

RESOLUTION NO. 23,927

1101-2

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
BURBANK APPROVING GENERAL PLAN AMENDMENT NO.  
93-1.

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. A noticed public hearing was held by the Council of the City of Burbank on May 11, 1993, on General Plan Amendment No. 93-1 involving an amendment to the Land Use Element.

B. Said hearing was properly noticed in accordance with the provisions of Section 65351 of the Government Code of the State of California.

C. General Plan Amendment No. 93-1 is part of the Rancho Master Plan Project. The overall project, including the General Plan Amendment, was examined in a Negative Declaration dated February 23, 1993. In Resolution No. 23,926, the City Council approved the Negative Declaration in accordance with California Environmental Quality Act ("CEQA") Guidelines Sec. 15074, adopted findings in accordance with Public Resources Code Sections 21083 and 21087 and the City's CEQA procedures.

D. The Council considered the testimony and evidence presented at the public hearing, including the report and recommendation of the Community Development Director, the action of the City Planning Board as evidenced by its Resolution No. 2342 recommending approval of the proposed amendment, and the environmental assessment prepared in conjunction with the proposed amendment.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. General Plan Amendment No. 93-1 will not have a substantial adverse impact on the environment.

2. General Plan Amendment No. 93-1, as shown on Exhibit "A" to this Resolution, is hereby approved.

3. The City Clerk is directed to attach certified copies of this Resolution and the Resolution of the Planning Board of the City of Burbank to the General Plan and General Plan Map of the City of Burbank maintained in the Office of the City Clerk, and to endorse on said General Plan and said General Plan Map the

GENERAL PLAN AMENDMENT NO. 93-1 RANCHO MASTER PLAN  
Changes to Land Use Element

- page i. Add "F. RANCHO MASTER PLAN"
- page 13. Adjust land use acreages per attached
- page 14. Adjust land use acreages per attached
- page 30. Adjust land use acreages per attached
- page 30. Add to "a. SHOPPING CENTER"  
final paragraph:  
See page 58 for a discussion of the areas designated for Shopping Center use in the Rancho Master Plan. Special development guidelines regulate development in the Rancho Master Plan area.
- page 31. Add to "b. LIMITED COMMERCIAL"  
final paragraph:  
See pages 58 and 60 for a discussion of the areas designated as Limited Commercial in the Rancho Master Plan area. Special development guidelines regulate development in the Rancho Master Plan area.
- page 31. In Section "d. COMMERCIAL RECREATION"  
Delete motels from last sentence of the first paragraph of this section  
Add paragraph:  
See page 60 for a discussion of the Commercial Recreation land use designation in the context of the Rancho Master Plan.
- page 34. Adjust land use acreages per attached
- page 34. Add to "b. RESTRICTED INDUSTRY"  
Add second paragraph:  
See page 58 for a discussion of the area designated as Restricted Industry in the Rancho Master Plan area. Special development considerations regulate development in this unique horsekeeping area.

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EXHIBIT A

LAND USE	IN ACRES		OF TOTAL	
<u>Residential</u>	3,847	<del>-3,846-</del>	35.0	
Single Family	3,082	<del>--3,081-</del>	28.0	
Multiple Family - Low Density		185	1.7	
Multiple Family - Medium Density		511	4.7	
Multiple Family - High Density		69	0.6	
<u>Commercial</u>	538	<del>-537-</del>	4.9	
City Center Commercial		112	1.0	
Shopping Center	69	<del>-65-</del>	0.6	<del>-0.5-</del>
Limited Commercial	300	<del>287-</del>	2.7	<del>-2.5-</del>
Unlimited Commercial		50	0.5	
Commercial Recreation	7	<del>-29-</del>	0.1	<del>-0.5-</del>
<u>Industrial</u>	1,171	<del>-1,173-</del>	10.7	<del>-10.8-</del>
Restricted Industry	290	<del>-292-</del>	2.6	<del>-2.7-</del>
General Manufacturing		872	8.0	
Horse Compatible		9	0.1	
<u>Mountain Reserve*</u>	2,257		20.6	
<u>Open Space</u>	428		3.9	
Public Parks		341	3.1	
Private Open Space		87	0.8	
<u>Public Facilities</u>	164		1.5	
Public School Sites		164	1.5	
Other**				
<u>Circulation</u>	2,518		23.0	
Freeways		180	1.6	
Streets		1,903	17.4	
Railroad		80	1.0	
Airport		355	3.0	
<u>Miscellaneous</u>	43		0.4	<del>-0.3-</del>
Flood Control		34	0.3	
Other***		9		
<b>TOTAL AREA</b>	<b>10,966</b>		<b>100.00</b>	

Does not include 228 acres of public park land in the Mountain Reserve.

Acres of other public facilities has been calculated as part of surrounding land use categories.

A 0.0008 deviation due to graphic reproduction scale and rounding of calculations.

Figure 1: Summary of Land Use

Introduction, the following policies are established:

- Provide a full complement of public facilities to adequately and efficiently serve the people who reside in all residential areas of the City;
- Prohibit incompatible uses in or adjacent to residential areas;
- Actively encourage rehabilitation and maintenance in older residential areas in order to prevent blight, decay and depreciation of land values;
- Promote strict Code enforcement to be implemented as part of a comprehensive rehabilitation program;
- Continue municipal support for civic beautification programs, tree planting and other public measures aimed at creating and maintaining attractive residential neighborhoods;
- Provide adequate streets, utilities, water, sewers, storm drainage and street lighting in all residential areas;
- Limit densities to the capability of the infrastructure and service systems.

The distribution of residential land among the four density categories is as follows:

		ACRES	PERCENTAGE OF TOTAL RESIDENTIAL LAND
SINGLE FAMILY	- Low Density	3,082 <del>3,081</del>	80%
MULTIPLE FAMILY	- Low Density	185	5%
MULTIPLE FAMILY	- Medium Density	511	13%
MULTIPLE FAMILY	- High Density	69	2%
TOTAL		<del>3,846</del> 3,847	100%

A summary of residential densities is given in Figure 4, page 26.

a. SINGLE FAMILY - LOW DENSITY RESIDENTIAL

The Single Family Low Density Residential classification of land use is intended to provide for neighborhoods of single family detached dwelling units. The overall density in this category will not exceed seven dwelling units per net residential acre, with a minimum lot area of 6,000 square feet for each unit, except in the case of a Planned Development. In the case of a Planned Development, density shall not ex-

- Commercial parking rates which favor the short-term user;
- Cooperation between the City and commercial property owners in exploring potential solutions to the parking problems of specific areas; these potential solutions may include: shared parking, parking districts and parking structures.

Area

A total of about 537 acres have been designated for commercial purposes as follows:

Shopping Center	69	-- <del>65</del> acres
Limited Commercial	300	-- <del>287</del> acres
Unlimited Commercial		50 acres
Commercial Recreation	7	-- <del>23</del> acres
City Center Commercial		112 acres

a. SHOPPING CENTER

The Shopping Center land use designation is intended for grouped commercial facilities which are primarily related to and dependent upon the adjacent and surrounding areas for the majority of their customers. A shopping center is usually planned, developed, owned and/or managed as a unit and the location, size and type of shops relate directly to the trade area. The shopping center provides on-site parking in proportion to the types and sizes of the stores it includes. The predominant uses would be those types of commerce which provide essential goods and services to the adjacent land uses, i.e., food, drug and clothing stores, service shops and offices, professions and services related to the needs and requirements of the surrounding areas.

It is the intent of this Plan that shopping centers have only retail sales and neighborhood-oriented services on the ground floor, with commercial and professional offices limited to upper floor occupancy.

b. LIMITED COMMERCIAL

The Limited Commercial land use designation encompasses more than half of the commercial land in the City. This designation is intended to provide land primarily for general commercial uses such as business and professional offices, retail sales and commercial services. Appropriate uses in the Limited Commercial areas include groupings of professional

- Limit the height of industrial structures adjacent to single family areas in order to ensure privacy, light and a compatible scale between the industrial and residential structures. This can be best achieved by a graduated height limit in which that portion of the industrial structure closest to a single family property is comparable in scale to the single family structure. Portions of the industrial structure further from the single family property may increase in height in proportion to the distance from the single family property line. Any industrial structure over three stories requires a conditional use permit.

Area

1,171

This Plan designates 1,173 acres for industrial purposes; this land is divided among the industrial subcategories as follows:

General Manufacturing	872 acres
Restricted Industry	290 acres
Horse Compatible	9 acres

a. GENERAL MANUFACTURING

The intent of the General Manufacturing classification of land use is to provide land for manufacturing, assembly and fabrication, including large scale or specialized industrial operations and airport-related industrial uses. Convenient access by arterial streets, freeways and/or railroad is to be provided for these areas. Much of the land designated for General Manufacturing use lies within the Golden State Redevelopment Project area.

b. RESTRICTED INDUSTRY

The intent of the Restricted Industry land use classification is to provide land for those industrial operations which require an environment free from nuisances such as odors, noise, vibration or smoke, and which themselves are relatively non-obtrusive. Included in this category are non-manufacturing industries, hospitals, media-related industry, wholesale and warehousing enterprises engaged in the business of storage, supply and distribution of products.

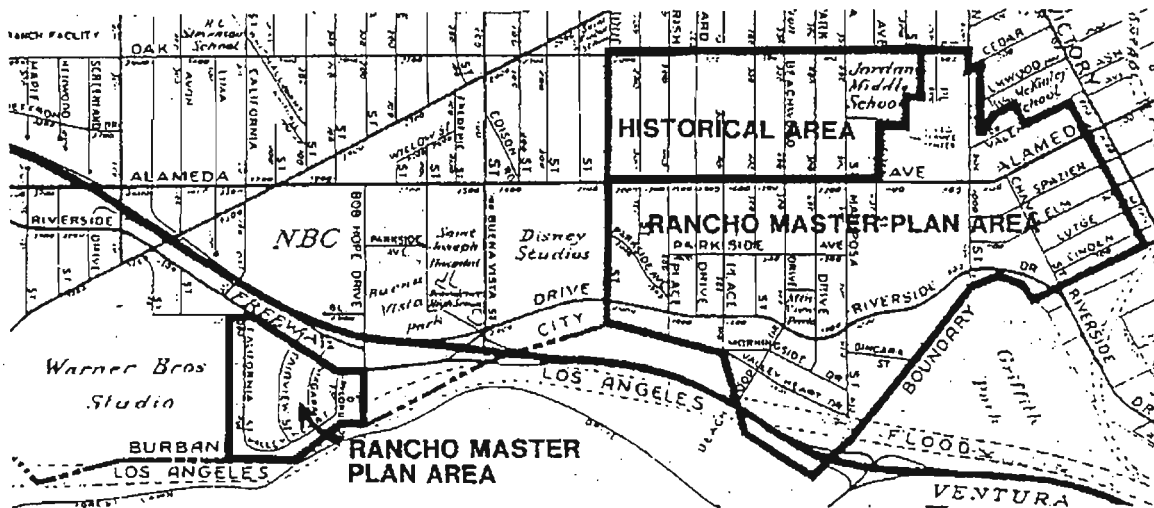
Area of New Restricted Industrial Use East of the Airport

Whereas the majority of the land designated for Restricted

GENERAL PLAN AMENDMENT NO. 93-1  
Add to Land Use Element

In Section III--Land Use Plan  
Add Subsection F. RANCHO MASTER PLAN (pages 57-60)

The Rancho areas designated in the map below contain both historical and active horsekeeping areas of the City. Burbank is one of the few cities in the metropolitan area which still provides single family residential areas in which horses may be kept. There are 114 acres of residential land currently set aside for single family horsekeeping use (see pp. 15-18).



It is a policy of this General Plan to preserve and maintain all existing designated horsekeeping property in the City. Furthermore, it is policy to protect these areas from encroachment by any incompatible land use which could adversely impact the use of horsekeeping property for equestrian-related activities. This Land Use Element calls for protecting the uniqueness of the horsekeeping areas and establishment of an equestrian trail system in the Transportation Element of the General Plan.

The Rancho Master Plan is intended to preserve and protect the existing equestrian neighborhood character of the Rancho area. The Master Plan has three separate components which together are designed to achieve this intent:

1. The Neighborhood Protection Plan--this component deals with traffic impacts and mitigation;
2. The Neighborhood Identity Plan--this component deals with streetscape, thematic street design and signage; and
3. The Land Use Plan--this component deals with all the non-residential land uses in the Rancho area.

Together, these three components of the Rancho Master Plan comprise a document which addresses the concerns of the Rancho area residents and serves to protect the horsekeeping atmosphere and amenities unique to this area of the City.

The land use component of the Rancho Master Plan is incorporated into this Land Use Element. The various land uses and development guidelines for the non-residential areas of the Rancho are specified below and will be implemented in Article 22 of the City Code, "Rancho Master Plan Zones".

The Rancho Master Plan Land Use Map (p. 59) identifies seven distinct land use areas, each with its own character and design guidelines, designed to protect and enhance the horsekeeping environment of the Rancho.

#### AREA 1 RANCHO BUSINESS PARK

The Rancho Business Park area is intended for the development of offices, media-related uses and restricted light industrial and quasi-industrial activities. The uses in this area are compatible with the horsekeeping neighborhood and require an environment that is free of common industrial nuisances such as odors, noise, vibrations and smoke. The type of permitted uses would include recording or rehearsal studio, film editing, medical laboratory, architecture studio and publishing office. An adequate residential open space buffer is required.

#### AREAS 2 AND 3 RANCHO COMMERCIAL

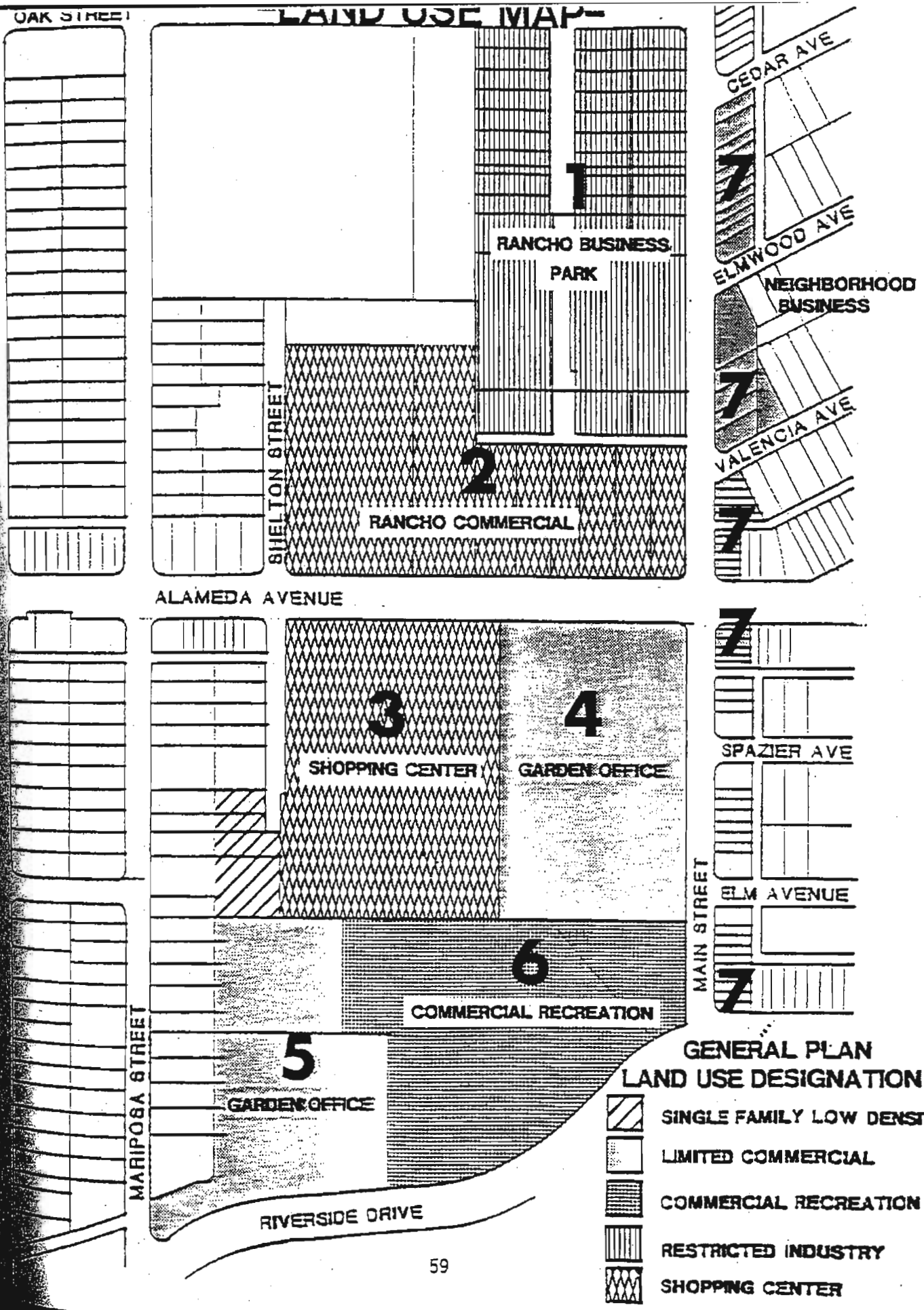
The Rancho Commercial areas are intended to encourage and support the development of community-oriented retail shops and services in conjunction with professional offices. These areas will be the primary retail, service and professional office centers serving the Rancho area. These areas will provide essential goods and services to the Rancho such as appliance store, drug store, paint store, dry cleaners, laundromat, post office, theaters and medical offices. It is the intent of the Master Plan that development in the Rancho Commercial areas have retail sales and community-oriented services on the ground floor with professional offices limited to the second floor.






#### AREAS 4 AND 5 GARDEN OFFICE

The Garden Office areas are intended to provide for professional offices in a well-landscaped environment. These areas are also appropriate for the development of senior housing. Incidental retail sales and services are encouraged in order to maintain a self-contained development that discourages the mid-day use of the automobile. The incidental retail and service uses are especially important when these areas are developed with senior housing. Development in these areas is not to exceed three stories and landscaped courtyards which are visible to the public right-of-way are encouraged.



# LAND USE MAP



- GENERAL PLAN  
LAND USE DESIGNATION**
-  SINGLE FAMILY LOW DENSITY
  -  LIMITED COMMERCIAL
  -  COMMERCIAL RECREATION
  -  RESTRICTED INDUSTRY
  -  SHOPPING CENTER

AREA 6 COMMERCIAL RECREATION

The intent of the Commercial Recreation area is to provide suitable land for commercial recreation facilities which require large areas for parking and access related to regional highways. Commercial recreation facilities function as essential supplements to the public recreational facilities, providing such facilities as bowling alleys, theaters, skating rinks and stables. Related commercial uses which are compatible with the primary use intended for this area include restaurants and lounges.

Any development in the area designated for commercial recreation must be carried out as a planned development.

AREA 7 NEIGHBORHOOD BUSINESS

The Neighborhood Business areas are intended to accommodate a mix of retail and office uses requiring visibility and convenient access. These areas are intended to primarily serve the surrounding residential and business neighborhoods. The development in these areas is not to exceed two stories in height and should have an ample landscaped open space buffer at the interface with the adjacent equestrian residential neighborhood.

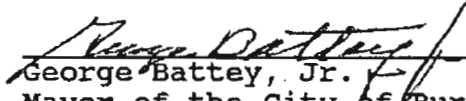
The following design criteria shall apply to all proposed new development in the Rancho as a means of enhancing the special character of the area.

- Rancho, Mission or Spanish Colonial style of architecture shall be used, incorporating verandas, arbors, patios, courtyards, plazas, arches, tile roofs or simulated wood roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts.
- Whites, natural wood grain finishes, earthtones, pale tones, tans, rusts, adobe pink, and copper patina shall be used on all buildings and fences. Bright colors are prohibited.
- Materials and finishes shall be primarily wood, rough-cut timbers, river rock, Spanish tile and/or textured stucco.

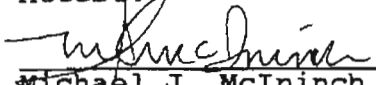
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amendment approved by this Resolution, together with notations making reference to this Resolution, in accordance with the provisions of Sections 65353 and 65359 of the Government Code of the State of California.

PASSED and ADOPTED this 11th day of May, 1993.

  
George Battey, Jr.  
Mayor of the City of Burbank

Attest:

  
Michael J. McIninch  
Assistant City Clerk


STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )  ss:  
CITY OF BURBANK                )

I, Michael J. McIninch, Assistant City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the city of Burbank at its regular meeting held on the 11th day of May, 1993, by the following votes:

AYES:           Council Members Bowne, Spanos, Wiggins, and Battey.

NOES:           Council Member Golonski.

ABSENT;        Council Members None.

  
Michael J. McIninch  
Assistant City Clerk

Effective date:  
June 26, 1993

ORDINANCE NO. 3343

AN ORDINANCE OF THE COUNCIL OF THE CITY OF BURBANK  
ADDING ARTICLE 24 TO CHAPTER 31 OF THE BURBANK  
MUNICIPAL CODE CREATING THE RANCHO MASTER PLAN  
ZONES AND DELETING DIVISION 3 OF ARTICLE 6 AND  
DIVISION 4 OF ARTICLE 9 IN CHAPTER 31 OF THE  
BURBANK MUNICIPAL CODE.

1701

**City Attorney's Synopsis**

This Ordinance creates the Rancho Master Plan Area which contains a series of zoning classifications for the East and West Rancho. The Ordinance establishes regulations and development standards for the Rancho Master Plan Area and creates a Rancho Review Board.

THE COUNCIL OF THE CITY OF BURBANK ORDAINS:

1. Division 3 of Article 6 in Chapter 31 of the Burbank Municipal Code is hereby deleted in its entirety.
2. Division 4 of Article 9 in Chapter 31 of the Burbank Municipal Code is hereby deleted in its entirety.
3. Article 24 is added to Chapter 31 of the Burbank Municipal Code to read as follows:

**ARTICLE 24. RANCHO MASTER PLAN ZONES.**

**DIVISION 1. PURPOSE AND DEFINITIONS.**

**Sec. 31-2401. Purpose.**

This Article creates the Rancho Master Plan Area which contains a series of zoning classifications for the East and West Rancho as defined by Resolution No. 23,893, which amended the General Plan and Land Use Element to reflect this area. All land use regulations and development standards for the Rancho Master Plan Area augment the land use regulation and development standards of the Burbank Municipal Code. The Rancho Master Plan regulates land zoned single family horsekeeping, commercial, commercial-recreational and existing industrial in the Rancho Master Plan Area for land use, density, height, setbacks, parking, landscaping, and design standards. When an issue, condition or situation is not covered or provided for in the Rancho Master

**EXHIBIT B**

**ATTACHMENT 9 - 12**

Plan Zones Ordinance, the development regulations of the Burbank Municipal Code that are most applicable shall apply.

**Sec. 31-2402. Definitions.**

For the purposes of this Article, the following definitions shall apply. Words or phrases not defined in this section shall be construed as defined in the Burbank Municipal Code.

"**Californian Native Plants**" means landscaping materials that are associated with the Southern California's Mediterranean type climate. This category is not limited to drought-resistant varieties.

"**Commercial Stable**" means any place that horses are kept, housed, boarded, lodged, fed, hired, rented, trained, or sold as a commercial activity.

"**Grade**" means the average elevation calculated by adding the elevation of all corners of the subject property and dividing by the same number of corners.

"**Horse**" means all members of the equine family including burros and donkeys and all hybrids of said family such as mules.

"**Mission, Rancho or Spanish Colonial Style**" means structures that are not boxlike and incorporate Spanish or western architectural elements of design such as arches, verandas, arbors, patios, plazas, tiled entry ways, simulated wood or tiled roofs, pitched roofs, and earth tone colors.

"**First Story**" means fifteen (15) feet to the ceiling measured from the grade.

"**Second Story**" means twenty-five (25) feet to the ceiling measured from the grade.

"**Third Story**" means thirty-five (35) feet to the ceiling measured from the grade.

**DIVISION 2. R-1-H RESIDENTIAL ZONE.**

**Sec. 31- 2403. Purpose.**

The R-1-H or residential single family horsekeeping zone is intended for single family dwellings upon lots on which horses may be kept.

**Sec. 31- 2404. Permitted Uses.**

The following uses are permitted in an R-1-H Zone:

Single family dwelling, including mobilehomes, not to exceed one (1) per lot unless additional dwelling was in existence prior to June 4, 1963.

Additional single family dwelling lawfully constructed on one (1) lot prior to June 4, 1963.

Home occupation that meets the requirements of Article 6, Division 11 of this Chapter.

Small Family Day Care Home.

Stable or corral for keeping horses owned by the owner or occupant of the property.

The following accessory structures: private garages, carports, tennis courts, swimming pools and minor accessory structures for which no building permit is required, and accessory structures of three hundred (300) square feet or less, subject to the provisions of Section 31-1111 to this Chapter.

**Sec. 31- 2405. Conditional Uses.**

The following uses are permitted in an R-1-H Zone upon the granting of a conditional use permit:

Additional single family dwelling per lot for each additional six thousand (6,000) square feet of lot area.

Animal hospital; no boarding (on properties with a minimum of 12,000 square feet in area that abut commercial land).

Blacksmith; horse shoeing only (on properties with a minimum of 12,000 square feet in area that abut commercial land).

Carnival conducted by church, public or private school, service club or nonprofit association or corporation.

Church or church school.

Municipal fire station.

Municipal library.

Off-street parking lot.

Park or recreational facility, including golf course and cultural facility, with incidental limited commercial uses commonly associated with park and recreational use.

Planned residential development.

Public or private educational institution.

Public utility facility.

Stable, commercial--including housing facilities for caretaker on premises (on properties with a minimum of 12,000 square feet in area that abut commercial land).

Other accessory structures.

**Sec. 31- 2406. Administrative Uses.**

The following uses are permitted in a R-1-H zone upon the granting of an administrative use permit:

Large Family Day Care Home.

**Sec. 31- 2407. Prohibited Uses.**

The following uses are prohibited in an R-1-H Zone:

Any advertising structure or sign not expressly permitted.

Agricultural use.

Airport use.

Cemetery use.

Commercial use, unless specified in Sections 31-2404 or 31-2405

Industrial use.

Mobilehome park.

Any multiple family dwelling or use, unless part of a planned residential development.

**Sec. 31-2408. Property Development Standards.**

The following property development standards shall apply in an R-1-H Zone:

(a) LOT AREA.

Each lot shall have a minimum area of six thousand (6,000) square feet.

(b) LOT DIMENSIONS.

Each lot shall have a minimum width of fifty (50) feet and a minimum depth of one hundred (100) feet.

(c) LOT AREA PER DWELLING UNIT.

Except for dwelling units lawfully constructed on one (1) lot prior to June 4, 1963, only one (1) dwelling unit shall be allowed for each six thousand (6,000) square feet of lot area.

(d) STRUCTURE HEIGHT.

No structure shall exceed thirty-five (35) feet in height.

(e) YARDS AND SETBACKS.

(1) Front Yard - Each lot shall have a front yard not less than twenty-five (25) feet deep.

(2) Side Yard - Each lot shall have a side yard on each side not less than five (5) feet wide, except that corner lots and reverse corner lots, unless otherwise specified in this Chapter, shall have a yard not less than ten (10) feet wide on the side abutting the side street.

(3) Rear Yard - Each lot shall have a rear yard not less than five (5) feet deep. However, if the rear yard abuts an alley, this requirement shall not apply.

(4) Setback for Doors, Windows and Openings of Dwellings - Doors, windows, and other openings in any structure used or designed to be used for human habitation shall be at least ten (10) feet from the rear and side property lines when constructed within the rear thirty-five (35) feet of the lot.

(5) Setback for Non-commercial Stables - Non-commercial Stables used for keeping horses shall be located within the rear thirty-five (35) feet of the lot and shall be set back at least ten (10) feet from the rear and side property lines. Non-commercial stables shall not be located closer than twenty (20) feet to a door, window or other opening of any building or structure on the same or adjacent lot used or designed to be used for human habitation.

The ten (10) foot setback requirement from rear or side property lines is not applicable to those property lines abutting an alley.

The ten (10) foot setback requirement from rear or side property lines may be reduced to five (5) feet for those property lines on a street or if the stables are completely enclosed by walls and a roof and provided the walls or portion thereof facing the setback area are constructed of reinforced masonry at least



eight (8) inches thick or reinforced concrete at least six (6) inches thick with a smooth, hard, nonabsorbent interior finish. Other Type I construction materials may be used if approved by the Building Official as being equally strong, durable and resistant to sounds and odors arising from within the stable.

The twenty (20) feet setback requirement from a door, window or opening of a structure used or designed to be used for human habitation may be reduced to fifteen (15) feet if the non-commercial stables are completely enclosed by walls and a roof and provided the walls or portion thereof facing the setback area are constructed of reinforced masonry at least eight (8) inches thick or reinforced concrete at least six (6) inches thick with a smooth, hard, nonabsorbent interior finish. Other Type I construction materials may be used if approved by the Building Official as being equally strong, durable and resistant to sounds and odors arising from within the stable.

(6) Setback for Non-commercial Corrals - Non-commercial corrals used for keeping horses shall be located within the rear thirty-five (35) feet of the lot. Non-commercial corrals shall be enclosed by a fence or other enclosure, no part of which shall be closer than twenty (20) feet to the doors, windows or other openings of any building or structure on the same or adjacent lot used or designed to be used for human habitation.

(f) OFF-STREET PARKING.

For each dwelling unit there shall be two (2) parking spaces in a garage or carport.

(g) STABLE REQUIRED.

Each lot on which a horse is kept shall have a stable to shelter the horse.

(h) STRUCTURE SIZE.

A dwelling unit shall have a minimum floor area of eight hundred fifty (850) square feet (excluding garage or accessory structure) and be at least twenty (20) feet wide.

(i) ADDITIONAL STANDARDS.

For additional standards, see the remainder of this Chapter.

**Sec. 31- 2409. Mobilehome Development Standards.**

In addition to the property development standards listed in Section 31-2408, the following development standards shall be applicable to the establishment of mobilehomes:

(a) Mobilehomes shall be built after June 15, 1976 and to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974.

(b) Mobilehomes shall be installed on a State approved permanent foundation system.

(c) Exterior siding is required and shall extend to within six (6) inches of the ground.

(d) Exterior siding shall be of a non-reflective material which simulates wood, stucco or masonry.



(e) Roofing materials shall include tile, rock, and other roofing materials allowed by the Burbank Municipal Code except for continuously rolled metal roofing or any reflective roofing material.

**Sec. 31- 2410. Restrictions on Keeping Horses.**

(a) PERMIT REQUIRED.

It is unlawful to keep a horse in an R-1-H Zone without a permit from the Animal Shelter Superintendent. Such permit shall be issued only if approved by the Building Official. The Building Official shall investigate all requests for permits and if the Building Official finds that the applicant is entitled by this division to keep horses on the premises and is not in violation of any regulations pertaining to keeping horses, the request for a permit shall be approved and the Animal Shelter Superintendent shall be notified in writing.

(b) LIMIT ON NUMBER OF HORSES.

(1) Non-Commercial

Horses kept in an R-1-H Zone in a non-commercial stable or corral shall not exceed one (1) for each three thousand (3,000) square feet of lot area.

(2) Commercial

Horses kept in an R-1-H Zone in a commercial stable or corral shall not exceed one (1) horse for each five hundred (500) square feet of lot area. For additional requirements, See Division 10 of this Article.

**Sec. 31-2411. Development Review.**

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected on any lot in an R-1-H Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided for in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

**DIVISION 3. NB - NEIGHBORHOOD BUSINESS ZONE.**

**Sec. 31-2412. Purpose.**

The NB or Neighborhood Business zone is intended to accommodate a mix of commercial and office uses requiring visibility and convenient access.

**Sec. 31-2413. Permitted Uses.**

The following uses are permitted in a NB Zone:

(a) RETAIL SALES:

Antique shop  
 Art gallery  
 Art shop  
 Bakery  
 Beauty supply store  
 Bicycle and mini-bike sales  
 Book store  
 Burglar alarm sales or service; no on-site installation  
 Butcher shop; no slaughtering  
 Camera shop; incidental film developing  
 Candy store  
 Clothing store  
 Drapery shop  
 Dressmaking shop  
 Feed store  
 Film store  
 Florist shop  
 Furrier sales  
 Garden supply shop  
 Gift shop  
 Hardware store  
 Ice cream shop  
 Interior decorating store  
 Jewelry store  
 Leather goods shop  
 Luggage store  
 Music store  
 Newsstand  
 Notions store  
 Novelty store  
 Orthopedic and medical appliance store  
 Paint store  
 Pet shop; includes grooming  
 Pharmacy  
 Picture frame store  
 Radio and television store  
 Shoe store  
 Sporting goods store  
 Stationery store  
 Tobacco shop  
 Toy store  
 Wholesale sales; incidental to retail sales  
 (b) SERVICES:  
 Administrative services  
 Automated teller machine  
 Awning shop  
 Barber shop  
 Beauty shop  
 Bicycle and mini-bike repairs  
 Child care facility  
 Church

- Collection agency
- Computer service center
- Dog and animal grooming
- Dry cleaning agency; no on-site dry cleaning
- Engraver
- Fix-it shop
- Household appliance repair; incidental sales
- Interior decorating service
- Janitorial service
- Laundry agency; no washing
- Nail Shop
- Photocopy service
- Photographer
- Photographic copying
- Print shop; except newspaper printing
- Radio and television repair
- Riding tack shop
- School; public or private
- Shoe repair shop
- Studio; art and photograph
- Telephone answering service
- Telephone exchange
- Travel agency
- Upholstery shop
- Video tape rental

(c) COMMERCIAL AND PROFESSIONAL OFFICES:

- Architecture studio
- Brokerage, non-inventory
- Design studio
- Graphic arts studio
- Medical office
- Offices, business or professional, non-medical
- Real estate office
- Tax preparation
- Ticket agency

Sec. 31-2414. Conditional Uses.

The following uses are permitted in the NB Zone upon the granting of a conditional use permit:

- Alcoholic beverages; sale of, consumption on premises
- Animal hospital; overnight care, no boarding
- Automobile service station
- Liquor sales, packaged; incidental use only
- Plant Nursery

Sec. 31-2415. Administrative Uses.

The following uses are permitted in a NB Zone upon the granting of an administrative use permit:

Child care facility; if residentially adjacent  
Schools-public or private; if residentially adjacent.

**Sec. 31-2416. Prohibited Uses.**

- The following uses are prohibited in a NB Zone:
- Advertising structure or sign not expressly permitted
  - Agricultural use
  - Airport use
  - Auto and truck sales
  - Auto body shops
  - Auto part sales
  - Cemetery use
  - Department store
  - Pawn shop
  - Residential use
  - Warehouse retail sales

**Sec. 31-2417. Property Development Standards.**

The following property development standards shall apply in a NB Zone:

(a) STRUCTURE HEIGHT.

(1) The maximum height of a structure shall be a maximum of twenty-five (25) feet as measured from grade as defined in this Article.

(2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.

(3) A conditional use permit is required for a structure higher than twenty-five (25) feet.

(b) OPEN SPACE.

(1) Distance Requirements.

Each lot which abuts or is adjacent to an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20) feet wide along the area that abuts the residential property.

(2) Determination of Open Space.

Open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.

(3) Landscaping Requirement.

When the commercial property abuts or is adjacent to an R-1, R-1-E, R-1-H or R-2 lot, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section, side yards on corner lots shall be considered as front yards.

(2) Setbacks.(a) Front Yards.

All structures, including above-grade and semi-subterranean parking, shall be set back at least ten (10) feet from the front lot line.

(b) Side Yards.

A side yard setback is not required. However, if the side yard is used for surface parking, a minimum three (3) feet setback from the side lot line to the surface parking area is required.

(c) Rear Yards.

A rear yard building setback is not required; provided, however, that if the lot abuts or is adjacent to an R-1, R-1-E, R-1-H or R-2 lot, a minimum twenty (20) foot setback is required. If the rear yard is used for surface parking, a minimum five (5) feet setback from the rear lot line to the surface parking area is required.

(3) Landscaping.

(a) At least five (5) percent of the total site area shall be landscaped.

(b) Californian native plants and California Sycamore trees are required to be integrated within this required landscaped area. Required street trees shall be California Sycamore trees.

(d) The landscaping requirements for parking structures and surface parking lots in Sections 31-1113.1(i) and 31-1418 shall apply in the NB zone.

(4) Retail Structures.

On retail structures, bay windows at least three (3) feet high may project over seventy-five (75) percent of the required front yard not to exceed three (3) feet into the required front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping.

(5) Parking.

(a) Surface parking shall not be allowed between building frontage and Main Street.

(b) For structures or projects applying for development review on or after the effective date of this ordinance on the lots south of Alameda Avenue, vehicular access to and from these lots shall only be available from Main Street, Alameda Avenue, or Riverside Drive.

(c) For additional parking area requirements see Article 14 of this Chapter.

(d) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

**Sec. 31-2418. Development Review.**

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected on any lot in the NB Zone, nor shall any permits related thereto be issued until an application

for Development Review has been submitted to and approved by the Director, as provided for in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

**Sec. 31-2419. Design Standards for the NB Zone.**

The following design criteria shall apply to proposed improvements in the NB Zone:

- (a) A full pitched roof is required. Mansard roofs are prohibited.
- (b) Building orientation shall be toward Main street.
- (c) No single building or group of buildings with a common wall shall exceed a length of one hundred (100) feet.
- (d) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements: verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts.
- (e) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. Bright colors are prohibited.
- (f) Materials and Finishes--A number of following may be incorporated if otherwise allowed by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco.
- (g) The design standards of Section 31-1113.1 shall apply in the NB Zone.

**DIVISION 5. GO - GARDEN OFFICE ZONE.**

**Sec. 31-2420. Purpose.**

The GO or Garden Office Zone is intended to provide a well landscaped, low profile office environment.

**Sec. 31-2421. Permitted Uses.**

The following uses are permitted in a GO Zone:

(a) RETAIL SALES:

- Art gallery
- Book store
- Burglar alarm sales or service; no on-site installation
- Eating establishment, not to exceed 2,000 square feet in gross floor area, no drive-through
- Florist shop
- Gift shop
- Newsstand
- Notions store

- Novelty store
- Pharmacy
- Stationery store
- (b) SERVICES:
  - Automated teller machine
  - Barber shop; incidental use only
  - Beauty shop; incidental use only
  - Blueprinting
  - Child care facility; incidental use only
  - Church
  - Collection agency
  - Dry cleaning agency; no dry cleaning on site
  - Gymnasium; in completely enclosed building; incidental use only
  - Interior decorating service
  - Janitorial service
  - Mail service
  - Nail Shop; incidental use only
  - Photocopy service
  - Photographer
  - Physical therapist
  - Police, private; dispatch and administration only
  - Studio; art and photograph
  - Telephone answering service
  - Telephone exchange
  - Travel agency
- (c) COMMERCIAL AND PROFESSIONAL OFFICES
  - Architecture studio
  - Brokerage, non-inventory
  - Dental office
  - Design studio
  - Employment agency
  - Financial services
  - Graphic arts studio
  - Laboratory, X-ray, treatment and clinic
  - Medical office
  - Newspaper office; no printing
  - Offices; business or professional
  - Publishing office; no printing
  - Real estate office
  - Tax preparation
  - Ticket agency
- (d) WHOLESALE:
  - Wholesale business; no warehousing

**Sec. 31-2422. Conditional Uses.**

The following uses are permitted in the GO Zone upon the granting of a conditional use permit:  
 Alcoholic beverages; sale of, consumption on premises

Liquor sales, packaged; incidental use only  
Convalescent home  
Senior housing

**Sec. 31-2423. Administrative Uses.**

The following uses are permitted in a GO Zone upon the granting of an administrative use permit:

Child care facility; incidental use only; if residentially adjacent

**Sec. 31-2424. Prohibited Uses**

The following uses are prohibited in a GO Zone:

- Advertising structure or sign not expressly permitted
- Agricultural use
- Airport use
- Auto and truck sales
- Auto body shops
- Auto part sales
- Cemetery use
- Department store
- Pawn shop
- Warehouse retail sales

**Sec. 31-2425. Property Development Standards.**

The following property development standards shall apply in a GO Zone:

**(a) STRUCTURE HEIGHT.**

(1) The maximum height of a structure shall not exceed thirty-five (35) feet as measured from grade as defined in this article.

(2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.

(3) A conditional use permit is required for structure higher than thirty-five (35) feet.

**(b) OPEN SPACE.**

**(1) Distance Requirements.**

Each lot which abuts or is adjacent an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20) feet wide along the area that abuts the residential property. Lots abutting or adjacent R-3, R-4 and R-5 lots shall provide a minimum of ten (10) foot open space between the properties.

**(2) Determination of Open Space.**

This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.

**(3) Landscaping Requirement.**

When the commercial property abuts or is adjacent R-1, R-1-E, R-1-H or R-2 property, a five (5) foot strip of the open space



which lies adjacent the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(4) Parking Allowed in Open Space.

When the commercial property abuts property other than R-1, R-1-E, R-1-H or R-2, the open space may be used for surface parking.

(5) Interior Courtyards.

Interior courtyards shall be provided and shall be visible from the public right-of-way.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) Front Yards.

All structures on Riverside Drive and Alameda Avenue shall be set back at least ten (10) feet from the front lot line. All structures on Main and Mariposa streets shall be set back at least five (5) feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking is required.

(b) Side Yards.

A minimum ten (10) foot side yard building setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required.

(c) Rear Yards.

A ten (10) foot rear yard building setback is required; provided, however, if the rear yard abuts or is adjacent to a residentially zoned property, a minimum twenty (20) foot setback is required. A minimum of a five (5) foot setback from the rear lot line to any surface parking area is required.

(d) When abutting or adjacent R-1, R-1-E, R-1-H or R-2

zones, above-grade or semi-subterranean parking structures must be set back 20 feet from the residential property line. When abutting or adjacent R-3, R-4 or R-5 zones, above-grade or semi-subterranean parking structures must be set back ten (10) feet from the residential property line. Public rights-of-way may be used in this calculation.

(3) Landscaping.

(a) Interior courtyards shall be fifty (50) percent landscaped.

(b) Interior lot spaces between buildings shall receive extensive landscape treatment incorporating California native plants and California Sycamore trees.

(c) Pedestrian courtyards shall be fifty (50) percent landscaped.

(d) Californian native plants and California Sycamore trees are required within landscaped areas.

(e) The landscaping requirements for parking structures and surface parking lots in Sections 31-1113.1(i) and 31-1418 shall apply in the GO zone.

(4) Retail Structures.

On retail structures, bay windows at least three (3) feet high may project over seventy-five (75) percent of the required front yard not to exceed three (3) feet into the required front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping.

(5) Parking.

(a) No surface parking area frontage shall comprise more than fifty (50) percent of any street frontage.

(b) Surface parking shall be organized into parking courts not to exceed 40 stalls surrounded on all sides with a minimum five (5) foot landscape buffer.

(c) Above-grade and semi-subterranean parking structures shall be allowed along the rear fifty (50) percent of the property.

(d) For additional parking area requirements, see Article 14 of this Chapter.

(d) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

**Sec. 31-2426. Development Review.**

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the GO Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

**Sec. 31-2427. Design Standards for the GO Zone.**

The following design criteria shall apply in the GO Zone:

(a) All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.

(b) Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.

(c) Pitched roofs are required. Mansard roofs are prohibited.

(d) No more than sixty (60) percent of the building facade shall be in the same plane.

(e) Architectural design--Mission, Rancho, or Spanish Colonial style shall be used incorporating a number of the following elements: verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings, walkways, archways, colonial columns and heavy posts.

(f) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. Bright colors are prohibited.

(g) Materials and Finishes--A number of following may be incorporated if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco.

(h) The design standards of Section 31-1113.1 shall apply in the GO Zone.

**DIVISION 6. RC - RANCHO COMMERCIAL ZONE.**

**31-2428. Purpose.**

The RC or Rancho Commercial Zone is intended to encourage and support the development of community oriented retail and service commercial uses in conjunction with professional offices.

**31-2429. Permitted Uses.**

**(a) RETAIL SALES:**

- Antique shop
- Appliance store; limited to 15,000 square feet
- Art gallery
- Art shop
- Bakery
- Beauty supply store
- Bicycle and mini-bike sales
- Book store
- Burglar alarm sales or service; no on-site installation
- Butcher shop; no slaughtering
- Camera shop; incidental film developing
- Candy store
- Clothing store
- Computer/electronics store
- Drapery shop
- Dressmaking shop
- Drug store
- Dry goods store
- Eating establishment, no drive through
- Feed Store
- Film store
- Florist shop
- Food specialty store
- Furniture sales
- Furrier sales
- Garden supply shop
- Gift shop
- Greenhouse

Hardware store  
Ice cream shop  
Interior decorating store  
Jewelry store  
Leather goods shop  
Luggage store  
Music store  
Newsstand  
Notions store  
Novelty store  
Orthopedic and medical appliance store  
Paint store  
Pet shop; includes grooming  
Pharmacy  
Picture frame store  
Radio and television store; incidental servicing  
Shoe store  
Sporting goods store  
Stationery store  
Tobacco shop  
Toy store  
Wholesale sales; incidental to retail sales

(b) SERVICES:

Administrative services  
Aerobics studio  
Auditorium  
Automated teller machine  
Awning shop  
Bank  
Barber shop  
Beauty shop  
Bicycle and mini-bike repairs  
Bookbinding  
Catering service  
Child care facility  
Church  
Club; non-profit  
Collection agency  
Computer service center  
Dog and animal grooming  
Dry cleaners  
Engraver  
Express mail collection  
Film editing  
Fix-it shop  
Glass shop; in completely enclosed building  
Gymnasium; in completely enclosed building  
Interior decorating service  
Janitorial service  
Laundromat  
Laundry agency; no washing

- Library; municipal
- Linen or towel supply
- Mailing service
- Museum
- Nail Shop
- Optician
- Photocopy service
- Photographer
- Photographic copying
- Physical therapist
- Police; private, dispatch and administration only
- Print shop; except newspaper printing
- Racquetball courts
- Recording and rehearsal studio
- Riding tack shop
- School; public or private
- Shoe repair shop
- Shoeshine stand
- Studio; art
- Telephone answering service
- Telephone exchange
- Theater; except drive-in
- Travel agency
- Video tape rental

(c) COMMERCIAL AND PROFESSIONAL OFFICE:

- Architecture studio
- Brokerage, non-inventory
- Dental office
- Design studio
- Employment agency
- Financial services
- Graphic arts studio
- Medical office
- Newspaper office; no printing
- Offices; business or professional
- Publishing office; no printing
- Real estate office
- Tax preparation
- Ticket agency
- Wholesale business (no warehousing)

(d) ASSEMBLY OF THE FOLLOWING:

- Electric or Electronic equipment or appliances; restricted to the rear 50 percent of the property.
- Scientific equipment, including manufacturing of small parts only; restricted to the rear 50 percent of the property.

Sec.31-2430. Conditional Uses.

The following uses are permitted in the RC Zone upon the granting of a conditional use permit:

Alcoholic beverages; sale of, consumption on premises  
 Amusement enterprise; in completely enclosed building  
 Convenience grocery store  
 Department Store  
 Liquor sales, packaged; incidental use only  
 Billiard parlor  
 Dance hall; in completely enclosed building  
 Assembly of goods from the following: canvas, cloth, cork,  
 felt, fiber, glass, shell, stone, textiles, tobacco, wax (no  
 rendering), wood, yarn.  
 Manufacturing of the following: candy, musical instruments,  
 signs, silk screens.

**Sec. 31-2431. Administrative Uses.**

The following uses are permitted in a RC Zone upon the granting of an administrative use permit:

- Child care facility--if residentially adjacent
- Schools--public or private--if residentially adjacent.

**Sec. 31-2432. Prohibited Uses.**

The following uses are prohibited in a RC Zone:

- Advertising structure or sign not expressly permitted
- Agricultural use
- Airport use
- Auto and truck sales
- Auto body shops
- Auto part sales
- Cemetery use
- Pawn shop
- Residential use
- Warehouse retail sales

**Sec. 31-2433. Property Development Standards.**

The following property development standards shall apply in a RC Zone:

(a) **STRUCTURE HEIGHT.**

- (1) The maximum height of a structure shall be thirty-five (35) feet measured from grade as defined in this article.
- (2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.
- (3) Tower projections may exceed ridgeline height by ten (10) feet.
- (4) A conditional use permit is required for a structure higher than thirty-five (35) feet.

(b) **OPEN SPACE.**

(1) Distance Requirements.

Each lot which abuts or is adjacent to an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20)

feet wide along the area that abuts the residential property. Lots abutting or adjacent to R-3, R-4, and R-5 lots shall provide a minimum five (5) foot open space between the properties.

(2) Determination of Open Space.

This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.

(3) Landscaping Requirement.

When the commercial property abuts or is adjacent to R-1, R-1-E, R-1-H, or R-2 property, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(4) Parking Allowed in Open Space.

When the commercial property abuts property other than R-1, R-1-E, R-1-H, or R-2, open space may be used for surface parking.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section, side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) Front Yards.

The first story shall be set back a minimum of twenty-five (25) feet from the front lot line; the second story, excluding balconies, shall be set back a minimum of thirty (30) feet from the front lot line; the third story, excluding balconies, shall be set back thirty-five (35) feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking area is required.

(b) Side Yards.

A minimum of a ten (10) foot side yard building setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required.

(c) Rear Yards.

A minimum of a five (5) foot rear yard building setback is required. A minimum of a five (5) foot setback from the rear lot line to any surface parking area is required.

(3) Landscaping.

(a) Californian native plants and California Sycamore trees shall be used as required landscaping materials. California Sycamore trees shall be used as the required street trees.

(b) The landscaping requirements of Section 31-705(c)(3) shall apply in the RC Zone.

(c) The landscaping requirements for parking structures and surface parking lots in Sections 31-1113.1(i) and 31-1418 shall apply in the RC zone.

(4) Retail Structures.

On retail structures, bay windows at least three (3) feet high may project over seventy-five (75) percent of the required front yard not to exceed three (3) feet into the front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping.

(5) Parking.

(a) No surface parking area frontage shall comprise more than fifty (50) percent of any street frontage.

(b) Surface parking shall be organized into parking courts not to exceed forty (40) stalls, surrounded on all sides with a minimum five (5) foot landscape buffer.

(c) Parking structures shall not be allowed in the rear fifty (50) percent of the property if the property abuts or is adjacent to a residential zone.

(d) Commercial retail requires five (5) parking spaces per 1,000 square feet of floor area and professional office requires three (3) parking spaces per 1,000 square feet of floor area.

(e) For additional parking area requirements, see Article 14 of this Chapter.

(6) Restriction on Walls and Fences.

During such period of time as authorized commercial and retail uses are conducted in existing structures, and no new construction or improvements requiring development review are proposed, no wall, fence or similar barrier shall be erected within an existing surface parking area along or parallel to that portion of a common property line which extends beyond a required setback adjacent to Alameda Avenue.

(d) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

**Sec. 31-2434. Development Review.**

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the RC Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

**Sec. 31-2435. Design Standards for the RC Zone.**

The following design criteria shall apply in the RC Zone:

(a) Pitched roofs with overhangs are required. Mansard roofs are prohibited.

(b) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements: verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings, walkways, archways, colonial columns and heavy posts.



(c) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used.

(d) Materials and Finishes--A number of following may be incorporated, if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco.

(e) The design standards of Section 31-1113.1 shall apply in the RC Zone.

**DIVISION 7. C-R COMMERCIAL-RECREATION ZONE.**

**Sec. 31- 2436. Purpose.**

The C-R or Commercial-Recreational Zone is intended for recreational uses which are privately owned and operated for commercial purposes.

**Sec. 31- 2437. Permitted Uses.**

The following uses are permitted in a C-R Zone:

**(a) RETAIL SALES:**

- Art gallery
- Art shop
- Bakery
- Bicycle and mini-bike sales
- Book store
- Camera shop; incidental film developing
- Candy store
- Clothing store
- Eating establishment, no drive through
- Feed store
- Film store
- Gift shop
- Ice cream shop
- Music store
- Newsstand
- Notions store
- Shoe store
- Sporting goods store

**(b) SERVICES:**

- Administrative services
- Amusement enterprise; in completely enclosed building
- Archery range; in completely enclosed building
- Athletic field
- Auditorium
- Automated teller machine
- Barber shop; incidental use only
- Beauty shop; incidental use only

Bicycle and mini-bike repair and/or rental; incidental use only  
 Billiard parlor  
 Bowling alley; in completely enclosed building  
 Child care facility  
 Club; non-profit  
 Dance hall; in completely enclosed building  
 Driving range; incidental use only  
 Dry cleaning agency; no on-site dry cleaning  
 Employee recreation facilities  
 Exhibition and sales  
 Games of skill; in completely enclosed building  
 Gymnasium -- membership or nonprofit; in completely enclosed building  
 Handball courts  
 Ice skating and roller skating rink; in completely enclosed building  
 Miniature golf course  
 Museum  
 Nail Shop; incidental use only  
 Off-street parking lot or structure; incidental use only  
 Private club  
 Racquetball courts  
 Riding tack shop  
 Shoe repair shop; incidental use only  
 Shoeshine stand  
 Stables; rentals and boarding  
 Studio; art and photography  
 Swimming pool; commercial  
 Theater; no drive-in  
 Ticket Agency; incidental use only  
 Travel agency

**Sec. 31-2438. Conditional Uses.**

The following uses are permitted in a C-R Zone upon the granting of a conditional use permit:

Alcoholic beverages; sale of, consumption on premises  
 Amusement rides  
 Batting cage  
 Boxing arena; in completely enclosed building  
 Carnival or circus  
 Equestrian show  
 Fire station  
 Golf course  
 Golf driving range  
 Library  
 Outdoor play lot; in conjunction with eating establishment  
 Outdoor theater  
 Pitch and putt golf course  
 Public utility facility

- Riding academy
- Shooting gallery; in completely enclosed building
- Sports arena
- Tennis courts

**Sec. 31-2439. Administrative Uses.**

The following uses are permitted in a C-R Zone upon the granting of an administrative use permit:

- Child care facility--if residentially adjacent
- Schools; public or private--if residentially adjacent.

**Sec. 31- 2440. Prohibited Uses.**

- The following uses are prohibited in a C-R Zone:
- Advertising structure or sign not expressly permitted
  - Agricultural use
  - Airport use
  - Auto and truck sales, dealers
  - Auto body shops
  - Auto parts sales
  - Cemetery use
  - Industrial use
  - Pawn shop
  - Residential use
  - Warehouse retail sales

**Sec. 31-2441. Property Development Standards.**

The following property development standards shall apply in a C-R Zone:

(a) STRUCTURE HEIGHT.

(1) The maximum height of a structure shall be a maximum of thirty-five (35) feet as measured from grade as defined in this Article.

(2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.

(3) A conditional use permit is required for a structure higher than thirty-five (35) feet.

(b) OPEN SPACE.

(1) Distance Requirements.

Each lot which abuts or is adjacent to an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20) feet wide along the area that abuts the residential property. Lots abutting or adjacent to R-3, R-4, and R-5 lots shall provide a minimum five (5) foot open space between the properties.

(2) Determination of Open Space.

This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-

of-way may be included within the calculation of such area, except as otherwise provided in this section.

(3) Landscaping Requirement.

When the commercial property abuts or is adjacent to R-1, R-1-E, R-1-H or R-2 property, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(4) Parking Allowed in Open Space.

When the commercial property abuts property other than R-1, R-1-E, R-1-H, or R-2, the open space may be used for surface parking.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section, side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) Front Yards. All structures shall be set back at least twenty-five (25) feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking area is required.

(b) Side Yards. A five (5) foot side yard building setback is required; provided, however, if the side yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required.

(c) Rear yards. A five foot rear yard building setback is required; provided, however, if the rear yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum five (5) foot setback from the rear lot line to any surface parking area is required.

(3) Landscaping.

(a) Californian native plants and California Sycamore trees shall be used as landscaping materials. California Sycamore trees shall be used as required street trees.

(b) The landscaping requirements of Section 31-705(c)(3) shall apply in the CR zone.

(c) The landscaping requirements for parking structures and surface parking lots in Sections 31-1113.1(i) and 31-1418 shall apply in the CR zone.

(4) Retail Structures.

On retail structures, bay windows at least three (3) feet high may project over seventy-five (75) percent of the required front yard not to exceed three (3) feet into the front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping.

(5) Parking.

(a) No surface parking area frontage shall comprise more than fifty (50) percent of any street frontage.

(b) If surface parking is visible from the public right-of-way, parking shall be organized into parking courts not to exceed forty (40) stalls, surrounded on all sides with a minimum five (5) foot landscape buffer.

(c) Parking structures shall not be allowed in the rear fifty (50) percent of the property if the property abuts or is adjacent to a residential zone.

(d) **ADDITIONAL STANDARDS.**

For additional standards see the remainder of this Chapter.

**Sec. 31-2442. Development Review.**

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the C-R Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter. These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

**Sec. 31-2443. Design Review Standards for C-R Zone.**

The following design criteria shall apply to proposed improvements in the CR Zone:

(a) Pitched roofs are required. Mansard roofs are prohibited.

(b) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements; verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts.

(c) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used.

(d) Materials and Finishes--A number of following may be incorporated, if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco.

(e) The design standards of Section 31-1113.1 shall apply in the RC Zone.

**DIVISION 8. RBP - RANCHO BUSINESS PARK ZONE.**

**Sec. 31-2444. Purpose.**

The RBP or Rancho Business Park Zone is intended for the development of offices, media-related uses and restricted light manufacturing activities.

**Sec. 31-2445. Permitted Uses.**

The following uses are permitted in a RBP Zone:

## (a) RETAIL SALES.

Air conditioning, ventilation and heating  
Antique shop  
Art gallery  
Art shop  
Bakery  
Beauty supply store  
Bicycle and mini-bike sales  
Book store  
Burglar alarm sales and service; no on-site installation  
Butcher shop; no slaughtering  
Camera shop; incidental film developing  
Candy store  
Clothing store  
Drapery shop  
Dressmaking shop  
Drug store  
Dry goods store  
Feed Store  
Film store  
Florist shop  
Furniture sales  
Furrier sales  
Garden supply shop  
Gift shop  
Greenhouse  
Hardware store  
Ice cream shop  
Interior decorating store  
Leather goods shop  
Luggage store  
Music store  
Newsstand  
Orthopedic and medical appliance store  
Paint store  
Pet shop; includes grooming  
Picture frame store  
Radio and television store  
Shoe store  
Sporting goods store  
Stationery store  
Tobacco shop  
Toy store  
Wholesale sales; incidental to retail sales

## (b) SERVICES:

Administrative services  
Air conditioning, ventilation and heating; installation and service.  
Automated teller machine  
Awning shop  
Barber shop

- Beauty shop
- Bicycle and mini-bike repairs
- Blueprinting
- Blacksmith; horse shoeing only
- Bookbinding
- Catering service
- Child care facility; incidental use only
- Clay products manufacturing; kiln not to exceed 8 cubic feet
- Club; non-profit
- Collection agency
- Computer service center
- Die casting
- Dog and animal grooming
- Employee recreation facility
- Engraver
- Equipment rental; light, no trucks; in completely enclosed building
- Express mail collection
- Film editing
- Fix-it shop
- Funeral home
- Glass shop; in completely enclosed building
- Household appliance repair; incidental sales
- Interior decorating service
- Janitorial service
- Laboratory; dental
- Laboratory; medical
- Laundromat
- Laundry agency; no washing
- Linen or towel supply
- Mailing service
- Nail Shop
- Photocopy service
- Photographer
- Photographic copying
- Plumbing shop; in completely enclosed building
- Police, private; dispatch and administration only
- Print Shop; no newspaper printing
- Radio and television repair
- Recording and rehearsal studio
- Refrigeration; installation and service; incidental sales
- School; public or private
- Sharpening of tools
- Sign painting shop
- Studio; art
- Telephone answering service
- Telephone exchange
- Travel agency
- Upholstery shop
- (c) COMMERCIAL AND PROFESSIONAL OFFICE:
  - Architecture studio

Brokerage, general, non-inventory  
 Design studio  
 Graphic arts studio  
 Laboratory, x-ray; treatment  
 Newspaper office; no printing  
 Offices; business or professional, non-medical  
 Publishing office; no printing  
 Real estate office  
 Tax Preparation

(d) WHOLESALE:

Wholesale business; no warehousing

(e) ASSEMBLY OF THE FOLLOWING:

Electric or electronic equipment

Scientific equipment; including manufacturing of small parts only

**Sec. 31-2446. Conditional Uses.**

The following uses are permitted in a RBP Zone upon the granting of a conditional use permit:

Alcoholic beverages; sale of, consumption on premises

Animal hospital

Laundry

Liquor sales, packaged; incidental use only

Plant nursery

Welding service; in completely enclosed building

Assembly of goods from the following processed materials:

canvas, cloth, cork, felt, fiber, glass, shell, stone, textiles, tobacco, wax-(no rendering), wood, yarn.

Manufacturing of candy, musical instruments, signs, and silk screens.

**Sec. 31-2447. Administrative Uses.**

The following uses are permitted in a RBP Zone upon the granting of an administrative use permit:

Child care facility; incidental use only; if residentially adjacent

Schools-public or private; if residentially adjacent.

**Sec. 31-2448. Prohibited Uses.**

The following uses are prohibited in a RBP Zone:

Advertising structure or sign not expressly permitted

Agricultural use

Airport use

Auto and truck sales

Auto body shops

Auto part sales

Cemetery use

Pawn shop



Residential use  
Warehouse retail sales

**Sec. 31-2449. Location and Operation of Uses.**

The following requirements shall apply to all uses in an RBP Zone:

(a) All processing and assembly of goods shall be conducted completely within a building that is enclosed on all sides, unless otherwise specified.

(b) Operations that create noise, smoke, ash, dust, odor, ground vibration, heat, glare, humidity, radio disturbance, or radiation shall be so located, and conducted in such a manner, that they do not exceed the standards prescribed in Article 17 of this Chapter, measured at the property lines of the use in question.

**Sec. 31-2450. Property Development Standards.**

The following property development standards shall apply in an RBP Zone:

(a) STRUCTURE HEIGHT.

(1) The maximum height of a structure shall not exceed twenty-five (25) feet as measured from grade as defined in this Article.

(2) Maximum height shall be measured to the ceiling height of highest room permitted for human occupancy.

(3) A conditional use permit is required for a structure higher than twenty-five (25) feet.

(b) OPEN SPACE.

(1) Distance Requirements.

Each lot which abuts or is adjacent an R-1, R-1-E, R-1-H or R-2 lot shall provide open space not less than twenty (20) feet wide along the area that abuts the residential property. Lots abutting or adjacent R-3, R-4 and R-5 lots shall provide a minimum of fifteen (15) foot open space between the properties.

(2) Determination of Open Space.

This open space shall be measured from the lot line of the residential property to the RBP structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.

(3) Landscaping Requirement.

When the RBP property abuts any residential property, a five (5) foot strip of the open space which lies adjacent the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.

(4) Parking Allowed in Open Space.

Surface parking is allowed in the open space as long as the requirements of this section are satisfied.

(c) YARDS.

(1) Front Yard - Definition.

For the purpose of this section side yards on corner lots shall be considered as front yards.

(2) Setbacks.

(a) All structures, except above-grade and semi-subterranean parking structures, shall be set back an average of at least five (5) feet from the front lot line or twenty (20) percent of the building height, whichever is greater. Such setback shall be required for that portion of a building that is within twenty (20) feet above grade and shall be calculated for the length of the building frontage only. Any open space or surface parking lots not in front of a structure shall not be included in calculating average setbacks. Portions of buildings over twenty (20) feet in height may extend over required front yard setbacks, except in areas where required trees are planted.

(b) Above-grade and semi-subterranean parking structures shall be set back from the front lot line an average of at least five (5) feet or twenty (20) percent of building height, whichever is greater provided, however, that the structure must be set back a minimum of three (3) feet. When abutting or adjacent R-1, R-1-E, R-1-H or R-2 zones, above-grade and semi-subterranean parking structures must be set back a minimum of twenty (20) feet from the residential property line. When abutting or adjacent R-3, R-4 or R-5 zones, above-grade and semi-subterranean parking structures must be set back a minimum of ten (10) feet from the residential property line. Public rights-of-way may be used in this calculation.

(3) Landscaping.

(a) Californian native plants and California Sycamore trees shall be used as landscape materials.

(b) The landscaping requirements of Section 31-705(c) (3) shall apply in the RBP Zone.

(c) All required front yards shall be landscaped.

(d) MASONRY WALL.

A six (6) foot high decorative masonry wall shall be erected along every property line forming a boundary with a residential zone, except that along the property line in any required front setback area the height of the wall shall be three (3) feet.

(e) ADDITIONAL STANDARDS.

For additional standards see the remainder of this Chapter.

**Sec. 31-2451. Development Review.**

Unless specifically exempted by Section 31-1915 of this Code, no structure shall be erected in the RBP Zone, nor shall any permits related thereto be issued until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this Chapter.

These permits include but are not limited to site preparation permits such as demolition permits and grading permits.

**Sec. 31-2452. Design Review Standards for the RBP Zone.**

The following design criteria shall apply to proposed improvements in the RBP Zone:

- (a) Pitched roofs are required. Mansard roofs are prohibited.
- (b) Architectural design--Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements: verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings, walkways, archways, colonial columns and heavy posts.
- (c) Color--Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used.
- (d) Materials and Finishes--A number of following may be incorporated if otherwise permitted by the Burbank Municipal Code; wood, rough cut timbers, river rock, Spanish tile and textured stucco.
- (e) The design standards of Section 31-1113.1 shall apply in the RBP Zone.

**DIVISION 9. RANCHO REVIEW BOARD.**

**Sec. 31-2453. Rancho Review Board**

A Rancho Review Board shall be formed to review all development projects in the Rancho Master Plan Area that are subject to development review for compliance with this Article pursuant to procedures established by the Community Development Director. The composition of the Rancho Review board shall be determined by the Community Development Director.

**DIVISION 10. COMMERCIAL STABLES.**

**Sec. 31-2454. Conditional Use Permit To Operate.**

A commercial stable is permitted in the Rancho Master Plan Area upon the granting of a conditional use permit.

**Sec. 31-2455. Construction; Setbacks.**

Commercial stables shall be of Type I construction and shall be located no closer than twenty (20) feet from a door, window or opening of a structure used or designed to be used for human habitation. If the stables are completely enclosed by walls and a roof and the walls or portion thereof facing the setback area are constructed of reinforced masonry at least eight (8) inches thick or reinforced concrete at least six (6) inches thick with a

smooth, hard, non-absorbent interior finish, the twenty (20) feet may be reduced to fifteen (15) feet. Other Type I materials may be used if approved by the Building Official as being equally strong, durable and resistant to sounds and odors arising from within the stables.

Commercial stables shall be of Type I construction and shall be set back a minimum five (5) feet from any side or rear property line, zero (0) feet if abutting an alley].

Corrals shall be located no closer than twenty (20) feet to the doors, windows or other openings of any building or structure on the same or adjacent lot used or designed to be used for human habitation.

**Sec. 31-2456. Number of Horses to be Kept in Commercial Stable.**

Commercial stables shall have a minimum lot area of five hundred square feet for each horse.

**EXCEPTION:**

Wherever completely enclosed individual box stalls are provided with minimum dimensions eight (8) feet in width and twelve (12) feet in length, an additional number of horses above the total allowed by this section may be allowed equal to the number of box stalls provided, but in no case shall the total number of horses exceed the ratio of one (1) horse per four hundred (400) square feet of lot area.

**Sec. 31-2457. Stable Areas to be Kept Free from Standing Water.**

All areas used in connection with the keeping of horses shall be so arranged as to prevent an accumulation of standing water.

**Sec. 31-2458. Public Sanitary Facilities.**

Every commercial stable, or portion thereof, where the public is served shall be provided with a minimum of one public toilet located so as to be reasonably convenient to the stable clientele.

The floors and walls of toilet room(s) and all surfaces within two (2) feet of the front and sides of urinals shall be finished with a smooth, hard, non-absorbent material of portland cement, ceramic tile, or other approved materials. Walls shall be finished to a height of four (4) feet above the floor.

**Sec. 31-2459. Fences and Gates.**

The perimeter of that portion of the commercial stable used for horses shall be completely enclosed with a fence and gates having a minimum height of five (5) feet. The perimeter structure shall be capable of supporting a force of one hundred and fifty (150) pounds per foot with the load applied three (3) feet from the ground surface.

Locks, latches and other gate fastening hardware capable of holding gates in a closed position shall be used on all gates referred to in this section.

**Sec. 31-2460. Exits in Horse Stables.**

At commercial stables, each building or enclosure used in connection with the keeping of ten (10) or more horses shall have at least two exits (unless in the R-1-H zone) of a minimum width of eight (8) feet. If two exits are required, they shall be placed a distance apart equal to not less than one-fifth of the perimeter of the area served.

**Sec. 31-2361. Horses to be Kept in Building.**

All horses maintained on any lot or parcel used for commercial stable purposes shall be tethered or stabled within a building except when being ridden or when being exercised, groomed, trained by an attendant or attended to by a veterinarian.

**Sec. 31-2462. Signs to be Posted--Smoking Prohibited.**

On property used for commercial stable purposes, smoking shall be prohibited in any structure housing horses and in any area or structure used for the storage of feed and grain. There shall be posted at all points of ingress to any such structures or area, a sign stating "Smoking Prohibited". Such sign shall be easily readable upon approaching any such structures or area. It shall be the responsibility of the commercial stable operator to cause compliance with this section.

**Sec. 31-2463. Nuisance Conditions--Prohibited.**

Any operation or use of any property as a commercial stable, shall not make, cause, or permit to be made or caused, any unnecessary noises, sounds or vibrations either of a continuing or of an intermittent nature, or produce, cause or emit any dust, fumes, odors or vapors which are annoying to persons of ordinary sensitivity or which are so harsh or so prolonged or unnatural or unusual in their intensity, time or place of occurrence as to occasion discomfort to the inhabitants of the City or any number thereof.

**Sec. 2464. Parking.**

**(a) COMMERCIAL STABLES IN NON-RESIDENTIAL ZONES.**

All commercial stables in non-residential zones shall provide a minimum of two off-street parking spaces.

(b) COMMERCIAL STABLES IN THE R-1-H ZONE.  
All commercial stables located in the R-1-H zone shall provide a minimum of one off-street parking space.

4. The City Clerk shall certify to the passage of this Ordinance and cause the title, number, date, and synopsis of this Ordinance to be published once in the Burbank Leader, a newspaper of general circulation, published and circulated in the City of Burbank, California.

5. This Ordinance shall become effective at 12:01 A.M. of the thirty-first day after publication.

PASSED and ADOPTED this 18th day of May, 1993.

*George Battey, Jr.*  
George Battey, Jr.  
Mayor of the City of Burbank

Attest:

*M M Lauerman*  
Margaret M. Lauerman, City Clerk

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS:  
CITY OF BURBANK )

I, Margaret M. Lauerman, City Clerk of the City of Burbank, do hereby certify that the foregoing Ordinance No. 3343 was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 18th day of May, 1993, by the following vote:

AYES: Council Members Golonski, Spanos, Wiggins, and Battey.

NOES: Council Member Bowne.

ABSENT: Council Members none.

I further certify that said Synopsis was published as required by law in the Burbank Leader as a newspaper of general circulation in the City of Burbank, California on the 26th day of May, 1993.

*M M Lauerman*  
Margaret M. Lauerman, City Clerk