

## Chapter 17.21 Residential Zoning Districts

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### **17.21.010 - Purpose**

This Chapter lists the land uses that may be allowed within the Residential zoning districts established by Section 17.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.21.020 - 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. RR (Rural Residential) zoning district.** The RR zoning district is applied to areas on the northern fringes of the City that are appropriate for single-family dwellings in a semi rural environment that can also accommodate lower intensity agricultural land uses. The maximum allowable residential density within the RR district ranges from one dwelling unit per five acres to one dwelling unit per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RR zoning district symbol (see Section [17.21.040](#) - Residential District Subdivision Standards). The RR zoning district implements and is consistent with the RR5, RR2, RR1, and RR land use designations of the Coastal General Plan.
- B. RS (Suburban Residential) zoning district.** The RS zoning district is applied to areas of the City that are appropriate for single-family dwellings, but where infrastructure limitations and/or environmental constraints limit the ability for development to achieve urban densities. The maximum allowable residential density within the RS district ranges from one to three dwelling units per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RS zoning district symbol (see Section [17.21.040](#) - Residential District Subdivision Standards). The RS zoning district implements and is consistent with the RS land use designation of the Coastal General Plan.

**C. RL (Low Density Residential) zoning district.** The RL zoning district is applied to areas of the City that are appropriate for neighborhoods of single-family dwellings on standard urban lots, surrounding the more densely developed core of the City. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RL district ranges from three to six dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RL zoning district implements and is consistent with the RL land use designation of the Coastal General Plan.

**D. RM (Medium Density Residential) zoning district.** The RM zoning district is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RM district ranges from six to 12 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RM zoning district implements and is consistent with the RM land use designation of the Coastal General Plan.

**E. RH (High Density Residential) zoning district.** The RH zoning district is applied to areas of the City that are appropriate for a variety of higher density housing types, primarily on larger parcels where innovative site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or clusters of retail establishments. The maximum allowable residential density within the RH district ranges from 10 to 15 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RH zoning district implements and is consistent with the RH land use designation of the Coastal General Plan.

**F. RVH (Very High Density Residential) zoning district.** The RVH zoning district is applied to areas of the City that are appropriate for high density multi-family housing near commercial areas and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels or clusters of retail establishments. The maximum allowable residential density within the RVH district ranges from 12 to 24 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RVH zoning district implements and is consistent with the RVH land use designation of the Coastal General Plan.

#### **17.21.030 - Residential District Allowable Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-1 identifies the uses of land allowed by this Development Code in each residential zoning district, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements). A Coastal Development Permit shall be required for all development, including a change in land use in compliance with Section 17.71.045, and

such CDP shall be fully consistent with all applicable provisions of the certified LCP. A land use may also require a Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.

**B. Requirements for certain specific land uses.** Where the last column in Table 2-1 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
<b>TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts</b>	<b>P Permitted Use, Zoning Clearance required</b> <b>MUP Minor Use Permit required (see Section 17.71.060)</b> <b>UP Use Permit required (see Section 17.71.060)</b> <b>S Permit requirement set by Specific Use Regulations</b> <b>— Use not allowed</b>						
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>							
Agricultural accessory structure	P	P	—	—	—	—	17.42.030
Animal keeping	S	S	S	S	S	S	17.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>							
Equestrian facility	UP	—	—	—	—	—	
Golf course	UP	—	—	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	

Private residential recreation facility	—	—	MUP	MUP	MUP	MUP	
School - Private	UP	UP	UP	UP	UP	UP	
School - Public	P	P	P	P	P	P	

Key to Zoning District Symbols			
<b>RR</b>	Rural Residential	<b>RM</b>	Medium Density Residential
<b>RS</b>	Suburban Residential	<b>RH</b>	High Density Residential
<b>RL</b>	Low Density Residential	<b>RVH</b>	Very High Density Residential

Notes:

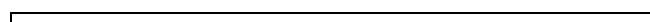
- (1) See Article 10 for land use definitions.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted Use, Zoning Clearance required						
	P	MUP	UP	S	—	Specific Use Regulations	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
RESIDENTIAL USES							
Condominium conversion - 3 units maximum per parcel	—	—	—	P	—	—	
Home occupation	P	P	P	P	P	P	17.42.080
Mobile home park	UP	UP	UP	UP	UP	UP	17.42.110
Mobile/manufactured	P	P	P	P	P	P	17.42.110

home							
Multi-family housing, 2 or 3 units	—	—	—	P	P	P	17.42.120
Multi-family housing, 4 or more units	—	—	—	UP	UP	P	17.42.120
Organizational house (sorority, monastery, etc.)	—	—	—	UP	UP	UP	
Residential accessory use or structure	P	P	P	P	P	P	17.42.160
Residential care facility for the elderly (RCFE)	—	—	—	UP	UP	UP	
Residential care, 6 or fewer clients, in a single-family dwelling	P	P	P	P	P	P	
Residential care, 7 or more clients	—	—	—	UP	UP	UP	
Rooming or boarding, 3 or more persons	—	—	—	MUP	MUP	MUP	
Second units	P	P	P	P	P	P	17.42.170
Single-family dwelling	P	P	P	P	P	P	
RETAIL TRADE							
Accessory retail and services	—	—	—	P	P	P	17.42.020
Artisan shop	—	—	—	UP	—	—	
Neighborhood market	—	—	UP	UP	UP	UP	<a href="#">17.21.060</a>
Restaurant, café, coffee shop	—	—	UP	UP	UP	UP	<a href="#">17.21.060</a>

Notes:

- (1) See Article 10 for land use definitions.



Key to Zoning District Symbols			
<b>RR</b>	Rural Residential	<b>RM</b>	Medium Density Residential
<b>RS</b>	Suburban Residential	<b>RH</b>	High Density Residential
<b>RL</b>	Low Density Residential	<b>RVH</b>	Very High Density Residential

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P Permitted Use, Zoning Clearance required Minor Use Permit required (see Section 17.71.060) MUP Use Permit required (see Section 17.71.060) UP Permit requirement set by Specific Use Regulations S — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
LAND USE (1)	RR	RS	RL	RM	RH	RVH	
SERVICES - BUSINESS & PROFESSIONAL							
Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP	
Medical services - Doctor office	—	—	—	—	—	P	<a href="#">17.21.060</a>
Medical services - Extended care	—	—	—	UP	UP	UP	
Medical services - Hospital	—	—	—	UP	UP	UP	
Office - Accessory	P	P	P	P	P	P	
Office - Professional or administrative	—	—	—	—	—	UP	<a href="#">17.21.060</a>
SERVICES							

Adult day care - 6 or fewer clients	—	—	—	—	—	—	
Adult day care - 7 or more clients	—	—	—	—	—	—	
Child day care - Small family day care home	P	P	P	P	P	P	
Child day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	17.42.060
Child day care - Day care center	—	—	—	MUP	MUP	MUP	17.42.060
Lodging - Bed and breakfast inn (B&B)	—	—	UP(2)	—	—	—	17.42.050
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	
Personal services	—	—	UP	UP	UP	UP	<a href="#">17.21.060</a>
Public safety facilities	UP	UP	UP	UP	UP	UP	
<b>TRANSPORTATION, COMMUNICATIONS &amp; INFRASTRUCTURE</b>							
Pipelines, transmission lines	S	S	S	S	S	S	17.42.144
Utility facility	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	

Key to Zoning District Symbols

<b>RR</b>	Rural Residential	<b>RM</b>	Medium Density Residential
<b>RS</b>	Suburban	<b>RH</b>	High Density

	Residential		Residential
<b>RL</b>	Low Density Residential	<b>RVH</b>	Very High Density Residential

Notes:

- (1) See Article 10 for land use definitions.
- (2) In the RL zone, these are limited to those legally existing on the effective date of this Development Code. See Chapter 17.90 (Nonconforming Uses, Structures, and Parcels).

**17.21.040 - Residential District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-2 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any dwellings complies with the maximum density for the applicable zone.

**TABLE 2-2 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
RR-1 through RR-5	As shown by the numerical suffix to the RR symbol on the Zoning Map, with the number in the	200 ft, or more as determined by the review authority for a parcel larger than 3 acres; 100 ft for a	200 ft	N.A.



	suffix indicating the minimum lot area in acres.	parcel smaller than 3 acres.		
RS	40,000 sf	100 ft	200 ft	N.A.
RS-15	15,000 sf	100 ft	100 ft	N.A.
RL	6,000 sf, but no more than 6 parcels per net acre	50 ft	100 ft	3 times width
RM	6,000 sf, but no more than 12 parcels per net acre	50 ft	75 ft	3 times width
RH	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan			
RVH	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan			

**17.21.050 - Residential District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-4 and 2-5, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 and all other applicable policies and standards of the Local Coastal Program.

**TABLE 2-4 - RR, RS, AND RL DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RR Rural Residential	RS Suburban Residential	RL Low Density Residential
Density	Maximum number of dwelling units allowed on a single parcel.		
	1 dwelling unit per parcel, plus one second unit where		

	allowed by 17.42.170.		
Setbacks	Minimum setbacks required. See Section 17.30.100 for exceptions, reductions, and encroachments. See Chapter 17.42 for setback requirements applicable to a specific land use.		
Front	25 ft	20 ft, but no closer than 25 ft to the street right-of-way or the edge of pavement, whichever is closer	
Side - Interior (each)	20 ft	10 ft	5 ft
Side - Street side	Same as front setback		10 ft
Rear	20 ft		10 ft
Garage	5 ft back from street-facing facade of primary structure		
Accessory structures	See 17.42.030 (Agricultural Accessory Structures) and 17.42.160 (Residential Accessory Structures)		
Site coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.		
Maximum coverage	10,000 sf	25%	40%
Additional coverage	The maximum coverage above may be increased by 10% with Minor Use Permit approval, with the review and approval of a drainage plan by the City Engineer.		
Floor area ratio (FAR)	Maximum floor area ratio for non-residential structures.		
Maximum FAR	N.A.		0.40
Height limit	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements, and height limit exceptions.		

Maximum height	28 ft		
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		

**TABLE 2-5 - RM, RH, AND RVH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RM Medium Density Residential	RH High Density Residential	RVH Very High Density Residential
Density	Minimum and maximum number of dwelling units allowed on a single parcel.		
Minimum and max.	6 to 12 units per acre	10 to 15 units per acre (1)	12 to 24 units per acre (1)
Setbacks	Minimum setbacks required. See Section 17.30.100 for exceptions, reductions, and encroachments. See Chapter 17.42 for setback requirements applicable to a specific land use.		
Front	20 ft, but no closer than 25 ft to a City street		
Side - Interior (each)	5 ft	5-ft; except 10 ft for single-story and 20 ft for multi-story buildings of 3 or more units on a site abutting an RS or RL zone.	
Side - Street side	10 ft		
Rear	10 ft	10 ft	20 ft abutting an RS or RL zone, 10 ft elsewhere.
Garage	5 ft back from street-facing facade of primary structure		
Accessory	See 17.42.030 (Agricultural Accessory Structures) and		

structures	17.42.160 (Residential Accessory Structures)		
Site coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.		
Maximum coverage	50%	75%	N.A.
Additional coverage	An additional 10% of lot area may be covered with Minor Use Permit approval, with the review and approval of a drainage plan by the City Engineer.	An additional 10% of lot area may be covered with Minor Use Permit approval, with the review and approval of a drainage plan by the City Engineer.	
Floor area ratio (FAR)	Maximum floor area ratio for non-residential structures.		
Maximum FAR	0.40		
Height limit	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft	35 ft	45 ft
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		

Notes:

- (1) A proposed residential project shall not be proposed at less than the minimum density provided for the applicable zoning district.

**17.21.060 - Commercial Uses in Residential Zoning Districts**

**A. Applicability.** The standards in this Section apply to, retail trade, and business and professional service uses identified by Section [17.21.020](#), Table 2-1, as allowable within a residential zoning district and subject to the requirements of this Section.

**B. Retail uses.** A neighborhood market, restaurant, cafe, or coffee shop shall comply with the following standards:

- 1. Site planning.** Each proposed site shall be planned to provide pedestrian orientation and the buffering of on-site non-residential activities from adjacent residential development. No parking shall be located between buildings and a public street.
- 2. Limitation on floor area.** No individual use shall exceed a total floor area of 10,000 square feet.
- 3. Hours of operation.** A commercial use that is subject to this Section shall be open for business only during the hours from 7:00 a.m. to 8:00 p.m., unless other hours are specifically authorized by the Use Permit approval for the project.

**C. Business and professional services.** A doctor's office, or professional or administrative office may be approved in a residential zoning district only on a site that is adjacent to, or separated only by a street or alley from, a commercial or industrial zoning district.

## Chapter 17.22 Commercial Zoning Districts

Sections:

[17.22.010 Purpose](#)

[17.22.020 Purposes of Commercial Zoning Districts](#)

[17.22.030 Commercial District Land Uses and Permit Requirements](#)

[17.22.040 Commercial District Subdivision Standards](#)

[17.22.050 Commercial District Site Planning and Building Standards](#)

[17.22.060 CBD Frontage and Facade Standards](#)

### **17.22.010 - Purpose**

This Chapter lists the land uses that may be allowed within the commercial zoning districts established by Section 17.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.22.020 - Purposes of Commercial Zoning Districts**

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

**A. CN (Neighborhood Commercial) zoning district.** The CN zoning district is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services for adjacent residential neighborhoods. The maximum allowable residential density within the CN district for the residential component of a mixed use project is 12 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CN zoning district implements and is consistent with the CN land use designation of the Coastal General Plan.

**B. CO (Office Commercial) zoning district.** The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. The maximum allowable residential density within the CO district for either the residential component of a mixed use project or multi-family dwellings as a primary use is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CO zoning district implements and is consistent with the CO land use designation of the Coastal General Plan.

**C. CBD (Central Business District) zoning district.** The CBD zoning district is applied to the core of the downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in

the context of pedestrian oriented development. The maximum allowable residential density within the CBD zone for the residential component of a mixed use project is 40 dwelling units per acre; the maximum floor area ratio (FAR) is 2.0. The CBD zoning district implements and is consistent with the CBD land use designation of the Coastal General Plan.

**D. CG (General Commercial) zoning district.** The CG zoning district is applied to areas of the City that are appropriate for less compact and intensive commercial uses than those accommodated within the CBD zone. Allowable land uses are typically more auto-oriented than pedestrian oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products (appliances, home furnishings, building materials, etc.) The maximum allowable residential density within the CG district for the residential component of a mixed use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CG zoning district implements and is consistent with the CG land use designation of the Coastal General Plan.

**E. CH (Highway and Visitor Serving) zoning district.** The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CH zoning district implements and is consistent with the CH land use designation of the Coastal General Plan.

#### **17.22.030 - Commercial District Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-6 identifies the uses of land allowed by this Development Code in each Commercial zoning district, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements). A Coastal Development Permit shall be required for all development, including a change in land use in compliance with Section 17.71.045, and such CDP shall be fully consistent with all applicable provisions of the certified LCP. A land use may also require a Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.

**B. Requirements for certain specific land uses.** Where the last column in Table 2-6 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

**C. Findings for Use Permit or Minor Use Permit approval.** The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by Section 17.71.060 (Use Permit and Minor Use Permit).

- 1. CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local

neighborhood and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.

**2. CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.

**3. CBD (Central Business District) district.** The use complements the intense, pedestrian and regionally oriented shopping areas of the CBD, and will not detract physically from the basically pedestrian nature of the CBD.

**4. CG (General Commercial) district.**

- a. The use is generally oriented to clients arriving by auto rather than pedestrians;
- b. The uses generally require larger display and/or storage areas; and
- c. The use is not dependent on heavy customer traffic per square foot.

**5. CH (Highway and Visitor Commercial) district.**

- a. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic;
- b. Secondary uses may be allowed where primary uses are precluded because of environmental concerns or other site specific problems; and
- c. The use is generally vehicular-oriented unless part of a larger visitor-oriented complex.

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b>				
	<b>MUP</b>	<b>Minor Use Permit required (see Section 17.71.060)</b>				
	<b>UP</b>	<b>Use Permit required (see Section 17.71.060)</b>				
	<b>S</b>	<b>Permit requirement set by Specific Use Regulations</b>				
	<b>—</b>	<b>Use not allowed</b>				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>					<b>Specific Use Regulations</b>
	<b>CN</b>	<b>CO</b>	<b>CBD</b>	<b>CG</b>	<b>CH</b>	



AGRICULTURAL, RESOURCE & OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
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INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Laboratory - Analysis, research and development, testing	—	—	—	P	—	
Printing and publishing	—	—	P(2)	P	—	
Recycling - Reverse vending machine	P	P	P	P	P	
Recycling - Small collection facility	P	P	P	P	P	17.42.150
Recycling - Large collection facility	—	—	—	UP	—	17.42.150
Recycling - Light processing	—	—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).

<b>TABLE 2-6</b> <b>Allowed Land Uses and Permit Requirements</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b> <b>Minor Use Permit required (see</b>
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<b>for Commercial Zoning Districts</b>	<b>MUP</b>	<b>Section 17.71.060</b>				
	<b>UP</b>	<b>Use Permit required (see Section 17.71.060)</b>				
	<b>S</b>	<b>Permit requirement set by Specific Use Regulations</b>				
	<b>—</b>	<b>Use not allowed</b>				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>					<b>Specific Use Regulations</b>
	<b>CN</b>	<b>CO</b>	<b>CBD</b>	<b>CG</b>	<b>CH</b>	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Campground, recreational vehicle (RV) park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	—	UP	P	P	
Commercial recreation facility - Outdoor	—	—	—	UP	UP	
Conference/convention facility	—	—	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	—	—	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School - Specialized education/training	—	UP	UP	UP	—	
Sports and entertainment assembly	—	—	—	UP	UP	
Studio - Art, dance, martial arts, music, etc.	—	UP	P	P	P	
Theater	—	—	P	P	P	

**RESIDENTIAL USES**

Emergency/transitional	—	—	—	P	—	
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shelter						
Home occupation	P	P	P	P	P	17.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	17.42.090
Multi-family dwellings	P	UP	UP	UP	UP	17.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility, 7 or more clients	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	UP	UP	17.42.100

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b>
	<b>MUP</b>	<b>Minor Use Permit required (see Section 17.71.060)</b>
	<b>UP</b>	<b>Use Permit required (see Section 17.71.060)</b>
	<b>S</b>	<b>Permit requirement set by Specific Use Regulations</b>
	<b>—</b>	<b>Use not allowed</b>

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
RETAIL TRADE						
Art, antique, and collectables stores	—	—	P	P	P	
Artisan shop	—	—	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	P	P	
Big box retail	—	—	UP	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	—	
Building and landscape materials sales - Outdoor	—	—	—	UP	—	17.42.130
Construction and heavy equipment sales and rental	—	—	—	UP	UP	17.42.130
Convenience or liquor store	UP	—	P	P	P	
Drive-through retail	—	—	UP	UP	UP	17.42.070
Farm supply and feed store	—	—	—	P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
Furniture, furnishings and appliance store	—	—	P	P	—	

General retail - 5,000 sf or larger	—	—	P	P	P	
General retail - Less than 5,000 sf	P	—	P	P	P	
Groceries, specialty foods	P	—	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Office supporting retail	P	P	P	P	P	
Outdoor retail sales and activities	—	—	P	P	P	17.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	17.42.190
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	17.42.180
Shopping center	—	—	—	UP	UP	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
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CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b>
	<b>MUP</b>	<b>Minor Use Permit required (see Section 17.71.060) Use Permit required (see</b>

	<b>UP Section 17.71.060)</b> <b>S Permit requirement set by</b> <b>— Specific Use Regulations</b> <b>Use not allowed</b>					
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>					<b>Specific Use Regulations</b>
	<b>CN</b>	<b>CO</b>	<b>CBD</b>	<b>CG</b>	<b>CH</b>	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	
Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Processing	—	P	P(2)	P	—	
Office - Professional/administrative	—	P	P	P	P	

SERVICES - GENERAL

Adult day care	P	P	P	P	—	
Catering service	—	P	—	P	—	
Child day care center	UP	UP	UP	UP	—	
Drive-through service	—	—	UP	UP	UP	17.42.070
Equipment rental	—	—	UP	P	UP	
Kennel, animal boarding	—	—	—	UP	—	
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	P	17.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	

Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	—	—	P	—	
Personal services	P	P	P	P	UP	
Personal services - Restricted	—	—	UP	UP	—	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	
Social service organization	—	P	P	P	—	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
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Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b>
	<b>MUP</b>	<b>Minor Use Permit required (see Section 17.71.060)</b>

Districts	<p><b>UP</b> Use Permit required (see Section 17.71.060)</p> <p><b>S</b> Permit requirement set by Specific Use Regulations</p> <p><b>—</b> Use not allowed</p>					
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT				
	CN	CO	CBD	CG	CH	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	17.42.144
Telecommunications facility	S	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	UP	
Utility facility	P	P	P	P	P	
Vehicle storage	—	—	—	UP	UP	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.



**17.22.040 - Commercial District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-7 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any allowed dwellings complies with the maximum density for the applicable zone.

**TABLE 2-7 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
CN	2,000 sf	25 ft	N.A.	3 times width; except that lots less than 50 ft in width may be 150 ft in depth if they have both fronting street and rear alley frontages.
CO	6,000 sf	50 ft	N.A.	3 times width
CBD	2,000 sf	20 ft	N.A.	3 times width; except that lots less than 50 ft in width may be 150 ft in depth if they have both

				fronting street and rear alley frontages.
CG	5,000 sf	50 ft	N.A.	3 times width
CH	6,000 sf	50 ft	N.A.	3 times width

**17.22.050 - Commercial District Site Planning and Building Standards**

**A. General standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-8 and 2-9 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 and all other applicable policies and standards of the Local Coastal Program.

**TABLE 2-8 - CN, CO, AND CBD DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	CN Neighborhood Commercial	CO Office Commercial	CBD Central Business District
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.		
Maximum density	24 units per acre	24 units per acre	40 units per acre
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.		
Front	Same as the front setback for an R zone on the same block; 10 ft elsewhere.	20 ft for buildings 20 ft or more in height; 15 ft for other buildings	None allowed - Building facades shall abut the back of the public sidewalk, except as

			provided in <a href="#">17.22.060</a> .
Side - Interior (each)	Same as the front setback required for an R zone abutting the side property line; none required elsewhere.	10 ft; 15 ft adjacent to an abutting R zone.	None required
Side - Street side	None required	Same as front setback	None required
Rear	15 ft; 5 ft adjacent to an alley.	10 ft; 15 ft adjacent to an abutting R zone; 5 ft adjacent to an alley.	15 ft for a building 12 ft or more in height on a site abutting an R zone; 5 ft adjacent to an alley; none required elsewhere.
Floor area ratio (FAR)	Maximum floor area ratio allowed. May be increased with Use Permit approval to accommodate housing units and/or live-work units up to the maximum density allowed in the zone.		
	0.40	0.40	2.00
Site coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.		
Maximum coverage	No limitation		
Height limit	Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.		
Maximum height	25 ft	25 ft; 35 ft with Use Permit	35 ft and 3 stories; 45 ft and

	approval.	3 stories with Use Permit approval, except west of Highway 1.
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	

**TABLE 2-9 - CG AND CH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	CG General Commercial	CH Highway and Visitor Commercial
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.	
Maximum density	24 units per acre	
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.	
Front	10 ft on an arterial street; same as the front setback for an R zone on the same block; none required elsewhere.	15 ft on an arterial street; same as the front setback for an R zone on the same block; 5 ft required elsewhere.
Side - Interior (each)	Same as the front setback required for an R zone abutting the side property line; none required elsewhere.	
Side - Street side	Same as front setback.	Same as front setback.

		Except for properties north of Pudding Creek and west of Main Street with more than 135 feet of frontage, see Section 17.50.070 (H)
Rear	5 ft adjacent to an alley; 15 ft adjacent to an abutting residential zone; none required elsewhere.	10 ft adjacent to an alley; 15 ft adjacent to residential zone; 30 ft from the Haul Road; none required elsewhere.
Floor area ratio (FAR)	Maximum floor area ratio allowed. May be increased with Use Permit approval to accommodate housing units and/or live-work units up to the maximum density allowed in the zone.	
	0.40	
Maximum floor area	Maximum floor area allowed for individual commercial buildings in the locations noted.	
	<p>a. Between the Noyo River and Pudding Creek bridges - 50,000 sf.</p> <p>b. East of Highway 1 and north of Pudding Creek bridge, and south of the Noyo River bridge - 40,000 sf.</p> <p>c. West of Highway 1 and north of Pudding Creek bridge and south of the Noyo River bridge - 15,000 sf.</p>	
Site coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.	
Maximum coverage	No limitation	
Height limit	Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	35 ft; 45 ft with Use Permit approval. 28 ft and 2 stories west of Highway 1.	35 ft. 28 ft and 2 stories west of Highway 1; 35 ft and 3 stories west of Highway 1 and north of Pudding Creek with Use

		Permit approval, provided that the building setback from the Haul Road shall be increased by 1 ft for each 1 ft of additional height over 28 ft.
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	

**17.22.060 - CBD Frontage and Facade Standards**

**A. Applicability.** The requirements of this Section apply to proposed development within the CBD zoning district. Each new non-residential structure, and all alterations to existing structures involving any change in the facade at the street frontage, shall comply with the following standards. The review authority may approve minor variations to these standards as deemed appropriate, provided that the review authority also first finds that the minor variation will still produce a new or altered building that complies with the intent of this Section.

**B. Limitation on the location of allowable land uses.** Each land use shall be located as follows.

1. The ground floor of each non-residential structure shall be limited to the uses allowed on the ground floor by Section [17.22.020](#), Table 2-6, to enhance the pedestrian orientation of downtown streets. Examples of the pedestrian-oriented uses allowed by Table 2-6 include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. The review authority may modify the Table 2-6 limitations on ground floor uses when existing structures are re-occupied by different tenants or uses, or when this requirement is determined by the review authority to be infeasible because of excessive storefront vacancies.
2. Ground floor, street fronting business/service offices may be approved if the review authority first determines that the use will not impair the pedestrian character of the street, provided that:
  - a. Parcels on the block occupied by office uses that are not pedestrian oriented constitute less than 50 percent of the block frontage;
  - b. The remainder of the block is characterized primarily by retail and/or restaurant uses; and
  - c. The facade design of the structure that accommodates the office contributes to the visual interest of the street and conspicuously expresses the nature of the use.

**C. Elevation of first floor.** At least 75 percent of the street fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.

**D. Pedestrian access.** The primary entrance of each ground floor use shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.

**E. Formula design prohibited.** The architectural style and exterior finish materials of each proposed structure shall be designed based upon the architectural traditions of Fort Bragg and Mendocino County, and the architectural styles prevalent in the site vicinity. A building proposed with architectural features substantially similar to those found in other communities on buildings occupied by the same corporate or franchise entity that will occupy the proposed building shall not be approved.

## Chapter 17.24 Industrial Zoning Districts

Sections:

[17.24.010 Purpose](#)

[17.24.020 Purposes of Industrial Zoning Districts](#)

[17.24.030 Industrial District Land Uses and Permit Requirements](#)

[17.24.040 Industrial District Subdivision Standards](#)

[17.24.050 Industrial District Site Planning and Building Standards](#)

[17.24.060 HD \(Harbor District\) Zone Standards](#)

### **17.24.010 - Purpose**

This Chapter lists the land uses that may be allowed within the industrial zoning districts established by Section 17.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.24.020 - Purposes of Industrial Zoning Districts**

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

- A. IL (Light Industrial) zoning district.** The IL zoning district is applied to areas of the City that are appropriate for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses that do not generate significant customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Allowable manufacturing uses and activities must be entirely within enclosed structures. The maximum floor area ratio (FAR) is 0.40. The IL zoning district implements and is consistent with the IL land use designation of the Coastal General Plan.
- B. IH (Heavy Industrial) zoning district.** The IH zoning district is applied to areas of the City that are appropriate for a range of heavy industrial including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The maximum floor area ratio (FAR) is 0.40. The IH zoning district implements and is consistent with the IH land use designation of the Coastal General Plan.
- C. IT (Timber Resources Industrial) zoning district.** The IT zoning district is applied to areas appropriate for timber resource and forest products related manufacturing, including a variety of related industrial uses, as well as related support activities including railroad lines, truck shipping facilities, power generation, and related uses; and aquaculture. The maximum floor area ratio (FAR) is 0.40. The IT zoning district implements and is



consistent with the IT land use designation of the Coastal General Plan.

**D. HD (Harbor District) zoning district.** The HD zoning district is applied to the Noyo Harbor, to acknowledge and maintain its function as a commercial fishing center with a mix of commercial and industrial activities that support harbor operations, and protect ocean-abutting parcels for coastal dependent and coastal related uses. Allowable uses may include aquaculture, boat sales, construction, and service, commercial fishing and charter operations, fish processing, gift shops, marine hardware, retail fish sales, and similar and compatible uses. The maximum area ratio (FAR) is 0.75. The HD zoning district implements and is consistent with the HD land use designation of the Coastal General Plan.

**17.24.030 - Industrial District Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-10 identifies the uses of land allowed by this Development Code in each industrial zoning district, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements). A Coastal Development Permit shall be required for all development, including a change in land use in compliance with Section 17.71.045, and such CDP shall be fully consistent with all applicable provisions of the certified LCP. A land use may also require a Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.

**B. Requirements for certain specific land uses.** Where the last column in Table 2-10 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

**C. IT zone additional permit requirements.** In addition to the planning permit requirements established by Table 2-10 for the IT (Timber Resource Industrial) zone, Use Permit approval shall be required for:

1. The construction of a new building;
2. The expansion of an existing building by 25 percent or more; and
3. A change in use of an existing building from one type of allowable industrial process or storage to a different type of use.

<b>TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b>
	<b>MUP</b>	<b>Minor Use Permit required (see Section 17.71.060)</b>
		<b>Use Permit required (see</b>

	<b>UP</b>	<b>Section 17.71.060)</b>			
	<b>S</b>	<b>Permit requirement set by Specific Use Regulations</b>			
	<b>—</b>	<b>Use not allowed</b>			
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>				<b>Specific Use Regulations</b>
	<b>IL</b>	<b>IH</b>	<b>IT</b>	<b>HD</b>	

**AGRICULTURAL, RESOURCE & OPEN SPACE USES**

Aquaculture	—	UP(3)	UP	UP	17.42.046
Crop production, horticulture, orchard, vineyard	P	P	P(4)	—	

**INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING**

Agricultural product processing	—	P	—	—	
Artisan/craft product manufacturing	P(2)	—	—	—	
Boat and ship construction, repair, maintenance	—	P	—	P	
Construction contractor	P(2)	P(2)	—	—	
Fish processing	P(2)	P	—	P	
Laboratory - Medical, analytical, research & development	P(2)	P	—	—	
Laundry, dry cleaning plant	P	P	—	—	
Lumber and wood product manufacturing		UP	P(4)	—	
Manufacturing/processing - Heavy	—	UP	—	—	
Manufacturing/processing - Light	P(2)	P	—	—	
Manufacturing/processing - Medium intensity	—	P(2)	—	—	

Media production	P	P	—	—	
Petroleum product storage and distribution	UP	P	—	—	
Printing and publishing	P	P	—	—	
Recycling - Heavy processing	UP	UP	—	—	17.42.150
Recycling - Large collection facility	UP	UP	—	—	17.42.150
Recycling - Light processing	UP	UP	—	—	17.42.150
Recycling - Reverse vending machine	P	P	—	—	17.42.150
Recycling - Scrap and dismantling yards	—	UP	—	—	
Recycling - Small collection facility	P	P	—	P	17.42.150
Storage - Cold storage facility, ice plant	—	UP	—	UP	
Storage - Outdoor	UP	UP	UP	UP	17.42.140
Storage - Personal storage facility (mini-storage)	P	P	—	—	
Storage - Warehousing	P(2)	P	—	—	
Wholesaling and distribution	P(2)	P	—	—	

Key to Zoning District Symbols

<b>IL</b>	Light Industrial	<b>IT</b>	Timber Resources Industrial
<b>IH</b>	Heavy Industrial	<b>HD</b>	Harbor District

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	Permitted Use, Zoning Clearance required				
	P	Minor Use Permit required (see Section 17.71.060)			
	MUP	Use Permit required (see Section 17.71.060)			
	UP	Permit requirement set by Specific Use Regulations			
	S	Use not allowed			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	—	—	17.40
Commercial recreation facility - Indoor	UP	—	—	—	
Commercial recreation facility - Outdoor	UP	UP	—	—	
Fishing pier	—	—	—	UP	
Health/fitness facility	UP	—	—	—	
Hiking/riding trail	—	—	P	—	
Library, museum	—	—	—	UP	
Meeting facility, public or private	UP	—	—	—	
Park, playground	—	—	P	—	
Nature preserve	—	—	P	—	
School - Specialized education/training	UP	UP	—	—	
Sports and entertainment assembly	—	UP	—	—	

RESIDENTIAL USES					
Caretaker quarters	—	MUP	—	MUP	
Live/work unit	UP	—	—	UP	17.42.090

Key to Zoning District Symbols

<b>IL</b>	Light Industrial	<b>IT</b>	Timber Resources Industrial
<b>IH</b>	Heavy Industrial	<b>HD</b>	Harbor District

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
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TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	Permitted Use, Zoning Clearance required				
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	Use Permit required (see Section 17.71.060)				
	Permit requirement set by Specific Use Regulations				
	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	IL	IH	IT	HD	

RETAIL TRADE

Accessory retail or services	MUP	MUP	—	MUP	17.42.020
Bar/tavern	—	—	—	MUP	
Boat and ship sales	—	—	—	P	

Building and landscape materials sales - Indoor	P	P	—	—	
Building and landscape materials sales - Outdoor	UP	P	—	—	17.42.130
Construction and heavy equipment sales and rental	UP	P	—	—	17.42.130
Convenience store	—	—	—	MUP	
Farm supply and feed store	P(2)	P	—	—	
Fuel dealer (propane for home and farm use, etc.)	P	—	—	—	
Marine hardware and supplies sales	—	—	—	P	
Mobile home or RV sales	UP	UP	—	—	
Restaurant, café, coffee shop	—	—	—	MUP	
Retail sales accessory to wholesaling	MUP	MUP	—	—	
Service station	UP	UP	—	—	17.42.180

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	—	P	
Business support service	P	—	—	—	
Office - Accessory	P	P	P(4)	P	
Office - Processing and corporate	P	P	—	—	

Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.

<b>TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts</b>	<b>P</b>	<b>Permitted Use, Zoning Clearance required</b>			
	<b>MUP</b>	<b>Minor Use Permit required (see Section 17.71.060)</b>			
	<b>UP</b>	<b>Use Permit required (see Section 17.71.060)</b>			
	<b>S</b>	<b>Permit requirement set by Specific Use Regulations</b>			
	<b>—</b>	<b>Use not allowed</b>			
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>				<b>Specific Use Regulations</b>
	<b>IL</b>	<b>IH</b>	<b>IT</b>	<b>HD</b>	

SERVICES - GENERAL

Accessory retail or services	MUP	MUP	—	—	17.42.020
Equipment rental	P(2)	P(2)	—	—	
Kennel, animal boarding	UP	UP	—	—	
Lodging - Hotel or motel	—	—	—	UP(5)	
Maintenance service - Client site services	P(2)	P	—	—	
Medical Marijuana	UP	UP	—	—	FBMC 9.30

Dispensary					(Ord. 851 §1, 2005) & 17.42.095
Public safety facility	P	P	P(4)	P	
Repair service - Equipment, large appliances, etc.	P(2)	P	—	—	
Vehicle services - Major repair/body work	UP	UP	—	—	
Vehicle services - Minor maintenance/repair	P	P	—	—	
Veterinary clinic, animal hospital	P	P	—	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	P(2)	P	—	—	
Boat launching facility	—	—	—	P	
Broadcasting studio	P	—	—	—	
Freight terminal	P(2)	P	—	—	
Harbor and marina facilities	—	—	—	P	
Parking facility, public or commercial	—	—	—	MUP	
Pipeline or transmission line	S	S	S	S	17.42.144
Telecommunications facility	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	
Utility facility	P	P	—	—	
Vehicle storage	UP	UP	—	—	



Key to Zoning District Symbols

IL	Light Industrial	IT	Timber Resources Industrial
IH	Heavy Industrial	HD	Harbor District

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) Use only allowed in Coastal Zone.
- (4) See Section [17.24.030.C](#) for additional permit requirements.
- (5) Allowed only on a parcel with no harbor basin water frontage, and/or with its buildable area over 25 feet above mean high tide.

**17.24.040 - Industrial District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-11 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. An industrial condominium may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size.

**TABLE 2-11 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
IL	5,000 sf	50 ft	100 ft	3 times width
IH	5,000 sf	50 ft	100 ft	3 times width
IT	5,000 sf	50 ft	100 ft	3 times width

HD	2,000 sf	25 ft	N.A.	3 times width, except that lots less than 50 ft wide may be 150 ft in depth.
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**17.24.050 - Industrial District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-12 and 2-13 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-12 - IL AND IH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	IL Light Industrial	IH Heavy Industrial
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.	
Maximum density	15 live/work units per acre	1 caretaker unit per parcel
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.	
Front	30 ft from Highway 1; 15 ft elsewhere.	
Side - Interior (each)	10 ft; except no setback is required if the other side is 15 ft or more. 10 ft on any side abutting a C zone. 30 ft on any side abutting an R or OS zone, or a PD zone not specified for industrial uses.	
Side - Street side	Same as front setback. Except for properties north of Pudding Creek and west of Main Street with more than 135 feet of frontage, see Section	

Rear	17.50.070 (H)	
	Abutting an alley, 10 ft within 30 ft of each side property line or driveway accessing the alley; 30 ft if adjacent to an R zone; none required elsewhere.	
Floor area ratio (FAR)	Maximum FAR allowed.	
	0.40	
Height limit	Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	35 ft; 45 ft with Use Permit approval.	40 ft; 60 ft with Use Permit approval.
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	

**TABLE 2-13 - IT AND HD DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	IT Timber Resources Industrial	HD Harbor District
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.	
Maximum density	None allowed	1 caretaker unit per parcel
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See Section	

	17.30.100 for exceptions to these requirements.	
Front	30 ft from Highway 1; 15 ft elsewhere.	None required
Side - Interior (each)	10 ft; except no setback allowed if the other side is 15 ft or more. 10 ft on any side abutting a C zone. 30 ft on any side abutting an R or OS zone, or a PD zone not specified for industrial uses.	10 ft abutting a different zone; none required elsewhere.
Side - Street side	Same as front setback.	
Rear	Abutting an alley, 10 ft within 30 ft of each side property line or driveway accessing the alley; none required elsewhere.	10 ft abutting a different zone; none required elsewhere.
Floor area ratio (FAR)	Maximum FAR allowed.	
	0.40	0.75
Height limit	Maximum allowable height of structures. See Section 17.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	40 ft; 60 ft with Use Permit approval.	30 ft; 45 ft with Use Permit approval.
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)	
Landscaping	See Chapter 17.34 (Landscaping Standards)	
Parking	See Chapter 17.36 (Parking and Loading)	
Signs	See Chapter 17.38 (Signs)	

**17.24.060 - HD (Harbor District) Zone Standards**

Each secondary use in the HD zone shall be subordinate to marine commercial and industrial uses and shall not

be the primary use on a parcel abutting the water. In particular, bars, restaurants, convenience stores and other non-coastal dependent uses shall not occupy more than 25 percent of the gross area of any waterfront parcel and shall not occupy more than 50 percent of the gross area of any other parcel in the HD zone, except for areas with an elevation of 25 feet or more above mean high tide and physically separated from the basin area. For multiple-use projects, the coastal dependent portion (including its buildings, dock, landscaping, parking, etc.) shall occupy or be allotted at least 75 percent of the overall project area for waterfront properties and 50 percent of the area for other properties.

## Chapter 17.26 Special Purpose Zoning Districts

Sections:

[17.26.010 Purpose](#)

[17.26.020 Purposes of Special Purpose Zoning Districts](#)

[17.26.030 Special Purpose District Land Uses and Permit Requirements](#)

[17.26.040 Special Purpose District Subdivision Standards](#)

[17.26.050 Special Purpose District Planning and Building Standards](#)

### **17.26.010 - Purpose**

This Chapter lists the land uses that may be allowed within the special purpose zoning districts established by Section 17.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.26.020 - 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 applied to properties that are largely unimproved and used for the preservation of natural resources and habitats, passive outdoor recreation, scenic resources, and/or for the protection of public health and safety (e.g., preservation of floodplains). Allowable uses are limited to those that support maintenance and/or recreational uses. The maximum floor area ratio (FAR) is 0.10. The OS zoning district implements and is consistent with the OS land use designation of the Coastal General Plan.

**B. PR (Parks and Recreation) zoning district.** The PR zoning district is applied to the sites of public parks and recreational facilities. Allowable uses are limited to recreational uses, and the structures needed to support those uses, and facility and site maintenance. The maximum floor area ratio (FAR) is 0.25. The PR zoning district implements and is consistent with the PR land use designation of the Coastal General Plan.

**C. PF (Public Facility) zoning district.** The PF zoning district is applied to the sites of existing and proposed public buildings, utility facilities, water and wastewater treatment plants, and related easements. The maximum floor area ratio (FAR) is 0.75. The PF zoning district implements and is consistent with the PF land use designation of the Coastal General Plan.

### **17.26.030 - Special Purpose District Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-14 identifies the uses of land allowed by this Development Code in each Special Purpose zoning district, and the planning permit required to establish each use, in compliance with Section 17.20.030 (Allowable Land Uses and Planning Permit Requirements). A Coastal Development Permit shall be required for all development, including a change in land use in compliance with Section 17.71.045, and such CDP shall be fully consistent with all applicable provisions of the certified LCP. A land use may also require a Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.

**B. Requirements for certain specific land uses.** Where the last column in Table 2-14 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	Permitted Use, Zoning			Specific Use Regulations
	P	MUP	UP	
	Clearance required	Minor Use Permit required (see Section 17.71.060)	Use Permit required (see Section 17.71.060)	
	S	—	—	
	—	—	—	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	

**AGRICULTURAL, RESOURCE & OPEN SPACE USES**

Animal keeping	S	S	S	17.42.040
Nature preserve	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	P	
Diking, Filling, and dredging in wetlands	P			

**INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING**

Recycling - Reverse vending machine	—	—	P	17.42.150
Recycling - Small collection	—	—	MUP	17.42.150

facility				
Storage - Warehouse	—	—	P	
Storage - Outdoor	—	—	UP	17.42.140

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facility	P	UP	—	
Health/fitness facility	—	UP	—	
Hiking/riding trail	P	P	P	
Library, museum	—	UP	UP	
Meeting facility, public or private	—	UP	UP	
Park, playground	—	P	P	
School - Elementary, middle, secondary	—	—	P	
School - Specialized education/training	—	—	P	
Sports and entertainment assembly	—	UP	UP	
Theater	—	UP	UP	

RESIDENTIAL USES

Caretaker quarters	MUP	MUP	MUP	
Emergency/transitional shelter	—	—	UP	
Farm dwelling on a parcel of 10 acres or more	MUP	—	—	
Residential care facility for the elderly (RCFE)	—	—	UP	
Residential care facility, 7 or more clients	—	—	UP	

RETAIL TRADE

Accessory retail or services	—	P	P	17.42.030
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SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Clinic, urgent care	—	—	UP	
--	---	---	----	--



Medical services - Hospital	—	—	UP	
Office - Accessory	P	P	P	
Office - Government	—	—	P	

SERVICES - GENERAL

Accessory retail or services	—	P	P	17.42.020
Adult day care	—	—	UP	
Child day care center	—	—	UP	
Public safety facility	—	—	P	
Social service organization	—	—	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	—	UP	
Parking facility, public or commercial	—	—	P	
Pipeline or transmission line				17.42.144
Telecommunications facility	S	S	S	17.44
Transit station or terminal	—	—	UP	
Utility facility	—	—	P	
Vehicle storage	—	—	UP	

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility
PR	Parks and Recreation		

Notes:

- (1) See Article 10 for land use definitions.

**17.26.040 - Special Purpose District Subdivision Standards**

The minimum area and dimensions for new parcels in the OS, PR, and PF zoning districts shall be determined by the City through the subdivision process.

**17.26.050 - Special Purpose District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements established by the City through the Use Permit process, capital improvements programming process, or leasing of public property, as applicable, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 and all other applicable policies and standards of the Local Coastal Program.

## Chapter 18.21 Residential Zoning Districts

Sections:

[18.21.010 Purpose](#)

[18.21.020 Purposes of the Residential Zoning Districts](#)

[18.21.030 Residential District Allowable Land Uses and Permit Requirements](#)

[18.21.040 Residential District Subdivision Standards](#)

[18.21.050 Residential District Site Planning and Building Standards](#)

[18.21.060 Commercial Uses in Residential Zoning Districts](#)

### **18.21.010 - Purpose**

This Chapter lists the land uses that may be allowed within the residential zoning districts established by § 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 930, § 2, passed 06-12-2017)

### **18.21.020 - 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. RR (Rural Residential) zoning district.** The RR zoning district is applied to areas on the northern fringes of the City that are appropriate for single-family dwellings in a semi-rural environment that can also accommodate lower intensity agricultural land uses. The maximum allowable residential density within the RR district ranges from 1 dwelling unit per 5 acres to 1 dwelling unit per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RR zoning district symbol (see § [18.21.040](#) - Residential District Subdivision Standards). The RR zoning district implements and is consistent with the RR land use designations of the Inland General Plan.

**B. RS (Suburban Residential) zoning district.** The RS zoning district is applied to areas of the City that are appropriate for single-family dwellings, but where infrastructure limitations and/or environmental constraints limit the ability for development to achieve urban densities. The maximum allowable residential density within the RS district ranges from 1 to 3 dwelling units per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RS zoning district symbol (see § [18.21.040](#) - Residential District Subdivision Standards). The RS zoning district implements and is consistent with the RS

land use designation of the Inland General Plan.

**C. RL (Low Density Residential) zoning district.** The RL zoning district is applied to areas of the City that are appropriate for neighborhoods of single-family dwellings on standard urban lots, surrounding the more densely developed core of the City. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RL district ranges from 3 to 6 dwelling units per acre; the maximum floor area ratio (FAR) for nonresidential uses is 0.40. The RL zoning district implements and is consistent with the RL land use designation of the Inland General Plan.

**D. RM (Medium Density Residential) zoning district.** The RM zoning district is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RM district ranges from 6 to 12 dwelling units per acre; the maximum floor area ratio (FAR) for nonresidential uses is 0.40. The RM zoning district implements and is consistent with the RM land use designation of the Inland General Plan.

**E. RH (High Density Residential) zoning district.** The RH zoning district is applied to areas of the City that are appropriate for a variety of higher density housing types, primarily on larger parcels where innovative site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or clusters of retail establishments. The maximum allowable residential density within the RH district ranges from 10 to 15 dwelling units per acre; the maximum floor area ratio (FAR) for nonresidential uses is 0.40. The RH zoning district implements and is consistent with the RH land use designation of the Inland General Plan.

**F. RVH (Very High Density Residential) zoning district.** The RVH zoning district is applied to areas of the City that are appropriate for high density multifamily housing near commercial areas and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels or clusters of retail establishments. The maximum allowable residential density within the RVH district ranges from 12 to 24 dwelling units per acre; the maximum floor area ratio (FAR) for nonresidential uses is 0.40. The RVH zoning district implements and is consistent with the RVH land use designation of the Inland General Plan.

(Ord. 930, § 2, passed 06-12-2017)

#### **18.21.030 - Residential District Allowable Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-1 identifies the uses of land allowed by this Development Code in each residential zoning district, and the planning permit required to establish each use, in compliance with

§ 18.20.030 (Allowable Land Uses and Planning Permit Requirements).

**B. Requirements for certain specific land uses.** Where the last column in Table 2-1 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted use, Zoning Clearance P required Minor Use Permit required (see MUP § 18.71.060) UP Use Permit required (see § 18.71.060) S Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
AGRICULTURAL, RESOURCE AND OPEN SPACE USES							
Agricultural accessory structure	P	P	—	—	—	—	18.42.030
Animal keeping	S	S	S	S	S	S	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES							
Equestrian facility	UP	—	—	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	
Private residential recreation facility	UP	UP	MUP	MUP	MUP	MUP	
School - Private	UP	UP	UP	UP	UP	UP	
School - Public	P	P	P	P	P	P	

Key to Zoning District Symbols			
<b>RR</b>	Rural Residential	<b>RM</b>	Medium Density Residential
<b>RS</b>	Suburban Residential	<b>RH</b>	High Density Residential
<b>RL</b>	Low Density Residential	<b>RVH</b>	Very High Density Residential

Notes:

- (1) See Article 10 for land use definitions.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	Permitted use, Zoning Clearance							Specific Use Regulations
	P required							
	Minor Use Permit required (see MUP § 18.71.060)							
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Regulations	
	RR	RS	RL	RM	RH	RVH		
	UP Use Permit required (see § 18.71.060)							
	S Use Regulations							
	— Use not allowed							
<b>RESIDENTIAL USES</b>								
Condominium conversion - 3 units maximum per parcel	-	-	-	P	UP	UP		
Home occupation	P	P	P	P	P	P	18.42.080	
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110	
Manufactured home	P	P	P	P	P	P	18.42.110	
Multifamily housing, 3 units	-	-	-	P	P	P	18.42.120	
Multifamily housing, 4 or more units	-	-	-	UP	UP	P	18.42.120	
Co-housing, 4 or more units	-	-	-	UP	UP	P	18.42.120	

Organizational housing/care facility (sorority, monastery, residential care, etc.) of more than 3,000 SF or 3 units	-	-	-	UP	UP	UP	
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE)	-	-	-	UP	UP	UP	
Second unit – ADU/JADU	P	P	P	P	P	P	18.42.170
Tiny homes	P	P	P	P	P	P	18.42.175
Single residential unit	P	P	P	P	P	P	
<b>RETAIL TRADE AND GENERAL SERVICES</b>							
Accessory retail and services	-	-	-	P	P	P	18.42.020
Artisan shop	-	-	-	UP	UP	UP	
Neighborhood market	-	-	UP	UP	UP	UP	<a href="#">18.21.060</a>
Restaurant, cafe, coffee shop	-	-	UP	UP	UP	UP	<a href="#">18.21.060</a>

Key to Zoning District Symbols			
<b>RR</b>	Rural Residential	<b>RM</b>	Medium Density Residential
<b>RS</b>	Suburban Residential	<b>RH</b>	High Density Residential
<b>RL</b>	Low Density Residential	<b>RVH</b>	Very High Density Residential

Notes:

- (1) See Article 10 for land use definitions.

<b>TABLE 2-1</b>	<b>Permitted use, Zoning Clearance</b>
<b>Allowed Land Uses and</b>	<b>P required</b>

<b>Permit Requirements for Residential Zoning Districts</b>	<b>Minor Use Permit required (see MUP § 18.71.060)</b>						
	<b>UP Use Permit required (see § 18.71.060) Permit requirement set by Specific Use Regulations</b>						
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>						<b>Specific Use Regulations</b>
	<b>RR</b>	<b>RS</b>	<b>RL</b>	<b>RM</b>	<b>RH</b>	<b>RVH</b>	

SERVICES - BUSINESS AND PROFESSIONAL (2)

Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP	
Medical services - Doctor office	—	—	—	UP	UP	P	<a href="#">18.21.060</a>
Medical services - Extended care	—	—	—	UP	UP	UP	
Medical services - Hospital	—	—	—	UP	UP	UP	
Office - Accessory	P	P	P	P	P	P	
Office - Professional or administrative	—	—	—	—	—	UP	<a href="#">18.21.060</a>

SERVICES

Day care, adult - 6 or fewer clients	MUP	MUP	MUP	MUP	MUP	MUP	
Day care, adult - 7 or more clients	—	—	—	UP	UP	UP	
Day care, child - Small family day care home	P	P	P	P	P	P	
Day care, child - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060
Day care, child - Day care center	—	—	—	MUP	MUP	MUP	18.42.060
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	



Personal services	—	—	UP	UP	UP	UP	<a href="#">18.21.060</a>
Public safety facilities	UP	UP	UP	UP	UP	UP	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Pipelines, transmission lines	S	S	S	S	S	S	18.42.145
Utility facility	UP	UP	UP	UP	UP	UP	
Roof mounted solar and wind for on-site use	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Notes:

- (1) See Article 10 for land use definitions.
  - (2) A doctor’s office or professional or administrative office may be approved in a residential zoning district only on a site that is adjacent to or separated only by a street or alley from a commercial or industrial zoning district.
- (Ord. 930, § 2, passed 06-12-2017; Am. Ord. 959, § 2, passed 02-10-2020; Am. 980, § 2, passed 04-25-2022)

**18.21.040 - Residential District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-2 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require 1 or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review; provided, that the overall development site complies with the minimum parcel size, and the total number of any dwellings complies with the maximum density for the applicable zone.

**TABLE 2-2 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area (1)	Minimum Width	Minimum Depth	Maximum Depth
RR-1 through RR-5	As shown by the numerical suffix to the RR symbol on the Zoning Map, with the number in the suffix indicating the minimum lot area in acres.	200 ft, or more as determined by the review authority for a parcel larger than 3 acres;  100 ft for a parcel smaller than 3 acres.	200 ft	N.A.
RS	40,000 sf	100 ft	200 ft	N.A.
RS-15	15,000 sf	100 ft	100 ft	N.A.
RL	6,000 sf, but no more than 6 parcels per net acre	50 ft	100 ft	3 times width
RM	6,000 sf, but no more than 12 parcels per net acre	50 ft	75 ft	3 times width
RH	Determined by the review authority during the subdivision process, consistent with the General Plan.			
RVH	Determined by the review authority during the subdivision process, consistent with the General Plan.			

Notes:

(1) Minimum parcel areas shall be considered net acreage as defined in § 18.100.020(N).

(Ord. 930, § 2, passed 06-12-2017)

**18.21.050 - Residential District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-4 and 2-5, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-4 - RR, RS, AND RL DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RR Rural Residential	RS Suburban Residential	RL Low Density Residential
Density	Maximum number of dwelling units allowed on a single parcel.		
	1 dwelling unit per parcel, plus second units where allowed by § 18.42.170.		
Setbacks	Minimum setbacks required. See § 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.		
Front	25 ft		20 ft, but no closer than 25 ft to the street right-of-way or the edge of pavement, whichever is closer
Side - Interior (each)	20 ft	10 ft	5 ft
Side - Street side	Same as front setback		10 ft

Rear	20 ft		10 ft
Garage	5 ft back from street-facing facade of primary structure		
Accessory structures	See §§ 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Uses and Structures)		
Site coverage	Maximum percentage of the total lot area that may be covered by impervious surfaces. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Maximum coverage	10,000 sf	25%	40%
Additional coverage	The maximum coverage above may be increased by 10% with Minor Use Permit approval, with the review and approval of a drainage plan by the Director of Public Works.		
Floor area ratio (FAR)	Maximum floor area ratio for nonresidential structures. FAR does not apply to residential structures.		
Maximum FAR	N.A.		0.40
Height limit	Maximum allowable height of structures. See § 18.30.060 for height measurement requirements, and height limit exceptions. See Chapter 18.42 for height limits applicable to a specific land use.		
Maximum height	28 ft		
Fencing	See § 18.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 18.34 (Landscaping Standards)		
Parking	See Chapter 18.36 (Parking and Loading)		
Signs	See Chapter 18.38 (Signs)		

**TABLE 2-5 - RM, RH, AND RVH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RM Medium Density Residential	RH High Density Residential	RVH Very High Density Residential

Density	Minimum and maximum number of dwelling units allowed on a single parcel. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Minimum and maximum	6 to 12 units per acre	10 to 15 units per acre (1)	12 to 24 units per acre (1)
Setbacks	Minimum setbacks required. See § 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.		
Front	20 ft, but no closer than 25 ft to a City street		
Side - Interior (each)	5 ft	5 ft; except 10 ft for single-story and 20 ft for multi-story buildings of 3 or more units on a site abutting an RS or RL zone.	
Side - Street side	10 ft		
Rear	10 ft	10 ft	20 ft abutting an RS or RL zone, 10 ft elsewhere.
Garage	5 ft back from street-facing facade of primary structure		
Accessory structures	See §§ 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Uses and Structures).		
Site coverage	Maximum percentage of the total lot area that may be covered by impervious surfaces. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Maximum coverage	50%	75%	90%
Additional coverage	An additional 10% of lot area may be covered with Minor Use Permit approval, with the	An additional 10% of lot area may be covered with Minor Use Permit approval, with the	

	review and approval of a drainage plan by the Director of Public Works.	review and approval of a drainage plan by the Director of Public Works.	
Floor area ratio (FAR)	Maximum floor area ratio for nonresidential structures. FAR does not apply to residential structures.		
Maximum FAR	0.40		
Height limit	Maximum allowable height of structures. See § 18.30.060 for height measurement requirements, and height limit exceptions.		
Maximum height	35 ft	35 ft	45 ft
Fencing	See § 18.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 18.34 (Landscaping Standards)		
Parking	See Chapter 18.36 (Parking and Loading)		
Signs	See Chapter 18.38 (Signs)		

Notes:

(1) A proposed residential project shall not be proposed at less than the minimum density provided for the applicable zoning district.

(Ord. 930, § 2, passed 06-12-2017; Am. Ord. 959, § 2, passed 02-10-2020)

**18.21.060 - Commercial Uses in Residential Zoning Districts**

**A. Applicability.** The standards in this Section apply to agricultural, resource, and open space uses, retail trade, and business and professional service uses identified by § [18.21.030](#), Table 2-1, as allowable within a residential zoning district and subject to the requirements of this Section.

**B. Retail uses.** A neighborhood market, restaurant, cafe, or coffee shop shall comply with the following standards:

- 1. Site planning.** Each proposed site shall be planned to provide pedestrian orientation and the buffering of on-site nonresidential activities from adjacent residential development. No parking shall be located between buildings and a public street.

**2. Limitation on floor area.** No individual use shall exceed a total floor area of 10,000 square feet.

**3. Hours of operation.** A commercial use that is subject to this Section shall be open for business only during the hours from 7:00 a.m. to 8:00 p.m., unless other hours are specifically authorized by the Use Permit approval for the project.

(Ord. 930, § 2, passed 06-12-2017)

## Chapter 18.22 Commercial Zoning Districts

Sections:

[18.22.010 Purpose](#)

[18.22.020 Purposes of Commercial Zoning Districts](#)

[18.22.030 Commercial District Land Uses and Permit Requirements](#)

[18.22.040 Commercial District Subdivision Standards](#)

[18.22.050 Commercial District Site Planning and Building Standards](#)

[18.22.060 CBD Frontage and Facade Standards](#)

### **18.22.010 - Purpose**

This Chapter lists the land uses that may be allowed within the commercial zoning districts established by § 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 930, § 2, passed 06-12-2017)

### **18.22.020 - Purposes of Commercial Zoning Districts**

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

**A. CN (Neighborhood Commercial) zoning district.** The CN zoning district is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services for adjacent residential neighborhoods. The maximum allowable residential density within the CN district for the residential component of a mixed use project is 12 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CN zoning district implements and is consistent with the CN land use designation of the General Plan.

**B. CO (Office Commercial) zoning district.** The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. The maximum allowable residential density within the CO district for either the residential component of a mixed use project or multifamily dwellings as a primary use is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CO zoning district implements and is consistent with the CO land use designation of the General Plan.

**C. CBD (Central Business District) zoning district.** The CBD zoning district is applied to the core of the downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to



accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian-oriented development. The maximum allowable residential density within the CBD zone for the residential component of a mixed use project is 40 dwelling units per acre; the maximum floor area ratio (FAR) is 2.0. The CBD zoning district implements and is consistent with the CBD land use designation of the General Plan.

**D. CG (General Commercial) zoning district.** The CG zoning district is applied to areas of the City that are appropriate for less compact and intensive commercial uses than those accommodated within the CBD zone. Allowable land uses are typically more auto-oriented than pedestrian-oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products (appliances, home furnishings, building materials, etc.). The maximum allowable residential density within the CG district for the residential component of a mixed use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CG zoning district implements and is consistent with the CG land use designation of the General Plan.

**E. CH (Highway Commercial) zoning district.** The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CH zoning district implements and is consistent with the CH land use designation of the General Plan.

(Ord. 930, § 2, passed 06-12-2017)

#### **18.22.030 - Commercial District Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-6 identifies the uses of land allowed by this Development Code in each commercial zoning district, and the planning permit required to establish each use, in compliance with § 18.20.030 (Allowable Land Uses and Planning Permit Requirements).

**B. Requirements for certain specific land uses.** Where the last column in Table 2-6 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

**C. Findings for Use Permit or Minor Use Permit approval.** The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the review authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by § 18.71.060 (Use Permit and Minor Use Permit):

- 1. CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.

**2. CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.

**3. CBD (Central Business District) district.** The use complements the local, regional and tourist-serving retail, office and services functions of the CBD, and will not detract from this basic purpose of the CBD. Uses proposed for the intense pedestrian-oriented retail shopping areas of the CBD, which include the 100 blocks of East and West Laurel Street, the 300 block of North Franklin Street\*, and the 100 and 200 blocks of Redwood Avenue, shall be limited to pedestrian-oriented uses on the street-fronting portion of the building.

\* Code reviser’s note: The language in this section has been revised to refer to the intended area of the downtown core.

**4. CG (General Commercial) district.**

- a. The uses generally require larger display and/or storage areas; and
- b. The use is not dependent on heavy customer traffic per square foot.

**5. CH (Highway Commercial) district.**

- a. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic; and
- b. Uses oriented to local clientele may be allowed where visitor-oriented uses are precluded because of environmental concerns or other site specific constraints.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted use, Zoning Clearance					Specific Use Regulations
	PERMIT REQUIRED BY DISTRICT					
LAND USE (1)	CN	CO	CBD	CG	CH	

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
--	---	---	---	---	---	--

**INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING**

Laboratory - Analytical and testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Brewery/restaurant	—	—	UP	—	—	
Printing and publishing	—	—	P	P	—	
Research and development (R&D)	—	—	—	UP	—	
Recycling - Small facility	P	P	P	P	P	18.42.150
Recycling - Large facility	—	—	—	UP	—	18.42.150

**Key to Zoning District Symbols**

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts</b>	<b>Permitted use, Zoning Clearance</b> <b>P</b> required <b>Minor Use Permit required (see MUP § 18.71.060)</b> <b>UP</b> Use Permit required (see § 18.71.060) <b>Permit requirement set by Specific</b>
--	---

LAND USE (1)	S Use Regulations					Specific Use Regulations
	— Use not allowed					
	PERMIT REQUIRED BY DISTRICT					
	CN	CO	CBD	CG	CH	

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

Recreational vehicle park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	—	UP	P	P	
Commercial recreation facility - Outdoor	UP	UP	—	UP	UP	
Conference facility	—	UP	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	UP	UP	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School - Private	UP	UP	UP	UP	UP	
Sports and active recreation facility	—	—	UP	UP	UP	
Studio - Art, dance, martial arts, music, etc.	UP	UP	P	P	P	
Theater	—	UP	P	P	P	

RESIDENTIAL USES

Emergency shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multifamily dwellings	P	UP	UP	UP	UP	18.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility	—	UP	UP	UP	—	

Residential component mixed use project	P	UP	P(2)	P	P	18.42.100
Single residential unit	MUP (3)	—	UP(4)	UP(4)	—	
Second unit – ADU/JADU	P(5)	P(5)	P(5)	P(5)	P(5)	18.42.170

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with § 18.22.060(B) (Limitation on the Location of Allowable Land Uses).
- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing structures that have the appearance of a single residential dwelling unit, per the Citywide Design Guidelines.
- (5) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, in compliance with § 18.42.170.

<b>TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts</b>	<b>P Permitted use, Zoning Clearance required</b>
	<b>MUP Minor Use Permit required (see § 18.71.060)</b>
	<b>UP Use Permit required (see § 18.71.060)</b>
	<b>Permit requirement set by Specific Use Regulations</b>
	<b>S Regulations</b>
	<b>— Use not allowed</b>
	<b>PERMIT REQUIRED BY DISTRICT</b>
	<b>Specific</b>

LAND USE (1)	CN	CO	CBD	CG	CH	Use Regulations
<b>RETAIL TRADE</b>						
Artisan shop	UP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	UP	
Building and landscape materials sales - Outdoor	—	—	—	UP	UP	18.42.130
Cannabis retail and accessory cannabis uses	—	—	MUP(3, 4)	MUP(4)	MUP(4)	18.42.057 Chapter 9.30
Cannabis retail - Delivery only	—	—	—	MUP(4)	MUP(4)	18.42.057 Chapter 9.30
Construction and heavy equipment sales and rental	—	—	—	UP	UP	18.42.130
Convenience store	P	—	P	P	P	
Drive-through retail or service	—	—	UP	UP	UP	18.42.070
Farm supply and feed store	—	—	—	P	UP	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46

Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
Furniture, furnishings and appliance store	—	—	P	P	UP	
Retail, general - 10,000 sf or larger	—	—	UP	UP	UP	
Retail, general - 5,000 sf – 9,999 sf	—	—	P	P	P	
Retail, general - Less than 5,000 sf	P	P	P	P	P	
Groceries, specialty foods	P	—	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Outdoor retail sales and activities	—	—	P	P	P	18.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	18.42.165
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	18.42.180
Shopping center	—	—	—	UP	UP	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) The number of permissible cannabis retail businesses in the Central Business District shall be set by resolution of the City Council in an amount not to exceed 3 businesses.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted use, Zoning Clearance					
	P required					
	Minor Use Permit required (see MUP § 18.71.060)					
	UP Use Permit required (see § 18.71.060)					
	S Permit requirement set by Specific Use Regulations					
	— Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Professional/administrative	—	P	P	P	P	



SERVICES - GENERAL

Adult day care	P	P	P	P	UP	
Catering service	—	P	P(3)	P	—	
Child day care center	UP	UP	UP	UP	MUP	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental	—	—	UP	P	UP	
Formula business	—	UP(2)	UP(2)	UP(2)	UP(2)	Chapter 18.46
Formula business - 2,000 sf or less	—	P	P	P	P	Chapter 18.46
Kennel, animal boarding	—	—	—	UP	—	18.42.040
Lodging - Bed and breakfast inn (B&B)	—	—	UP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging - Vacation rental unit	—	—	MUP	—	—	18.42.190
Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	P	—	P	—	
Personal services	P	P	P	P	MUP	
Personal services - Restricted	—	—	UP	UP	UP	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	P	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use permit required except for the exceptions set forth in § 18.46.050.
- (3) Permitted above the first floor or as part of a restaurant.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted use, Zoning Clearance required					
	P Minor Use Permit required (see MUP § 18.71.060)					
	UP Use Permit required (see UP § 18.71.060)					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
	S Permit requirement set by Specific Use Regulations					
	— Use not allowed					

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	18.42.145
Telecommunications facility	S	S	S	S	S	Chapter

						18.44
Transit station	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

(Ord. 930, § 2, passed 06-12-2017; Am. Ord. 952, § 2, passed 11-12-2019; Am. Ord. 959, § 2, passed 02-10-2020; Am. Ord. 970, § 4, passed 09-13-2021; Ord. 979, § 2, passed 6-13-2022))

**18.22.040 - Commercial District Subdivision Standards**

A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-7 for the applicable zoning district.

B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require 1 or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review; provided, that the overall development site complies with the minimum parcel size, and the total number of any allowed dwellings complies with the maximum density for the applicable zone.

**TABLE 2-7 - MINIMUM PARCEL SIZE STANDARDS**

	<b>Minimum Parcel Size</b>
--	----------------------------

Zoning District	Minimum Area (1)	Minimum Width	Minimum Depth	Maximum Depth
CN	2,000 sf	25 ft	N.A.	3 times width; except that lots less than 50 ft in width may be 150 ft in depth if they have both fronting street and rear alley frontages.
CO	6,000 sf	50 ft	N.A.	3 times width
CBD	2,000 sf	20 ft	N.A.	3 times width; except that lots less than 50 ft in width may be 150 ft in depth if they have both fronting street and rear alley frontages.
CG	5,000 sf	50 ft	N.A.	3 times width
CH	6,000 sf	50 ft	N.A.	3 times width

Notes:

(1) Minimum area shall be considered net acreage as defined in § 18.100.020(N).

(Ord. 930, § 2, passed 06-12-2017)

**18.22.050 - Commercial District Site Planning and Building Standards**

**A. General standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-8 and 2-9 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-8 - CN, CO, AND CBD DISTRICT DEVELOPMENT STANDARDS**

	Requirement by Zoning District	
	CN	CBD

Development Feature	Neighborhood Commercial	CO Office Commercial	Central Business District
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable. See § 18.42.170 for second unit exemption.		
Maximum density	24 units per acre	24 units per acre	40 units per acre
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See § 18.30.100 for exceptions to these requirements. See Chapter 18.42 for setback requirements applicable to a specific land use.		
Front	Same as the front setback for an R zone on the same block; 10 ft elsewhere.	20 ft for buildings 20 ft or more in height; 15 ft for other buildings.	None allowed - Building facades shall abut the back of the public sidewalk, except as provided in § <a href="#">18.22.060</a> .
Side - Interior (each)	Same as the front setback required for an R zone abutting the side property line; none required elsewhere.	10 ft; 15 ft adjacent to an abutting R zone.	None required
Side - Street side	None required	Same as front setback	None required
Rear	15 ft; 5 ft adjacent to an alley.	10 ft; 15 ft adjacent to an abutting R zone; 5 ft adjacent to an alley.	15 ft for a building 12 ft or more in height on a site abutting an R zone; 5 ft adjacent to an alley; none required

			elsewhere.
Floor area ratio (FAR)	Maximum allowable floor area ratio for nonresidential projects. FAR may be increased with Use Permit approval to accommodate housing units and/or live-work units in a mixed use project to a maximum FAR of 2.0 for a mixed use project.		
	0.40	0.40	2.00
Site coverage	Maximum percentage of the total lot area that may be covered by impervious surfaces. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.		
Maximum coverage	No limitation		
Height limit	Maximum allowable height of structures. See § 18.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions. See Chapter 18.42 for height requirements applicable to a specific land use.		
Maximum height	25 ft	25 ft; 35 ft with Use Permit approval.	35 ft and 3 stories; 45 ft and 3 stories with Use Permit approval.
Fencing	See § 18.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 18.34 (Landscaping Standards)		
Parking	See Chapter 18.36 (Parking and Loading)		
Signs	See Chapter 18.38 (Signs)		

**TABLE 2-9 - CG AND CH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	CG General Commercial	CH Highway Commercial
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or	

	planning permit approval, as applicable. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.	
Maximum density	24 units per acre	
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See § 18.30.100 for exceptions to these requirements. See Chapter 18.42 for setback requirements applicable to a specific land use.	
Front	10 ft on Main Street and Highway 20; same as the front setback for an R zone on the same block; none required elsewhere.	15 ft on Main Street and Highway 20; same as the front setback for an R zone on the same block; 5 ft required elsewhere.
Side - Interior (each)	Same as the front setback required for an R zone abutting the side property line; none required elsewhere.	
Side - Street side	Same as front setback.	
Rear	5 ft adjacent to an alley; 15 ft adjacent to an abutting residential zone; none required elsewhere.	10 ft adjacent to an alley; 15 ft adjacent to residential zone; none required elsewhere.
Floor area ratio (FAR)	Maximum allowable floor area ratio for nonresidential projects. May be increased with Use Permit approval to accommodate housing units and/or live-work units up to an FAR of 2.0 for a mixed use project.	
	0.40	
Maximum floor area	Maximum floor area allowed for commercial buildings in the locations noted. See § 18.42.170 for accessory dwelling units/junior accessory dwelling units exemption.	
	a. Between the Noyo River and Pudding Creek	

	bridges - 50,000 sf. b. North of Pudding Creek bridge - 30,000 sf.	
Height limit	Maximum allowable height of structures. See § 18.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions. See Chapter 18.42 for height requirements applicable to a specific land use.	
Maximum height	35 ft; 45 ft with Use Permit approval.	35 ft
Fencing	See § 18.30.050 (Fences, Walls, and Screening)	
Landscaping	See Chapter 18.34 (Landscaping Standards)	
Parking	See Chapter 18.36 (Parking and Loading)	
Signs	See Chapter 18.38 (Signs)	

(Ord. 930, § 2, passed 06-12-2017; Am. Ord. 959, § 2, passed 02-10-2020)

**18.22.060 - CBD Frontage and Facade Standards**

**A. Applicability.** The requirements of this Section apply to proposed development within the CBD zoning district. Each new nonresidential structure, and all alterations to existing structures involving any change in the facade at the street frontage, shall comply with the following standards. The review authority may approve minor variations to these standards as deemed appropriate; provided, that the review authority also first finds that the minor variation will still produce a new or altered building that complies with the intent of this Section.

**B. Limitation on the location of allowable land uses.** Each land use shall be located as follows:

1. The ground floor of each nonresidential structure shall be limited to the uses allowed on the ground floor by § [18.22.030](#), Table 2-6, to enhance the pedestrian orientation of downtown streets. Examples of the pedestrian-oriented uses allowed by Table 2-6 include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. The review authority may modify the Table 2-6 limitations on ground floor uses when existing structures are re-occupied by different tenants or uses, or when this requirement is determined by the review authority to be infeasible because of excessive storefront vacancies.
2. Ground floor, street-fronting business/service offices may be approved if the review authority first determines that the use will not impair the pedestrian character of the street; provided, that:
  - a. Parcels on the block occupied by office uses that are not pedestrian oriented constitute less than 50% of the block frontage;



- b. The remainder of the block is characterized primarily by retail and/or restaurant uses; and
- c. The facade design of the structure that accommodates the office contributes to the visual interest of the street and conspicuously expresses the nature of the use.

**C. Elevation of first floor.** At least 75% of the street fronting length of the first habitable floor of a nonresidential structure shall be located no more than 2 vertical feet above or below the sidewalk elevation at any point along the street property line.

**D. Pedestrian access.** The primary entrance of each ground floor use shall be recessed a minimum of 3 feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.

**E. Formula design prohibited.** The architectural style and exterior finish materials of each proposed structure shall be designed based upon the architectural traditions of Fort Bragg and Mendocino County, and the architectural styles prevalent in the site vicinity. Buildings proposed with architectural features substantially similar to those found in other communities on buildings occupied by the same corporate or franchise entity that will occupy the proposed building are strongly discouraged.

(Ord. 930, § 2, passed 06-12-2017)

## Chapter 18.24 Industrial Zoning Districts

Sections:

[18.24.010 Purpose](#)

[18.24.020 Purposes of Industrial Zoning Districts](#)

[18.24.030 Industrial District Land Uses and Permit Requirements](#)

[18.24.040 Industrial District Subdivision Standards](#)

[18.24.050 Industrial District Site Planning and Building Standards](#)

### **18.24.010 - Purpose**

This Chapter lists the land uses that may be allowed within the industrial zoning districts established by § 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 930, § 2, passed 06-12-2017)

### **18.24.020 - Purposes of Industrial Zoning Districts**

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

**A. IL (Light Industrial) zoning district.** The IL zoning district is applied to areas of the City that are appropriate for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses that do not generate significant customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Allowable manufacturing uses and activities must be entirely within enclosed structures. The maximum floor area ratio (FAR) is 0.40. The IL zoning district implements and is consistent with the IL land use designation of the General Plan.

**B. IH (Heavy Industrial) zoning district.** The IH zoning district is applied to areas of the City that are appropriate for a range of heavy industrial including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The maximum floor area ratio (FAR) is 0.40. The IH zoning district implements and is consistent with the IH land use designation of the General Plan.

(Ord. 930, § 2, passed 06-12-2017)

### **18.24.030 - Industrial District Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-10 identifies the uses of land allowed by this Development Code in each industrial zoning district, and the planning permit required to establish each use, in compliance with

§ 18.20.030 (Allowable Land Uses and Planning Permit Requirements).

**B. Requirements for certain specific land uses.** Where the last column in Table 2-10 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	Permitted use, Zoning Clearance required		
	P	Minor Use Permit required (see § 18.71.060)	
	MUP	Use Permit required (see § 18.71.060)	
UP	Permit requirement set by Specific Use Regulations		
S	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
AGRICULTURAL, RESOURCE AND OPEN SPACE USES			
Cannabis – Indoor cultivation (nursery and/or mature plants)	MUP	MUP	Chapter 9.30 and 18.42.055
Crop production, horticulture, orchard, vineyard	P	P	
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING			
Agricultural product processing	UP	P	
Artisan/craft product manufacturing	P(2)	UP	
Brewery/restaurant	UP	UP	
Boat and ship construction, repair, maintenance	UP	P	
Construction contractor base	P(2)	P(2)	

Fish processing	P(2)	P	
Laboratory - Analytical, testing	P(2)	P	
Lumber and wood product manufacturing	UP	UP	
Manufacturing/processing - Heavy	—	UP	
Manufacturing/processing - Light	P	P	
Manufacturing/processing - Medium intensity	UP	P(2)	
Media production	P	P	
Petroleum product storage and distribution	UP	P	
Printing and publishing	P	P	
Research and development (R&D)	P	P	
Recycling - Large facility	UP	UP	18.42.150
Recycling - Small facility	P	P	18.42.150
Storage - Outdoor	UP	UP	18.42.140
Storage - Personal storage facility (mini-storage)	UP	P	
Storage - Warehouse, indoor storage	P(2)	P	
Wholesaling and distribution	P(2)	P	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.

(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	Permitted use, Zoning Clearance required		
	P	Minor Use Permit required (see § 18.71.060)	
	MUP	Use Permit required (see § 18.71.060)	
	UP	Permit requirement set by Specific Use Regulations	
	S	Use not allowed	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES			
Adult entertainment business	S	S	Chapter 18.40
Commercial recreation facility - Indoor	UP	—	
Commercial recreation facility - Outdoor	UP	UP	
Emergency shelter	UP	—	
Health/fitness facility	UP	—	
Library, museum	UP	—	
Meeting facility, public or private	UP	—	
School - Specialized education/training	UP	UP	
Sports and active recreation facility	UP	UP	
RESIDENTIAL USES			
Caretaker quarters	UP	MUP	

Live/work unit	UP	—	18.42.090
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Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	PERMITTED USE, ZONING CLEARANCE REQUIRED		Specific Use Regulations
	P	Minor Use Permit required (see § 18.71.060)	
	MUP	Use Permit required (see § 18.71.060)	
	UP	Permit requirement set by Specific Use Regulations	
	S	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
<b>RETAIL TRADE</b>			
Accessory cannabis – Retail, retail delivery	MUP(2)	MUP(2)	18.42.057 Chapter 9.30
Accessory retail or services	MUP	MUP	18.42.020
Building and landscape materials sales - Indoor	P	P	
Building and landscape materials sales - Outdoor	UP	P	18.42.130
Cannabis retail - Delivery only	MUP (2)	MUP (2)	18.42.057 Chapter 9.30

Construction and heavy equipment sales and rental	UP	P	18.42.130
Farm supply and feed store	P	P	
Fuel dealer (propane for home and farm use, etc.)	P	—	
Mobile home, boat or RV sales	UP	UP	
Service station	UP	UP	18.42.180
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>			
Business support service	P	UP	
Office - Accessory	P	P	
Office - Processing	P	P	

Key to Zoning District

Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall only be allowable as an accessory use to a cannabis business engaged in manufacturing and/or distribution.

<b>TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts</b>	<b>P</b>	<b>Permitted use, Zoning Clearance required</b>
	<b>MUP</b>	<b>Minor Use Permit required (see § 18.71.060)</b>
	<b>UP</b>	<b>Use Permit required (see § 18.71.060)</b>
		<b>Permit requirement set by</b>
	<b>S</b>	<b>Specific Use Regulations</b>

LAND USE (1)	— Use not allowed		
	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
<b>SERVICES - GENERAL</b>			
Accessory retail or services	MUP	MUP	18.42.020
Equipment rental	P	P	
Kennel, animal boarding	UP	UP	18.42.040
Maintenance service - Client site services	P	P	
Public safety facility	P	P	
Repair service - Equipment, large appliances, etc.	P	P	
Vehicle services - Major repair/body work	UP	UP	
Vehicle services - Minor maintenance/repair	P	P	
Veterinary clinic, animal hospital	P	P	
<b>TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE</b>			
Ambulance, taxi, or specialized transportation dispatch facility	P	P	
Broadcasting studio	P	—	
Freight terminal	P	P	
Parking facility, public or commercial	UP	UP	
Pipeline or transmission line	S	S	18.42.145
Telecommunications facility	S	S	Chapter 18.44
Transit station or terminal	UP	UP	
Utility facility	P	P	
Vehicle storage	UP	UP	



Key to Zoning District  
Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.

(Ord. 930, § 2, passed 06-12-2017; Ord. 952, § 2, passed 11-12-2019; Ord. 979, § 2, passed 6-13-2022)

**18.24.040 - Industrial District Subdivision Standards**

A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-11 for the applicable zoning district.

B. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require 1 or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

C. An industrial condominium may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review; provided, that the overall development site complies with the minimum parcel size.

**TABLE 2-11 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area (1)	Minimum Width	Minimum Depth	Maximum Depth
IL	5,000 sf	50 ft	100 ft	3 times width
IH	5,000 sf	50 ft	100 ft	3 times width

Notes:

(1) Minimum area based on net parcel size as defined in § 18.100.020(N).

(Ord. 930, § 2, passed 06-12-2017)

**18.24.050 - Industrial District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and/or established in compliance with the requirements in Table 2-12 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-12 - IL AND IH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	IL Light Industrial	IH Heavy Industrial
Residential density	Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.	
Maximum density	15 live/work units per acre	1 caretaker unit per parcel
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See § 18.30.100 for exceptions to these requirements.	
Front	30 ft from Main Street; 15 ft elsewhere.	
Side - Interior (each)	10 ft; except no setback required if the other side yard maintains a setback 15 ft or more. 10 ft on any side abutting a C zone. 30 ft on any side abutting an R or OS zone, or a PD zone not specified for industrial uses.	
Side - Street side	Same as front setback.	
Rear	Abutting an alley, 10 ft within 30 ft of each side property line or driveway accessing the alley; 30 ft if adjacent to an R zone; none required elsewhere.	
Floor area ratio (FAR)	Maximum FAR allowed.	
	0.40	
Height limit	Maximum allowable height of structures. See § 18.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	

Maximum height	35 ft; 45 ft with Use Permit approval.	40 ft; 60 ft with Use Permit approval.
Fencing	See § 18.30.050 (Fences, Walls, and Screening)	
Landscaping	See Chapter 18.34 (Landscaping Standards)	
Parking	See Chapter 18.36 (Parking and Loading)	
Signs	See Chapter 18.38 (Signs)	

(Ord. 930, § 2, passed 06-12-2017)

## Chapter 18.26 Special Purpose Zoning Districts

Sections:

[18.26.010 Purpose](#)

[18.26.020 Purposes of Special Purpose Zoning Districts](#)

[18.26.030 Special Purpose District Land Uses and Permit Requirements](#)

[18.26.040 Special Purpose District Subdivision Standards](#)

[18.26.050 Special Purpose District Site Planning and Building Standards](#)

### 18.26.010 - Purpose

This Chapter lists the land uses that may be allowed within the special purpose zoning districts established by § 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 930, § 2, passed 06-12-2017)

### 18.26.020 - 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 applied to properties that are largely unimproved and used for the preservation of natural resources and habitats, passive outdoor recreation, scenic resources, and/or for the protection of public health and safety (e.g., preservation of floodplains). Allowable uses are limited to those that support maintenance and/or recreational uses. The maximum floor area ratio (FAR) is 0.10. The OS zoning district implements and is consistent with the OS land use designation of the General Plan.

**B. PR (Parks and Recreation) zoning district.** The PR zoning district is applied to the sites of public parks and recreational facilities. Allowable uses are limited to recreational uses, and the structures needed to support those uses, and facility and site maintenance. The maximum floor area ratio (FAR) is 0.25. The PR zoning district implements and is consistent with the PR land use designation of the General Plan.

**C. PF (Public Facility and Services) zoning district.** The PF zoning district is applied to the sites of existing and proposed public buildings, utility facilities, water and wastewater treatment plants, and related easements. The maximum floor area ratio (FAR) is 0.75. The PF zoning district implements and is consistent with the PF land use designation of the General Plan.

(Ord. 930, § 2, passed 06-12-2017)

**18.26.030 - Special Purpose District Land Uses and Permit Requirements**

**A. General permit requirements.** Table 2-14 identifies the uses of land allowed by this Development Code in each special purpose zoning district, and the planning permit required to establish each use, in compliance with § 18.20.030 (Allowable Land Uses and Planning Permit Requirements).

**B. Requirements for certain specific land uses.** Where the last column in Table 2-14 (“Specific Use Regulations”) includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

(Ord. 930, § 2, passed 06-12-2017)

**18.26.040 - Special Purpose District Subdivision Standards**

The minimum area and dimensions for new parcels in the OS, PR, and PF zoning districts shall be determined by the City through the subdivision process.

(Ord. 930, § 2, passed 06-12-2017)

**18.26.050 - Special Purpose District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and/or established in compliance with the requirements established by the City through the Use Permit process, capital improvements programming process, or leasing of public property, as applicable, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	Permitted use, Zoning Clearance required			
	P	Minor Use Permit required (see		
	MUP	§ 18.71.060)		
	UP	Use Permit required (see		
	S	§ 18.71.060)		
	—	Permit requirement set by Specific		
		Use Regulations		
		Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
AGRICULTURAL, RESOURCE AND OPEN SPACE USES				

Animal keeping	S	S	S	18.42.040
Nature preserve	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	P	
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING				
Recycling - Small facility	—	—	MUP	18.42.150
Storage - Warehouse, indoor storage	—	—	P	
Storage - Outdoor	—	—	UP	18.42.140
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES				
Equestrian facility	P	UP	—	
Health/fitness facility	—	UP	UP	
Sports and active recreation facility	UP	UP	UP	
Hiking/riding trail	P	P	P	
Library, museum	UP	UP	UP	
Meeting facility, public or private	UP	UP	UP	
Park, playground	P	P	P	
School	—	UP	P	
Theater	—	UP	UP	
RESIDENTIAL USES				
Caretaker quarters	MUP	MUP	MUP	
Emergency shelter	—	—	UP	
Farm dwelling on a parcel of 10 acres or more	MUP	—	—	
Residential care facility	—	—	UP	

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility and
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			Services
PR	Parks and Recreation		

Notes:

- (1) See Article 10 for land use definitions.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted use, Zoning Clearance required		
	MUP	Minor Use Permit required (see § 18.71.060)		
	UP	Use Permit required (see § 18.71.060)		
	S	Permit requirement set by Specific Use Regulations		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
<b>RETAIL TRADE</b>				
Accessory retail or services	—	P	P	18.42.020
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>				
Medical services - Clinic, urgent care	—	—	UP	
Medical services - Hospital	—	—	UP	
Office - Accessory	P	P	P	
Office - Government	—	P	P	
<b>SERVICES - GENERAL</b>				
Adult day care	—	—	UP	
Child day care center	—	—	UP	
Public safety facility	—	—	P	

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE				
Ambulance, taxi, or specialized transportation dispatch facility	—	—	UP	
Parking facility, public or commercial	—	—	P	
Pipeline or transmission line	S	S	S	18.42.145
Telecommunications facility	S	S	S	Chapter 18.44
Transit station	—	—	UP	
Utility facility	—	—	P	
Vehicle storage	—	—	UP	

Key to Zoning District Symbols

OS	Open Space	PF	Public Facility and Services
PR	Parks and Recreation		

Notes:

(1) See Article 10 for land use definitions.

(Ord. 930, § 2, passed 06-12-2017)