



## **A G E N D A**

**General Plan/LCP Implementation Committee  
June 20, 2007  
3:30 p.m.  
City Council Chambers**

1. Approve Action Minutes from June 6, 2007 Meeting  
Attachment 1 3:30-3:35
2. General Plan/LCP Implementation  
Committee Comments on Master Task List  
Attachment 2 3:35-3:45
3. Zoning Code Rewrite – Residential Development Standards  
Measurement of Height and Determination of Grade  
  
Review and discuss draft regulations  
Attachment 3 3:35-4:15
4. Zoning Code Rewrite - Incentives  
  
Review and discuss information in Incentives Paper  
Attachment 4 4:15-5:10
5. Zoning Code Rewrite  
Distribution of draft Definitions and Use Tables to Committee (for  
discussion at July 5<sup>th</sup> meeting). 5:10-5:15
6. Items for Future Agenda 5:15- 5:20
7. Public Comments on non-agenda items 5:20-5:30



# CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTAION COMMITTEE

## DRAFT ACTION MINUTES June 6, 2007

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, June 6, 2007**

### Members Present:

X	Ed Selich, Mayor Pro Tem, Chairman
	Steve Rosansky, Mayor
	Leslie Daigle, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

### Advisory Group Members Present:

X	Mark Cross
X	Larry Frapwell
	William Guidero
X	Ian Harrison
X	Brion Jeannette
	Don Krotee
X	Todd Schooler
	Kevin Weeda
X	Dennis Wood

### Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Robin Clauson, City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner

### Committee Actions

#### Agenda Item No. 2

**Motion:** Committee directed staff to draft regulations using objective standards to the greatest extent possible and report back to the Committee and City Council with draft regulations.

**Vote:** 4 Ayes, 2 Absent

**Agenda Item No. 3**

**Motion:** Committee directed staff to prepare revised a zoning map that maintains the existing setbacks.

**Vote:** 4 Ayes, 2 Absent

DRAFT

## GENERAL PLAN IMPLEMENTATION TASKS

1. Interim Zoning Resolution (including ability to require development agreements)  
*Staff, January 9, 2007 - **Complete***
2. Procedures to implement single- and two-family design policies  
*Staff, March 27, 2007 - **Complete***
3. Zoning Code and Specific Plan rewrite  
*Consultant, with staff input and review, January 2008*
4. CLUP amendment  
*Staff*
  - *April 27, 2007 to Coastal Commission – **Complete***
  - *November 2007 Coastal Commission Hearing*
5. Housing Element certification by HCD  
*EIP and staff, June 29, 2007*
6. Park Dedication Fee (Quimby Act)  
*Staff, April 10, 2007- **Complete***
7. ED Strategic Plan  
*Staff, ADE and EDC, July 10, 2007*
8. Fair Share Fee update  
*Consultant, August 28, 2007*
9. Airport Area infrastructure study and fee(s)  
*ROMA and Fair Share Consultant, TBD*
10. Inclusionary Housing Ordinance and In-lieu fee  
*Consultant (amend existing contract to update fee and incorporate new Housing Element policies), July 24, 2007*
11. Parking Requirements and Management  
*Staff, EDC, TBD*
12. LCP Implementation Plan  
*Staff, concurrent with/trailing Zoning Code rewrite*

13. City Council Ordinance on development agreements  
*Staff, February 27, 2007 - Complete*
14. Traffic signal synchronization  
*Consultant and Public Works staff, master plan June 2007*
15. PC rewrite/revisions  
*Property owners for major ones, their schedule  
Staff or consultant for smaller ones, with Zoning rewrite or second phase,  
TBD*
16. Banning Ranch Pre-Annexation and Development Agreement  
*City Council, staff and property owners, TBD*
17. Harbor Area Management Plan  
*Consultants, staff and Harbor Commission, September 2008*
18. Run-off and Pollution Reduction Plan  
*Coastal/Bay Water Quality Committee and staff, ongoing*
19. Database refinements and maintenance  
*Staff, refinements TBD, maintenance ongoing*
20. Fiscal Impact Model training  
*ADE and staff, March 29, 2007- Complete*
21. Traffic Phasing Ordinance revision re: NBTAM  
*Staff, July 10, 2007*
22. Measure S Guidelines revision re: variable FAR  
*Staff, October 23, 2007*

#### Lower Priority

- Municipal Code amendments re: property maintenance standards
- Building Code amendments re: green buildings
- Amend City Council Policies on historic, archaeo and paleo resources
- Funding and priority program for construction of noise barriers along arterials



## MEMORANDUM

TO: General Plan/LCP Implementation Committee  
FROM: Gregg Ramirez, Senior Planner  
DATE: June 15, 2007  
RE: Agenda Item No. 3  
Zoning Code Re-Write – Grade and Height and

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### **Draft Regulations**

Attached are draft regulation prepared by the consultant team and based on the input provided by the Committee and Advisory group. Staff and the consultant team are requesting that the Committee and Advisory Group provide input on these regulations and discuss whether they achieve the goals suggested by the Advisory Group

### **Measurement of Height – Staff Alternative**

Planning staff has been discussing various options for the measurement of height and is providing another alternative. The particulars are:

#### **Height Limit – RS and RT Zones**

Height Limit: 24 feet for flat roofs, parapets, deck rails and all other flat elements.

Height Limit Pitched Roof: Pitched roofs, such as hips and gables, shall be permitted to a maximum height of 29 feet provided the roof has a minimum 4:12 pitch. Barreled, gambrel, mansard, and rainbow roofs shall be permitted, provided the design of the roof does not extend beyond the envelope of a projected pitch roof as authorized.

Exception: Pitched roofs over 24 feet covering a habitable third floor are permitted a minimum 3:12 pitch.

This alternative theoretically allows buildings to achieve similar designs to what can be achieved under the existing code. The elimination of the mid-point and the complicated mid-point measurement allows designers more flexibility than what the current regulations allow. The 750 square foot third floor maximum, as

recommended by the Advisory Group, may not be achievable on small or narrow lots with this methodology, but, the size of third floor that can be achieved will be commensurate with the lot size and comparable to what can be achieved using today's regulations. As suggested by the Advisory Group, regulations can be drafted to limit the location of third floors.

## 20.30.010 - Height Measurement and Exceptions

**A. Purpose/Applicability.** This section establishes regulations for determining compliance with the maximum structure height limits established for each zoning district by Part 2 (Zoning Districts, Allowable Land Uses, and Zoning District Standards) or as identified on a Height Limitation Zone Map in compliance with Subsection E (Height Limitation Zones), below.

### **B. Height of Structures and Measurement.**

**1. Structure height established.** Structures shall not exceed the maximum allowable height limit for the zoning district in which the structure is located except as provided in Subsection D (Exceptions to Height Limits and Setback Planes), or Subsection F (Required Findings to Exceed Height Limits), below.

**2. Height measurement.** The maximum allowable height shall be measured as the vertical distance from the established grade of the parcel at any point along a setback line (buildable area line) to the height plane located the allowed number of feet above and parallel to the established grade. The established grade of the parcel shall be determined by one of the methods in Section 20.30.xxx (Establishment of Grade and Exceptions).

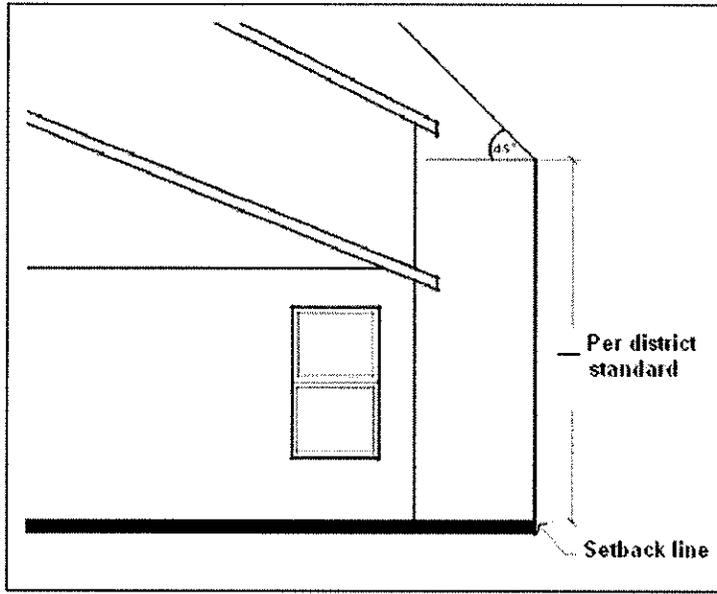
*Figure xx  
Height Measurement  
(to be provided)*

**3. RS and RT zoning districts.** In addition to the standards for the maximum allowable height limit in RS and RT zoning districts, the height of structures are also regulated by setback plane standards as described in Subsection C (Setback Planes), below.

### **C. Setback Planes.**

1. A setback plane is established by projecting a line at any point along the required setback line to a point the allowed vertical distance above the established grade, and beginning at that point projecting a 45 degree angle extending inward toward the interior of the parcel to a point where it intersects the height plane established by and equal to the allowed maximum height for the zoning district. (See figure xx, below)

2. Setback plane standards are established for the RS and RT zoning districts in Chapter 20.22 (Residential Zoning Districts).



**Figure xx**  
**Establishment of Setback Plane**

## 20.30.XXX - Grade Establishment and Exceptions

**A. Purpose/Applicability.** This section establishes regulations for determining the grade of a parcel for the purpose creating a plane from which to measure structure height in compliance with the provisions of Section 20.30.010 (Height Measurement and Exceptions).

**B. Establishment of Grade.** For the purpose of measuring structure height, "grade" shall be established by one of the following methods unless one of the exceptions described in Paragraph C, below, applies:

**1. Less than five percent slope.** On parcels that do not slope more than five percent from either front to rear property lines, or side to side property lines, the grade of the parcel from which structure height is measured shall be a horizontal plane established by determining the average elevation of the existing grade at all four corners of the parcel, unaltered by any fill or excavation.

*(Note: This method produces a plane with one elevation overall and does not tilt front to rear or side to side.)*

### Alternative method

On parcels that do not slope more than five percent from either front to rear property lines, or side to side property lines, the grade of the parcel from which structure height is measured shall be a horizontal plane established by connecting the elevations at all four corners of the parcel, unaltered by any fill or excavation.

*(Note: This method produces a plane with potentially different elevations at each of the corners and could tilt front to rear and/or side to side.)*

**2. More than five percent slope.**

a. On parcels that slope more than five percent from either front to rear property lines, or side to side property lines, the grade of the parcel from which structure height is measured shall be a plane established by determining the elevation of the parcel at five evenly spaced points along each side property line and connecting those points across the parcel. The two outer most points (front and rear) along each property line shall be taken at the point where the front and rear setback lines intersect the side property lines and the other points shall be taken within these points.

b. On steeply sloped parcels (20% average or greater), or irregularly shaped or sloping parcels, the Director may require that additional points of elevation be provided.

**3. Unusual topography or conditions.** In situations where the elevation of the existing grade at a parcel corner or side property line is not clearly representative of a parcel's topography because, for example, of the presence of existing structures (e.g., retaining walls, property-line walls, or planters), the Director shall establish the grade in compliance with Subparagraph C,3, below.

**C. Exceptions to Grade Determination.**

**1. Subdivisions.** If the City has approved a grading plan or map as part of a subdivision, the established grade shall be the finished grade as shown on the plan or map.

**2. Flood Hazard Areas.** The height shall be measured from the finished floor of any portion of the principal building where habitable space is required to be elevated to the elevation established by the Flood Insurance Rate Maps recognized by the Building Department as part of flood safety requirements and maps adopted by City Council. Notwithstanding the building elevations established by the Flood Insurance Rate Maps, the minimum required first floor finished floor elevation for the interior living areas of all new structures shall be at least 8.67 (NAVD 88) consistent with the Public Works Department standard for bulkhead elevation.

**3. Establishment of Alternate Grade.** In a case where the established grade is inappropriate for the purpose of measuring height, in the judgment of the Director, the Director shall establish grade in a manner to ensure that the purpose of this Section is fulfilled. The establishment of grade by the Director shall require the approval of a site plan review in compliance with Section 20.64.070 (Site Plan/Design Review).

In order to establish grade, the Director shall first make the following findings in addition to those required by Section 20.64.070 (Site Plan/Design Review);

- a. The proposed grade being requested by the applicant is reasonable and comparable with the grades of surrounding properties and lots with similar topography and, the establishment of the proposed grade will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.
- b. The proposed grade and related development will not result in the loss of significant views from public rights of way and shall be compatible with the existing character of the neighborhood in which the project is located.
- c. The existing grade on the subject parcel is inappropriate and unworkable for the purpose of measuring height.

d. The proposed grade being requested by the applicant is necessary for the preservation and enjoyment of substantial property rights of the applicant.

# POTENTIAL INCENTIVES PROGRAMS TO IMPLEMENT GENERAL PLAN POLICIES

## Introduction

This report presents a survey of incentives that can be considered as a menu or toolbox of actions that may be implemented individually, or in combination as part of the updated Zoning Code, to encourage the aggregation of small parcels and development of preferred land uses in accordance with the updated General Plan. Specifically, these address:

- Lot consolidation of small, irregular-shaped lots with multiple owners to stimulate the development of more viable and cohesive retail and mixed use development;
- The attraction and retention of new commercial and marine-oriented commercial businesses; and
- Relocation of existing marine-related businesses from Mariners' Mile to West Newport Mesa.

## Applicable General Plan Policies

### Mariners' Mile

#### LU 6.19.2 Bay Fronting Properties [designated as "MU-W1" Sub-Area A]

Encourage marine-related and visitor-serving retail, restaurant, hotel, institutional, and recreational uses, and allow residential uses on parcels with a minimum frontage of 200 lineal feet where a minimum of 50 percent of the permitted square footage shall be devoted to nonresidential uses.

#### LU 6.19.3 Marine-Related Businesses

Protect and encourage facilities that serve marine-related businesses and industries unless present and foreseeable future demand for such facilities is already adequately provided for in the area. Encourage coastal-dependent industrial uses to locate or expand within existing sites and allow reasonable long-term growth.

#### LU 6.19.13 Lot Consolidation on Inland Side of Coast Highway

Permit development intensities in areas designated as "CG(0.3)" to be increased to a floor area ratio of 0.5 where parcels are consolidated to accommodate larger commercial development projects that provide sufficient parking.

### West Newport Mesa

#### LU 6.6.2 Residential Types

Promote the development of a mix of residential types and building scales within the densities permitted by the "RM" designation, which may include single-family attached, townhomes, apartments, flats, and comparable units. Residential densities may be increased on a property

as a means of promoting a variety of housing types within Newport Mesa, provided that the overall average density of 18 units per acre is not exceeded.

#### LU 6.7.1 Primary Uses

Encourage the development of small-scale incubator industries.

#### LU 6.7.2 Marine Based Businesses

Encourage and provide incentives for the relocation of marine-based Newport Beach businesses, including boat storage and recreational vehicles, to properties retained for industrial purposes.

### **West Newport Highway**

#### *General Plan Policy Overview*

The General Plan provides for the improvement of Coast Highway fronting properties in West Newport by concentrating local and visitor-serving retail in two centers at Prospect Street and Orange Street with expanded parking, enhancing existing and allowing additional housing on intervening parcels, and developing a clearly defined entry at its western edge with Huntington Beach.

### **Other Applicable General Plan Policies**

#### LU 6.8.3 Marine-Related Businesses

Protect and encourage marine-related businesses to locate and expand on the Peninsula unless present and foreseeable future demand for such facilities is already adequately provided for in the area.

#### LU 6.8.7 Property Improvement

Provide incentives for and work with property owners to improve their properties and achieve the community's vision for the Balboa Peninsula.

#### LU 6.13.6 Enhancing Balboa Village's Viability and Character

Provide incentives for owners to improve their properties, to develop retail uses that serve adjoining residential neighborhoods, and retain and develop marine-related uses along the harbor frontage.

### **Incentives Options**

In developing this report, incentive programs being used by other communities were reviewed for their appropriateness as potential options for Newport Beach. Discussions with their staff indicate that the programs that have proven to be most effective in fostering lot assembly and relocation are likely infeasible for broad application in Newport Beach.

The provision of **bonus densities** is one of the most effective tools available to a community. Essentially, the greater the bonus, the greater the stimulus for parcel assembly, use attraction, and use relocation. The scale of bonus required is a function of the increase in value and financial return, outweighing the increased development costs, for a developer. However, the strict limits imposed on development capacities by the General Plan and Charter Section 423

practically preclude the use of bonuses unless underlying development capacities are reduced below the Plan's defined limits. The amount of reduction necessary to achieve the Plan's objectives would be, as stated, a function of the increment of value and profitability that could be attained for a developer. Given the highly restricted capacities of the Plan, it is likely that there would be insufficient incremental density and value gain from a further reduction to justify the use of bonus densities for the purposes of lot consolidation and use relocation.

However, there are a number of exceptions where the General Plan's capacities account for the use of bonuses to achieve lot consolidation and use attraction. First, for the commercially-designated properties on the inland side of Coast Highway between Irvine Avenue and Dover Drive, the permitted underlying floor area ratio of 0.3 may be increased to 0.5 for the consolidation of parcels with the provision of adequate parking (Policy LU 6.19.13). Additionally, the permitted development intensities for mixed use buildings in various areas of the City are universally greater than those for a single use project such as retail or multi-family residential. Depending on market and land values, these may be effective in fostering lot consolidation and the attraction of new mixed housing and retail development.

The financial and regulatory tools available to a city through the statutory **redevelopment** process also have proven to be effective strategies for lot consolidation and use attraction and relocation. However, the existing conditions and land values in Newport Beach make the findings of blight problematic, nor would there likely be community support for the use of the California Redevelopment Law authorities.

Consequently, the potential tools available to Newport Beach predominately include development entitlement, regulatory, and fee waivers. Table 1 presents a summary of financial and regulatory incentives that 10 other communities have utilized and are representative of those being implemented by jurisdictions in California. Critically, their effectiveness in fostering the City's desired objectives will be determined by the added financial value and return for a developer. At a minimum, a combination of financial and regulatory tools would be required to affect and encourage appropriate development.

<b>Table 1 Summary of Potential Implementation Options</b>			
<b>Options</b>	<b>Identified Issue</b>		
	<b>Business Attraction</b>	<b>Business Relocation</b>	<b>Lot Consolidation</b>
Streamlined Development Review	✓	✓	✓
Application Assistance	✓	✓	✓
Reduction in Development Fees	✓	✓	✓
Reduction in Utility Costs or Taxes	✓	✓	
Financial Assistance (loan)	✓	✓	
Relaxed Development Requirements (e.g., parking)	✓	✓	✓
FAR/ Density/Height Bonus			✓

**Streamlined Development Review:** Revising the local development review process to make it easier to obtain necessary approvals for specialized/targeted development. Revisions may include removing or combining unnecessary approval steps to expedite the review process.

**Application Assistance:** Providing case management or other types of assistance to applicants in securing required City permits and approvals.

**Reduction in Development Fees:** Reducing or waiving certain development fees for particular types of development. Examples include building permit fees.

**Reduction in Utility Costs or Taxes:** Eliminating, reducing or delaying the costs for a potential project to pay local taxes and/or utility or infrastructure fees. Examples include water or sewer fees, business taxes, or traffic impact fees.

**Financial Assistance:** Providing certain types of development with direct financial assistance in the form of a loan or grant.

**Relaxed Development Requirements:** Certain types of development or projects that involve lot consolidation are provided revised/relaxed development standards. Examples include a reduction in parking or landscaping requirements.

**FAR/ Density/Height Bonus:** To encourage lot consolidation or encourage specific types of development, some communities provide incentives for greater development capacity. Examples include increases in height limits, greater Floor Area Ratios, or increased density.

## **Detailed Information on Business Attraction/Relocation Incentives**

### **City of San Diego**

The City of San Diego provides regulatory and financial incentives to attract and retain businesses that meet any of the following criteria:

- Provide significant revenues and/or jobs that contribute to the City's economy
- Promote the stability and growth of City taxes and other revenues
- Encourage new businesses in older parts of the City
- Respond to other jurisdiction's efforts to induce businesses to relocate from San Diego

The City of San Diego provides one or more of the following incentives:

- Assist applicants in securing required City permits and approvals
- Provide due diligence in advance as a potentially valuable project is under construction
- Expediting required Development Review Department permits
- A 40 percent reduction in water capacity fees and a 60 percent reduction in sewer capacity fees
- Reducing water and sewer capacity charges by \$1,000 per equivalent dwelling unit

### **City of Los Angeles**

The Los Angeles Community Development Department, and Department of Water and Power have created several financial and planning incentives to attract retail and dining uses to South Los Angeles. By department, these incentives include:

#### Los Angeles Department of Water and Power

- New businesses that are located within specific zones (Empowerment Zone, Enterprise Zone) are eligible to receive a five-year discount on electrical billing. This discount is 35 percent the first year, declining by 5 percent each year;

- Provision of an utility infrastructure loan;
- Provision of case management services requested by new businesses that may need and upgraded utility services and/or power pole relocations as part of new construction planning;
- Should a new business plan to underground at least 600 feet or more of power lines, DWP may be able to pay for approximately 50 percent of under-grounding costs.

#### Community Development Department

- Provision of Industrial Development Loans to qualifying businesses (partially funded with CDBG funds) that provides loans for property acquisition and building improvements
- Businesses locating in specific zones are entitled to relaxed parking requirements.
- Expedited project review
- Creation of a one-stop permitting process
- No site plan review is required for grocery stores or sit-down restaurants under 50,000 sq.ft. in commercial or industrial zones

### **City of West Sacramento**

City of West Sacramento's Economic Development department offers a variety of incentives for businesses that wish to relocate to West Sacramento. Incentives include:

- Streamlined building permitting process (can complete a commercial plan review in 14 business days)
- Offers a one-stop development review meeting with all city departments to evaluate proposed projects and provide comments early in the review process. City also assigns a Business Recruitment Specialist that acts as an economic liaison with the City's development review staff.

### **City of Oakland**

To attract targeted businesses (telecommunications, software, bioscience, and transportation) the City offers a 10-year abatement of Oakland business taxes. The first year's tax is \$60, regardless of gross receipts. Each year thereafter, the tax due would equal the base fee plus a percentage of the total tax due, prorated over ten years.

**Table 2      New Businesses in Oakland**

\$60 (base fee)	Year 1
\$60 + 10% of tax above base	Year 2
\$60 + 20% of tax above base	Year 3
\$60 + 30% of tax above base	Year 4
\$60 + 40% of tax above base	Year 5
\$60 + 50% of tax above base	Year 6
\$60 + 60% of tax above base	Year 7
\$60 + 70% of tax above base	Year 8
\$60 + 80% of tax above base	Year 9
\$60 + 90% of tax above base	Year 10
<u>Company pays full tax liability (but not more than \$150,000)</u>	<u>Year 11</u>

## **City of Torrance**

Assistance is offered to new businesses that wish to relocate to Torrance or existing businesses that wish to expand. The purpose is to expand employment opportunities and expand the City's tax base. Examples of economic development assistance include:

- Discounted/waived building permit fees
- Expedited permitting
- Streamlined Permit Process
- Subsidized construction tax

## **City of Stockton**

In order to stimulate economic development within the City of Stockton, the City Council adopted a fee deferral program for commercial and industrial buildings. Rather than paying "development fees" at the time a building permit is issued, the developer of a qualified nonresidential project may elect to defer a portion of those fees.

"Development Fees" (Public Facilities Fees) that may qualify for deferral under this payment option include:

- City Office Space
- Fire Stations
- Libraries
- Police Station Expansion
- Street Improvements
- Traffic Signal
- Sewer Connection
- Water Connection (City of Stockton service area only)

The City of Stockton also offers a program to reduce or eliminate building permit and associated public facilities fees for many downtown projects. If the project rehabilitates an existing downtown building that has been vacant for six months or longer, most permit fees will be waived. Demolitions, new construction, or expansions do not qualify.

## **City of Benecia**

The City of Benecia has adopted a Fee Deferral Program that allows payment of certain development fees over time instead of at the time of building permit issuance. Businesses must be a commercial or industrial enterprise that is new, expanding, or changing uses (i.e. warehouse to office) and creating new jobs.

Fees can be deferred for up to five years, with 20% of the fees due upon application for a building permit. Eligible fees are:

- Capital License Tax
- Sewer Connection Fee
- Traffic Impact Fee
- Water Connection Fee

The fees shall be paid according to the agreed upon payment schedule:

<b>Deferred Fee Amount</b>	<b>Term</b>
\$10,000 to \$20,000	12 months
\$20,001 to \$30,000	24 months
\$30,001 to \$40,000	36 months
\$40,001 to \$50,000	48 months
\$50,001 or more	More/= 60 months

## Detailed Information on Lot Consolidation Incentives

### City of Glendora

The City of Glendora provides several incentives for lot consolidation within the Route 66 Corridor Specific Plan project area as a means to maximize development potential. The following incentives are made available to applicants who consolidate two or more parcels within the Route 66 Corridor Specific Plan area:

- *Development Intensity (FAR) bonus.* Increased floor area ratio (FAR) bonus. The FAR bonus ranges from 5 to 15 percent depending on the zone. The bonus incentives apply to the gross square footage of a single parcel following consolidation.
- *Financial Incentives.* At the discretion of the City of Glendora, fee assistance and other financial incentives may be made available to encourage lot consolidation activities. Financial incentives may include, but not limited to:
  - > Permit fee assistance (waivers, reduced fees, etc.)
  - > Reductions in approval procedure timeline.

### City of Clearwater Florida

City of Clearwater Florida has created a Marina Residential District along its water front that includes limited commercial uses. Many of the parcels within this District are shallow, limiting the utility of the existing parcels. The City has created several incentives within its Design Guidelines to consolidate parcels and encourage new residential and hotel uses.

Some of the incentives within the Marina Residential District include height incentives:

- Projects that consolidate a minimum of 5 acres will be eligible for approval of height up to 100 feet, subject to meeting the standards of the Zoning Code and approval by the Community Development Board
- Projects that consolidated a minimum of 2.5 acres will be eligible for approval of height up to 70 feet
- Structures located between the Causeway and Baymont Street exceeding 35 feet in height, shall occupy no more than 50 percent of the property frontage.

### City of Grand Terrace

The City of Grand Terrace has developed several economic incentives to encourage lot consolidation for small, irregularly sized lots within its Barton Road Corridor Specific Plan. In order to qualify to request a lot consolidation bonus, the total street frontage of the lots being combined must surpass the minimum street frontage (or lot width) required for the district in which the lots are located and the existing lots must be under two or more ownerships.

These incentives include:

<b><i>Number of Lots Consolidated</i></b>	<b><i>Incentive bonus</i></b>
3 to 4 lots	10% reduction of parking
5 to 7 lots	10% reduction of parking; and 5% reduction in landscaping requirements
8 or more lots	15% reduction of parking; and 5% reduction in landscaping requirements

In addition to the above, the following bonus provisions may be available from the City, but are not limited to:

- Relaxation of building height limits
- Reduction or waiver of processing fees

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### 20.xx.0x0 - Purposes of the Residential Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows:

- A. **RS (Single Unit Residential) Zoning District.** The RS zoning district is intended to provide for areas appropriate for a range of attached and detached single-family residential dwelling units, each located on a single legal parcel, and does not include condominiums or cooperative housing. The RS zoning district is consistent with the RS-A (Single-Unit Residential Attached) and RS-D (Single-Unit Residential Detached) land use designations of the General Plan;
- B. **RT (Two Family Residential) Zoning District.** The RT zoning district is intended to provide for areas appropriate for a range of two family residential dwelling units (i.e., duplexes and townhomes). The RT zoning district is consistent with the RT (Two-Family Residential) land use designation of the General Plan; and
- C. **RM (Multiple Residential) Zoning District.** The RM zoning district is intended to provide for areas appropriate for multi-family residential developments containing attached or detached dwelling units (i.e., triplexes, fourplexes, apartments, condominiums, etc.). The RM zoning district is consistent with the RM (Multiple-Unit Residential) and RM-D (Multiple-Unit Residential Detached) land use designations of the General Plan.

### 20.xx.0x0 - Purposes of the Commercial Zoning Districts

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows:

- A. **OA (Office - Airport) Zoning District.** The OA zoning district is intended to provide for areas appropriate for the development of properties adjoining the John Wayne Airport for uses that support or benefit from airport operations. These may include professional offices, automobile rental, aviation retail, sales, and service, hotels, and ancillary retail, restaurant, and service uses. The OA zoning district is consistent with the AO (Airport Office and Supporting Uses) land use designation of the General Plan;
- B. **OG (Office - General) Zoning District.** The OG zoning district is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses. Convalescent hospitals, hotels, and motels are not allowed. The OG zoning district is consistent with the CO-G (General Commercial Office) land use designation of the General Plan;
- C. **OM (Office - Medical) Zoning District.** The OM zoning district is intended to provide for areas appropriate primarily for medical-related offices, other professional offices, retail, short-term convalescent and long-term care facilities, research labs, and similar uses. The OM zoning district is consistent with the CO-M (Medical Commercial Office) land use designation of the General Plan;
- D. **OR (Office - Regional) Zoning District.** The OR zoning district is intended to provide for areas appropriate for administrative and professional offices that serve local and regional markets, with

limited accessory financial, retail, service, and entertainment uses. The OR zoning district is consistent with the CO-R (Regional Commercial Office) land use designation of the General Plan;

- E. **CC (Commercial Corridor) Zoning District.** The CC zoning district is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are oriented and designed to foster pedestrian activity. The CC zoning district is consistent with the CC (Corridor Commercial) land use designation of the General Plan;
- F. **CG (Commercial General) Zoning District.** The CG zoning district is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve City-wide or regional needs. The CG zoning district is consistent with the CG (General Commercial) land use designation of the General Plan;
- G. **CM (Commercial Recreational and Marine) Zoning District.** The CM zoning district is intended to provide for areas appropriate for commercial development on or near the waterfront (i.e., Back Bay, Newport Harbor, and the Pacific Ocean) in a manner that will encourage the continuation of water-dependent and water-related uses; maintain the marine ambience, character, and theme; encourage mutually supportive businesses, visitor-serving uses, and recreational uses; and encourage public physical access and visual access to the waterfront on sites located on or near the waterfront. The CM zoning district is consistent with the CM (Recreational and Marine Commercial) land use designation of the General Plan;
- H. **CN (Commercial Neighborhood) Zoning District.** The CN zoning district is intended to provide for areas appropriate for a limited range of retail and service uses developed in distinct areas in the City. The uses are expected to be designed and oriented to primarily serve the needs of, and maintain compatibility with, residential uses in the immediate area. The CN zoning district is consistent with the CN (Neighborhood Commercial) land use designation of the General Plan;
- I. **CR (Commercial Regional) Zoning District.** The CR zoning district is intended to provide for areas appropriate for entertainment, retail, service, and supporting uses that serve local and regional residents. Typically, these uses are integrated into a multi-tenant development that contains one or more “anchor” uses to attract customers. Professional offices, vehicle sales, repair, and service facilities, and single-destination and other highway-oriented uses are not allowed. The CR zoning district is consistent with the CR (Regional Commercial) land use designation of the General Plan; and
- J. **CV (Commercial Visitor-Serving) Zoning District.** The CV zoning district is intended to provide for areas appropriate for accommodations, goods, and services intended to primarily serve visitors to the City. The CV zoning district is consistent with the CV (Visitor Serving Commercial) land use designation of the General Plan.

#### 20.xx.0x0 - Purposes of the Mixed-Use Zoning Districts

The purposes of the individual mixed-use zoning districts and the manner in which they are applied are as follows:

(NOTE TO STAFF: May any or all of these zoning districts be developed exclusively for either residential or commercial uses?)

- A. **MU-V (Mixed-Use Vertical) Zoning District.** The MU-V zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate

residential dwelling units with retail uses including office, restaurant, retail, and similar nonresidential uses. For mixed-use structures, commercial uses characterized by noise, odors, vibration, or other activities that would adversely impact on-site residential dwelling units are prohibited. Sites may also be developed exclusively for office or retail uses in compliance with the CC, CG, CN, or OG zoning district regulations. The MU-V zoning district is consistent with the MU-V (Mixed-Use Vertical) land use designation of the General Plan;

- B. MU-H (Mixed-Use Horizontal) Zoning Districts.** The MU-H zoning districts are intended to provide for areas appropriate for the development of a horizontally distributed mix of uses, which may include general or neighborhood commercial, commercial offices, multi-family residential dwelling units, visitor-serving and water-related uses, and/or structures that vertically integrate residential dwelling units with commercial uses. The MU-H zoning districts are consistent with the MU-H (Mixed-Use Horizontal) land use designation of the General Plan.

The individual MU-H zoning districts are intended to provide for the following horizontal intermixing of uses.

- 1. MU-H1 (Mixed-Use Horizontal) Zoning District.** For properties located on the inland side of Coast Highway in the Mariners' Mile Corridor, (a) the Coast Highway frontages shall be developed for water-related and highway-oriented general commercial uses in compliance with CM and CG zoning district regulations; and (b) portions of properties to the rear of the commercial frontage may be developed for free-standing neighborhood-serving retail, multi-family residential dwelling units, or mixed-use structures that integrate residential with retail uses on the ground floor in compliance with the RM, CN, CV, or MU-V zoning district regulations respectively. Properties located in the Dover Drive/Westcliff Drive area may also be developed for professional offices or mixed-use structures that integrate residential with office or retail uses on the ground floor in compliance with the CO and MU-V zoning district regulations respectively.
- 2. MU-H2 (Mixed-Use Horizontal) Zoning District.** This zoning district applies exclusively to properties located in the Airport Area. It provides for the horizontal intermixing of uses that may include regional commercial offices, multi-family residential dwelling units, vertical mixed-use structures, hotel rooms, industrial, and ancillary neighborhood commercial uses.
- 3. MU-H3 (Mixed-Use Horizontal) Zoning District.** This zoning district applies exclusively to properties located in Newport Center. It provides for the horizontal intermixing of regional commercial offices, hotels, multi-family residential dwelling units, and ancillary commercial uses. Within the Tennis Club, residential uses may be developed as single-family dwelling units.
- 4. MU-H4 (Mixed-Use Horizontal) Zoning District.** This zoning district applies to properties where it is the intent to establish the character of a distinct and cohesively developed district or neighborhood containing multi-family residential dwelling units with clusters of mixed-use and/or commercial structures on interior parcels of Cannery Village and 15<sup>th</sup> Street on Balboa Peninsula. Allowed uses shall include (a) multi-family residential dwelling units, (b) general or neighborhood commercial uses, and/or (c) mixed-use structures, where the ground floor shall be restricted to nonresidential uses along the street frontage (i.e., retail sales and restaurants) and the rear and upper floors shall be used for residential uses including seniors units and overnight accommodations (comparable to MU-V zoning district). Mixed-use or commercial structures shall be

required on parcels at street intersections and are permissible, but not required, on other parcels.

- C. **MU-W (Mixed-Use Water) Zoning Districts.** The MU-W zoning districts are intended to provide for areas appropriate for commercial development located on or near the waterfront (i.e., Back Bay, Newport Harbor, and the Pacific Ocean) in a manner that will encourage the continuation of water-dependent and water-related uses in compliance with the CM (Recreational and Marine Commercial) land use and associated zoning district designations, as well as allow for the integrated development of residential dwelling units. The MU-W zoning districts are consistent with the MU-W (Mixed Use Water Related) land use designation of the General Plan.

The individual MU-W zoning districts are intended to provide for the following intermixing of uses.

1. **MU-W1 (Mixed-Use Water) Zoning District.** The MU-W1 zoning district shall be applied to waterfront locations along the Mariners' Mile Corridor in which water-related uses and residential dwelling units are to be intermixed. Allowed uses shall include those allowed by the RM, CM, CV, and MU-V zoning districts. A minimum of 50 percent of each parcel shall be used for CM or CV allowed land uses. A specific plan shall be required to ensure that the uses are fully integrated and the impacts from their differing functions and activities are fully mitigated.
2. **MU-W2 (Mixed-Use Water) Zoning District.** The MU-W2 zoning district shall be applied to waterfront locations in which water-related uses may be intermixed with structures that provide residential dwelling units on the upper floors. Allowed uses shall include those allowed by the CM, CV, and MU-V zoning districts. Free-standing (i.e., stand-alone) residential dwelling units shall not be allowed.
3. **MU-W3 (Mixed-Use Water) Zoning District.** The MU-W3 zoning district shall be applied to the Lido Peninsula to provide for the horizontal intermixing of recreational and water-related and residential uses, in compliance with the CM and RM zoning district regulations respectively.

## 20.xx.0x0 - Purposes of the Industrial Zoning District

The purpose of the industrial zoning district and the manner in which it is applied is as follows:

- A. **IG (Industrial) Zoning District.** The IG zoning district is intended to provide for areas appropriate for a wide range of moderate to low intensity industrial uses (i.e., light manufacturing and research and development, and limited ancillary commercial and office uses). The IG zoning district is consistent with the IG (Industrial) land use designation of the General Plan.

## 20.xx.0x0 - Purposes of the Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows:

- A. **OS (Open Space) Zoning District.** The OS zoning district is intended to provide for areas appropriate for a range of public and private uses to enhance, maintain, and protect the community's natural resources. The OS zoning district is consistent with the OS (Open Space) land use designation of the General Plan.

- B. PC (Planned Community) Zoning District.** The PC zoning district is intended to provide for areas appropriate for the preparation, adoption, and administration of planned community documents that will enable the development of parcels of land as coordinated, comprehensive projects. These projects shall then be developed according to a development plan and related text materials that identify land use relationships and associated development standards. The development plan may allow diversification of the physical and environmental arrangement of land uses while ensuring substantial compliance with the spirit, intent, and provisions of this Zoning Code and may include a variety of land uses, consistent with the General Plan. The PC zoning district is consistent with all of the land use designations of the General Plan.
- C. PF (Public Facilities) Zoning District.** The PF zoning district is intended to provide for areas appropriate for public facilities, including community centers, cultural institutions, government facilities, libraries, public hospitals, public utilities, and public schools. The PF zoning district is consistent with the PF (Public Facilities) land use designation of the General Plan.
- D. PI (Private Institutions) Zoning District.** The PI zoning district is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, museums, private schools, yacht clubs, and comparable facilities. The PI zoning district is consistent with the PI (Private Institutions) land use designation of the General Plan.
- E. PR (Parks and Recreation) Zoning District.** The PR zoning district is intended to provide for areas appropriate for land used or proposed for active public or private recreational use. Allowed uses include aquatic facilities, golf courses, marina support facilities, parks (both active and passive), private recreational facilities, tennis clubs and courts, and similar recreational facilities. The PR zoning district is consistent with the PR (Parks and Recreation) land use designation of the General Plan.
- F. TS (Tidelands and Submerged Lands) Zoning District.** The TS zoning district is intended to provide for areas appropriate for the use, management, and protection of tidelands and submerged lands of Newport Bay and the Pacific Ocean immediately adjacent to the City. The designation is generally not applied to historic tidelands and submerged lands that are presently filled or reclaimed. The TS zoning district is consistent with the TS (Tidelands and Submerged Lands) land use designation of the General Plan.

~~The OS(RV) designation is intended for the preservation of Banning Ranch as open space, restoration of wetlands and other habitats, development of a community park, and consolidation of oil extraction and processing facilities. Should the property not be acquired, the designation permits the development of a planned residential community that integrates a mix of single-family detached, single family attached, two family, and/or multi family residential, with supporting schools, parks, community services, local-serving convenience commercial uses and services, and open spaces. A master or specific plan is required to depict the uses, street and infrastructure improvements, open spaces, development standards, design guidelines, and financial plan.~~

## 20.xx.0x0 - Purposes of the Combining/Overlay Zoning Districts

The purposes of the individual combining/overlay zoning districts and the manner in which they are applied are as follows:

- A. **MHP (Mobile Home Park) Combining/Overlay Zoning District.** The MHP combining/overlay zoning district is intended to establish a mobile home district on parcels of land developed with mobile home parks and designated with a primary underlying district designation. The MHP Combining/Overlay Zoning District designates existing mobile home parks in appropriate locations for mobile home park uses in order that these uses may be encouraged, maintained, and protected. The regulations of this district are designed to achieve an environment of stable, desirable residential character and preserve areas or communities developed with mobile home residential uses.
  
- B. **PM (Parking Management) Combining/Overlay Zoning District.** The PM combining/overlay zoning district is intended to provide for areas appropriate for the location of parking management related land uses and associated facilities. The PM zoning district is consistent with all of the land use designations of the General Plan.
  
- C. **SP (Specific Plan) Combining/Overlay Zoning District.** The SP combining/overlay zoning district is intended to provide for areas appropriate for the preparation, adoption, and administration of specific plans and their related land use planning and regulatory components. The SP zoning district is consistent with all of the land use designations of the General Plan.

Residential Zoning Districts Permit Requirements					
<b>Table 2-xx</b> Allowed Uses and Permit Requirements	P	Permitted By-Right			
	FEP	Federal Exception Permit Required (20.64.040)			
	UP	Conditional Use Permit required (20.64.090)			
	MUP	Minor Use Permit (20.64.090)			
	TUP	Temporary Use Permit (20.64.080)			
	---	Not allowed			
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	RS	RT	RM	Specific Use Regulations	
<b>Recreation, Education, and Public Assembly</b>					
Assembly/Meeting Facilities	UP	UP	UP		
Parks and Recreational Facilities	UP	UP	UP		
Schools, Public and Private	UP	UP	UP		
<b>Residential</b>					
Accessory Dwelling Units	P	P	P	20.60.030	
Accessory Structures and Uses	P	P	P	20.60.020	
<b>Household Living</b>					
Single-Family Dwellings	P	P	P	20.60.290	
Multi-Family Dwellings	---	---	P	20.60.220	
Two-Family	---	P	P	20.60.290	
<b>Group Living</b>					
Group Residential	---	---	---	20.60.150	
Residential Care, Limited (6 or fewer)	P	P	P	20.60.090	
<b>Day Care, Limited (14 or fewer)</b>					
Family Child Care Homes, Large (9 to 14)	P/MUP?	P/MUP?	P/MUP?	20.60.080	
Family Child Care Homes, Small (Up to and including 8)	P	P	P	20.60.080	
Home Occupations	P	P	P	20.60.140	
<b>Services, General</b>					
Commercial Parking Facility	UP	UP	UP	20.60.100	
Convalescent Facilities	---	UP	UP		
Day Care, General	---	UP	UP	20.60.090	
Post Surgery Recovery Facilities	MUP	MUP	MUP	20.60.xxx	
Residential Care, General (7 or more)	---	FEP/UP?	FEP/UP?		
<b>Visitor Accommodations</b>					
Bed & Breakfast Inns	UP	UP	UP	20.60.070	
Short Term Lodging	P	P	P	20.60.140	
SRO Residential Hotels	---	---	UP		
<b>Transportation, Communications, and Infrastructure</b>					
Utilities, Major	UP	UP	UP		
Utilities, Minor	P	P	P		
Wireless Telecommunication Facilities	UP	UP	UP	20.62	

Residential Zoning Districts Permit Requirements					
<b>Table 2-xx</b> Allowed Uses and Permit Requirements	P	Permitted By-Right			
	FEP	Federal Exception Permit Required (20.64.040)			
	UP	Conditional Use Permit required (20.64.090)			
	MUP	Minor Use Permit (20.64.090)			
	TUP	Temporary Use Permit (20.64.080)			
	--	Not allowed			
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	RS	RT	RM	Specific Use Regulations	
Wireless Telecommunication Facilities, Co-location	P	P	P	20.62	
<b>Other Uses</b>					
Public Safety Facilities	UP	UP	UP		
Temporary Uses	TUP	TUP	TUP	20.64.080	

Commercial Zoning Districts Permit Requirements					
<b>Table 2-xx</b> <b>Allowed Uses and Permit Requirements</b>	P	Permitted By-Right			
	FBP	Federal Exception Permit Required (20.64.040)			
	UP	Conditional Use Permit required (20.xx.xxx)			
	MUP	Minor Use Permit (20.xx.xxx)			
	TUP	Temporary Use Permit (20.xx.xxx)			
	---	Not allowed			
Land Use	OA	OG	OM	OR	Specific Use Regulations
See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.					
<b>Industry, Manufacturing &amp; Processing, Warehousing</b>					
Handicraft Industry	P	--	--	--	
Industry, Limited (5,000 sq ft or less)	--	--	--	--	
Industry, Marine-Related	--	--	--	--	
Personal Storage (Mini Storage)	P	--	--	--	
Research and Development	P	P	P	P	
<b>Recreation, Education, and Public Assembly</b>					
Assembly/Meeting Facilities (less than 5,000 sq. ft.)	UP	UP	UP	UP	
Commercial Recreation and Entertainment	UP	--	--	UP	
Cultural Institutions	P	P	P	P	
Schools, Public and Private	UP	UP	UP	UP	
<b>Retail Trade</b>					
Alcohol Sales (on and off site) (except Full Service Restaurant)	UP	UP	UP	UP	20.60.050
Marine Rentals and Sales					
Boat Rentals and Sales	--	--	--	--	
Marine Retail Sales	--	--	--	--	
Pawn Shops*	--	--	--	--	
Retail Sales	P	P	P	P	
Second Hand Appliances/Clothing*	--	--	--	--	
Shopping Centers	P	P	--	P	
Vehicle/Equipment Rentals and Sales	P	P	UP	P	
<b>Services - Business, Financial, Medical, and Professional</b>					
ATM's	P	P	P	P	
Convalescent Facilities	MUP	--	P	MUP	
Emergency Health Care	P	P	P	P	
Financial Institutions and Related Services	P	P	P	P	
Hospitals	--	--	UP	--	
Offices, Business, Governmental, and Professional	P	P	P	P	
Offices, Medical and Dental	P	P	P	P	
<b>Services - General</b>					
Adult-Oriented Businesses	--	--	--	--	20.60.040

Table 2-xx Allowed Uses and Permit Requirements	Commercial Zoning Districts					Specific Use Regulations
	Permit Requirements					
	P	P	P	P	P	
	FEP	FEP	FEP	FEP	FEP	
	UP	UP	UP	UP	UP	
	MUP	MUP	MUP	MUP	MUP	
	TUP	TUP	TUP	TUP	TUP	
	---	---	---	---	---	
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	OA	OG	OM	OR		
Ambulance Services (MUP if within 1,000 ft. of residential zoning district)	P	P	P	P		
<b>Animal Sales and Services</b>						
Animal Boarding/Kennels	UP	UP	--	UP		
Animal Grooming	MUP	MUP	--	MUP		
Animal Hospitals/Clinics	UP	UP	UP	UP		
Animal Retail Sales	--	--	--	--		
Artists' Studios	P	P	P	P		
Catering Services	P	P	--	P		
Day Care, General (15 or more)	MUP	MUP	MUP	MUP		
<b>Eating and Drinking Establishments</b>						
Accessory (open to public)	P	P	P	P		20.60.120
Bars and Cocktail Lounges	UP	UP	UP	UP		20.60.120
Full Service (with bar)	UP	UP	UP	UP		20.60.120
Full Service (without bar)	P	P	P	P		20.60.120
Full Service, Small Scale	P	P	P	P		20.60.120
Take-Out Service Only	P	P	P	P		20.60.120
Emergency Shelters	UP	UP	UP	UP		
Funeral Homes and Mortuaries	MUP	MUP	MUP	MUP		
Health/Fitness Clubs	MUP	MUP	MUP	MUP		
Laboratories	P	P	P	P		
Maintenance and Repair Services	P	P	P	P		
<b>Marine Services</b>						
Boat Storage	--	--	--	--		
Boat Yards	--	--	--	--		
Entertainment and Excursion Services	--	--	--	--		
Marine Service Stations	--	--	--	--		
<b>Personal Services</b>						
Massage Establishments	UP	UP	UP	UP		20.60.190
Nail Salons	P	P	P	P		
Personal Services, General	P	P	P	P		
Postal Services	P	P	P	P		
Printing and Duplicating Services	P	P	--	P		

Commercial Zoning Districts Permit Requirements						
<b>Table 2-xx</b> <b>Allowed Uses and Permit Requirements</b>	P	Permitted By-Right				
	FEP	Federal Exception Permit Required (20.64.040)				
	UP	Conditional Use Permit required (20.xx.xxx)				
	MUP	Minor Use Permit (20.xx.xxx)				
	TUP	Temporary Use Permit (20.xx.xxx)				
---	Not allowed					
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	OA	OG	OM	OR	Specific Use Regulations	
<b>Recycling Facilities</b>						
Collection Facility, Large	UP	UP	UP	--	20.60.240	
Collection Facility, Small	MUP	MUP	MUP	MUP	20.60.240	
Reverse Vending Machines	P	P	P	P	20.60.240	
Residential Care, General (7 or more)	UP	UP	UP	--		
Travel Services	P	P	P	P		
<b>Vehicle/Equipment Services</b>						
Automobile Washing	UP	UP	UP	UP		
Service Stations	UP	UP	UP	UP	20.60.270	
Vehicle Storage	--	--	--	--		
<b>Vehicle/Equipment Repair</b>						
Electronic Equipment Installation	UP	UP	UP	UP		
General	UP	UP	UP	UP		
Limited	UP	UP	UP	UP		
<b>Vehicle/Equipment Rentals</b>						
Office Only	P	P	P	P		
Limited	P	P	UP	P		
<b>Visitor Accommodations</b>						
Bed & Breakfast Inns	--	--	--	--		
Hotels, Motels, and Time-Shares	P	--	?	P		
RV Parks	--	--	--	--		
SRO Residential Hotels	--	--	--	--		
<b>Transportation, Communications, and Infrastructure</b>						
Commercial Parking Facility	MUP	MUP	MUP	MUP		
Communication Facilities	P	P	P	P		
Heliports and Helistops	UP	UP	UP	UP	20.60.130	
Marinas	--	--	--	--		
Utilities, Major	UP	UP	UP	UP		
Utilities, Minor	P	P	P	P		
Wireless Telecommunication Facilities	MUP	MUP	MUP	MUP	20.62	
Wireless Telecommunication Facilities, Co-location	P	P	P	P	20.62	

Commercial Zoning Districts Permit Requirements						
<b>Table 2-xx</b> <b>Allowed Uses and Permit Requirements</b>	P	Permitted By-Right				
	FEP	Federal Exception Permit Required (20.64.040)				
	UP	Conditional Use Permit required (20.xx.xxx)				
	MUP	Minor Use Permit (20.xx.xxx)				
	TUP	Temporary Use Permit (20.xx.xxx)				
---	Not allowed					
<b>Land Use</b> See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	OA	OG	OM	OR	<b>Specific Use Regulations</b>	

Other Uses					
Accessory Structures and Uses	P	P	P	P	20.60.020
Ancillary Uses	P	P	P	P	
Commercial Filming	MUP	MUP	MUP	MUP	
Detention Facilities	--	--	--	--	
Drive Through Facilities	MUP	MUP	MUP	MUP	20.60.110
Public Safety Facilities	UP	UP	UP	UP	
Relocatable Structures (Readily Transportable?)	MUP	MUP	MUP	MUP	
Temporary Uses	TUP	TUP	TUP	TUP	20.64.080

Commercial Zoning Districts Permit Requirements							
<b>Table 2-xx</b> Allowed Uses and Permit Requirements	P	Permitted By-Right					
	FEP	Federal Exception Permit Required (20.64.040)					
	UP	Conditional Use Permit required (20.xx.xxx)					
	MUP	Minor Use Permit (20.xx.xxx)					
	TUP	Temporary Use Permit (20.xx.xxx)					
---	Not allowed						
Land Use	CC	CG	CM	CN	CR	CV	Specific Use Regulations
See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.							
<b>Industry, Manufacturing &amp; Processing, Warehousing</b>							
Handicraft Industry	P	P	--	--	P	P	
Industry							
Large-Scale (over 5,000 sq ft)	--	--	--	--	--	--	
Small-Scale (5,000 sq ft or less)	--	--	--	--	--	--	
Industry, Marine-Related	--	--	--	--	--	--	
Personal Storage (Mini Storage)	--	--	--	--	--	--	
Research and Development	--	--	--	--	--	--	
<b>Recreation, Education, and Public Assembly</b>							
Assembly/Meeting Facilities	UP	UP	UP	UP	UP	UP	
Commercial Recreation and Entertainment	UP	UP	UP	UP	UP	UP	
Cultural Institutions	--	P	---	--	P	P	
Schools, Public and Private	UP	UP	--	--	UP	--	
<b>Retail Trade</b>							
Alcohol Sales (on and off site) (except Full Service Restaurant)	UP	UP	UP	UP	UP	UP	20.60.050
Building Materials and Services	P	P	P	--	P	--	
Marine Rentals and Sales							
Boat Rentals and Sales	--	P	P	--	--	UP	
Marine Retail Sales	P	P	P	--	--	P	
Pawn Shops*	P*	P*	--	?	P*	P*	20.xx.xxx
Retail Sales	P	P	P	P	P	P	
Second Hand Appliances/Clothing*	P*	P*	--	?	P*	P*	20.xx.xxx
Shopping Centers	P	P	--	P	P	P	
Swap meets	--	UP	--	--	--	--	20.xx.xxx
Vehicle/Equipment Rentals and Sales	UP	UP	UP	--	UP	UP	
<b>Services – Business, Financial, Medical, and Professional</b>							
ATM's	P	P	P	P	P	P	
Convalescent Facilities	--	--	--	--	--	--	
Emergency Health Care	MUP	P	--	--	P	--	

Table 20.20 Allowed Uses and Permit Requirements	Commercial Zoning Districts Permit Requirements						
	P	P	P	P	P	P	
	P	P	--	P	P	P	
	--	--	--	--	--	--	
	P	P	P	P	P	P	
	P	P	--	P	P	?	
<b>Services - General</b>							
Adult-Oriented Businesses	---	P	--	--	P	P	20.60.040
Ambulance Services	P	P	--	--	P	P	
Animal Sales and Services							
Animal Boarding/Kennels	--	--	--	--	--	UP	
Animal Grooming	P	P	--	P	P	P	
Animal Hospitals/Clinics	UP	UP	--	UP	UP	UP	
Animal Retail Sales	P	P	--	P	P	P	
Artists' Studios	P	P	P	P	P	P	
Catering Services	P	P	P	P	P	P	
Day Care, General (15 or more)	P	P	--	P	P	P	
Eating and Drinking Establishments							
Accessory (open to public)	P	P	P	P	P	P	20.60.120
Bars and Cocktail Lounges	UP	UP	UP	UP	UP	UP	20.60.120
Full Service (with bar)	UP	UP	UP	UP	UP	UP	20.60.120
Full Service (without bar)	P	P	P	P	P	P	20.60.120
Full Service, Small Scale	?	?	?	?	?	?	20.60.120
Take-Out Service Only	P	P	P	P	P	P	20.60.120
Emergency Shelters	--	--	--	--	--	--	
Funeral Homes and Mortuaries	--	UP	--	--	UP	UP	
Health/Fitness Clubs	UP	UP	UP	UP	UP	UP	
Laboratories	P	P	P	--	P	--	
Maintenance and Repair Services	P	P	P	P	P	--	
Marine Services							
Boat Storage	--	--	UP	--	--	--	
Boat Yards	--	--	UP	--	--	--	
Entertainment and Excursion Services	--	--	P	--	--	P	

Table 2-xx Allowed Uses and Permit Requirements	Commercial Zoning Districts Permit Requirements							Specific Use Regulations
	P	CC	CG	CM	CN	CR	CV	
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.								
Marine Service Stations	--	--	p	--	--	p		
Personal Services								
Massage Establishments	UP	UP	UP	UP	UP	UP	20.60.190	
Nail Salons	P	P	P	P	P	P		
Personal Services, General	P	P	P	P	P	P		
Postal Services	P	P	P	P	P	P		
Printing and Duplicating Services	P	P	P	P	P	P		
Recycling Facilities								
Collection Facility, Large	UP	UP	UP	UP	UP	--	20.60.240	
Collection Facility, Small	MUP	MUP	MUP	MUP	MUP	--	20.60.240	
Reverse Vending Machines	P	P	P	P	P	P	20.60.240	
Residential Care, General (7 or more)	UP	UP	--	--	UP	UP		
Travel Services	P	P	P	P	P	P		
Vehicle/Equipment Services								
Automobile Washing	MUP	MUP	MUP	--	MUP	MUP		
Service Stations	UP	UP	UP	UP	UP	UP	20.60.270	
Vehicle Storage	--	--	--	--	--	--		
Vehicle/Equipment Repair								
Electronic Equipment Installation	P	P	P	--	P	P		
General	UP	UP	UP	--	UP	UP		
Limited	MUP	MUP	MUP	--	MUP	MUP		
Vehicle/Equipment Rentals								
Office Only	P	P	P	P	P	P		
Limited	P	P	P	--	P	P		
Visitor Accommodations								
Bed & Breakfast Inns	MUP	MUP	MUP	--	MUP	MUP	20.60.070	
Hotels, Motels, and Time-Shares	UP	UP	UP	UP	UP	UP		
RV Parks	--	--	--	--	--	UP		
SRO Residential Hotels	--	--	--	--	--	UP		
Transportation, Communications, and Infrastructure								
Commercial Parking Facility	MUP	MUP	MUP	MUP	MUP	MUP		
Communication Facilities	P	P	P	--	P	P		

Commercial Zoning Districts Permit Requirements							
<b>Table 2-xx</b> <b>Allowed Uses and Permit</b> <b>Requirements</b>	P	Permitted By-Right					
	FEP	Federal Exception Permit Required (20.64.040)					
	UP	Conditional Use Permit required (20.xx.xxx)					
	MUP	Minor Use Permit (20.xx.xxx)					
	TUP	Temporary Use Permit (20.xx.xxx)					
	---	Not allowed					
Land Use	CC	CG	CM	CN	CR	CV	Specific Use Regulations
See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.							
Heliports and Helistops	--	--	--	--	UP	UP	
Marinas	--	--	UP	--	--	UP	
Utilities, Major	UP	UP	UP	UP	UP	UP	
Utilities, Minor	P	P	P	P	P	P	
Wireless Telecommunication Facilities	MUP	MUP	MUP	MUP	MUP	MUP	20.62
Wireless Telecommunication Facilities, Co- location	P	P	P	P	P	P	20.62
Other Uses							
Accessory Structures and Uses	MUP	MUP	MUP	MUP	MUP	MUP	20.60.020
Ancillary Uses	P	P	P	P	P	P	
Commercial Filming	MUP	MUP	MUP	MUP	MUP	MUP	
Detention Facilities	--	UP	--	--	--	--	
Drive Through Facilities	MUP	MUP	MUP	MUP	MUP	MUP	20.60.110
Public Safety Facilities	UP	UP	UP	UP	UP	UP	
Relocatable Buildings (Readily Transportable?)	MUP	MUP	MUP	MUP	MUP	MUP	
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	20.64.080

Industrial Zoning Districts Permit Requirements		
<b>Table 2.xx</b> Allowed Uses and Permit Requirements	P	Permitted By-Right
	PEP	Federal Exception Permit Required (20.64.040)
	UP	Conditional Use Permit required (20.64.090)
	MUP	Minor Use Permit (20.64.090)
	TUP	Temporary Use Permit (20.64.080)
---	Not allowed	
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	IG	Specific Use Regulations
<b>Industry, Manufacturing &amp; Processing, Warehousing</b>		
Distribution Terminals (No more than 6 heavy trucks allowed on premises at one time.)	P	
Food Processing	P	
Handicraft Industry	P	
Industry (Combine General and Limited)		
Large-Scale (over 5,000 sq ft)	UP	
Small-Scale (5,000 sq ft or less)	P/MUP?	
Laundry and Dry Cleaning Plants	P	
Personal Storage (Mini Storage)	P	
Research and Development	P	
Warehousing		
Large-Scale (over 5,000 sq ft)	MUP	
Small-Scale (5,000 sq ft or less)	P	
Wholesaling		
Large-Scale (over 5,000 sq ft)	MUP	
Small-Scale (5,000 sq ft or less)	P	
<b>Recreation, Education, and Public Assembly</b>		
Assembly/Meeting Facilities	UP	
Commercial Recreation and Entertainment	UP	
Schools, Public and Private	UP	
<b>Retail Trade</b>		
Alcohol Sales (on and off site) (exempt Full Service Restaurants)	UP	20.60.050
Building Materials and Services	P	
Contractor's Storage Yards	MUP	
Marine Rentals and Sales		
Boat Rentals and Sales	P/MUP?	
Marine Retail Sales	P	
Pawn Shops*	MUP	
Retail Sales	P	
Second Hand Appliances/Clothing*	MUP	
Vehicle/Equipment Rentals and Sales	MUP	

<b>Table 2.xx</b> Allowed Uses and Permit Requirements	Industrial Zoning Districts	
	Permit Requirements	
	P	Permitted By-Right
	FEP	Federal Exception Permit Required (20.64.040)
	UP	Conditional Use Permit required (20.64.090)
	MUP	Minor Use Permit (20.64.090)
	TUP	Temporary Use Permit (20.64.080)
	---	Not allowed

Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	IG	Specific Use Regulations
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**Services – Business, Financial, Medical, and Professional**

ATM's	P	
Convalescent Facilities	MUP/UP?	
Emergency Health Care	P	
Financial Institutions and Related Services	P	
Hospitals	UP	
Offices, Business, Governmental, and Professional	P	
Offices, Medical and Dental	P	

**Services, General**

Adult-Oriented Businesses	UP	20.60.040
Ambulance Services	P	
Animal Sales and Services		
Animal Boarding/Kennels	MUP	
Animal Grooming	P	
Animal Hospitals/Clinics	MUP	
Animal Retail Sales	P	
Artists' Studios	P	
Catering Services	P	
Day Care, General (15 or more)	MUP	
Eating and Drinking Establishments		
Accessory (open to the public)	P	20.60.120
Bars and Cocktail Lounges	UP	20.60.120
Full Service (with bar)	UP	20.60.120
Full Service (without bar)	P/MUP?	20.60.120
Full Service, Small Scale	P	20.60.120
Take-Out Service Only	P	20.60.120
Emergency Shelter	P	
Funeral Homes and Mortuaries	P	
Health/Fitness Clubs	P	
Laboratories	P	
Maintenance and Repair Services	P	
Marine Services		
Boat Storage	P	

Table 2-xx Allowed Uses and Permit Requirements	Industrial Zoning Districts Permit Requirements	
	P	Permitted By-Right
	FEP	Federal Exception Permit Required (20.64.040)
	UP	Conditional Use Permit required (20.64.090)
	MUP	Minor Use Permit (20.64.090)
	TUP	Temporary Use Permit (20.64.080)
	---	Not allowed
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	IG	Specific Use Regulations
Boat Yards	P	
Personal Services		
Massage Establishments	P	20.60.190
Nail Salons	P	
Personal Services, General	P	
Postal Services	P	
Printing and Duplicating Services	P	
Recycling Facilities		
Collection Facility, Large	UP	20.60.240
Collection Facility, Small	MUP	20.60.240
Reverse Vending Machines	P	20.60.240
Residential Care, General (7 or more)	UP	
Travel Services	P	
Vehicle/Equipment Repair		
Electronic Equipment Installation	P	
General	UP	
Limited	MUP	
Vehicle/Equipment Services		
Automobile Washing	MUP	
Service Stations	UP	20.60.270
Vehicle Storage	P/MUP?	
<b>Transportation, Communications, and Infrastructure</b>		
Commercial Parking Facility	P	
Communication Facilities	P/MUP?	
Heliports and Helistops	UP	20.60.130
Utilities, Major	UP	
Utilities, Minor	P	
Wireless Telecommunication Facilities	UP	20.62
Wireless Telecommunication Facilities, Co-location	P	20.62
<b>Office Uses</b>		
Accessory Structures and Uses	MUP	20.60.020
Ancillary Uses	P	
Caretaker Residence	P	

Industrial Zoning Districts Permit Requirements		
<b>Table 2.xx</b> Allowed Uses and Permit Requirements	P	Permitted By-Right
	FEP	Federal Exception Permit Required (20.64.040)
	UP	Conditional Use Permit required (20.64.090)
	MUP	Minor Use Permit (20.64.090)
	TUP	Temporary Use Permit (20.64.080)
---	Not allowed	
Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed.	IG	Specific Use Regulations
Commercial Filming	MUP	
Detention Facilities	UP	
Drive Through Facilities	UP	20.60.110
Public Safety Facilities	MUP	
Relocatable Buildings	P	
Temporary Uses	TUP	20.64.080

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Industry, Manufacturing & Processing, Warehousing .....	2
Recreation, Education, and Public Assembly .....	5
Residential.....	7
Retail Trade .....	10
Services – Business, Financial, Medical, and Professional .....	13
Services – General.....	14
Transportation, Communication, and Infrastructure.....	20
Other Uses .....	22

## Industry, Manufacturing & Processing, Warehousing

**Distribution Terminals (Land Use).** Establishments with no more than six heavy trucks on the premises at any one time that provide services incidental to air, motor freight, and rail transportation. Illustrative examples of these uses include:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• freight forwarding services</li> <li>• freight terminal facilities</li> <li>• joint terminal and service facilities</li> <li>• packing, crating, inspection, and weighing services</li> </ul> | <ul style="list-style-type: none"> <li>• postal service bulk mailing distribution centers</li> <li>• truck terminals</li> <li>• trucking facilities, including transfer and storage</li> </ul> |
|--|--|

**Food Processing (Land Use).** Establishments engaged in the manufacturing or processing of food or beverages for wholesale distribution.

**Handicraft Industry (Land Use).** Establishments engaged in on-site production of goods by hand involving the use of hand tools and small-scale equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Illustrative examples of these products include:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• candles</li> <li>• ceramics</li> <li>• costume novelties</li> <li>• jewelry</li> <li>• musical instruments</li> <li>• office and artists' materials</li> </ul> | <ul style="list-style-type: none"> <li>• pottery</li> <li>• small glass, metal art, and craft products</li> <li>• sporting and athletic goods</li> <li>• toys</li> </ul> |
|---|--|

**Industry (Land Use).** Establishments engaged in the manufacturing of finished parts or products, either from raw materials or previously prepared materials, within an enclosed structure. Includes processing, fabrication, assembly, treatment, testing (e.g., laboratories), packaging, incidental office storage, sales, and distribution of the parts or products. Excludes vehicle/equipment services ("Vehicle/Equipment Services") and vehicle/equipment repair ("Vehicle/Equipment Repair").

**Laundry and Dry Cleaning Plants (Land Use).** A laundry and/or dry cleaning facility having any of the following capacities: [STAFF: How do you treat facilities that do not exceed these capacities?]

1. Boiler exceeding a total of 15 horsepower.
2. Dry cleaning machine exceeding 60 pounds total capacity.

3. Dryer exceeding 50 pounds total capacity.
4. Wet cleaning washer exceeding 50 pounds total capacity.

**Personal Storage (Mini-Storage) (Land Use).** A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand and direct public access to individual storage spaces. May contain an office and caretaker residence.

**Recycling Facilities (Land Use).** This land use type includes a variety of facilities involved with the collection of recyclable materials. A "certified" recycling or processing facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. Recyclable material includes reusable domestic containers and other materials that can be reconstituted, remanufactured, or reused in an altered form, including glass, metals, paper, and plastic. Recyclable material does not include refuse or hazardous materials. Also does not include storage containers located on a residentially, commercially, or industrially designated site used solely for the recycling of material generated on the site.

1. **Collection facility (large).** A facility that occupies an area of more than 350 square feet and/or includes permanent structures where the public may donate, redeem, or sell recyclable materials.
2. **Collection facility (small).** A facility that occupies an area of 350 square feet or less where the public may donate, redeem, or sell recyclable materials and may include:
  - (a) A mobile unit;
  - (b) Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet. A bulk reverse vending machine is a reverse vending machine that is larger than 50 square feet, is designed to accept more than one container at a time, and issues a cash refund based on total weight instead of by container.
  - (c) Kiosk-type units that may include permanent structures.

3. **Reverse vending machine.** An automated mechanical device which accepts at least one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by State law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. The vending machines typically occupy an area of less than 50 square feet.

**Research and Development (Land Use).** Establishments engaged in industrial or scientific research, including limited product testing. Includes electronic research firms or pharmaceutical research laboratories. Excludes manufacturing, except of prototypes, or medical testing and analysis.

**Warehousing (Land Use).** Establishments engaged in providing facilities for the storage of furniture, household goods, products, or other commercial goods of any nature. Includes cold storage. Does not include personal storage (mini storage) facilities offered for rent or lease to the general public (see "Personal Storage-Mini-storage"); warehouse facilities in which the primary purpose of storage is for wholesaling (see "Wholesaling"); or distribution terminals for handling freight (see "Distribution Terminals").

**Wholesaling (Land Use).** Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for, or selling merchandise to, such persons or companies.

## Recreation, Education, and Public Assembly

**Assembly/Meeting Facilities, Public or Private (Land Use).** A facility for public or private assembly and meetings. Illustrative examples of these uses include:

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|--|--|
| <ul style="list-style-type: none"> <li>• civic and private auditoriums</li> <li>• community centers</li> <li>• conference/convention facilities</li> </ul> | <ul style="list-style-type: none"> <li>• meeting halls for clubs and other membership organizations</li> <li>• places of worship</li> <li>• yacht clubs</li> </ul> |
|--|--|

Also includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) Does not include conference and meeting rooms that are accessory and incidental to another primary use and typically used only by on-site employees and clients, and that occupy less floor area on the site than the offices they support (see "Offices"). Does not include sports or other commercial entertainment facilities (see Commercial Entertainment and Recreation"). Does not include funeral homes and mortuaries (see "Funerals Homes and Mortuaries"). Related on-site facilities including day care centers and schools are separately defined (see "Day Care, General" and "Schools, Public and Private.").

### **Commercial Recreation and Entertainment (Land Use).**

Establishments providing participant or spectator recreation or entertainment, either indoors or outdoors, for a fee or admission charge. Illustrative examples of these uses include:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• arcades or electronic games centers having three or more coin-operated game machines</li> <li>• amusement parks</li> <li>• bowling alleys</li> <li>• billiard parlors</li> <li>• cinemas</li> <li>• golf courses</li> </ul> | <ul style="list-style-type: none"> <li>• golf course, miniature</li> <li>• ice/roller skating rinks</li> <li>• pool rooms</li> <li>• scale-model courses</li> <li>• sports stadiums and arenas</li> <li>• tennis/racquetball courts</li> <li>• theaters</li> </ul> |
|--|--|

Does not include "Adult-Oriented Businesses" See Chapter 5.96 of the Municipal Code.

**Cultural Institutions (Land Use).** Public or private institutions that display or preserve objects of community or cultural interest in one or more of the arts or sciences. Illustrative examples of these uses include:

- art galleries
- libraries
- museums

**Parks and Recreational Facilities (Land Use).** Parks, play lots, playgrounds, open space areas for passive recreation and picnicking, and sport and active recreation facilities intended for noncommercial neighborhood or community use.

**Schools, Public and Private (Land Use).** A public or private academic educational institution. Illustrative examples of these uses include:

- boarding school
- community college, college, or university
- elementary, middle, and junior high schools
- high school
- military academy

Also includes schools providing specialized education/training. Illustrative examples of these uses include:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• art school</li> <li>• business, secretarial, and vocational school</li> <li>• computers and electronics school</li> <li>• drama school</li> <li>• driver education school</li> <li>• establishments providing courses by mail</li> </ul> | <ul style="list-style-type: none"> <li>• language school</li> <li>• music school</li> <li>• photography school</li> <li>• professional school (law, medicine, etc.)</li> <li>• seminaries/religious ministry training facility</li> </ul> |
|---|---|

Also includes facilities that offer specialized programs in personal growth and development (i.e., arts, communications, diet centers, environmental awareness, management, etc.). Does not include pre-schools and child day care facilities (see "Day Care, General"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." under "Personal Services" for smaller-scale facilities offering specialized instruction.

## Residential

**Accessory Dwelling Units (Land Use).** See "Dwelling Units, Accessory."

**Day Care, Limited (Land Use).** Nonmedical care and supervision of children or adults on a less than a 24-hour basis.

1. **Child day care.**
  - a. **Small Family Child Care Homes (Up to and including 8 children).** Day care facilities located in single-family residences where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
  - b. **Large Family Child Care Homes (9-14 children).** Day care facilities located in single-family residences where an occupant of the residence provides care and supervision for nine to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
  - c. **Fifteen or more children.** See "Day Care, General" for facilities serving 15 or more children.
2. **Adult day care.** See "Day Care, General" for facilities serving adults.

**Dwelling, Multi-Family (Land Use).** A structure or development containing three or more dwelling units, each of which is for occupancy by one family (see "Family").

**Dwelling, Single-Family (Land Use).** A structure containing one dwelling unit located on a single parcel for occupancy by one family (see "Family."). Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, when placed on permanent foundation systems.

**Dwelling, Two-Family (Land Use).** A structure located on a single parcel and containing two dwelling units, each of which is for occupancy by a one family (see "Family"). Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, when placed on permanent foundation systems.

**Dwelling Unit.** An area within a structure on a parcel that:

1. Contains separate or independent living facilities for one or more persons, with area or equipment for sleeping, sanitation, and food preparation and that has independent exterior access to ground level; or
2. Is utilized for residential purposes by one or more persons separately or independently from occupants of other areas within the structure.

**Dwelling Units, Accessory (Land Use).** A permanent residential dwelling unit that is accessory to a primary dwelling unit on the same parcel. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. A dwelling unit accessory to and either attached to, detached from, or contained within the primary dwelling unit on a site. If attached to the primary dwelling unit, the accessory dwelling unit has exterior access separate from the primary dwelling unit.

**Family.** One or more persons living together as a Single Housekeeping Unit. Includes "Residential Care-Limited" facilities for six or fewer mentally disabled, mentally impaired or otherwise handicapped persons regardless of whether they are living together as a Single Housekeeping Unit, but shall not include any other living group that is not living together as a Single Housekeeping Unit. (see "Single Housekeeping Unit.")

**Group Residential (Land Use).** Shared living quarters, occupied by more than one person, which lack separate kitchen and bathroom facilities for each room or unit, as well as shared living quarters occupied by three or more persons not living together as a Single Housekeeping Unit (see "Single Housekeeping Unit"). This includes boarding or rooming houses (with separate written or oral rental agreements), student dormitories, organizational houses, fraternities, sororities, and private residential clubs, convents, monasteries, religious residential retreats but excludes residential hotels (see "Single-Room Occupancy (SRO) Residential Hotels"). [STAFF: Since this use is not allowed, do you wish to retain this definition? See Residential Land Use Tables.]

**Home Occupations (Land Use).** The conduct of a business within a dwelling unit or residential site, with the business activity being incidental and clearly subordinate to the primary residential use of the property.

**Residential Care, Limited (6 or fewer) (Land Use).** Shared living quarters (without separate kitchen and bathroom facilities for each room or unit) for six or fewer persons with physical or mental impairments that substantially limit one or more of the person's major life activities. Includes, but is not limited to, group homes, recovery facilities, sober living environments, and establishments providing non-medical care for persons in need of personal services, protection, supervision, or assistance essential for sustaining the activities of daily living.

**Single Housekeeping Unit.** The functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, under no more than two written or oral rental agreements, including the joint use of common areas and sharing household activities and responsibilities (i.e., chores, expenses, and meals).

## Retail Trade

**Alcohol Sales (on-site and off-site) (Land Use).** The retail sale of alcoholic beverages for on-site or off-site consumption. Supermarkets or similar retail establishments. Supermarkets selling alcohol shall not be included in this land use category. For purposes of this definition, "supermarkets" are defined as retail establishments maintaining a minimum gross floor area of 10,000/15,000 square feet in which the following are offered for sale: fresh fruits; fresh vegetables; bakery, meat, poultry, and/or fish products; frozen foods; along with processed and prepackaged foods. These establishments are substantially larger and carry a broader range of merchandise than convenience markets/stores.

**Building Materials and Services (Land Use).** Retailing, wholesaling, or rental of building supplies or equipment where the majority of display, sales, and storage activity occurs indoors, including fixtures, glass, lawn and garden supplies sales, lumberyards, nursery stock, paint, tool and equipment sales or rental (only incidental to the retail sales activities), wallpaper. Does not include building contractors' storage yards (see "Contractor's Storage Yards"), establishments devoted exclusively to retail sales of paint and hardware (see "Retail Sales, General"), and vehicle/equipment rentals, sales, or services (see "Vehicle/Equipment Rentals and Sales" and "Vehicle/Equipment Services"). Establishments engaged in selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling."

**Contractor's Storage Yards (Land Use).** Indoor and/or outdoor storage facilities operated by, or on behalf of, a contractor licensed by the State of California (e.g., building contractors, landscape contractors, sign contractors, etc.) for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and structures for and related offices and repair activities.

**Marine Rentals and Sales (Land Use).** Establishments engaged in renting, selling or providing supplies and equipment for commercial fishing, pleasure boating, or related services,

1. **Boat Rentals and Sales (Land Use).** Establishments engaged in the rental or sale of boats or ships, including storage and incidental maintenance, and personal watercraft (e.g., canoes, kayaks, jet-skis, etc.). Does not include entertainment and excursion services ("Entertainment and Excursion Services").

2. **Marine Retail Sales (Land Use).** Establishments that provide supplies and equipment for commercial fishing, pleasure boating or related services. Examples of goods sold include navigational instruments, marine hardware and paints, nautical publications, nautical clothing (e.g., foul-weather gear), and marine engines. Does not include uses in which fuel for boats and ships is the primary item sold (see "Marine Services.>").

**Pawn Shops (Land Use).** Establishments engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property and subject to Chapter 5.20 of the Municipal Code.

**Retail Sales, General (Land Use).** Stores and shops completely enclosed within a structure, which sell various lines of merchandise for profit. Illustrative examples of these stores and lines of merchandise include:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• antiques</li> <li>• appliances</li> <li>• artists' supplies</li> <li>• automotive parts and accessories</li> <li>• bakeries (retail only)</li> <li>• bicycles</li> <li>• books</li> <li>• cameras and photographic supplies</li> <li>• carpeting and floor covering</li> <li>• clothing and accessories</li> <li>• convenience markets/stores</li> <li>• department stores</li> <li>• drug and discount stores</li> <li>• dry goods</li> <li>• electronic equipment</li> <li>• fabrics and sewing supplies</li> <li>• florists and houseplant stores<br/>(indoor sales only - outdoor sales are "Nurseries")</li> <li>• food and beverages</li> <li>• gift shops</li> <li>• handcrafted items</li> <li>• hardware</li> </ul> | <ul style="list-style-type: none"> <li>• hobby materials</li> <li>• jewelry</li> <li>• kitchen utensils</li> <li>• luggage and leather goods</li> <li>• medical supplies and equipment</li> <li>• musical instruments, parts and accessories</li> <li>• newsstands</li> <li>• office supplies</li> <li>• orthopedic supplies</li> <li>• paint and wallpaper</li> <li>• pharmacies</li> <li>• religious goods</li> <li>• shoe stores</li> <li>• small wares</li> <li>• specialty shops</li> <li>• sporting goods and equipment</li> <li>• stationery</li> <li>• supermarkets</li> <li>• swap meets</li> <li>• tobacco</li> <li>• toys and games</li> <li>• variety stores</li> </ul> |
|---|---|

**Secondhand Appliances and Clothing Sales (Land Use).** The retail sale of used appliances and clothing by secondhand dealers who are subject to Chapter 5.20 (Pawnbrokers, Secondhand Dealers, and Junk Dealers) of the Municipal Code. Does not include antique shops engaged in the sale of antique furniture and accessories (see "Retail Sales, General").

**Shopping Center (Land Use).** A group of retail business and service uses on a single site with common parking facilities.

**Swap Meets, Recurring (Land Use).** Retail sale or exchange of handcrafted or new and/or secondhand merchandise [by a multitude of individual licensed vendors, usually in compartmentalized spaces and where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise??] for a maximum period of 48 hours, conducted by a sponsor on a more than twice yearly basis. [STAFF: Will you need more standards for this use? If so, the time periods will move into Article 4 (Standards for Specific Land Uses).]

**Vehicle/Equipment Rentals and Sales (Land Use).** Rental or sale or of automobiles, agricultural or construction equipment, motorcycles, recreational vehicles, tractors, trucks, and similar equipment, including storage and incidental maintenance.

## Services – Business, Financial, Medical, and Professional

**ATM's (Land Use).** Automated teller machines located on properties separate from financial institutions.

**Convalescent Facilities (Land Use).** Establishments that provide care on a 24-hour basis for persons requiring regular medical attention. Does not include facilities providing emergency medical services or surgical services ("Emergency Health Care," "Hospitals," and "Post Surgery Recovery Facilities").

**Emergency Health Care (Land Use).** Establishments that provide emergency medical service with no provision for continuing care on an inpatient basis.

**Financial Institutions and Related Services (Land Use).** Establishments that provide a full range of retail banking and mortgage loan services to individuals and businesses. Includes only those institutions engaged in the on-site circulation of cash money. Also includes businesses offering check-cashing services. Does not include drive-through or drive-up service ("Drive Through Facilities.")

**Hospitals (Land Use).** Establishments that provide medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. Includes incidental facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees. Does not include facilities providing related services ("Emergency Health Care" and "Post Surgery Recovery Facilities").

**Offices, Business, Government, and Professional (Land Use).** Offices of firms, individuals, or organizations that provide professional, executive, management, or administrative services (e.g., architectural, engineering, government, insurance, investment, legal, planning, and real estate offices, etc.). Includes administrative, clerical, or public contact offices of a government agency, including incidental storage and maintenance of vehicles. Does not include financial institutions ("Financial Institutions and Related Services"), medical or dental services ("Offices, Medical and Dental"), or postal services (Postal Services.)

**Offices, Medical and Dental (Land Use).** Offices of firms, individuals, or organizations that provide medical and/or dental services. Includes facilities for the diagnosis and treatment of human patients and laboratories incidental to the office use.

## Services – General

**Adult-Oriented Businesses (Land Use).** See Chapter 5.96 of the Municipal Code.

**Ambulance Services (Land Use).** A privately-owned facility for the dispatch, storage, and minor maintenance of emergency medical care vehicles.

**Animal Sales and Services (Land Use).** Establishments that provide a variety of services for household pets on a fee or contract basis, including:

1. **Animal Boarding/Kennels.** Provision of short-term and long-term shelter and care for animals on a commercial basis, including feeding, exercising, grooming, and incidental medical care.
2. **Animal Grooming.** Provision of bathing and trimming services for animals on a commercial basis, including boarding of domestic animals for a maximum period of 48 hours.
3. **Animal Hospitals/Clinics.** Establishments where veterinarians provide medical and surgical treatment to animals in facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary boarding (up to a maximum of 30 days) is included if incidental to the hospital use. Also, may provide animal cremation services for off-site interment.
4. **Animals Retail Sales.** Retail sales and boarding of animals offered for sale within an entirely enclosed structure. Grooming and temporary boarding of animals not offered for sale (up to a maximum of 48 hours) is included if incidental to the retail use.

**Artists' Studios (Land Use).** Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft.

**Catering Services (Land Use).** Preparation and delivery of food and beverages for off-site consumption, without provision for on-site pickup or consumption (see also "Eating and Drinking Establishments".)

**Day Care, General (Land Use).** Establishments that provide nonmedical care for 15 or more persons on a less than a 24-hour basis, including nursery schools, preschools, and day care centers for children or adults.

**Eating and Drinking Establishments (Land Use).** Establishments engaged in serving prepared food or beverages for consumption on or off the premises.

1. **Accessory (open to public).** Establishments providing food and/or beverage service as an accessory use in a retail, office, or institutional structure with a gross floor area of 5,000 square feet or more; provided, the establishment has no separate entrance, the hours of operation correspond with those of the principal use and the total net public area of all the food and beverage service establishments within the structure total no more than five percent of the gross floor area, up to a maximum of 1,500 square feet. [STAFF: Are these limitations still necessary?? See definition of "Accessory Retail Uses" in Other Use category below.]
2. **Bars and Cocktail Lounges.** Establishments engaged in selling or serving alcoholic beverages for consumption on the premises or establishments having any of the following characteristics:
  - a. Licensed as a "public premises" by the California Department of Alcoholic Beverage Control.
  - b. Provides an area for serving alcoholic beverages that is operated during hours not corresponding to regular meal service hours. Food products sold or served incidentally to the sale or service of alcoholic beverages shall not be deemed as constituting regular food service.
3. **Full Service.** Establishments where food and/or beverages are prepared, served, and consumed, and whose principal method of operation includes one or both of the following characteristics: (1) customers are normally provided with an individual menu and served their food and beverages by a restaurant employee at the same table or counter where the items are consumed; or (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant.
4. **Take-Out Service Only.** Establishments providing food and/or beverage service with the following characteristics:
  - a. All of the transactions are sales for off-site consumption.
  - b. Customers are typically served either at counter or service window.
  - c. Average weekday vehicle trip generation rate is more than 300 vehicle trips per 1,000 square feet of gross floor area.

- d. No seating is provided for on-site consumption of food or beverages.

**Emergency Shelters (Land Use).** Overnight sleeping accommodations providing temporary housing (not to exceed 60 days) to indigent, homeless, needy, or transient families and/or individuals. Accommodations may include basic supportive services (e.g., eating and drinking, restroom, bathing, laundry facilities, and lockers for personal storage, etc).

**Funeral Homes and Mortuaries (Land Use).** Establishments engaged in the provision of service involving the care, preparation, or disposition of human dead other than in cemeteries. Typical uses include crematories and/or mortuaries. No interment is provided on site.

**Health/Fitness Club (Land Use).** A full service fitness center, gymnasium, or health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and other indoor sports activities. Does not include adult-oriented businesses (see "Adult-Oriented Businesses").

**Laboratories (Land Use).** Establishments that provide medical or dental laboratory services; or establishments with less than 2,000 square feet providing photographic, analytical, or testing services. Other laboratories are classified under "Industry".

**Maintenance and Repair Services (Land Use).** Establishments that provide home appliance and/or electronic or office equipment repair and maintenance, or building maintenance services. Does not include maintenance and repair of vehicles (see "Vehicle/Equipment Repair") or boats or ships (see "Marine Sales and Services").

**Marine Services (Land Use).**

1. **Boat Storage.** Storage of operative or inoperative boats or ships.
2. **Boat Yards.** Construction, maintenance, or repair of boats or ships, including the sale, installation, and servicing of related equipment and parts.
3. **Entertainment and Excursion Services.** Establishments providing vessels engaged in the carrying of passengers for hire for the purposes of entertainment or excursions, including fishing, whale watching, diving, educational activities, harbor and coastal tours, dining/drinking, business or social special events and entertainment.
4. **Marine Service Stations.** Establishments engaged in the retail sale of gasoline, diesel, and alternative fuels, lubricants, parts, and accessories for boats or ships.

See also "Marine Rentals and Sales."

**Personal Services (Land Use).**

1. **Massage Establishments.** Establishments where any person, for money or any other consideration, administers to another person a massage as defined in Section 5.50.010 (Massage Establishments - Definitions) of the Municipal Code.
2. **Nail Salons.** Establishments where 25 percent or more of the work stations are used to provide manicure and/or pedicure services.
3. **Personal Services, General.** Establishments that provide recurrently needed services of a personal nature. Illustrative examples of these uses include:
 

<ul style="list-style-type: none"> <li>• barber and beauty shops</li> <li>• clothing rental shops</li> <li>• dry cleaning pick up stores with limited equipment</li> <li>• home electronics and small appliance repair</li> </ul>	<ul style="list-style-type: none"> <li>• laundromats (self service laundries)</li> <li>• locksmiths</li> <li>• self-service laundries</li> <li>• shoe repair shops</li> <li>• tailors and seamstresses</li> <li>• tanning salons</li> </ul>
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4. **Studio - Art, Dance, Martial Arts, Music, etc.** Small-scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools – Public and Private." Examples of these small-scale facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

These uses may also include accessory retail sales of products related to the services provided.

**Post-Surgery Recovery Facilities (Land Use).** A dwelling unit used for the limited stay of persons immediately following outpatient elective surgery. Patient care is limited to minor replacement of dressings and other surgical bandages and related coverings and the application of post-surgery medications. [STAFF: We suggest keeping this definition fairly generic and putting standards and limitations on number of visitors, purpose, type of care, number of days per visit, parking, etc. in Article 4.]

**Postal Services (Land Use).** Establishments that provide commercial postal services directly to the customer, including letter and parcel mailing, post office box rental, and related services.

**Vehicle/Equipment Services (Land Use).**

1. **Automobile Washing.** Establishments engaged in the washing, waxing, or cleaning of automobiles or similar light vehicles. Includes either full-service or self-service operations or facilities.
2. **Service Stations.** Establishments engaged in the retail sale of gasoline, diesel, and alternative fuel, lubricants, parts, and accessories, including incidental "minor" maintenance and repair of automobiles and light trucks. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles. [STAFF: Would you consider a refueling station land use (no repair allowed) that would be allowed with a "P" or "MUP"?)]
3. **Vehicle Storage.** Storage of operative or inoperative vehicles, including storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles. Does not include vehicle-dismantling activities.

**Visitor Accommodations (Land Use).**

1. **Bed and Breakfast Inns.** Establishments offering lodging rooms for less than 30 days in a dwelling unit, with incidental eating and drinking service for lodgers only, provided from a single kitchen.
2. **Hotels, Motels, and Time-Shares.** Establishments offering commercial lodging for less than 30 days. This classification includes incidental eating, drinking, and banquet service intended for the convenience of guests.
3. **RV Parks.** A facility renting or leasing space for recreational vehicles for recreation or vacation purposes for less than 30 days.
4. **Short-Term Lodging.** A dwelling unit rented out for a period of less than 30 consecutive calendar days in compliance with Municipal Code Chapter 5.95 (Short-Term Lodging Permits).
5. **Single-Room Occupancy (SRO) Residential Hotels.** A residential facility in which six or more furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for bathing, cleaning, entertainment, laundry, and meals.

## Transportation, Communication, and Infrastructure

**Commercial Parking Facility (Land Use).** Establishments offering short-term or long-term parking to the public for a fee. May also include a parking facility in a residential zone that serves an adjoining nonresidential use.

**Communication Facilities (Land Use).** Commercial and public communications facilities including radio and television broadcasting and receiving stations and studios, with facilities contained entirely within structures. Does not include transmission and receiving apparatus, including antennas and towers, which are instead defined under "Wireless Telecommunications Facilities."

**Heliports and Helistops (Land Use).**

1. **Heliport.** An area used for the landing, parking, or takeoff of helicopters including operations facilities (e.g., fueling, loading and unloading, maintenance, storage, terminal facilities, etc.).
2. **Helistop.** An single pad used for the landing, parking, or takeoff of one helicopter and other facilities as may be required by Federal and State regulations, but not including operations facilities (e.g., fueling, loading and unloading, maintenance, storage, terminal facilities, etc.).

**Marinas (Land Use).** A boat basin with docks, mooring facilities, supplies, and equipment for boats.

**Utilities, Major (Land Use).** Large-scale facilities of public agencies or public utilities that may have a significant impact on surrounding uses. Illustrative examples of these uses include:

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| <ul style="list-style-type: none"> <li>• above-ground electrical transmission lines</li> <li>• electrical substations</li> <li>• flood control or drainage facilities</li> <li>• generating plants</li> </ul> | <ul style="list-style-type: none"> <li>• switching stations</li> <li>• transportation facilities</li> <li>• water reservoirs</li> <li>• water or wastewater treatment plants</li> </ul> |
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Does not include "Communications Facilities" or "Wireless Telecommunications Facilities."

**Utilities, Minor (Land Use).** Small-scale facilities that are necessary to support legally established uses and involve only minor structures. Illustrative examples of these uses include:

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| <ul style="list-style-type: none"><li>• electrical distribution lines</li><li>• pump stations and hydrants</li><li>• storm drainage facilities</li></ul> | <ul style="list-style-type: none"><li>• switching boxes</li><li>• transformers</li><li>• underground sewer and water lines</li></ul> |
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**Wireless Telecommunication Facilities (Land Use).** Public, commercial, and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations and related equipment for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections. [STAFF: We will add specific definitions when chapter on wireless communications facilities is drafted.]

**Wireless Telecommunication Facilities, Co-location (Land Use).** The locating of wireless communications equipment from more than one provider on a single ground-mounted, roof-mounted, or structure-mounted facility.

## Other Uses

**Accessory Structures and Uses (Land Use).** A structure or use that is clearly incidental to, and customarily found in connection with, the primary use; is subordinate to and serves the primary use; is subordinate in area, extent, or purpose to the primary use served; contributes to the comfort, convenience, or necessity of the customers, employees, and/or inhabitants of the primary use served.

**Nonresidential Accessory Structures and Uses.** A structure and/or use that is customarily a part of, and clearly incidental and secondary to, a nonresidential use and does not change the character of the nonresidential use.

1. **Uses.** The retail sales of various products in a store or similar facility that is located within a health care, hotel, office, or industrial complex for the purpose of serving employees or customers; is not visible from public streets; and has no outside advertising. Illustrative examples of these uses include:

- clothing boutiques
- food service establishments
- gift shops
- pharmacies

2. **Structures.** Attached and detached accessory structures located within a health care, hotel, office, or industrial complex for the purpose of serving the nonresidential uses. Illustrative examples of these uses include:

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| <ul style="list-style-type: none"> <li>• gazebos</li> <li>• outdoor play equipment</li> <li>• parking facilities</li> <li>• refuse collection structures</li> <li>• solar collection devices (freestanding)</li> </ul> | <ul style="list-style-type: none"> <li>• spas and hot tubs</li> <li>• storage or work sheds</li> <li>• swimming pools</li> <li>• tennis and other on-site sport courts</li> <li>• workshops</li> </ul> |
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**Residential Accessory Structures and Uses.** A structure and/or use that is customarily a part of, and clearly incidental and secondary to, a residence and does not change the character of the residential use. Illustrative examples of these uses include:

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| <ul style="list-style-type: none"> <li>• animal keeping</li> <li>• garages</li> <li>• garage sales</li> <li>• gazebos</li> <li>• granny units</li> <li>• greenhouses (non-commercial)</li> <li>• guest houses</li> <li>• home occupations</li> </ul> | <ul style="list-style-type: none"> <li>• outdoor play equipment</li> <li>• spas and hot tubs</li> <li>• storage or work sheds</li> <li>• studios</li> <li>• swimming pools</li> <li>• tennis and other on-site sport courts</li> <li>• workshops</li> </ul> |
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Also includes the indoor storage of automobiles (including their incidental restoration and repair), personal recreational vehicles, and other personal property accessory to a residential use. Does not include accessory dwelling units (see "Accessory Dwelling Units) or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see "Wireless Telecommunications Facilities").

**Caretaker Residence (Land Use).** A permanent residence on the site of a nonresidential use. The residence is secondary or accessory to the primary nonresidential use of the site and houses a caretaker employed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

**Commercial Filming (Land Use).** Commercial motion picture or video photography at the same location more than six days per quarter of a calendar year.

**Detention Facilities (Land Use).** Publicly operated, owned, or sponsored facilities that provide housing, care, and supervision for persons confined by law.

**Drive-Through Facilities (Land Use).** Establishments that provide services accessible to persons who remain in their motor vehicles.

**Public Safety Facilities (Land Use).** A facility operated by a public agency including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch facilities on the same site.

**Relocatable Structures (Land Use).** Structures that are easily movable from one location to another without the use of professional and housemoving equipment (i.e., in order to move the structure all that is necessary is to add temporary "trailer type" wheels directly to the frame of the structure or to carry it on a typical motor vehicle.