



A G E N D A

**General Plan/LCP Implementation Committee
July 5, 2007
3:30 p.m.
City Council Chambers**

1. Approve Action Minutes from June 20, 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 – Incorporation of Group Homes into Code
Oral report from staff 3:45-3:55
4. Zoning Code Rewrite – Residential Development Standards
Attachment 3 (Additional Graphics to be provided at meeting) 3:55-4:15
5. Zoning Code Rewrite – Review of Table of Contents, District Purpose
Statements, Use Tables and Land Use Tables
Attachment 4 4:15-5:45
6. Items for Future Agenda 5:45- 5:50
7. Public Comments on non-agenda items 5:50-6:00

Attachment 1



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

DRAFT ACTION MINUTES June 20, 2007

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, June 20, 2007**

Members Present:

| | |
|---|---------------------------------------|
| X | Ed Selich, Mayor Pro Tem, Chairman |
| X | Steve Rosansky, Mayor |
| X | 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 |
| X | William Guidero |
| X | Ian Harrison |
| X | Brion Jeannette |
| | Don Krotee |
| X | Todd Schooler |
| | Kevin Weeda |
| X | Dennis Wood |

Staff Representatives:

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

E = Excused Absence

Committee Actions

1. **Agenda Item No. 3 - Zoning Code Rewrite – Residential Development Standards Measurement of Height and Determination of Grade**

Motion: Committee directed staff to draft regulations using methodology introduced by the Advisory Group and come back with lot coverage regulations.

Vote: 6 Ayes

Attachment 2

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, August 31, 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

Attachment 3

20.30.XXX - Grade Establishment and Exceptions

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

B. Determining the slope of a parcel.

1. The slope of a parcel may be determined either for;
 - a. The entire parcel,
 - b. The parcel's buildable area (the parcel area minus all areas required for setbacks), or
 - c. A proposed structure's actual footprint (the area of proposed construction enclosed by a rectangle).

Illustration to be provided

2. The determination of which of the areas described above is to be used to determine slope for the purpose of this Section shall be at the discretion of the applicant.
3. For the purpose of this Section, either the total parcel, the buildable area of the parcel, or the actual footprint of the proposed structure shall be referred to as the "site".
4. Sites shall not be altered by any fill or excavation prior to determining the slope of the site or establishing its grade.

C. Establishment of Grade. The "grade" of a parcel shall be established by one of the following methods unless one of the exceptions described in Subsection D, below, applies.

1. **Five percent slope or less.** On sites that do not slope more than five percent from either front to rear, or side to side, the grade of the site shall be a horizontal plane established by determining the average elevation of the existing grade at all four corners of the parcel.

2. More than five percent slope.

- a. On sites that slope more than five percent from either front to rear, or side to side, the grade of the site 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 four outer most points (front and rear) shall be taken at the points where the front and rear setback lines intersect the side property lines and the other points shall be taken within these points along each side property line.
- b. On parcels that slope an average of 20 percent or greater, or on irregularly shaped or sloping parcels, the Director may require that additional points of elevation be provided.

Illustration to 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 or representative of the prevailing grades on adjoining parcels, the Director shall establish the grade in compliance with Paragraph D,3, below. The Director may defer action and refer the determination to the Commission.

D. Exceptions to Grade Determination.

1. **Subdivisions.** If the City has approved a grading plan or map as part of an approved subdivision, the established grade shall be the finished grade as shown on the grading plan or Final Map.
2. **Flood Hazard Areas.** The height of structures in flood hazard areas shall be measured from the finished floor of the principal structure 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 the Council. However, the minimum required first floor finished floor elevation for interior living areas of all new structures shall be at least 8.67 feet (NAVD 88) consistent with the Public Works Department standard for bulkhead elevation.
3. **Establishment of Alternate Grade.** In a case where the Director finds that the existing grade on the subject parcel has been altered (e.g., contains retaining structures, property line walls, planters, or previous excavations) to the degree that it is not representative of the prevailing grades on adjoining parcels and therefore is not appropriate for the

purposes of establishing the grade of the parcel, the Director shall establish grade in compliance with the required findings below and the approval of a site plan review in compliance with 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 adjoining parcels and will not be detrimental or injurious to property and improvements on adjoining parcels.
- b. The proposed grade and related development will not result in the loss of significant views from public rights-of-way and is compatible with the existing character of the neighborhood in which the project is located.
- c. The proposed grade being requested by the applicant is necessary for the preservation and enjoyment of a substantial property right of the applicant.

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.

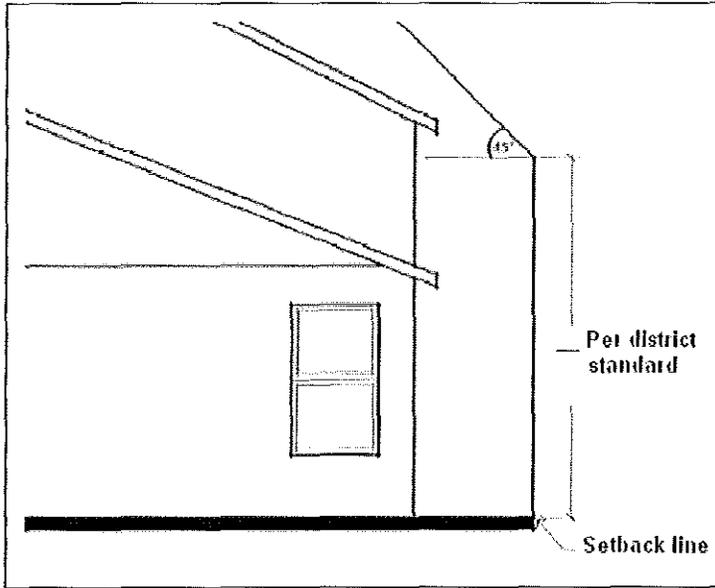
B. Height of Structures and Measurement.

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).
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).

(Note: The 45 degree angle side yard setback plane will not apply to structures on parcels less than 40 feet in width. On those parcels only the front and rear setback plane will apply.)



**Figure xx
Establishment of Setback Plane**

Additional illustrations of setback planes to be provided

Attachment 4



MEMORANDUM

TO: General Plan/LCP Implementation Committee

FROM: Gregg Ramirez, Senior Planner

DATE: June 29, 2007

RE: Agenda Item No. 5
Zoning Code Re-Write
Zoning Code Rewrite – Review of Table of Contents, Land Use
Definitions and Use Tables

Attached for your review and comment are draft sections of the Zoning Code. Some were distributed at the June 20th Committee, others via e-mail to the Committee and others are new. Copies of all documents are attached.

- Master Table of Contents (Note: Code sections in parenthesis refer to existing code sections)
- Zoning Districts Established Table (Distributed via e-mail to Committee on June 27th)
- Zoning District Purpose Statements (Distributed at June 20th meeting)
- Allowed Uses and Permit Requirement Tables (Distributed at June 20th meeting except Mixed-Use District Tables which were sent via e-mail to Committee on June 27th)
- Use Definitions (Distributed at June 20th meeting)

**City of Newport Beach Zoning Code
Title 20**

Master Table of Contents

Revised June 13, 2007

Part 1 - Zoning Code Applicability

Chapter 20.10 – Purpose and Applicability of the Zoning Code [20.00.010, 015, 025, 030, 035]

- 20.10.010 – Title [20.00.010]
- 20.10.020 – Purpose [20.00.015]
- 20.10.030 – Authority, Relationship to General Plan
- 20.10.040 – Applicability of Zoning Code (including Effect and Intent [20.00.030] and effect of new code on projects in the pipeline)
- 20.10.050 – Responsibility for Administration
- 20.10.060 – Permits and Licenses [20.00.035]

Chapter 20.12 – Interpretation of Zoning Code Provisions [20.00 060, 065]

- 20.12.010 – Purpose
- 20.12.020 – Rules of Interpretation [20.00.065]
- 20.12.030 – Procedures for Interpretation
- 20.12.040 – Illustrations [20.00.060]

Chapter 20.14 – Zoning Map [20.00.020, 040, .045, .050, 055]

- 20.14.010 – Purpose
- 20.14.020 – Zoning Map and Zoning Districts

Part 2 - Zoning Districts, Allowable Land Uses, and Zoning District Standards

Chapter 20.16 – Development and Land Use Approval Requirements

- 20.16.010 – Purpose
- 20.16.020 – General Requirements for Development and New Land Uses
- 20.16.030 – Allowable Land Uses and Planning Permit Requirements
- 20.16.040 – Exemptions from Planning Permit Requirements
- 20.16.050 – Temporary Uses
- 20.16.060 – Uses Not Classified [20.05.020]

Chapter 20.18 – Residential Zoning Districts [RS, RT, RM]

- 20.18.010 – Purposes of Residential Zoning Districts [20.10.010]
- 20.18.020 – Residential Zoning Districts Land Uses and Permit Requirements [20.10.020, 20.10.040]
- 20.18.030 – Residential Zoning Districts General Development Standards [20.10.030]

Chapter 20.20 – Commercial Zoning Districts [AO, OG, OM, OR, CC, CG, CM, CN, CR, CV,] (See 20.60.085, Uses requiring City Manager approval)

- 20.20.010 – Purposes of Commercial Zoning Districts
- 20.20.020 – Commercial Zoning Districts Land Uses and Permit Requirements
- 20.20.030 – Commercial Zoning Districts General Development Standards

Chapter 20.22 – Mixed-Use Zoning Districts [MU-V, MU-H1, MU-H2, MU-H3, MU-H4, MU-W, MU-W1, MU-W2, MU-W3]

- 20.22.010 – Purposes of Mixed-Use Zoning Districts
- 20.22.020 – Mixed-Use Zoning Districts Land Uses and Permit Requirements
- 20.22.030 – Mixed-Use Zoning Districts General Development Standards

Chapter 20.24 – Industrial Zoning District [IG]

- 20.24.010 – Purposes of Industrial Zoning Districts
- 20.24.020 – Industrial Zoning Districts Land Uses and Permit Requirements
- 20.24.030 – Industrial Zoning Districts General Development Standards

Chapter 20.26 – Special Purpose Zoning Districts [OS, PC, PF, PI, PR, TS]

- 20.26.010 – Purposes of Special Purpose Zoning Districts
- 20.26.020 – Special Purpose Zoning Districts Land Uses and Permit Requirements
- 20.26.030 – Special Purpose Zoning Districts General Development Standards

Chapter 20.28 – Overlay Zoning Districts [MHP, PM, SP]

- 20.28.010 – Purposes of Overlay Zoning Districts
- 20.28.020 – Mobile Home Park (MHP) Zoning District
- 20.28.020 – Parking Management (PM) Overlay District [20.54]
- 20.28.030 – Specific Plan Overlay District [20.40]

Part 3 - Site Planning and Development Standards

Chapter 20.30 – Property Development Standards [20.60]

- 20.30.010 – Purpose and Applicability
- 20.30.020 – Buffering and Screening
- 20.30.030 – Development of Small Lots and Across Property Lines [20.60.040]
- 20.30.040 – Extensions into Setbacks [20.60.030] (Also to include Corner Cut Off Area Requirements) [20.60.030.A.6]
- 20.30.050 – Fences, Hedges, and Walls [20.60.030.A.1-5]

- 20.30.060 – Floor Area Bulk [20.63]
- 20.30.070 – Fuel Modification [CLUP IP, 425]
- 20.30.080 – Grade Determination
- 20.30.090 – Geologic and Seismic Hazards [CLUP IP, 425]
- 20.30.100 – Habitat Protection
- 20.30.110 – Height Measurement and Exceptions [20.65, also CLUP IP, 465]
- 20.30.120 – Outdoor Lighting Standards [20.60.050, also CLUP IP, 455]
- 20.30.130 – Performance Standards (dust, vibration, etc.)
- 20.30.140 – Property Maintenance [20.60.095]
- 20.30.150 – Public View Protection
- 20.30.160 – Slopes and Submerged Lands [20.60.045]
- 20.30.170 – Waterfront Development Standards [20.60.070]

Chapter 20.32 – Affordable Housing Requirements

- 20.32.010 – Density Bonus Provisions [Government Code 65915]
- 20.32.020 – Inclusionary Housing [20.68]

Chapter 20.34 – Bluff Development Standards

(To include both Coastal and Non-Coastal bluff standards.)(Stringline Setback Procedure from CLUP IP, 855)

Chapter 20.36 – Coastal Resource Protection Standards

(To include provisions for coastal canyon protection, coastal dune protection, diking, filling, and dredging projects, historical resources, paleontological and archaeological resources, scenic and visual resources, shoreline protection (structures and waivers), water quality, wetlands, deepwater areas, and other water areas, mitigation and monitoring programs required, coordination with resource management agencies required, and project review procedures from CLUP IP Article 8) (Are there any of the above topics that also have implications in noncoastal areas?)

Chapter 20.38 – Development Incentives [As required to implement GP policies]

(To include provisions for lot consolidation incentives, marine business incentives, water front incentives, and flexible zoning incentives to encourage desirable land uses.)

Chapter 20.40 – Environmentally Sensitive Habitat Areas

Chapter 20.42 – Harbor and Bay Regulations

(To include provisions for channels and harbor provisions, dredging permit requirements, harbor development regulations, harbor development permit requirements, and vessel berthing and storage from CLUP IP Article 6)

Chapter 20.44 – Landscaping Standards [New] [Also Landscaping from CLUP IP, 450]

Chapter 20.46 – Nonconforming Uses, Structures and Parcels [20.62]

Chapter 20.48 – Off-Street Parking and Loading Standards [20.66]

(To include provisions for abandonment and vacation procedures, in-lieu parking provisions, parking management district requirements, preferential parking zone provisions, and transportation demand management from CLUP IP, 535)

Chapter 20.50 – Public Access and Recreation Standards

(To include provisions for coastal access signing and posting program, design and siting of public access improvements, determination of public access/recreation impacts, guarantee of access required, joint use of parking areas for public access, management and maintenance of public access, protection of existing coastal access required, public access and recreational facilities required, site design, [CLUP IP, 435] shoreline and bluff top access requirements, and type, waterfront areas [CLUP IP, 435, G], and extent of access required from CLUP IP Article 7)

Chapter 20.52 – Sign Standards [20.67, also CLUP IP, 460]

Chapter 20.54 – Street and Highway Dedication Improvement Requirements [20.XX]

Chapter 20.56 – Transportation Demand Management Requirements [20.64]

Chapter 20.58 – Transfer of Development Rights [20.63.080. As required to implement GP policies]

Part 4 - Standards for Specific Land Uses

Chapter 20.60 – Standards for Specific Land Uses

- 20.60.010 – Purpose and Applicability
- 20.60.020 – Accessory Structures and Mechanical Equipment [20.60.020]
- 20.60.030 – Accessory Dwelling Units [20.85] (Including Second Dwelling Units)
- 20.60.040 – Adult-Oriented Businesses [20.88]
- 20.60.050 – Alcoholic Beverage Outlets [20.89]
- 20.60.060 – Animal Keeping [20.10.020(G)]
- 20.60.070 – Bed and Breakfast Inns [20.60.110]
- 20.60.080 – Child Day Care Facilities (Also to include Large Family Day
- 20.60.090 – Care Homes [20.60.130]
- 20.60.100 – Commercial Parking Lots in Residential Zones
- 20.60.110 – Drive -Through and Drive-Up Facilities [20.60.075]
- 20.60.120 – Eating and Drinking Establishments [20.82] (Including live entertainment?)
- 20.60.130 – Heliports and Helistops [20.60.055]
- 20.60.140 – Home Occupations in Residential Districts [20.60.100]
- 20.60.150 – Group Homes
- 20.60.160 – Oil Wells [20.81]
- 20.60.170 – Outdoor Storage and Display [20.60.105]
- 20.60.180 – Marine Incentive Uses [20.60.080] (May move to Development Incentives, Chapter 20.24)
- 20.60.190 – Massage Establishments [20.87]

- 20.60.200 – Mixed Use Projects [Extended Hours, 20.60.115] (Including live/work projects?) (Also, Mixed Commercial/Residential Development from CLUP IP, 440)
- 20.60.210 – Mobile Homes on Individual Lots [20.60.125]
- 20.60.220 – Multi-family Projects (Design standards for MF projects, including open space) [20.60.045]
- 20.60.230 – Personal Property Sales in Residential Districts [20.60.120] (AKA garage/yard sales)
- 20.60.240 – Recycling Facilities[20.60.090]
- 20.60.250 – Residential Condominium Projects and Conversions [20.83]
- 20.60.260 – Residential Planned Unit Developments [20.56] staff to review/advise
- 20.60.270 – Service Stations [20.080]
- 20.60.280 – Short Term Lodging [20.10.020(D)]
- 20.60.290 – Single-family Projects (Design standards)
- 20.60.300 – Subdivisions within the Coastal Zone [CLUP IP, 445] [Are any of these regulations applicable in noncoastal areas?]
- 20.60.310 – Temporary Structures and Uses [20.60.015]
- 20.60.320 – Time Share Developments [20.84]

Chapter 20.62 – Wireless Communication Facilities (including Amateur Radio and Satellite Antennas [20.61])

Part 5 - Planning Permit Procedures

Chapter 20.64 – Permit Application Filing and Processing

- 20.64.010 – Purpose [20.90.010]
- 20.64.020 – Authority for Land Use and Zoning Decisions [20.90.020]
- 20.64.030 – Application Filing and Fees [20.90.030]
- 20.64.040 – Planning Department Review [20.90.040]
- 20.64.050 – Environmental Review [20.90.050] (Delete time limits)

Chapter 20.66 – Permit Review Procedures

- 20.66.010 – Purpose [20.91.010]
- 20.66.020 – Coastal Development Permits (CDP) (CLUP IP Article 9)
- 20.66.030 – Emergency Permits (aka Emergency Coastal Development Permits) (CLUP IP Article 9)
- 20.66.040 – Federal Exception Permits (Reasonable Accommodations) [20.91.015; 020; 025; 030; 035; 040]
- 20.66.050 – Modification Permits [20.93]
- 20.66.060 – Planned Development Permits [New] (To include Alternative Development Regulations from CLUP - IP 485)
- 20.66.070 – Site Plan/Design Review [20.92]
- 20.66.080 – Temporary Use Permits [New]
- 20.66.090 – Use Permits and Minor Use Permits [20.91.015; 020; 025; 030; 035; 040]
- 20.66.100 – Variances and Minor Variances [20.91.015; 020; 025; 030; 035; 040]
- 20.66.110 – Zoning Clearances/Certificates (Found in LCP Implementation Plan, but not in Zoning Code)

Chapter 20.68 – Permit Implementation, Time Limits, and Extensions

- 20.68.010 – Purpose
- 20.68.020 – Effective Date of Permits [20.91.045]
- 20.68.030 – Performance Guarantees
- 20.68.040 – Applications Deemed Approved
- 20.68.050 – Time Limits and Extensions [20.91.050]
- 20.68.060 – Changes to an Approved Project [20.91.055]
- 20.68.070 – Permits to Run with the Land
- 20.68.080 – Resubmittals [20.91.055]
- 20.68.090 – Covenants of Easements

Chapter 20.70 – Planned Community District Procedures [20.35]

- 20.70.010 – Purpose
- 20.70.020 – Applicability
- 20.70.030 – Review Authority
- 20.70.040 – Application Filing, Processing, and Review
- 20.70.050 – Environmental Review
- 20.70.060 – Amendment

Chapter 20.72 – Specific Plan Procedures

- 20.72.010 – Purpose
- 20.72.020 – Applicability
- 20.72.030 – Review Authority
- 20.72.040 – Application Filing, Processing, and Review
- 20.72.050 – Environmental Review
- 20.72.060 – Amendment

Part 6 - Zoning Code Administration

Chapter 20.74 – Administrative Responsibility

Chapter 20.76 – Amendments (LCP, Zoning Code, and Zoning Map) [20.94]
(To include submittals to the coastal commission and effective dates from CLUP IP Article 11)

Chapter 20.78 – Appeals [20.95; 20.91.060]
(To include appeals to the Coastal Commission from CLUP IP Article 10)

Chapter 20.80 – Public Hearings [20.91.025; 030; 050]

Chapter 20.82 – Enforcement [20.96] (Including Violations, Discontinuance, and Revocation) [20.91.050]

Part 7 - Definitions [20.03]

(Including Use Classifications from Chapter 20.05 and the Land Use Classifications from CLUP IP Article 2.)

xx.xx.xxx - Zoning Districts Established

The City of Newport Beach shall be divided into zoning districts that are intended to implement and be consistent with the Newport Beach General Plan Land Use Plan. Each parcel of land within the City shall be located within a Zoning District identified on the City of Newport Beach Zoning Map. The Zoning Districts established by the Zoning Code are identified in Table xx.

Table xx
Zoning Districts Implementing the General Plan

| Zoning Map Symbol | Zoning District Name | General Plan Land Use Designation Implemented by Zoning District | |
|-------------------------------------|------------------------------------|--|------------------------------------|
| Residential Zoning Districts | | | |
| RS | Single-Family Residential | RS-A | Single-Unit Residential Attached |
| | | RS-D | Single-Unit Residential Detached |
| RT | Two-Family Residential | RT | Two-Family Residential |
| RM | Multi-Family Residential | RM | Multiple-Unit Residential |
| | | RM-D | Multiple-Unit Residential Detached |
| Commercial Zoning Districts | | | |
| OA | Office - Airport | AO | Airport Office and Supporting Uses |
| OG | Office - General Commercial | CO-G | General Commercial Office |
| OM | Office - Medical Commercial | CO-M | Medical Commercial Office |
| OR | Office - Regional Commercial | CO-R | Regional Commercial Office |
| CC | Commercial Corridor | CC | Corridor Commercial |
| CG | Commercial General | CG | General Commercial |
| CM | Commercial Recreational and Marine | CM | Recreational and Marine Commercial |
| CN | Commercial Neighborhood | CN | Neighborhood Commercial |
| CV | Commercial Visitor-Serving | CV | Visitor Serving Commercial |
| CR | Commercial Regional | CR | Regional Commercial |
| Mixed-Use Zoning Districts | | | |
| MU-V | Mixed Use Vertical | MU-V | Mixed Use Vertical |
| MU-H1 MU-H2 MU-H3 MU-H4 | Mixed Use Horizontal | MU-H | Mixed Use Horizontal |
| MU-W1 MU-W2 MU-W3 | Mixed Use Water | MU-W | Mixed Use Water Related |
| Industrial Zoning Districts | | | |
| IG | Industrial | IG | Industrial |

Table xx
Zoning Districts Implementing the General Plan

| Zoning Map Symbol | Zoning District Name | General Plan Land Use Designation Implemented by Zoning District | |
|---|-------------------------------|--|-------------------------------|
| Special Purpose Zoning Districts | | | |
| OS | Open Space | OS | Open Space |
| PC | Planned Community | All | |
| PI | Private Institutions | PI | Private Institutions |
| PF | Public Facilities | PF | Public Facilities |
| PR | Parks and Recreation | PR | Parks and Recreation |
| TS | Tidelands and Submerged Lands | TS | Tidelands and Submerged Lands |
| Overlay Zoning Districts | | | |
| MHP | Mobile Home Park | RM | Multiple-Unit Residential |
| PM | Parking Management | All | |
| SP | Specific Plan | All | |

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 15th 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.

| Table 25xx Allowed Uses and Permit Requirements | Residential 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. | RS | RT | RM | Specific Use Regulations |
| Recreation, Education, and Public Assembly | | | | |
| Assembly/Meeting Facilities | UP | UP | UP | |
| Parks and Recreational Facilities | UP | UP | UP | |
| Schools, Public and Private | UP | UP | UP | |
| Residential | | | | |
| Accessory Dwelling Units | P | P | P | 20.60.030 |
| Accessory Structures and Uses | P | P | P | 20.60.020 |
| Household Living | | | | |
| Single-Family Dwellings | P | P | P | 20.60.290 |
| Multi-Family Dwellings | --- | --- | P | 20.60.220 |
| Two-Family | --- | P | P | 20.60.290 |
| Group Living | | | | |
| Group Residential | --- | --- | --- | 20.60.150 |
| Residential Care, Limited (6 or fewer) | P | P | P | 20.60.090 |
| Day Care, Limited (14 or fewer) | | | | |
| 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 |
| Services, General | | | | |
| 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? | |
| Visitor Accommodations | | | | |
| Bed & Breakfast Inns | UP | UP | UP | 20.60.070 |
| Short Term Lodging | P | P | P | 20.60.140 |
| SRO Residential Hotels | --- | --- | UP | |
| Transportation, Communications, and Infrastructure | | | | |
| Utilities, Major | UP | UP | UP | |
| Utilities, Minor | P | P | P | |
| Wireless Telecommunication Facilities | UP | UP | UP | 20.62 |

| Residential Zoning Districts Permit Requirements | | | | | |
|--|-----|---|-----|--------------------------|--|
| Table 2-xx 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 | |
| Office Uses | | | | | |
| Public Safety Facilities | UP | UP | UP | | |
| Temporary Uses | TUP | TUP | TUP | 20.64.080 | |

| Table 20.20 Allowed Uses and Permit Requirements | Commercial Zoning Districts | | | | | Specific Use Regulations |
|--|-----------------------------|---|---|------------------------------|----------------------------------|--------------------------|
| | Permit Requirements | | | | | |
| | P | FBP | UP | MUP | TUP | --- |
| | Permitted By-Right | Federal Exception Permit Required (20.64.040) | Conditional Use Permit required (20.xx.xxx) | Minor Use Permit (20.xx.xxx) | Temporary Use Permit (20.xx.xxx) | Not allowed |
| Land Use | OA | OG | OM | OR | | |
| See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | | | | | | |
| Industry, Manufacturing & Processing, Warehousing | | | | | | |
| 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 | | |
| Recreation, Education, and Public Assembly | | | | | | |
| 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 | | |
| Retail Trade | | | | | | |
| 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 | | |
| Services - Business, Financial, Medical, and Professional | | | | | | |
| 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 | | |
| Services - General | | | | | | |
| Adult-Oriented Businesses | -- | -- | -- | -- | | 20.60.040 |

| Table 2-xx Allowed Uses and Permit Requirements | Commercial Zoning Districts | | | | | Specific Use Regulations |
|--|---|--------------|--------------|--------------|-----|--------------------------|
| | Permit Requirements | | | | | |
| | P | PEP | UP | MUP | TUP | |
| | P Permitted By-Right PEP 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 | | |
| Ambulance Services (MUP if within 1,000 ft. of residential zoning district) | P | P | P | P | | |
| Animal Sales and Services | | | | | | |
| 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 | | |
| Eating and Drinking Establishments | | | | | | |
| 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 | | |
| Marine Services | | | | | | |
| Boat Storage | -- | -- | -- | -- | | |
| Boat Yards | -- | -- | -- | -- | | |
| Entertainment and Excursion Services | -- | -- | -- | -- | | |
| Marine Service Stations | -- | -- | -- | -- | | |
| Personal Services | | | | | | |
| 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 | | |

| Table 20.20 Allowed Uses and Permit Requirements | Commercial Zoning Districts Permit Requirements | | | | | Specific Use Regulations |
|--|--|-----|-----|-----|--|-----------------------------|
| | OA | OG | OM | OR | | |
| Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | | | | | | |
| Recycling Facilities | | | | | | |
| 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 | | |
| Vehicle/Equipment Services | | | | | | |
| Automobile Washing | UP | UP | UP | UP | | |
| Service Stations | UP | UP | UP | UP | | 20.60.270 |
| Vehicle Storage | -- | -- | -- | -- | | |
| Vehicle/Equipment Repair | | | | | | |
| Electronic Equipment Installation | UP | UP | UP | UP | | |
| General | UP | UP | UP | UP | | |
| Limited | UP | UP | UP | UP | | |
| Vehicle/Equipment Rentals | | | | | | |
| Office Only | P | P | P | P | | |
| Limited | P | P | UP | P | | |
| Visitor Accommodations | | | | | | |
| Bed & Breakfast Inns | -- | -- | -- | -- | | |
| Hotels, Motels, and Time-Shares | P | -- | ? | P | | |
| RV Parks | -- | -- | -- | -- | | |
| SRO Residential Hotels | -- | -- | -- | -- | | |
| Transportation, Communications, and Infrastructure | | | | | | |
| 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 | | | | | | |
|--|--|-----|-----|-----|-----------|--------------------------|
| Table 20.20 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 | OA | OG | OM | OR | Specific Use Regulations |
| | See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | | | | | |
| | 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 | |

| Table 20.20 Allowed Uses and Permit Requirements | Commercial Zoning Districts Permit Requirements | | | | | | | | | | |
|--|--|--------------------|-----|---|----|---|--------------------------|------------------------------|-----|----------------------------------|-----|
| | 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) | --- |
| Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | CC | CG | CM | CN | CR | CV | Specific Use Regulations | | | | |
| Industry, Manufacturing, & Processing, Warehousing | | | | | | | | | | | |
| 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 | -- | -- | -- | -- | -- | -- | | | | | |
| Recreation, Education, and Public Assembly | | | | | | | | | | | |
| 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 | -- | | | | | |
| Retail Trade | | | | | | | | | | | |
| 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 | | | | | |
| Services - Business, Financial, Medical, and Professional | | | | | | | | | | | |
| 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 | |
| | FEP | FEP | FEP | FEP | FEP | FEP | |
| | UP | UP | UP | UP | UP | UP | |
| | MUP | MUP | MUP | MUP | MUP | MUP | |
| | TUP | TUP | TUP | TUP | TUP | TUP | |
| | --- | --- | --- | --- | --- | --- | |
| Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | CC | CG | CM | CN | CR | CV | Specific Use Regulations |
| Financial Institutions and Related Services | P | P | -- | P | P | P | |
| Hospitals | -- | -- | -- | -- | -- | -- | |
| Offices, Business, Governmental, and Professional | P | P | P | P | P | P | |
| Offices, Medical and Dental | P | P | -- | P | P | ? | |
| Services - General | | | | | | | |
| 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 | |

| Commercial Zoning Districts Permit Requirements | | | | | | | | |
|--|-------------|---|-----|-----|-----|-----|--------------------------|--|
| Table 2-xx 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 See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | CC | CG | CM | CN | CR | CV | Specific Use Regulations | |
| 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 | | | | | | | | |
| Table 2-xx 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. | | | | | | | | |
| 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 | | |
|---|--------|---|
| Table 2.xx 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 |
| Industry, Manufacturing & Processing, Warehousing | | |
| 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 | |
| Recreation, Education, and Public Assembly | | |
| Assembly/Meeting Facilities | UP | |
| Commercial Recreation and Entertainment | UP | |
| Schools, Public and Private | UP | |
| Retail Trade | | |
| 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 | |

| Table 20.24 Allowed Uses and Permit Requirements | Industrial Zoning Districts Permit Requirements | |
|---|--|----|
| | Land Use See Part 7 for land use definitions. See Section 20.24.040 for uses not listed. | IG |

- 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

| 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? | |
| Transportation, Communications, and Infrastructure | | |
| 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 |
| Other Uses | | |
| Accessory Structures and Uses | MUP | 20.60.020 |
| Ancillary Uses | P | |
| Caretaker Residence | 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 | |
| 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 |

| Table 2-xx Allowed Uses and Permit Requirements | Mixed-Use 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. | MU-V | MU-H1 | MU-H2 | MU-H3 | MU-H4 | Specific Use Regulations |
|--|------|-------|-------|-------|-------|--------------------------|
|--|------|-------|-------|-------|-------|--------------------------|

Industry, Manufacturing & Processing, Warehousing

| | | | | | | |
|-----------------------------------|-----|-----|-------|-----|-----|--|
| Handicraft Industry | P | --- | P | --- | P | |
| Industry | | | | | | |
| Large-Scale (over 5,000 sq ft) | --- | --- | P | --- | --- | |
| Small-Scale (5,000 sq ft or less) | --- | --- | P | --- | --- | |
| Industry, Marine-Related | --- | UP | --- | --- | --- | |
| Personal Storage (Mini Storage) | --- | --- | P/MUP | --- | --- | |
| Research and Development | -- | P? | P | | --- | |

Recreation, Education, and Public Assembly

| | | | | | | |
|---|----|----|----|-----|----|--|
| Assembly/Meeting Facilities | UP | UP | UP | --- | UP | |
| Commercial Recreation and Entertainment | UP | UP | UP | UP | UP | |
| Cultural Institutions | P | P | P | P | P | |
| Parks and Recreational Facilities | UP | UP | UP | UP | UP | |
| Schools, Public and Private | UP | UP | UP | UP | UP | |

Residential

| | | | | | | |
|--|--------|--------|--------|--------|--------|-----------|
| Household Living | | | | | | |
| Single-Family Dwellings | --- | --- | --- | P | --- | 20.60.290 |
| Multi-Family Dwellings (Located on 1 st floor) | --- | P | P | P? | P? | 20.60.220 |
| Multi-Family Dwellings (Located above 1 st floor) | P | P | P | P | P | 20.60.220 |
| Two-Family | P | P | P | P | P | 20.60.290 |
| Group Living | | | | | | |
| Group Residential | --- | --- | --- | --- | --- | 20.60.150 |
| Residential Care, Limited (6 or fewer) | P | P | P | P | P | 20.60.090 |
| Day Care, Limited (14 or fewer) | | | | | | |
| Family Child Care Homes, Large (9 to 14) | P/MUP? | P/MUP? | P/MUP? | P/MUP? | P/MUP? | 20.60.080 |
| Family Child Care Homes, Small (Up to and including 8) | P | P | P | P | P | 20.60.080 |
| Home Occupations | P | P | P | P | P | 20.60.140 |

| Mixed-Use Zoning Districts | | | | | | |
|--|------|---|-------|-------|-------|--------------------------|
| Permit Requirements | | | | | | |
| Table 2-xx 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 | MU-V | MU-H1 | MU-H2 | MU-H3 | MU-H4 | Specific Use Regulations |
| See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | | | | | | |
| Retail Trade | | | | | | |
| Alcohol Sales (on and off site) | UP | UP | UP | UP | UP | 20.60.050 |
| Building Materials and Services | --- | --- | --- | --- | --- | |
| Marine Rentals and Sales | | | | | | |
| Boat Rentals and Sales | UP | P | --- | --- | UP | |
| Marine Retail Sales | P | P | --- | --- | P | |
| Pawn Shops* | P | --- | --- | --- | P | 20.xx.xxx |
| Retail Sales | P | P | P | P | P | |
| Second Hand Appliances/Clothing* | P | --- | --- | --- | P | 20.xx.xxx |
| Shopping Centers | P | P | P | P | P | |
| Vehicle/Equipment Rentals and Sales | --- | MUP | MUP | --- | --- | |
| Services – Business, Financial, Medical, and Professional | | | | | | |
| ATM's | P | P | P | P | P | |
| Convalescent Facilities | --- | UP | --- | --- | --- | |
| Emergency Health Care | MUP | P | P | P | MUP | |
| Financial Institutions and Related Services | P | P | P | P | P | |
| Hospitals | --- | --- | --- | --- | --- | |
| Offices, Business, Governmental, and Professional | P | P | P | P | P | |
| Offices, Medical and Dental | P | P | P | P | P | |
| Services - General | | | | | | |
| Adult-Oriented Businesses | P | P | --- | --- | P | 20.60.040 |
| Ambulance Services | P | P | P | P | P | |
| Animal Sales and Services | | | | | | |
| Animal Boarding/Kennels | --- | --- | --- | --- | --- | |
| Animal Grooming | P | P | P | P | P | |
| Animal Hospitals/Clinics | --- | UP | UP | --- | --- | |
| Animal Retail Sales | P | P | P | P | P | |
| Artists' Studios | P | P | P | P | P | |
| Catering Services | P | P | P | P | P | |
| Day Care, General (15 or more) | P | P | P | P | P | |
| Eating and Drinking Establishments | | | | | | |

| Land Use See Part 7 for land use definitions. See Section xx.xx.xxx for uses not listed. | Mixed-Use Zoning Districts Permit Requirements | | | | | Specific Use Regulations |
|--|--|-------|-------|-------|-------|-----------------------------|
| | MU-V | MU-H1 | MU-H2 | MU-H3 | MU-H4 | |
| | 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 | | | | | |
| Accessory (open to public) | P | P | P | P | P | 20.60.120 |
| Bars and Cocktail Lounges | UP | UP | UP | UP | UP | 20.60.120 |
| Full Service (with bar) | UP | UP | UP | UP | UP | 20.60.120 |
| Full Service (without bar) | P | P | P | P | P | 20.60.120 |
| Full Service, Small Scale | | | | | | |
| Take-Out Service Only | P | P | P | P | P | 20.60.120 |
| Emergency Shelters | --- | --- | --- | --- | --- | |
| Funeral Homes and Mortuaries | --- | --- | --- | --- | --- | |
| Health/Fitness Clubs | UP | UP | UP | UP | UP | |
| Laboratories | --- | P? | P | --- | --- | |
| Maintenance and Repair Services | P | P | P | --- | P | |
| Marine Services | | | | | | |
| Boat Storage | --- | --- | --- | --- | --- | |
| Boat Yards | --- | --- | --- | --- | --- | |
| Entertainment and Excursion Services | P | P | P | P | P | |
| Marine Service Stations | UP? | --- | --- | --- | --- | |
| Personal Services | | | | | | |
| Massage Establishments | UP | UP | UP | UP | UP | 20.60.190 |
| Nail Salons | P | P | P | P | P | |
| Personal Services, General | P | P | P | P | P | |
| Postal Services | P | P | P | P | P | |
| Printing and Duplicating Services | P | P | P | P | P | |
| Recycling Facilities | | | | | | |
| Collection Facility, Small | --- | MUP | MUP | --- | --- | 20.60.240 |
| Reverse Vending Machines | P | P | P | P | P | 20.60.240 |
| Residential Care, General (7 or more) | --- | --- | --- | --- | --- | |
| Travel Services | P | P | P | P | P | |
| Vehicle/Equipment Services | | | | | | |
| Automobile Washing | --- | UP | UP | --- | --- | |
| Service Stations | --- | UP | UP | --- | --- | 20.60.270 |
| Vehicle Storage | --- | --- | --- | --- | --- | |
| Vehicle/Equipment Repair | | | | | | |

| Mixed-Use Zoning Districts Permit Requirements | | | | | | |
|--|------|---|-------|-------|-------|--------------------------|
| Table 2-xx 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. | MU-V | MU-H1 | MU-H2 | MU-H3 | MU-H4 | Specific Use Regulations |
| Electronic Equipment Installation | --- | UP | UP | --- | --- | |
| General | --- | --- | UP | --- | --- | |
| Limited | --- | --- | MUP | --- | --- | |
| Vehicle/Equipment Rentals | | | | | | |
| Office Only | P | P | P | P | P | |
| Limited | --- | --- | UP | --- | --- | |
| Visitor Accommodations | | | | | | |
| Bed & Breakfast Inns | --- | --- | --- | --- | --- | 20.60.070 |
| Hotels, Motels, and Time-Shares | UP | UP | UP | UP | UP | |
| Short-Term Lodging | --- | --- | --- | --- | --- | |
| SRO Residential Hotels | --- | --- | --- | --- | --- | |
| Transportation, Communications, and Infrastructure | | | | | | |
| Commercial Parking Facility | MUP | MUP | MUP | MUP | MUP | |
| Communication Facilities | P | P | P | P | P | |
| Heliports and Helistops | UP | UP | UP | UP | UP | |
| Marinas | UP- | --- | --- | --- | --- | |
| Utilities, Major | UP | UP | UP | UP | UP | |
| Utilities, Minor | P | P | P | P | P | |
| Wireless Telecommunication Facilities | UP | UP | UP | UP | UP | 20.62 |
| Wireless Telecommunication Facilities, Co-location | P | P | P | P | P | 20.62 |
| Other Uses | | | | | | |
| Accessory Structures and Uses | MUP | MUP | MUP | MUP | MUP | 20.60.020 |
| Commercial Filming | MUP | MUP | MUP | MUP | MUP | |
| Drive Through Facilities | MUP? | MUP | MUP | MUP | MUP? | 20.60.110 |
| Public Safety Facilities | UP | UP | UP | UP | UP | |
| Temporary Uses | TUP | TUP | TUP | TUP | TUP | 20.64.080 |

| Mixed-Use Zoning Districts Permit Requirements | | | | |
|--|---|--------|--------|--------------------------|
| Table 2-xx 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. | MU-W1 | MU-W2 | MU-W3 | Specific Use Regulations |
| Industry, Manufacturing & Processing, Warehousing | | | | |
| Handicraft Industry | P | P | P | |
| Industry | | | | |
| Large-Scale (over 5,000 sq ft) | --- | --- | --- | |
| Small-Scale (5,000 sq ft or less) | --- | --- | --- | |
| Industry, Marine-Related | P | P | P? | |
| Personal Storage (Mini Storage) | --- | --- | --- | |
| Research and Development | --- | P | P? | |
| Recreation, Education, and Public Assembly | | | | |
| Assembly/Meeting Facilities | UP | UP | UP | |
| Large-Scale (over 5,000 sq ft) | --- | --- | --- | |
| Small-Scale (5,000 sq ft or less) | UP | UP | UP | |
| Commercial Recreation and Entertainment | UP | UP | UP | |
| Cultural Institutions | P | P | P | |
| Parks and Recreational Facilities | UP | UP | UP | |
| Schools, Public and Private | UP | UP | UP | |
| Residential | | | | |
| Household Living | | | | |
| Single-Family Dwellings | --- | --- | --- | 20.60.290 |
| Multi-Family Dwellings (Located on 1 st floor) | --- | --- | P | 20.60.220 |
| Multi-Family Dwellings (Located above 1 st floor) | P | P | P | 20.60.220 |
| Two-Family | P | P | P | 20.60.290 |
| Group Living | | | | |
| Group Residential | --- | --- | --- | 20.60.150 |
| Residential Care, Limited (6 or fewer) | P | P | P | 20.60.090 |
| Day Care, Limited (14 or fewer) | | | | |
| 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 |

| Mixed-Use Zoning Districts Permit Requirements | | | | | |
|--|-------|---|-------|--------------------------|--|
| Table 2-xx 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. | MU-W1 | MU-W2 | MU-W3 | Specific Use Regulations | |
| Home Occupations | P | P | P | 20.60.140 | |
| Retail Trade | | | | | |
| Alcohol Sales (on and off site) | UP | UP | UP | 20.60.050 | |
| Building Materials and Services | --- | --- | --- | | |
| Marine Rentals and Sales | | | | | |
| Boat Rentals and Sales | P | P | P | | |
| Marine Retail Sales | P | P | P | | |
| Pawn Shops* | --- | --- | --- | 20.xx.xxx | |
| Retail Sales | P | P | P | | |
| Second Hand Appliances/Clothing* | --- | --- | --- | 20.xx.xxx | |
| Shopping Centers | P | P | --- | | |
| Vehicle/Equipment Rentals and Sales | --- | --- | --- | | |
| Services – Business, Financial, Medical, and Professional | | | | | |
| ATM's | P | P | P | | |
| Convalescent Facilities | --- | --- | --- | | |
| Emergency Health Care | --- | P | P | | |
| Financial Institutions and Related Services | P | P | P | | |
| Hospitals | --- | --- | --- | | |
| Offices, Business, Governmental, and Professional | P | P | P | | |
| Offices, Medical and Dental | --- | P | --- | | |
| Services - General | | | | | |
| Adult-Oriented Businesses | --- | P | --- | 20.60.040 | |
| Ambulance Services | --- | P | --- | | |
| Animal Sales and Services | | | | | |
| Animal Boarding/Kennels | --- | --- | --- | | |
| Animal Grooming | P | P | P | | |
| Animal Hospitals/Clinics | --- | --- | --- | | |
| Animal Retail Sales | P | P | P | | |
| Artists' Studios | P | P | P | | |
| Catering Services | P | P | P | | |
| Day Care, General (15 or more) | P | P | P | | |

| Table 2-xx Allowed Uses and Permit Requirements | Mixed-Use 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. | MU-W1 | MU-W2 | MU-W3 | Specific Use Regulations |
|--|-------|-------|-------|--------------------------|
|--|-------|-------|-------|--------------------------|

| Eating and Drinking Establishments | | | | |
|---------------------------------------|-----|-----|-----|-----------|
| Accessory (open to public) | P | P | P | 20.60.120 |
| Bars and Cocktail Lounges | UP | UP | UP | 20.60.120 |
| Full Service (with bar) | UP | UP | UP | 20.60.120 |
| Full Service (without bar) | P | P | P | 20.60.120 |
| Full Service, Small Scale | | | | |
| Take-Out Service Only | P | P | P | 20.60.120 |
| Emergency Shelters | --- | --- | --- | |
| Funeral Homes and Mortuaries | --- | --- | --- | |
| Health/Fitness Clubs | UP | UP | UP | |
| Laboratories | --- | --- | --- | |
| Maintenance and Repair Services | --- | P | P | |
| Marine Services | | | | |
| Boat Storage | --- | --- | --- | |
| Boat Yards | UP | UP | UP | |
| Entertainment and Excursion Services | P | P | P | |
| Marine Service Stations | UP | UP | UP | |
| Personal Services | | | | |
| Massage Establishments | UP | UP | --- | 20.60.190 |
| Nail Salons | P | P | --- | |
| Personal Services, General | P | P | --- | |
| Post-Surgery Recovery Facilities | | | | |
| Postal Services | P | P | P | |
| Printing and Duplicating Services | P | P | P | |
| Recycling Facilities | | | | |
| Reverse Vending Machines | P | P | P | 20.60.240 |
| Residential Care, General (7 or more) | --- | --- | --- | |
| Travel Services | P | P | P | |
| Vehicle/Equipment Services | | | | |
| Automobile Washing | --- | --- | --- | |
| Service Stations | --- | --- | --- | 20.60.270 |
| Vehicle Storage | --- | --- | --- | |

| Mixed-Use Zoning Districts Permit Requirements | | | | |
|--|--|-------|-------|--------------------------|
| Table 2-xx 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. | MU-W1 | MU-W2 | MU-W3 | Specific Use Regulations |
| Vehicle/Equipment Repair | | | | |
| Electronic Equipment Installation | --- | --- | --- | |
| General | --- | --- | --- | |
| Limited | --- | --- | --- | |
| Vehicle/Equipment Rentals | | | | |
| Office Only | P | P | P | |
| Limited | --- | --- | --- | |
| Visitor Accommodations | | | | |
| Bed & Breakfast Inns | --- | --- | --- | 20.60.070 |
| Hotels, Motels, and Time-Shares | UP | UP | UP | |
| Short-Term Lodging | --- | --- | --- | |
| SRO Residential Hotels | --- | --- | --- | |
| Transportation, Communications, and Infrastructure | | | | |
| Commercial Parking Facility | MUP | MUP | MUP | |
| Communication Facilities | P | P | P | |
| Heliports and Helistops | UP | UP | UP | |
| Marinas | UP | UP | UP | |
| Utilities, Major | UP | UP | UP | |
| Utilities, Minor | P | P | P | |
| Wireless Telecommunication Facilities | UP | UP | UP | 20.62 |
| Wireless Telecommunication Facilities, Co-location | P | P | P | 20.62 |
| Other Uses | | | | |
| Accessory Structures and Uses | MUP | MUP | MUP | 20.60.020 |
| Commercial Filming | MUP | MUP | MUP | |
| Drive Through Facilities | MUP? | MUP? | MUP? | 20.60.110 |
| Public Safety Facilities | UP | UP | UP | |
| Temporary Uses | TUP | TUP | TUP | 20.64.080 |

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

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

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:

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

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

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

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

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"> • barber and beauty shops • clothing rental shops • dry cleaning pick up stores with limited equipment • home electronics and small appliance repair | <ul style="list-style-type: none"> • laundromats (self service laundries) • locksmiths • self-service laundries • shoe repair shops • tailors and seamstresses • tanning salons |
|---|---|
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.

Printing and Duplicating Services (Land Use). Establishments that provide printing and duplicating services using blueprint, photocopy, and offset printing and similar equipment, including small-scale photo processing. Does not include photographic laboratories and industrial printing and publishing plants.

Residential Care, General (7 or more) (Land Use). Shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for seven or more persons with physical or mental impairments that substantially limit one or more of a person's major life activities. The persons are not living together as a Single Housekeeping Unit (see "Single Housekeeping Unit"). 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..

Travel Services (Land Use). Establishments providing travel information, reservations, and related services to individuals and businesses. This classification excludes car rental agencies.

^a
Vehicle/Equipment Rentals, Limited (Land Use). Limited to the rental of automobiles and/or bicycles, tricycles, quadricycles, or similar pedal-propelled vehicles. May also include the maintenance and "minor" repair of the vehicles and equipment offered for rent. [STAFF: Should bicycle rentals be listed and defined separately?]

Vehicle/Equipment Rentals, Office Only (Land Use). Establishments that rent automobiles, motorcycles, recreational vehicles, trucks, and other types of equipment (e.g., tools, trailers, etc.). Does not include the on-site storage of vehicles or equipment.

Vehicle/Equipment Repair (Land Use). The alteration, finishing, maintenance, painting, repair, restoration, or towing of automobiles, trucks, recreational vehicles, and other vehicles as a primary use.

1. **Electronic Equipment Installation.** Limited to the sale and installation of electronic equipment (e.g., alarms, stereos, etc.).
2. **General.** Major repair of automobiles, motorcycles, recreational vehicles, or trucks including "heavy" motor vehicle repair shops, body and fender shops, wheel and brake shops, and tire sales and installation. May include the sale, installation, and servicing of related equipment and parts. Does not include vehicle dismantling or salvage and tire retreading or recapping.
3. **Limited.** Minor repair of automobiles, motorcycles, recreational vehicles, or trucks including repair and replacement of cooling, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; wheel alignment and balancing. Does not include body and fender shops.

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:

- | | |
|---|---|
| <ul style="list-style-type: none"> • above-ground electrical transmission lines • electrical substations • flood control or drainage facilities • generating plants | <ul style="list-style-type: none"> • switching stations • transportation facilities • water reservoirs • water or wastewater treatment plants |
|---|---|

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:

- electrical distribution lines
- pump stations and hydrants
- storm drainage facilities
- switching boxes
- transformers
- underground sewer and water lines

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:

- | | |
|--|--|
| <ul style="list-style-type: none"> • gazebos • outdoor play equipment • parking facilities • refuse collection structures • solar collection devices (freestanding) | <ul style="list-style-type: none"> • spas and hot tubs • storage or work sheds • swimming pools • tennis and other on-site sport courts • workshops |
|--|--|

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:

- | | |
|--|---|
| <ul style="list-style-type: none"> • animal keeping • garages • garage sales • gazebos • granny units • greenhouses (non-commercial) • guest houses • home occupations | <ul style="list-style-type: none"> • outdoor play equipment • spas and hot tubs • storage or work sheds • studios • swimming pools • tennis and other on-site sport courts • workshops |
|--|---|

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.

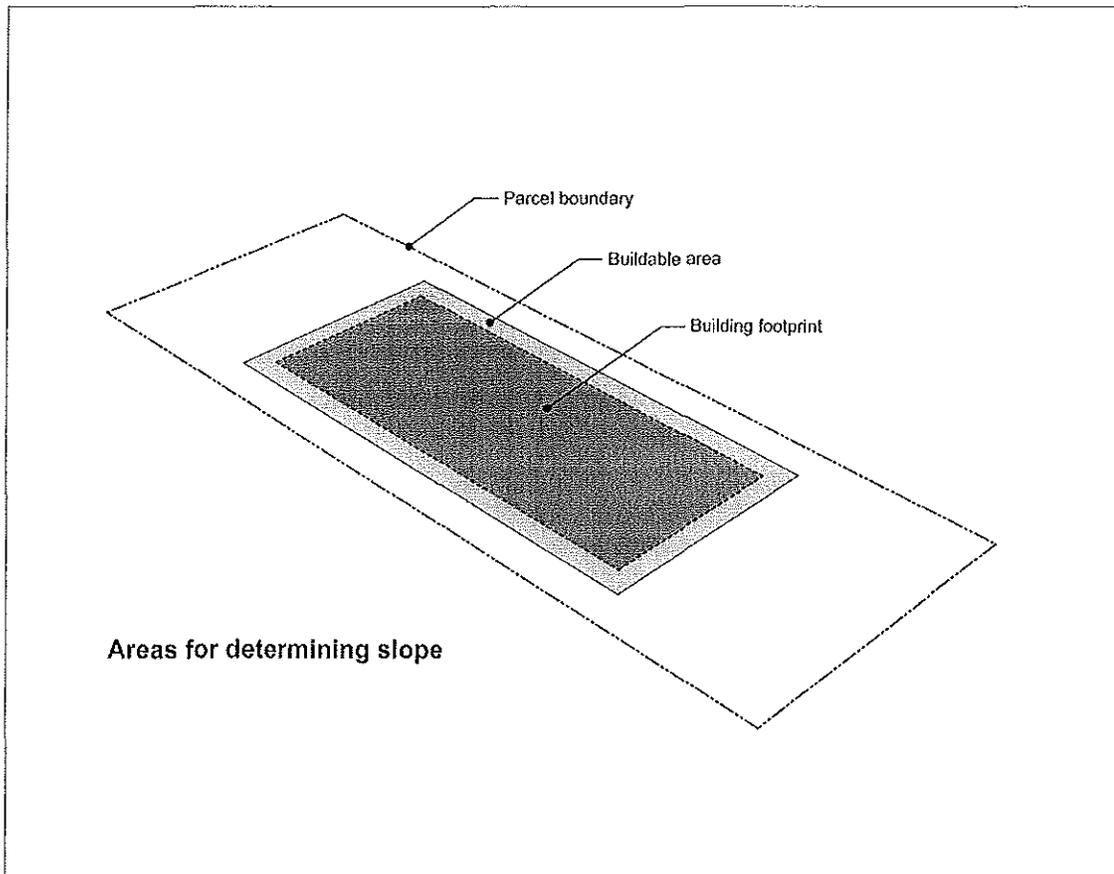
Drive-Through Facilities (Land Use). Establishments that provide services accessible to persons who remain in their motor vehicles.

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.

20.30.XXX - Grade Establishment and Exceptions

- A. Purpose/Applicability.** This section establishes regulations for determining the slope and grade of a parcel for the purpose of creating a plane from which to measure structure height in compliance with the provisions of Section 20.30.010 (Height Measurement and Exceptions).
- B. Determining the slope of a parcel.**
1. The slope of a parcel may be determined either for;
 - a. The entire parcel,
 - b. The parcel's buildable area (the parcel area minus all areas required for setbacks), or
 - c. A proposed structure's actual footprint (the area of proposed construction enclosed by a rectangle that most approximates the structure's planned footprint).



2. The determination of which of the areas described above is to be used to determine slope for the purpose of this Section shall be at the discretion of the applicant.
3. For the purpose of this Section, either the total parcel, the buildable area of the parcel, or the footprint of the proposed structure enclosed by a rectangle shall be referred to as the "site".
4. Sites shall not be altered by any fill or excavation prior to determining the slope of the site or establishing its grade.

C. Establishment of Grade. The "grade" of a parcel shall be established by one of the following methods unless one of the exceptions described in Subsection D, below, applies.

1. **Less than five percent slope.** On sites that do not slope more than five percent from either front to rear, or side to side, the grade of the site shall be a horizontal plane established by determining the average elevation of the existing grade at all four corners of the site. The method used to establish the grade of the site shall be the same as that used to determine the slope of the site as described in Subsection B, above.
2. **More than five percent slope.**
 - a. On sites that slope more than five percent from either front to rear, or side to side, the grade of the site 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 four outer most points (front and rear) shall be taken at the points where the front and rear setback lines intersect the side property lines and the other points shall be taken within these points along each side property line.
 - b. On parcels that slope an average of 20 percent or greater, or on irregularly shaped or sloping parcels, the Director may require that additional points of elevation be provided.

Illustration to 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 or representative of the prevailing grades on adjoining parcels, the Director shall establish the grade in

compliance with Paragraph D,3, below. The Director may defer action and refer the determination to the Commission.

D. Exceptions to Grade Determination.

1. **Subdivisions.** If the City has approved a grading plan or map as part of an approved subdivision, the established grade shall be the finished grade as shown on the grading plan or Final Map.
2. **Flood Hazard Areas.** The height of structures in flood hazard areas shall be measured from the finished floor of the principal structure 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 the Council. However, the minimum required first floor finished floor elevation for interior living areas of all new structures shall be at least 8.67 feet (NAVD 88) consistent with the Public Works Department standard for bulkhead elevation.
3. **Establishment of Alternate Grade.** In a case where the Director finds that the existing grade on the subject parcel has been altered (e.g., contains retaining structures, property line walls, planters, or previous excavations) to the degree that it is not representative of the prevailing grades on adjoining parcels and therefore is not appropriate for the purposes of establishing the grade of the parcel, the Director shall establish grade in compliance with the required findings below and the approval of a site plan review in compliance with 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 adjoining parcels and will not be detrimental or injurious to property and improvements on adjoining parcels.
 - b. The proposed grade and related development will not result in the loss of significant views from public rights-of-way and is compatible with the existing character of the neighborhood in which the project is located.
 - c. The proposed grade being requested by the applicant is necessary for the preservation and enjoyment of a substantial property right of the applicant.

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 site 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).
 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 below.
 - a. 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.)
 - b. Setback plane standards are established for the RS and RT zoning districts in Chapter 20.22 (Residential Zoning Districts).

(Note: The 45 degree angle side yard setback plane will not apply to structures on parcels less than 40 feet in width. On those parcels only the front and rear setback plane will apply.)

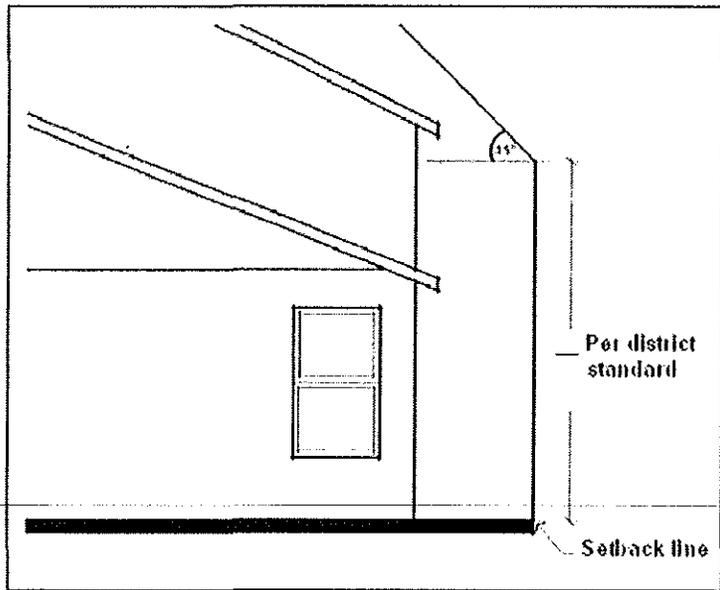
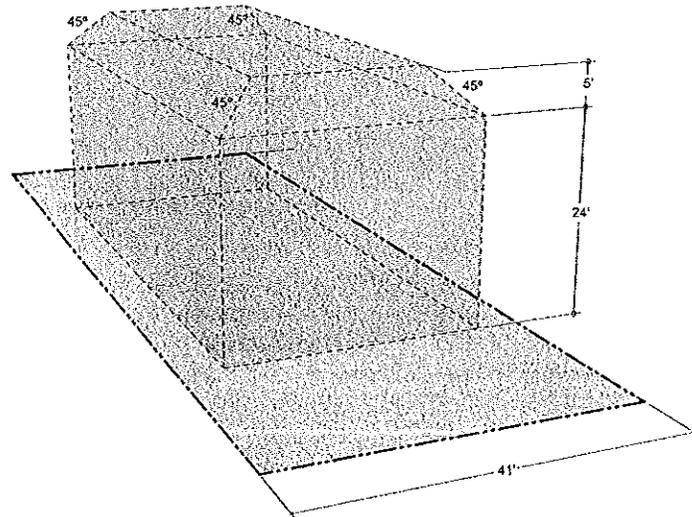
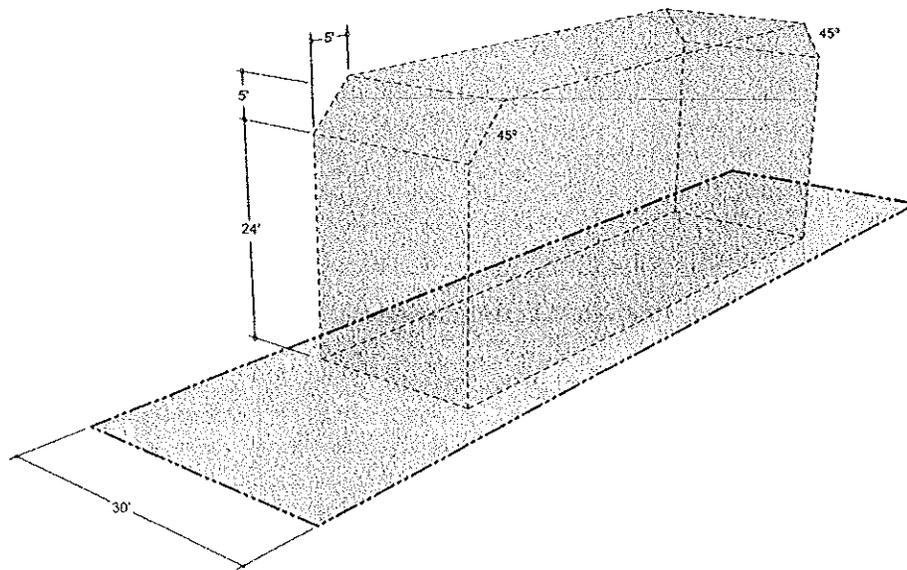


Figure xx
Establishment of Setback Plane



Building envelope for parcels wider than 40'



Building envelope for parcels 40' wide or less