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## **Chapter 20.26 – Special Purpose Zoning Districts [OS, PC, PF, PI, and PR]**

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- 20.26.010 – Purposes of Special Purpose Zoning Districts
- 20.26.020 – Special Purpose Zoning Districts Land Uses and Permit Requirements
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### **20.26.010 – Purposes of 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:
  - 1. Provide areas required to maintain and protect the community's natural open space resources; and
  - 2. Maintain and protect landscaped open space areas located within residential and nonresidential developments, where no further development is allowed.
  
- B. PC (Planned Community) Zoning District.** The PC zoning district is intended to provide for areas appropriate for the development of coordinated, comprehensive projects that result in a superior environment; to allow diversification of land uses as they relate to each other in a physical and environmental arrangement while ensuring substantial compliance with the spirit, intent, and provisions of this Zoning Code; and to include various types of land uses, consistent with the General Plan, through the adoption of a development plan and related text materials which identify land use relationships and associated development standards.
  
- 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.
  
- 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.
  
- 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.

**20.26.020 – Special Purpose Zoning Districts Land Uses and Permit Requirements**

- A. Allowed land uses.** Table 2-15 indicates the uses allowed within each zoning district and the permit required to establish each use, in compliance with Part 5 (Land Use and Development Permit Procedures).
- B. Prohibited land uses.** Any table cell with “—” means that the listed land use is prohibited in that specific zoning district.
- C. Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Code may also apply.

TABLE 2-15 ALLOWED USES AND PERMIT REQUIREMENTS	Special Purpose Zoning Districts Permit Requirements				
	P	CUP	MUP	LTP	---
	Permitted By-Right	Conditional Use Permit (20.66.090)	Minor Use Permit (20.66.090)	Limited Term Permit (20.66.080)	Not allowed *
<b>Land Use</b> See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>OS</b>	<b>PF</b>	<b>PI</b>	<b>PR</b>	<b>Specific Use Regulations</b>
<b>Recreation, Education, and Public Assembly Uses</b>					
Assembly/Meeting Facilities	---	MUP	MUP	MUP	
Commercial Recreation and Entertainment	---	---	MUP	CUP	
Cultural Institutions	---	MUP	MUP	MUP	
<b>Parks and Recreational Facilities</b>					
Active	---	MUP	MUP	MUP	
Passive	MUP	MUP	MUP	MUP	
Marine and Wildlife Preserves	MUP	---	---	---	
Schools, Public and Private	---	MUP	MUP	---	
<b>Care Uses</b>					
Child Day Center	---	---	MUP	---	20.60.070
Convalescent Facilities	---	---	MUP	---	
Day Care, General (15 or more)	---	---	MUP	---	
Emergency Health Facility	---	---	MUP	---	
Hospital	---	---	MUP	---	
Residential Care, Accessory Use Only	---	MUP	MUP	---	
<b>Retail Trade Uses</b>					
Alcohol Sales (on-sale), Accessory Only	---	---	MUP	CUP	
<b>Service Uses - General</b>					
Eating and Drinking Establishments					
Accessory (open to public)	---	---	MUP	MUP	20.60.090
Emergency Shelters	---	---	P	---	20.60.100
Governmental Facilities	---	MUP	---	MUP	
Marine Services - Boat Storage, <u>accessory only</u>	---	---	MUP	MUP	
<b>Transportation, Communications, and Infrastructure</b>					
Parking Facilities, Accessory Only	---	MUP	MUP	MUP	
Heliports and Helistops	---	MUP	---	---	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70				
<b>Other Uses</b>					
Accessory Structures and Uses	MUP	MUP	MUP	MUP	
Special Events	Municipal Code Chapter 11.03				
Temporary Uses	LTP	LTP	LTP	LTP	20.66.080

\* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

**20.26.030 – Special Purpose Zoning Districts General Development Standards**

The special purpose zoning district development standards shall be established during review of the required permit (e.g., Coastal Development Permit, Conditional Use Permit, or Minor Use Permit).