



TA2019-0004 HOME TESTING OF CONSUMER ELECTRONIC PRODUCTS  
TEXT AMENDMENT

Proposed new language is underlined.

**CHAPTER 20**  
**SECTION 20.05.20 LAND USES**

See use table and footnotes on next pages.

**CHAPTER 90 DEFINITIONS**

**Home Testing of Consumer Electronic Products.** The use of a dwelling unit, for the purpose of testing a variety of pre-market consumer electronic products to evaluate how they perform in a residence.

Proposed new language is underlined.

**20.05.20. LAND USES**

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.05.25. [ORD 4584; June 2012]

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1<sup>11</sup></b>	<b>R2<sup>11</sup></b>	<b>R4<sup>11</sup></b>	<b>R5<sup>11</sup></b>	<b>R7<sup>11</sup></b>	<b>R10</b>
		<b>P: Permitted</b>			<b>C: Conditional</b>		<b>N: Prohibited</b>
<b>Residential</b>							
1. Care	A. Care Facilities	P	P	P	P	P	P
2. Dwellings	A. Accessory Dwelling Units	P	P	P	P	P	P
	B. Attached <sup>1</sup>	P	P	P	N C <sup>2</sup>	N	N
	C. Detached <sup>12</sup>	P	P	P	P	P	P
	D. Home Occupation	P	P	P	P	P	P
	E. Manufactured and Mobile Homes <sup>3</sup>	N	P <sup>4</sup>	P	P	P	P
	F. Manufactured and Mobile Homes Parks and Subdivisions	N	C	C	P	N	N
	G. Planned Unit Development	C	C	C	C	C	C
	<u>H. Home Testing of Consumer Electronic Products<sup>13</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b>Commercial</b>							
3. Care	A. Hospitals	C	C	C	C	C	C
	B. Medical Clinics	C	C	C	C	C	C
	C. Child Care Facilities	C	C	C	C	C	C
	D. Residential Care Facilities	C	C	C	C	C	C
4. Lodging	A. Temporary Living Quarters	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	N	N	N
5. Storage	A. Self-Storage Facilities	C	C	C	N	N	N

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1<sup>11</sup></b>	<b>R2<sup>11</sup></b>	<b>R4<sup>11</sup></b>	<b>R5<sup>11</sup></b>	<b>R7<sup>11</sup></b>	<b>R10</b>
		<b>P: Permitted</b>		<b>C: Conditional</b>		<b>N: Prohibited</b>	
	B. Storage Yards <sup>6</sup>	C	C	C	C	C	C
6.	Marijuana Dispensary, Retail Marijuana Sales, Wholesale Marijuana Sales, Marijuana Processing	N	N	N	N	N	N
<b>Civic</b>							
7.	Cemetery	C	C	C	C	C	C
8.	A. Educational Institutions	C	C	C	C	C	C
	B. Commercial Schools	N	N	N	N	N	N
9.	Places of Worship	C	C	C	C	C	C
10.	A. Non-Profit Public Services in Public Buildings	P <sup>7</sup>	N	N	N	N	N
	B. Public Buildings	C	C	C	C	C	C
	C. Public Sewer and Water and Utility Transmission Lines	P	P	P	P	P	P
	D. Public Sewer, Water Supply, Water Conservation and Flood Control Facilities other than Transmission Lines	C	C	C	C	C	C
11.	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	C	C	C
	B. Public Recreational Facilities	C	C	C	C	C	C
	C. Community Gardens	P	P	P	P	P	P
12.	Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C	C

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
		<b>W1: WCF Type 1</b>	<b>W2: WCF Type 2</b>	<b>W3: WCF Type 3</b>	<b>N: Prohibited</b>		
<b>Wireless Communication Facilities (WCF)</b>							
13. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity <sup>8</sup>	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design	W1	W1	W1	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures <sup>9</sup>	W1	W1	W1	W1	W1	W1
14. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1
15. Antennas	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2
	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1
16. Satellite Antennas and Direct to Home Satellite Services	A. DHSS antennas >1 m. in diameter	W2	W2	W2	W2	W2	W2

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
		<b>W1: WCF Type 1</b>	<b>W2: WCF Type 2</b>	<b>W3: WCF Type 3</b>	<b>N: Prohibited</b>		
<b>Wireless Communication Facilities (WCF) in the Right-of-Way</b>							
17. New or Collocation of WCF in the Right-of-Way	A. Tower Construction using stealth design <sup>10</sup>	W3	W3	W3	W3	W3	W3
	B. Tower Construction not utilizing stealth design <sup>10</sup>	N	N	N	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design <sup>10</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	D. Attachment to existing or new building or structure not using stealth design <sup>10</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design <sup>10</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design <sup>10</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design <sup>10</sup>	N	N	N	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N	N	N	N

[ORD 4702; January 2017]

**20.05.25. USE RESTRICTIONS**

The following Use Restrictions refer to superscripts found in Section 20.05.20. [ORD 4584; June 2012]

1. Existing duplexes as of June 17, 2010 in the R10, R7, and R5 zones are Permitted uses.
2. Duplexes are Conditional Uses, other attached dwellings are Prohibited.
3. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20.
4. Manufactured Homes and Mobile Homes are Permitted in approved Manufactured Home Subdivisions and Parks.
5. Limited to uses of Boarding, Rooming, and Lodging House.
6. Storage yards for recreational vehicles, boats, and trailers owned by residents in a residential development or planned unit development.
7. Only when abutting or directly across the street from Regional Center zones.
8. On a location containing an existing tower supporting one carrier and shall be consistent with previous land use approvals.
9. Not permitted on single family dwellings.
10. W3 when located on streetlights or utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 when located on streetlights or utility poles in the right-of-way of designated Freeways and Arterial Streets. [ORD 4702; January 2017]
11. A Conditional Use Permit-Planned Unit Development pursuant to 40.15.15.4 shall be required for residential development of a site equal to or greater than 10 acres and located within the boundary of the South Cooper Mountain Community Plan Area. [ORD 4654; March 2015]
12. Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets may be permitted on sites that are two acres or greater in size through the Conditional Use-Planned Unit Development process. [ORD 4654; March 2015]

13. Home Testing of Consumer Electronic Products uses shall:
- a. be limited to the hours of 7:00 AM and 7:00 PM, Monday through Saturday, in which technicians are allowed to occupy the residence;
  - b. have at least two off-street parking spaces for technicians, so no on-street parking would occur with the use;
  - c. be limited to two vehicles on-site at any one time. Testing sites shall not host meetings or house visitors;
  - d. have a 24-hour on-site security system;
  - e. have a contract for landscape and maintenance services to ensure that the home testing properties are well maintained for the neighborhood;
  - f. be limited to no more than three home testing dwelling units within a quarter mile radius at any time; and
  - g. be limited to detached, single-family dwelling units.