stake and prune young trees above head height. Spectacular fall foliage.

Chinese Tallow (*Sapium Sebiferum*) – Deciduous, grows to 30 feet tall, Good fall color. Will take sun, acid soil. Good lawn tree but may sucker. Prune young tree for structure.

Holly Oak (*Quercus Ilex*) – Grows 40 to 70 feet tall; growth rate is moderate depending on the soil and water conditions. Will take sun, wide drought, heavy pruning and makes a good lawn tree. Evergreen. Flowers are catkins.

Liquidamber-Sweet Gum (*Liquidamber Styraciflua*) – Grows to 50 to 60 feet tall. Fall foliage is brilliant and fruit is thorny brown burs which it litters. Roots heave pavement, and is susceptible to redhumped caterpillar.

Mayten Tree (*Maytenus Boris*) – Weeping evergreen, neater than weeping Willow. Slow growth to 50 feet. Stake and prune when young.

Tulip Tree (*Liriodendron Tulipifera*) – Deciduous, erect growth to 45 feet or more. Tulip shaped lime/orange colored flowers. Takes the sun, cold. Susceptible to scale, aphids. Good lawn tree.

Village Green (*Zelkova Serrata*) – Deciduous, moderately fast growth to 60 feet tall and equally wide. Stake and prune when young. Yellow/red fall foliage.

European Hackberry (*Celtis Australis*) – Deciduous, 50 to 70 feet tall, 40 to 50 feet wide. Fast growth, has small purple berries, takes the sun and most soils.

Scarlet Oak (*Quercus Coccinea*) – Deciduous, 60 to 80 feet tall. Fast growth, scarlet fall foliage, Takes the sun and some drought conditions, Best oak for fall color. Fairly pest free.