Article 2

Zones, Allowable Land Uses, and Zone-Specific Standards

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Chapter 17.200 — Establishment of Zones, Adoption of Zoning Map

Sections:

17.200.010 — Purpose
17.200.020 — Zones Established
17.200.030 — Zoning Map Adopted
17.200.040 — Zoning of Annexed Areas and Undesignated Lands

17.200.010 – Purpose

This Chapter establishes the zones applied to property within the City; establishes and adopts the Zoning Map; and determines how the zones are depicted on the Zoning Map.

17.200.020 – Zones Established

The City of San Jacinto shall be divided into zones that are intended to implement and be consistent with the San Jacinto General Plan. Each parcel of land within the City shall be located within a zone identified on the City of San Jacinto Zoning Map. Table 2-1 identifies the zones established by this Development Code.

Table 2-1

Zones Implementing the General Plan

Zoning District		General Plan	
Zoning Map Symbol	Zone Name	GP LUP Symbol	General Plan Land Use Designation Implemented by Zoning District
Residential Zones			
RE	Estate Residential	ER	Estate Residential
RR	Rural Residential	RR	Rural Residential
RL	Residential, Low Density	LDR	Low Density Residential
RM	Residential, Medium Density	MDR	Medium Density Residential
RMH	Residential, Medium High Density	MHDR	Medium High Density Residential
RH	Residential, High Density	HDR	High Density Residential
RVH	Residential, Very High Density	VHDR	Very High Density Residential
Commercial and Professional Zones			
CD	Commercial Downtown	DC	Downtown Commercial
CG	Commercial General	CC	Community Commercial
CN	Commercial Neighborhood	CC	Community Commercial
CR	Commercial Regional	RC	Regional Commercial
OP	Office Park	OP	Office Park
Industrial Zones			
BP	Business Park	BP	Business Park
IL	Industrial Light	I	Industrial
IH	Industrial Heavy	I	Industrial
Special Purpose Zones			
OSG	Open Space General	OS	General Open Space
OSR	Open Space Recreation	OS-R	Open Space - Recreation
		P	Parks
PI	Public Institutional	PI	Public Institutional
SP	Specific Plan	SP	Specific Plan
Combining/Overlay Zones			
-RAAB	Residential Agricultural Accessory Business	RR LDR	Rural Residential Low Density Residential
-UC	Urban Corridor	CC	Various

17.200.030 – Zoning Map Adopted

The Council hereby adopts the City of San Jacinto Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department.

A. **Inclusion by reference.** The Zoning Map, together with all legends, symbols, notations, references, zone boundaries, and other information on the map, has been adopted by the Council and is hereby incorporated into this Development Code by reference as though it were fully included here.

B. **Zone boundaries.** The Zoning Map shall indicate the boundaries of the zones established by Section 17.200.020 (Zones Established).

C. **Relationship to General Plan.** The Zoning Map shall implement, and shall be consistent with, the City's adopted General Plan.

D. **Map amendments.** The Zoning Map, if amended, shall be amended in compliance with the process established in Chapter 17.720 (Amendments).

E. **Zoning Map interpretation, applicability of zone requirements.** The Zoning Map shall be interpreted in compliance with Section 17.105.020 (Rules of Interpretation).

17.200.040 – Zoning of Annexed Areas and Undesignated Lands

Property subject to annexation shall be classified (i.e., pre-zoned) in the zone(s) that are most consistent with the General Plan land use designation before commencement of Local Agency Formation Commission (LAFCO) proceedings in compliance with Government Code Section 56375 et seq. (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).

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Chapter 17.205 — Allowable Land Uses and Development

Sections:

17.205.010 — Purpose
17.205.020 — General Requirements for Development and New Land Uses
17.205.030 — Allowable Land Uses and Permit Requirements
17.205.040 — Exemptions from Permit Requirements
17.205.050 — Additional Permits and Approvals
17.205.060 — Temporary Uses

17.205.010 – Purpose

This Chapter identifies requirements for the approval of proposed development and new land uses. The permit requirements for specific land uses are located in Chapter 17.215 through 17.235.

17.205.020 – General Requirements for Development and New Land Uses

No land use or structure shall be altered, constructed, established, moved, reconstructed, maintained, or replaced unless in compliance with the requirements in this Section.

A. **Allowable use.** A land use shall be allowable in the zone applied to the site. The basis for determining whether a use is allowable is described in Section 17.205.030 (Allowable Land Uses and Permit Requirements).

B. **Permit and approval requirements.** A planning permit or other approval or authorization required by Section 17.205.030 (Allowable Land Uses and Permit Requirements) and Chapter 17.325 – Water Efficient Landscape and Irrigation shall be obtained before the issuance of a required building permit, grading permit, or other construction related permit; other permits identified in the Municipal Code; and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 17.205.040 (Exemptions from Permit Requirements). (ord. 16-01, adopted April 5, 2016)

C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Article 2; applicable standards and requirements in Article 3 (Site Planning and Development Standards), Article 4 (Standards for Specific Land Uses), and Article 5 (Resource Management); and any applicable conditions imposed by a previously approved or granted planning permit.

D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act (Government Code Sections 66410 et seq.) and Municipal Code Title 16 (Subdivisions).

17.205.030 – Allowable Land Uses and Permit Requirements

A. **Allowable land uses.** The uses of land allowed in each zone are indicated in Chapters 17.215 through 17.235, including the type of planning permit, approval, or authorization required for each use. See Tables 2-2, 2-6, 2-8 & 2-10. Each land use is defined in Article 8 (Definitions).

1. **Establishment of an allowable use.**

a. Any one or more land uses identified in the tables as being allowable within a specific zone may be established on any parcel within that zone. The land uses shall be subject to the planning permit requirements indicated in the tables as described in Paragraph B, below, and shall comply with all applicable requirements of this Development Code.

b. Where a single parcel is proposed for development with two or more allowable land uses at the same time, the overall project shall be subject to the highest permit level required by Paragraph B for any individual use. For example, a food service establishment (i.e., restaurant) serving alcohol that is proposed in the CN (Commercial Neighborhood) zone would require approval of a Conditional Use Permit because Table 2-6 requires Conditional Use Permit approval for alcohol sales, even though a food service establishment is listed as a permitted use in the CN zone, requiring only a Zoning Clearance.

2. **Use not listed.** A land use that is not listed in Tables 2-2, 2-6, 2-8 or 2-10 and is determined by the Director to not be included in Article 8 (Definitions) under the definition of a listed land use, is not allowed within the applicable zone, except as otherwise provided in Section 17.105.020.H (Rules of Interpretation – Unlisted Uses of Land) or Section 17.205.040 (Exemptions from Permit Requirements).

B. **Permit requirements.** Tables 2-2, 2-6, 2-8 and 2-10 within Chapters 17.215 through 17.235 provide for land uses that are:

1. Permitted subject to first obtaining a Zoning Clearance (Chapter 17.655) and compliance with all applicable provisions of this Development Code. These are shown as "P" uses in the tables.

a. Structures erected to accommodate any of the land use activities listed as permitted (P) shall require the approval of a Site Plan and Design Review in compliance with Chapter 17.630.

b. Site Plan and Design Review approval shall be required before the issuance of a Building or Grading Permit for any new structure (not including fences or walls), and existing structures to be reconstructed or remodeled (including facade improvements) that increase the gross floor area by at least 25 percent or to increase structure height.

c. The applicable review authority shall be as specified in Section 17.630.030, Table 6-2 (Review Authority for Site Plan and Design Review).

2. Allowed subject to the approval of a Minor Use Permit (Chapter 17.605), and shown as "MUP" uses in the tables.

3. Allowed subject to the approval of a Conditional Use Permit (Chapter 17.605), and shown as "CUP" uses in the tables.

4. Allowed subject to the approval of a Home Occupation Permit (Chapter 17.615), and shown as “HOP” uses in the tables.

5. Allowed subject to the approval of a Temporary Use Permit (Chapter 17.640), and shown as “TUP” uses in the tables.

6. Expressly not allowed in particular zones, and shown as "---" in the tables.

17.205.040 – Exemptions from Permit Requirements

The planning permit requirements of this Development Code do not apply to the land uses, structures, and activities identified in this Section. These are allowed in all zones subject to compliance with this Section and Chapter 17.325 – Water Efficient Landscape and Irrigation. However, building, grading, encroachment, or other construction permits may still be required in compliance with the Municipal Code. (ord. 16-01, adopted April 5, 2016)

A. General requirements for exemption. The land uses, structures, and activities identified in Paragraph B, below, are exempt from the planning permit requirements of this Development Code except for the requirements of Chapter 17.325 – Water Efficient Landscape and Irrigation only when:

1. The use, activity, or structure is established and operated in compliance with the setback requirements, height limits, and all other applicable standards of this Article (Zones, Allowable Land Uses, and Zone-Specific Standards), and Article 3 (Site Planning and Development Standards), Article 4 (Standards for Specific Land Uses), Article 5 (Resource Management), and, where applicable, Chapter 17.705 (Nonconforming Parcels, Structures, and Uses); and

2. Any permit or approval required by regulations other than this Development Code is obtained (for example, a building permit) in compliance with Section

17.205.050 (Additional Permits and Approvals). (ord. 16-01, adopted April 5, 2016)

B. Exempt activities and land uses. The following are exempt from the planning permit requirements of this Development Code except for the requirement of Chapter 17.325 – Water Efficient Landscape and Irrigation when established and conducted in compliance with Paragraph A, above. (ord. 16-01, adopted April 5, 2016)

1. Governmental facilities. Facilities of State government, Federal government, or local government (e.g., water district, sanitation district) on land owned or leased by that governmental agency, for governmental operations, to the extent that the facilities are exempted by State or Federal law and in compliance with Section 17.100.060 (Applicability of Development Code).

2. Decks, platforms, and walkways. Decks, platforms, and walkways that are not required to have a building permit or grading permit. Walkways shall be in compliance with Section 17.305.090 (Paving Within Residential Front Yard Area).

3. Fences and walls. See Chapter 17.315 (Fences, Walls, and Hedges).

4. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.

5. Repairs and maintenance.

a. Single-family dwellings. Ordinary repairs to, and maintenance of, single-family dwellings, if any exterior repairs employ the same materials and design as the original construction.

b. Multi-family residential structures and nonresidential structures. Ordinary repairs to, and maintenance of multi-family residential structures and nonresidential structures, if:

(1) The work does not change the permitted land use of the site or structure, or add to, enlarge, or expand the land use or structure; and

(2) Any exterior repairs employ the same materials and design as the original construction.

6. Small, portable residential accessory structures. A single portable structure per parcel or unit, including pre-manufactured storage sheds or other small structures, in residential zones that are exempt from building permit requirements in compliance with the Municipal Code and the Building Code.

Additional structures may be approved in compliance with Chapter 17.405 (Accessory Structures and Uses), where allowed by the applicable zone.

7. **Solar energy systems.** The addition or replacement of solar energy systems to the roof or side of a structure; provided that the systems comply with California Building Code and the provisions in Section 17.430.325 (Solar Energy Systems).

8. **Spas, hot tubs, and fish ponds.** Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed three feet in depth.

9. **Utilities.** The alteration, construction, erection, or maintenance by a public utility or agency of utility infrastructure , subject to the provisions of Government Code Section 53090 et seq. (Regulation of Local Agencies by Counties and Cities), any local utility shall be allowed in any zone. See definition of "Utility Infrastructure" in Section 17.800.220 ("U" – Definitions). See Section 17.305.106 for utility undergrounding requirements.

10. **Satellite/dish and amateur radio antennae.** Satellite/dish and amateur radio antennae are exempt if in compliance with Section 17.430.290 (Satellite/Dish and Amateur Radio Antennae).

17.205.050 – Additional Permits and Approvals

A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Conditional Use Permit may also require a building permit or other permit or approval required by the Municipal Code. Nothing contained in this Development Code, or any entitlement granted in compliance with this Development Code, shall serve to invalidate those other requirements.

17.205.060 – Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are located in Chapter 17.640 (Temporary Use Permits).

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Chapter 17.215 — Residential Zones

Sections:

17.215.010 — Purposes of Residential Zones
17.215.020 — Residential Zone Land Uses and Permit Requirements
17.215.030 — Residential Zone Development Standards
17.215.040 — Residential Zone Amenity Density Incentives

17.215.010 – Purposes of Residential Zones

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

A. **RE (Residential Estate) Zone.** The RE zone is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in semi-rural areas and areas where scenic and natural resources should be protected, together. The RE zone may also allow mobile and modular homes, second dwelling units, agricultural uses, public facilities, and other uses that are compatible with rural estate single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 1.0 dwelling unit per two net acres of land. The RE zone is consistent with the Estate Residential (ER) land use designation of the General Plan.

B. **RR (Residential Rural) Zone.** The RR zone is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in a semi-rural setting. The RR zone may also allow mobile and modular homes, second dwelling units, public facilities, and other uses that are compatible with rural single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 2.0 dwelling units per net acre of land. The RR zone is consistent with the Rural Residential (RR) land use designation of the General Plan.

C. **RL (Residential, Low Density) Zone.** The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban parcels, together with appropriate accessory structures and uses. The RL zone may also allow mobile and modular homes, second dwelling units, condominiums, townhomes, public facilities, and other uses that are compatible with low density single-family neighborhoods. This zone allows a density ranging from 2.1 to 5.0 dwelling units per net acre. The RL zone is consistent with the Low Density Residential (LDR) land use designation of the General Plan.

D. RM (Residential, Medium Density) Zone. The RM zone is applied to areas appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. The housing types range from attached and detached single-family residential dwelling units, duplexes, triplexes, fourplexes, condominiums, townhomes, mobile home parks, recreational vehicle parks, as well as accessory structures and uses. The RM zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, and other uses that are compatible with medium density neighborhoods. This zone allows a density ranging from 5.1 to 10.0 dwelling units per net acre. The RM zone is consistent with the Medium Density Residential (MDR) land use designation of the General Plan.

E. RMH (Residential, Medium High Density) Zone. The RMH zone is applied to areas appropriate for neighborhoods with a variety of multi-family attached housing types (for example, duplexes, triplexes, apartments, garden-style units, condominiums, townhomes, etc.), as well as accessory structures and uses primarily on larger parcels where 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 allows a density ranging from 10.1 to 14.0 dwelling units per net acre. The RMH zone is consistent with the Medium High Density Residential (MHDR) land use designation of the General Plan.

F. RH (Residential, High Density) Zone. The RH zone is applied to areas appropriate for a variety of multi-family attached housing types (for example, apartments, garden style units, condominiums, townhomes, etc.), as well as accessory structures and uses primarily on larger parcels where 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. The RH zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, and other accessory structures and uses that are compatible with high density neighborhoods. This zone allows a density ranging from 14.1 to 18.0 dwelling units per net acre. The RH zone is consistent with the High Density Residential (HDR) land use designation of the General Plan.

G. RVH (Residential, Very High Density) Zone. The RVH zone is applied to areas appropriate for apartments, senior housing, and housing affordable to lower and moderate income families located near commercial areas and public services. The RVH zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, accessory structures and uses, and other uses that are compatible with high density neighborhoods. This zone allows a density ranging from 18.1 to 22.0 dwelling units per net acre. The RVH zone is consistent with the Very High Density Residential (VHDR) land use designation of the General Plan.

17.215.020 – Residential Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-2 indicates the uses allowed within each residential zone and the planning permit required to establish each use, in compliance with Article 6 (Permit Procedures).

2. Residential uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

B. Prohibited land uses. Any table cell with a "---" means that the listed land use is expressly prohibited in that specific zone.

C. Land uses not listed. For land uses not listed in Table 2-2, the provisions of Chapter 17.105 (Interpretation of Regulations) shall apply.

D. Site Plan and Design Review required. All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

E. Applicable Regulations. Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

Table 2-2 **Allowed Uses and Permit Requirements** **Residential Zones**		Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use	See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**RE**	**RR**	**RL**	**Specific Use Regulations**
Residential Uses					
Accessory Living Quarters					
Guest Houses		P	P	P	
Second Dwelling Units		P	P	P	17.430.300
Accessory Residential Structures		P	P	P	17.405
Agricultural Employee Housing		P	---	---	17.430.030
Animal-Keeping		See Section 17.430.050 (Animal-Keeping)			
Congregate Living Facilities (6 or fewer persons)		P	P	P	
Congregate Living Facilities (7 -11 persons)		MUP	MUP	MUP	
Home Occupations		HOP	HOP	HOP	17.615
Group Homes for Persons with Disabilities (Ord. 14-03, adopted May 6, 2014)		P	P	P	
Household Living					
Single-Family Dwellings		P	P	P	
Mobile Home Parks and Subdivisions		CUP	CUP	CUP	17.415
Recreational Vehicle Parks		CUP	CUP	CUP	17.430.260
Care Uses					
Child Day Care Facility					
Small (8 or fewer children)		P	P	P	17.430.110
Large (9 to 14 children)		MUP	MUP	MUP	17.430.110
Community Care Facility – Up to 6 persons		P	P	P	17.430.120
Congregate Care Facility – Up to 6 persons		P	P	P	17.430.120
Convalescent Home – Up to 6 persons		P	P	P	
Residential Care Facility – Up to 6 persons		P	P	P	17.430.280
Residential Care Facility for Elderly – Up to 6 persons		P	P	P	
Supportive Housing		P	P	P	
Transitional Housing		P	P	P	
Education, Recreation, and Public Assembly Uses					
Educational Facilities (Grades K-12), Private/Public		---	CUP	CUP	
Assembly/Meeting Facilities, Private and Public		---	CUP	CUP	
Parks and Recreation Facilities, Private and Public		---	CUP	CUP	

Table 2-2 Allowed Uses and Permit Requirements Residential Zones		Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use	See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**RE**	**RR**	**RL**	**Specific Use Regulations**
Industry, Manufacturing & Processing, Warehousing Uses					
Cottage Businesses (only in –RAAB overlay)		---	MUP	MUP	17.235.030 17.430.150
Agricultural Uses					
Agricultural Accessory Structures		P	---	---	17.405.030
Agricultural Activities and Facilities		P	---	---	17.305.040
Agricultural Structures and Improvements (within an existing legal parcel)					See Footnote (1)
Replacement (not to exceed existing footprint)		P	P	P	
Expansion		MUP	MUP	MUP	
Community Gardens		P	P	P	17.430.130
Limited Seasonal Farming		P	P	P	17.430.370
Livestock and Dairy Operations		P	---	---	
Produce Stands					
Permanent		P	P	P	
Temporary		TUP	TUP	TUP	17.640
Service Uses – General					
Food Service (No drive-through)		---	P	P	
Kennels		MUP	---	---	17.430.050
Lodging - Bed and Breakfast Inns		---	P	P	17.430.090
Neighborhood Grocery		---	P	P	
Transportation, Communication, and Infrastructure Uses					
Satellite/Dish & Amateur Radio Antennae		MUP	MUP	MUP	17.430.290
Utility Facilities		CUP	CUP	CUP	
Utility Infrastructure		P	P	P	
Wireless Telecommunication Facilities					
Antenna Only		P	P	P	17.430.360
Tower or Monopole with Antenna		CUP	CUP	CUP	17.430.360
Other Uses					
Alternative Energy					
Solar Energy Systems (noncommercial)		P	P	P	17.430.340
Wind Energy Systems (noncommercial)		MUP	MUP	MUP	17.430.350
Cargo Containers		P	P	P	17.430.100
Garage Sales		--	P	P	MC 5.24
Temporary Uses		TUP	TUP	TUP	17.640

Footnotes: (1) Opportunity to initiate this provision shall cease on December 8, 2017.

Table 2-2 **Allowed Uses and Permit Requirements** **Residential Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed				
Land Use	See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**RM**	**RMH**	**RH**	**RVH**	**Specific Use Regulations**
Residential Uses						
Accessory Residential Structures		P	P	P	P	17.405
Animal-Keeping		See Section 17.430.050 (Animal-Keeping)				
Congregate Living Facilities (6 or fewer persons)		P	P	P	P	
Congregate Living Facilities (7 -11 persons)		MUP	MUP	MUP	MUP	
Congregate Living Facilities (12+ persons)		CUP	CUP	CUP	CUP	
Group Homes for Persons with Disabilities (Ord. 14-03, adopted May 6, 2014)		P	P	P	P	
Home Occupations		HOP	HOP	HOP	HOP	17.615
Household Living						
Two-Family Dwellings		P	P	P	---	
Multi-Family Dwellings		P	P	P	P	
Mobile Home Parks and Subdivisions		CUP	CUP	CUP	CUP	17.415
Organizational Houses		CUP	CUP	CUP	CUP	
Recreational Vehicle Parks		CUP	CUP	CUP	CUP	17.430.260
Single-Room Occupancy Facilities		CUP	CUP	CUP	CUP	
Care Uses						
Child Day Care Facility						
Small (8 or fewer children)		P	P	P	P	17.430.110
Community Care Facility – Up to 6 persons		P	P	P	P	17.430.120
Community Care Facility – 7 or more persons		CUP	CUP	CUP	CUP	17.430.120
Congregate Care Facility – Up to 6 persons		P	P	P	P	17.430.120
Congregate Care Facility- 7+ persons		CUP	CUP	CUP	CUP	17.430.120
Convalescent Home – Up to 6 persons		P	P	P	P	
Convalescent Home – 7+ persons		CUP	CUP	CUP	CUP	
Residential Care Facility – Up to 6 persons		P	P	P	P	17.430.280
Residential Care Facility – 7+ persons		CUP	CUP	CUP	CUP	17.430.280
Residential Care Facility for the Elderly – Up to 6 persons		P	P	P	P	
Residential Care Facility for the Elderly – 7+ persons		CUP	CUP	CUP	CUP	
Supportive Housing		P	P	P	P	
Transitional Housing		P	P	P	P	
Education, Recreation, and Public AssemblyUses						
Educational Facilities (Grades K-12), Private and Public		CUP	CUP	CUP	CUP	
Assembly/Meeting Facilities, Private and Public		CUP	CUP	CUP	CUP	
Parks and Recreation Facilities, Private and Public		CUP	CUP	CUP	CUP	
Agricultural Uses						
Agricultural Structures and Improvements (within an existing legal parcel)						See Footnote (1)
Replacement (not to exceed existing footprint)		P	P	P	P	
Expansion		MUP	MUP	MUP	MUP	
Community Gardens		P	P	P	P	17.430.130

Table 2-2 **Allowed Uses and Permit Requirements** **Residential Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed

Land Use	See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**RM**	**RMH**	**RH**	**RVH**	**Specific Use Regulations**
Limited Seasonal Farming		P	P	P	P	17.430.370
Produce Stands						
Permanent		P	P	P	P	
Temporary		TUP	TUP	TUP	TUP	17.640
Service Uses – General						
Food Service (No drive-through)		P	P	P	P	
Lodging - Bed and Breakfast Inns		P	P	P	P	17.430.090
Neighborhood Grocery		P	P	P	P	
Transportation, Communication, and Infrastructure Uses						
Satellite/Dish & Amateur Radio Antennae		MUP	MUP	MUP	MUP	17.430.290
Utility Facilities		CUP	CUP	CUP	CUP	
Utility Infrastructure		P	P	P	P	
Wireless Telecommunication Facilities						
Antenna Only		P	P	P	P	17.430.360
Tower or Monopole with Antenna		CUP	CUP	CUP	CUP	17.430.360
Other Uses						
Alternative Energy						
Solar Energy Systems (noncommercial)		P	P	P	P	17.430.340
Wind Energy Systems (noncommercial)		MUP	MUP	MUP	MUP	17.430.350
Garage Sales		P	P	P	P	MC 5.24
Temporary Uses		TUP	TUP	TUP	TUP	17.640

Footnotes: (1) Opportunity to initiate this provision shall cease on December 8, 2017.

17.215.030 – Residential Zone Development 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 2-3, 2-4, and 2-5, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, etc.), Article 4 (Standards for Specific Land Uses (e.g., accessory structures, single-family and multi-family development, etc.), and Chapter 17.325 – Water Efficient Landscape and Irrigation. (ord. 16-01, adopted April 5, 2016)

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Table 2-3
Development Standards for RE, RR, and RL Zones

Development Feature See Article 8 (Definitions)	**RE**	**RR**	**RL 20,000**	**RL 15,000**	**RL 10,000**	**RL 7,200**
Parcel Dimensions	*Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).*					
Parcel Area (Net)	2 acres	20,000 sq ft	20,000 sq ft	15,000 sq ft	10,000 sq ft	7,200 sq ft
Parcel Width	150 ft	100 ft	Corner Parcel = 72 ft Interior Parcel = 60 ft			
Parcel Depth	300 ft	100 ft	100 ft	100 ft	100 ft	100 ft
Density	One dwelling unit per parcel.		*Minimum and maximum number of dwelling units allowed per net acre. See Section 17.215.040 (Residential Zone Amenity Density Incentives). See "Area, Net" in Article 8 (Definitions).*			
			Minimum 2.1 dwelling units per net acre			
			Maximum 5.0 dwelling units per net acre			
Floor Area	*Minimum required interior floor area. See Chapter 17.425 (Single-Family Development) for compatibility standards that may require or allow a different minimum floor area.*					
	1,200 sq ft					1,000 sq ft
Setbacks	*Minimum required setbacks. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 for setback requirements applicable to specific land uses.*					
Front	25 ft	25 ft	20 ft	20 ft	20 ft	20 ft
Interior Side	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Street Side	Primary Structure = 10 ft and Detached Garage = 20 ft					
Rear	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Impervious Surface Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures **and** impervious surfaces.*					
	50%	50%	50%	50%	50%	55%
Structure Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures.*					
	35%	35%	35%	35%	35%	40%
Height	*Maximum allowable height of structures. See Section 17.305.060 for height measurement requirements and height limit exceptions.*					
Agricultural Structure	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft
Primary Structure	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Accessory Structure	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Slope	Rear Setback Area = 3% maximum slope Rear Yard Area = 5% maximum slope with 20 ft min depth					
Separation Distance	10 ft minimum separation distance between primary and accessory structures.					
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).					
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).					
Landscaping	See Chapter 17.325 (Landscaping Standards).					
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).					
Paving Within Front Setback Area	See Section 17.305.090 (Paving Within Residential Front Yard Area); Section 17.330.100 (Paving Limitations for Driveways in Residential Zones); and Chapter 17.655 (Zoning Clearances).					
Satellite Antennas	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).					
Signs	See Chapter 17.335 (Sign Standards).					

Table 2-4
Development Standards for RM, RMH, RH, and RVH Zones

Development Feature See Article 8 (Definitions)	RM	RMH	RH	RVH
Parcel Dimensions	*Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).*			
Parcel Area (Net)	50,000 sq ft			
Parcel Width	100 ft			
Parcel Depth	100 ft			
Density	*Minimum and maximum number of dwelling units allowed per net acre.* *See Section 17.215.040 (Residential Zone Amenity Density Incentives).*			
Minimum	5.1	10.1	14.1	18.1
Maximum	10.0	14.0	18.0	22.0
Floor Area (Interior)	Studio = 550 sq ft minimum 1 bedroom = 750 sq ft minimum 2 bedroom = 900 sq ft minimum 3 bedroom = 1,000 sq ft minimum 4+ bedroom = 1, 200 sq ft minimum			
Setbacks	*Minimum setbacks required. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 (Standards for Specific Land Uses) for setback requirements applicable to specific land uses.*			
Front	First Floor = 20 ft and Second Floor = 25 ft			
Interior Side	One story structure = 10 ft			
	Two story structure = 15 ft; or 20 ft if abutting any RL zone			
	Three story structure = 20 ft; or 25 ft if abutting any RL zone			
Street Side	One story structure = 10 ft			
	Two story structure = 15 ft			
	Three story structure = 20 ft			
Rear	One story structure = 15 ft			
	Two story structure = 20 ft; or 30 ft if abutting any RL zone			
	Three story structure = 50 ft; or 70 ft if abutting any RL zone			
Impervious Surface Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures* ***and*** *impervious surfaces.*			
	60%			
Structure Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures.*			
	40%	45%	45%	45%
Open Space	*Minimum open space to be provided for each dwelling unit.*			
Common	250 sq ft	250 sq ft	250 sq ft	250 sq ft
Private	150 sq ft	100 sq ft	100 sq ft	100 sq ft
Height	*Maximum allowable height of structures. See Section 17.305.060 for height measurement requirements and height limit exceptions.*			
Primary Structure	45 ft			
Accessory Structure	15 ft			
Separation Distance	10 ft minimum separation distance between structures. See also Chapter 17.420 (Multi-Family Development).			
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).			
Fences and Walls	See Chapter 17.315 (Fences, Hedges, and Walls).			

Table 2-4
Development Standards for RM, RMH, RH, and RVH Zones

Development Feature See Article 8 (Definitions)	RM	RMH	RH	RVH
Landscaping	See Chapter 17.325 (Landscaping Standards).			
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).			
Paving Within Front Setback Area	See Section 17.305.090 (Paving Within Residential Front Yard Area); Section 17.330.100 (Paving Limitations for Driveways in Residential Zones); and Chapter 17.655 (Zoning Clearances).			
Signs	See Chapter 17.335 (Sign Standards).			

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17.215.040 – Residential Zone Amenity Density Incentives

This Section provides incentives, procedures, and standards for a proposed project to be developed up to the maximum density allowed in residential zones, except for RE (Residential Estate) and RR (Residential Rural) zones. The intent of the amenity density incentives is to encourage a compact urban form; encourage the redevelopment and renewal of blighted areas; provide incentives for infill development; encourage a density of development at or near to the maximum allowed; promote convenience; reduce travel distance; conserve energy and achieve high standards of design.

A. **Compliance with density thresholds.** The minimum and maximum density thresholds indicated in Tables 2-3 and 2-4 shall apply to development in residential zones. Development shall not be allowed at less than or more than the indicated density thresholds, except in the following instances:

1. **Less than minimum density threshold.** A proposed project may be allowed at less than the applicable minimum density threshold only if the project complies with Chapter 17.645 (Transfer of Development Rights).

2. **Greater than maximum density threshold.** A proposed project may be allowed at greater than the applicable maximum density threshold only if the project complies with Chapter 17.310 (Affordable Housing – Density Bonuses).

B. **Allowed by right.** A proposed project shall be allowed by right at the applicable minimum density, subject to any permits required by Table 2-2 (Allowed Uses and Permit Requirements in Residential Zones).

C. **Allowed density up to maximum threshold.** A proposed project may be allowed at a density higher than the minimum, up to the maximum applicable density, if the proposed project:

1. Obtains approval of a Site Plan and Design Review in compliance with Chapter 17.630 (Site Plan and Design Review), as modified in this Section; and

2. Provides the required amenities identified in Subsection D (Amenity Density Incentives), below.

D. **Amenity Density Incentives.** A proposed project in any residential zone, except the RE and RR zones, may qualify for an amenity density incentives (i.e., be allowed to develop up to the maximum applicable density threshold) by providing the amenities identified in Table 2-5 (Amenity Density Incentives for Projects in Residential Zones). The amount of the increased density shall not exceed the maximum of the density range stated for the specific zone. For the purposes of this Section, the term "amenity" shall be broadly defined to include natural features (e.g., trees, streams, green space, views, etc.) as well

as amenities for the benefit of the community (e.g., street furniture, child care space, community space, street awnings, etc.). An amenity shall not include cash or the provision of cash in lieu of a physical amenity. Where the applicant considers an amenity to be inappropriate, the review authority may approve waivers of the amenity density incentive requirement through the Site Plan and Design Review process (Chapter 17.630 – Site Plan and Design Review). A waiver shall only be granted when it is justified by clear and convincing evidence submitted by the applicant, in writing, to the review authority.

Table 2-5
Amenity Density Incentives for Projects in Residential Zones

Amenity	Incentive
Development is located within 1/2 mile of a shopping center and medical facilities	1 additional dwelling unit per acre
Development is located within 1/2 mile of public transportation or a shuttle service is provided	1 additional dwelling unit per acre
Development is located within 1/2 mile of public park	1 additional dwelling unit per acre
Development is part of a mixed-use project	1 additional dwelling unit per acre
Development exhibits a strong compatibility with adjacent land uses	1 additional dwelling unit per acre
Existing natural features (rock outcrops, mature trees, topography, etc.) are saved on-site and integrated into the development	1 additional dwelling unit per acre
An on-site professional management service is provided full-time	½ additional dwelling unit per acre
Active and passive solar energy concepts are used to lower energy costs to residents	½ additional dwelling unit per acre
Minimum open space requirement is exceeded by 25% or more	½ additional dwelling unit per acre
Day care services are provided on-site	½ additional dwelling unit per acre
(For developments in the RVH zone only): Development includes at least 50% of the units that are affordable to lower-income households	4 additional dwelling units per acre (i.e., 22 units/acre)
Other amenities that the applicant or the review authority propose	Subject to approval by the review authority

E. **Submittal requirements.** In addition to the submittal requirements in Chapter 17.630 (Site Plan and Design Review) and in Chapter 17.600 (Permit Application Filing and Processing), the Director may request additional information to properly evaluate the need, appropriateness, or impact of the proposed amenity density incentive and to permit a finding that the proposed incentive is justified and, if granted, would not negatively impact the public health, safety, or welfare.

F. **Approval of amenity density incentive.** An amenity density incentive may be approved, disapproved, conditionally approved, approved at a lower intensity or conditionally approved at a lower intensity.

17.215.050 – Group Homes for Persons with Disabilities

Notwithstanding any provision contained in this Development Code to the contrary, group homes for persons with disabilities shall be deemed a permitted use in all residential zone districts within the City. (Ord. 14-03, adopted May 6, 2014)

Chapter 17.220 — Commercial and Office Zones

Sections:

17.220.010 — Purposes of the Commercial and Office Zones
17.220.020 — Commercial and Office Zone Land Uses and Permit Requirements
17.220.030 — Commercial and Office Zone Development Standards

17.220.010 – Purposes of the Commercial and Office Zones

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

A. **CD (Commercial Downtown) Zone.** The CD zone is applied to the core of the downtown and is intended to accommodate a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small town character. The CD zone may also allow mixed nonresidential and residential development (with residential uses customarily located above nonresidential uses). This zone allows a maximum floor area ratio (FAR) of 2.0. The maximum allowable residential density for the residential component of a mixed-use project is 5.0 dwelling units per net acre. The CD zone is consistent with the Downtown Commercial land use designation of the General Plan.

B. **CG (Commercial General) Zone.** The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone may allow a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows a maximum floor area ratio (FAR) of 0.40. The CG zone is consistent with the Community Commercial land use designation of the General Plan.

C. **CN (Commercial Neighborhood) Zone.** The CN zone is applied to areas appropriate for providing small-scale retail and personal service uses for the local population living in adjacent residential neighborhoods. This zone allows a maximum floor area ratio (FAR) of 0.40. The CN zone is consistent with the Community Commercial land use designation of the General Plan.

D. **CR (Commercial Regional) Zone.** The CR zone is applied to areas appropriate for large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. Uses allowed in the CR zone may include auto repair and sales, "big box" retail, factory outlets, hotels, and movie theaters. This zone allows a maximum floor area ratio (FAR) of 0.50. The CR zone is consistent with the Regional Commercial land use designation of the General Plan.

E. Office Park (OP). The OP zone is applied to areas appropriate for a variety of single-tenant and multi-tenant offices that include administrative, corporate, financial, general business, legal, medical, professional, research and development, and other supporting uses customarily situated on large parcels in a campus park like setting. Uses allowed in this zone may also include small convenience or service commercial activities intended to meet the needs of the onsite employee population. Other uses that are determined to be compatible with the primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.35. The OP zone is consistent with the Office Park land use designation of the General Plan.

17.220.020 – Commercial and Office Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-6 indicates the uses allowed within each commercial and office zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).

2. Commercial and office uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

B. Prohibited land uses. Any table cell with a "---" means that the listed land use is expressly prohibited in that specific zone.

C. Land uses not listed. For land uses not listed in Table 2-6, the provisions of Chapter 17.105 (Interpretation of Regulations) shall apply.

D. Site Plan and Design Review required. All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

E. Applicable Regulations. Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

Table 2-6
Allowed Uses and Permit Requirements
Commercial and Office Zones

Permit Requirements	
P	Zoning Clearance (17.655)
CUP	Conditional Use Permit (17.605)
HOP	Home Occupation Permit (17.615)
MUP	Minor Use Permit (17.605)
TUP	Temporary Use Permit (17.640)
---	Not allowed

Land Use	See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**CD**	**CN**	**CG**	**Specific Use Regulations**
Education, Recreation, and Public Assembly Uses					
Accessory Amusement Devices		P	P	P	17.405.010
Adult-Oriented Businesses		---	---	P	Municipal Code Title 5
Arcades (6+ machines)		CUP	CUP	CUP	17.430.070
Assembly/Meeting Facilities, Public and Private		CUP	CUP	CUP	
Bingo Game Operations (nonprofit orgs only)		P	P	P	MC 5.16
Commercial Recreation Facilities					
Indoor		CUP	CUP	CUP	MC 5.40
Outdoor		---	---	CUP	
Cultural Institutions		P	---	P	
Educational Facilities, Private and Public					
Academic (Grades K-12)		CUP	CUP	CUP	
Colleges and Universities		CUP	---	CUP	
Commercial Schools		P	---	P	
Live Entertainment					
Amplified		MUP	MUP	MUP	17.430.190
Unamplified		P	P	P	17.430.190
Poolrooms/Billiard Halls (2 or more tables)		P	P	P	MC 5.36
Studios for Art, Dance, Martial Arts, Music, etc.		P	P	P	
Theaters, Movies or Performing Arts		MUP	CUP	MUP	
Industry, Manufacturing & Processing, and Warehousing Uses					
Furniture/Fixtures Manufacturing - Only Cabinet Shops		---	---	P	
Handcraft Manufacturing		MUP	---	MUP	
Recycling Facilities					
Donation Boxes		P	P	P	17.430.160
Reverse Vending Machine		P	P	P	17.430.270
Collection Facility – Small		---	---	MUP	17.430.270
Collection Facility – Large		---	---	MUP	17.430.270

Table 2-6
Allowed Uses and Permit Requirements
Commercial and Office Zones

Permit Requirements	
P	Zoning Clearance (17.655)
CUP	Conditional Use Permit (17.605)
HOP	Home Occupation Permit (17.615)
MUP	Minor Use Permit (17.605)
TUP	Temporary Use Permit (17.640)
---	Not allowed

Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	CD	CN	CG	Specific Use Regulations
Residential Uses				
Caretaker Housing	---	---	CUP	
Congregate Living Facilities	---	CUP	CUP	
Home Occupations	HOP	HOP	HOP	17.615
Live-Work Units	MUP	---	MUP	17.430.200
Mixed-Use Projects (Residential over Retail/Office)	MUP	---	MUP	17.430.210
Multi-Family Dwellings	MUP	---	---	17.420
Organizational Houses	---	CUP	CUP	
Senior Residential Projects	MUP	---	MUP	17.430.310
Care Uses				
Child Day Care Facility				
Small (8 or fewer)	P	---	P	17.430.110
Large (9 to 14)	P	---	P	17.430.110
Day Care, General (15+ children/adults)	MUP	MUP	MUP	17.430.110
Child Day Care (Accessory to on-site employer)	P	P	P	
Community Care Facility - 6 or fewer persons	P	---	P	17.430.120
Community Care Facility – 7+ persons	---	CUP	CUP	17.430.120
Congregate Care Facility – 7+ persons	---	CUP	CUP	17.430.120
Convalescent Home – 7+ persons	---	CUP	CUP	
Residential Care Facility – 7+ persons	---	CUP	CUP	17.430.280
Residential Care Facility for Elderly – 7+ persons	---	CUP	CUP	
Supportive Housing	MUP	---	MUP	
Transitional Housing	MUP	---	MUP	
Retail Trade Uses				
Accessory Retail and Services	P	P	P	17.405.020
Alcohol Sales	CUP	CUP	CUP	MC 5.36 17.430.040
Animal Retail Sales	P	P	P	17.430.060
Artisan Shops	P	P	P	
Building/Landscape Materials Sales				
Indoor	---	---	P	
Outdoor	---	---	MUP	
Convenience Markets	P	P	P	
Drive-Through Retail	---	MUP	MUP	
Farm Supply and Feed Store	---	---	P	
Farmers Market	MUP	---	MUP	
Food and Beverage Sales				
Neighborhood Grocery	P	P	P	
Small Format Grocery	P	P	P	
Chain Grocery	P	P	P	
Specialty Food	P	P	P	

Table 2-6
Allowed Uses and Permit Requirements
Commercial and Office Zones

Permit Requirements	
P	Zoning Clearance (17.655)
CUP	Conditional Use Permit (17.605)
HOP	Home Occupation Permit (17.615)
MUP	Minor Use Permit (17.605)
TUP	Temporary Use Permit (17.640)
---	Not allowed

Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	CD	CN	CG	Specific Use Regulations
Fuel Dealer (propane for home/farm use, etc.)	---	---	P	
Gun Shops	---	---	P	
Outdoor Display and Sales	MUP	MUP	MUP	17.430.240
Pharmacies	P	P	P	
Plant Nursery	MUP	---	MUP	17.430.240
Retail Sales				
General Merchandise (50,000 sq. ft. or less)	P	P	P	
Secondhand Stores	P	---	P	
Shopping Centers				
Neighborhood Shopping Center (Up to 50,000 sq ft)	---	---	P	17.430.330
Community Shopping Center (50,001 - 150,000 sq ft)	---	---	P	17.430.330
Tobacco Stores	---	---	CUP	17.430.380
Service Uses – Business and Professional				
Automated Teller Machine (ATM)				
Drive-Through	---	MUP	MUP	17.430.080
Walk-Up	P	P	P	17.430.080
Banks and Financial Services	P	P	P	
Business Support Services	P	---	P	
Medical Services – Clinic, Laboratory, Urgent Care	P	---	P	
Medical Services – Hospitals	---	---	CUP	
Medical Services – Offices	P	P	P	
Office – Accessory				
Up to 1,000 sq ft	P	P	P	
Up to 10% of the total gross floor area	MUP	MUP	MUP	
Office – Business Service	P	---	P	
Office – Government	P	---	P	
Office – Processing	P	---	P	
Office – Professional/Administrative	P	P	P	
Service Uses – General				
Animal Services				
Accessory Boarding/Training - Indoor	P	P	P	17.430.060
Accessory Boarding/Training - Outdoor	MUP	MUP	MUP	17.430.060
Grooming	P	P	P	17.430.060
Veterinary Clinic, Animal Hospital	MUP	MUP	MUP	17.430.060
Auction Houses	---	---	CUP	
Bail Bond Services	P	---	P	
Bars, Lounges, Nightclubs	CUP	---	CUP	17.430.040
Catering Services	P	P	P	
Drive-Through Service	---	MUP	MUP	17.430.170
Equipment Rental				
Indoor Only	P	P	P	
With Outdoor Storage	---	---	MUP	17.430.250

Table 2-6
Allowed Uses and Permit Requirements
Commercial and Office Zones

Permit Requirements	
P	Zoning Clearance (17.655)
CUP	Conditional Use Permit (17.605)
HOP	Home Occupation Permit (17.615)
MUP	Minor Use Permit (17.605)
TUP	Temporary Use Permit (17.640)
---	Not allowed

Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	CD	CN	CG	Specific Use Regulations
Food Service Establishments				
No alcohol service	P	P	P	
Incidental alcohol service for on-site consumption	MUP	MUP	MUP	17.430.040
Health and Fitness Facilities				
Small – 2,000 sq. ft or less	P	P	P	
Large – Over 2,000 sq. ft.	MUP	---	MUP	
Lodging				
Bed and Breakfast Inns	MUP	---	---	17.430.090
Hotels	MUP	---	P	
Motels	MUP	---	P	
Maintenance and Repair Service				
Indoor	P	---	P	
With Outdoor Storage	---	---	MUP	
Massage Establishments and Services	P	P	P	MC 5.32
Medical Marijuana Dispensaries	---	---	---	MC 9.28
Mortuary, Funeral Home	P	---	P	
Outdoor Dining	MUP	MUP	MUP	17.430.230
Personal Services	P	P	P	
Personal Services - Restricted	MUP	MUP	MUP	
Personal Storage Facility	---	---	P	
Repair Service – Equipment, Large Appliances, etc.	P	---	P	
Public and Semi-Public Uses				
Government Facilities	P	P	P	
Parks and Playgrounds, Public	P	P	P	
Public Safety Facility	P	P	P	
Transportation, Communication, and Infrastructure Uses				
Broadcasting Studio	P	---	P	
Parking Facilities, Public or Commercial	CUP	P	P	
Satellite/Dish Antenna and Amateur Radio Antenna	P	P	P	17.430.290
Transit Stop Shelter	P	P	P	
Transportation Service Dispatch Facilities	---	---	P	
Utility Facilities	CUP	CUP	CUP	
Utility Infrastructure	P	P	P	
Wireless Telecommunication Facilities				
Antenna Only	P	P	P	17.430.360
Tower or Monopole with Antenna	MUP	MUP	MUP	17.430.360
Vehicle Rentals, Sales, and Services				
Vehicle Parts and Supply Sales	---	---	P	
Vehicle Rentals				
Office only	P	P	P	
General	---	---	P	
Vehicle Sales (With incidental rentals)		---		

Table 2-6 **Allowed Uses and Permit Requirements** **Commercial and Office Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**CD**	**CN**	**CG**	**Specific Use Regulations**
New	----	---	MUP	
Used	---	---	CUP	
Vehicle Services				
Car Washing, Automated	---	---	MUP	
Car Washing, Full-Service	---	---	MUP	
Car Washing, Self-Service	---	---	MUP	
Major Repair/Body Work	---	---	MUP	
Minor Maintenance/Repair/Installation	---	---	MUP	
Service Station	---	---	MUP	17.430.320
Towing and Storage	---	---	CUP	
Other Uses				
Accessory Nonresidential Structures	P	P	P	17.405.040
Agricultural Structures and Improvements (within an existing legal parcel)				See Footnote (1)
Replacement (not to exceed existing footprint)	---	---	P	
Expansion	---	---	MUP	
Alternative Energy				
Solar Energy Systems (noncommercial)	P	P	P	17.430.340
Wind Energy Systems (noncommercial)	MUP	MUP	MUP	17.430.350
Cargo Containers				
Permanent	--	---	--	
Temporary	TUP	TUP	TUP	17.430.100
Conversion of Residential to Nonresidential	MUP	---	---	17.430.140
Temporary Uses	TUP	TUP	TUP	17.640

Footnotes: (1) Opportunity to initiate this provision shall cease on December 8, 2017.

Table 2-6
Allowed Uses and Permit Requirements
Commercial and Office Zones

Permit Requirements	
P	Zoning Clearance (17.655)
CUP	Conditional Use Permit (17.605)
HOP	Home Occupation Permit (17.615)
MUP	Minor Use Permit (17.605)
TUP	Temporary Use Permit (17.640)
---	Not allowed

Land Use	See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**CR**	**OP**	**Specific Use Regulations**
Education, Recreation, and Public Assembly Uses				
Accessory Amusement Devices		P	P	17.405.010
Arcades (6+ machines)		CUP	---	17.430.070
Assembly/Meeting Facilities, Public and Private		CUP	CUP	
Bingo Game Operations (nonprofit orgs only)		P	---	MC 5.16
Commercial Recreation Facilities				
Indoor		CUP	---	MC 5.40
Outdoor		CUP	---	
Cultural Institutions		P	CUP	
Educational Facilities, Private and Public				
Academic (Grades K-12)		CUP	---	
Colleges and Universities		CUP	CUP	
Commercial Schools		P	P	
Live Entertainment				
Amplified		MUP	MUP	17.430.190
Unamplified		P	P	17.430.190
Poolrooms/Billiard Halls (2 or more tables)		P	---	MC 5.36
Studios for Art, Dance, Martial Arts, Music, etc.		P	P	
Theaters, Movies or Performing Arts		MUP	MUP	
Industry, Manufacturing &Processing, and Warehousing Uses				
Furniture/Fixtures Manufacturing - Only Cabinet Shops		P	---	
Handcraft Manufacturing		MUP	MUP	
Recycling Facilities				
Donation Boxes		P	--	17.430.160
Reverse Vending Machine		P	P	17.430.270
Collection Facility – Small		MUP	---	17.430.270
Collection Facility – Large		MUP	---	17.430.270
Residential Uses				
Caretaker Housing		CUP	---	
Congregate Living Facilities		---	---	
Home Occupations		HOP	HOP	17.615
Live-Work Units		MUP	---	17.430.200
Mixed-Use Projects (Residential over Retail/Office)		MUP	---	17.430.210
Senior Residential Projects		MUP		17.430.310
Care Uses				
Child Day Care Facility				
Small (8 or fewer)		P	---	17.430.110
Large (9 to 14)		P	---	17.430.110
Day Care, General (15 or more children/adults)		---	MUP	17.430.110
Child Day Care (Accessory to on-site employer)		P	P	
Community Care Facility - 6 or fewer persons		P	---	17.430.120

Table 2-6 **Allowed Uses and Permit Requirements** **Commercial and Office Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed		
Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**CR**	**OP**	**Specific Use Regulations**
Supportive Housing	MUP	---	
Transitional Housing	MUP	---	
Retail Trade Uses			
Accessory Retail and Services	P	P	17.405.020
Alcohol Sales	CUP	CUP	MC 5.36 17.430.040
Animal Retail Sales	P	---	17.430.060
Artisan Shops	P	---	
Building/Landscape Materials Sales			
Indoor	P	---	
Outdoor	MUP	---	
Convenience Markets	P	P	
Drive-Through Retail	MUP	---	
Farm Supply and Feed Store	P	---	
Food and Beverage Sales			
Neighborhood Grocery	---	P	
Small Format Grocery	P	P	
Chain Grocery	P	---	
Specialty Food	P	---	
Gun Shops	P	---	
Outdoor Display and Sales	MUP	---	17.430.240
Pharmacies	P	---	
Plant Nursery	MUP	---	17.430.240
Retail Sales			
General Merchandise (50,000 sq. ft. or less)	P	---	
Bulk Merchandise (over 50,000 sq. ft)	CUP	---	
Secondhand Stores	P	---	
Shopping Centers			
Community Shopping Center (50,001 - 150,000 sq ft)	P	---	17.430.330
Regional Shopping Center (150,001 sq ft and over)	P	---	17.430.330
Tobacco Stores	CUP	---	17.430.380
Service Uses – Business and Professional			
Automated Teller Machine (ATM)			
Drive-Through	MUP	---	17.430.080
Walk-Up	P	P	17.430.080
Banks and Financial Services	P	P	
Business Support Services	P	P	
Medical Services – Clinic, Laboratory, Urgent Care	P	MUP	
Medical Services – Hospitals	CUP	---	
Medical Services – Offices	P	P	

Table 2-6 **Allowed Uses and Permit Requirements** **Commercial and Office Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) HOP Home Occupation Permit (17.615) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed		
Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**CR**	**OP**	**Specific Use Regulations**
Office – Accessory			
Up to 1,000 sq ft	P	P	
Up to 10% of the total gross floor area	MUP	MUP	
Office – Business Service	P	P	
Office – Government	P	P	
Office – Processing	P	P	
Office – Professional/Administrative	P	P	
Service Uses – General			
Animal Services			
Accessory Boarding/Training - Indoor	P	---	17.430.060
Accessory Boarding/Training - Outdoor	MUP	---	17.430.060
Grooming	P	---	17.430.060
Veterinary Clinic, Animal Hospital	MUP	---	17.430.060
Auction Houses	CUP	---	
Bail Bond Services	---	---	
Bars, Lounges, Nightclubs	CUP	CUP	17.430.040
Catering Services	P	---	
Drive-Through Service	MUP	---	17.430.170
Equipment Rental			
Indoor Only	P	---	
With Outdoor Storage	MUP	---	17.430.240
Food Service Establishments			
No alcohol service	P	P	
Incidental alcohol service for on-site consumption	MUP	---	17.430.040
Health and Fitness Facilities			
Small – 2,000 sq. ft or less	P	P	
Large – Over 2,000 sq. ft.	MUP	MUP	
Lodging			
Hotels	P	P	
Motels	P	---	
Maintenance and Repair Service			
Indoor	P	P	
With Outdoor Storage	MUP-	---	
Massage Establishments and Services	P	P	MC 5.32
Medical Marijuana Dispensaries	---	---	MC 9.28
Mortuary, Funeral Home	P	P	
Outdoor Dining	MUP	MUP	17.430.230
Personal Services	---	---	
Personal Services - Restricted	MUP	---	
Personal Storage Facility	P	--	
Repair Service – Equipment, Large Appliances, etc.	P	---	
Public and Semi-Public Uses			

Table 2-6
Allowed Uses and Permit Requirements
Commercial and Office Zones

Permit Requirements	
P	Zoning Clearance (17.655)
CUP	Conditional Use Permit (17.605)
HOP	Home Occupation Permit (17.615)
MUP	Minor Use Permit (17.605)
TUP	Temporary Use Permit (17.640)
---	Not allowed

Land Use See Article 8 (Definitions). See Section 17.105.020.H. (Unlisted uses).	**CR**	**OP**	**Specific Use Regulations**
Government Facilities	P	P	
Parks and Playgrounds, Public	P	P	
Public Safety Facility	P	P	
Transportation, Communication, and Infrastructure Uses			
Broadcasting Studio	P	---	
Parking Facilities, Public or Commercial	P	P	
Satellite/Dish Antenna and Amateur Radio Antenna	P	P	17.430.290
Transit Stop Shelter	P	P	
Transportation Service Dispatch Facilities	P	P	
Utility Facilities	CUP	CUP	
Utility Infrastructure	P	P	
Wireless Telecommunication Facilities			
Antenna Only	P	P	17.430.360
Tower or Monopole with Antenna	MUP	MUP	17.430.360
Vehicle Rentals, Sales, and Services			
Mobile Home, Boat, & RV Sales	MUP	---	
Vehicle Parts and Supply Sales	P	---	
Vehicle Rentals			
Office only	P	P	
General	P	---	
Vehicle Sales (With incidental rentals)			
New	MUP	---	
Used	CUP	---	
Vehicle Services			
Car Washing, Automated	MUP	---	
Car Washing, Full-Service	MUP	---	
Car Washing, Self-Service	MUP	---	
Major Repair/Body Work	MUP	---	
Minor Maintenance/Repair/Installation	MUP	---	
Service Station	MUP	---	17.430.320
Towing and Storage	---	---	
Other Uses			
Accessory Nonresidential Structures	P	P	17.405.040
Alternative Energy			
Solar Energy Systems (noncommercial)	P	P	17.430.340
Wind Energy Systems (noncommercial)	MUP	MUP	17.430.350
Cargo Containers			
Permanent	---	---	
Temporary	TUP	TUP	17.430.100
Conversion of Residential to Nonresidential	---	---	17.430.140
Temporary Uses	TUP	TUP	17.640

17.220.030 – Commercial and Office Zone Development 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 Table 2-7, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, signs, etc.), Article 4 (Standards for Specific Land Uses (e.g., outdoor display and sales, outdoor storage, etc.), and Chapter 17.325 – Water Efficient Landscape and Irrigation. (ord. 16-01, adopted April 5, 2016)

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Table 2-7
Development Standards for Commercial and Office Zones

Development Feature See Article 8 (Definitions)	CD	CN	CG	CR	OP
Parcel Dimensions	*Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).*				
Parcel Area (Net)	3,500 sq ft min and 12,000 sq ft max	5,000 sq ft	5,000 sq ft	15 acres	5 acres
Parcel Width	50 ft	50 ft	50 ft	500 ft	300 ft
Parcel Depth	70 ft	100 ft	100 ft	250 ft	250 ft
Floor Area Ratio (FAR)	*Maximum floor area ratio (FAR) allowed per net acre. See "Area, Net" in Article 8 (Definitions).*				
Maximum FAR	2.0	.40	.40	.50	.35
Setbacks	*Minimum setbacks required. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 (Standards for Specific Land Uses) for setback requirements applicable to specific land uses.*				
Front	None allowed	15 ft	10 ft	15 ft	15 ft
Side (Interior)					
Abutting nonresidential	None allowed	None required	None required	30 ft	30 ft
Abutting residential	5 ft	10 ft	10 ft	35 ft	35 ft
Side (Street)	None allowed	10 ft	10 ft	20 ft	20 ft
Rear					
Abutting nonresidential	None required	None required	None required	None required	25 ft
Abutting residential	1st floor = 5 ft 2nd floor = 10 ft	15 ft	15 ft	35 ft	35 ft
Height	*Maximum allowable height of structures. See Section 17.305.060 for height measurement requirements and height limit exceptions.*				
Primary Structure	45 ft	35 ft	45 ft	45 ft	45 ft
Accessory Structure	15 ft	15 ft	15 ft	15 ft	15 ft
Impervious Surface Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures **and** impervious surfaces.*				
	90%	80%	85%	90%	70%
Structure Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures.*				
	90%	40%	50%	60%	40%
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).				
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).				
Landscaping	See Chapter 17.325 (Landscaping Standards).				
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).				
Satellite Antenna	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).				
Signs	See Chapter 17.335 (Sign Standards).				

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Chapter 17.225 — Industrial Zones

Sections:

17.225.010 — Purposes of the Industrial Zones
17.225.020 — Industrial Zone Land Uses and Permit Requirements
17.225.030 — Industrial Zone Development Standards

17.225.010 – Purposes of the Industrial Zones

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

A. **BP (Business Park) Zone.** The BP zone is applied to areas appropriate for single-tenant and multi-tenant offices that include corporate headquarters, research and development, product development, and general business uses customarily situated on large parcels in a campus park like setting. Uses allowed in this zone may also include small convenience or service commercial activities intended to meet the needs of the onsite employee population. Other uses that are determined to be compatible with primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.35. The BP zone is consistent with the Business Park land use designation of the General Plan.

B. **IL (Industrial Light) Zone.** The IL zone is applied to areas appropriate for light industry and manufacturing and heavier commercial service-type uses whose proximity to major arterial highways is essential or desirable for their operation due to the large volumes of vehicle and truck traffic that they generate. Uses allowed in this zone may include auto repair services, pest control services, pool maintenance services, and woodworking shops. This zone allows a maximum floor area ratio (FAR) of 0.40. The IL zone is consistent with the Industrial land use designation of the General Plan.

C. **IH (Industrial Heavy) Zone.** The IH zone is applied to areas appropriate for a variety of low polluting and nonpolluting industrial and manufacturing activities, including limited regional and subregional commercial activities that are nonpolluting and can coexist compatibly with surrounding land uses. Uses allowed in this zone may include research and development; manufacturing and processing; large single-tenant distribution and sales; boat, recreational vehicle, and truck sales, leasing and repair; offices; warehousing and indoor storage; and high technology production. Other uses that are determined to be compatible with primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.40. The IH zone is compatible with the Industrial land use designation of the General Plan.

17.225.020 – Industrial Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-8 indicates the uses allowed within each industrial zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).

2. Industrial uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

B. Prohibited land uses. Any table cell with a "---" means that the listed land use is expressly prohibited in that specific zone.

C. Land uses not listed. For land uses not listed in Table 2-8, the provisions of Chapter 17.105. (Interpretation) shall apply.

D. Site Plan and Design Review required. All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

E. Applicable Regulations. Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

Table 2-8 **Allowed Uses and Permit Requirements** **Industrial Zones**		Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use	See Section 17.105.020.H (Unlisted uses). See Article 8 (Definitions).	**BP**	**IL**	**IH**	**Specific Use Regulations**
Education, Recreation, and Public Assembly Uses					
Adult-Oriented Businesses		---	P	---	Municipal Code Title 5
Assembly/Meeting Facilities		CUP	CUP	---	
Commercial Recreation Facilities					
Indoor		CUP	CUP	CUP	
Outdoor		---	CUP	CUP	MC 5.40
Educational Facilities					
Academic (Grades K-12)		CUP	--	--	
Colleges and Universities		CUP	--	--	
Commercial Schools		P	P	---	
Live Entertainment					
Amplified		MUP	MUP	---	17.430.190
Unamplified		P	P	P	17.430.190
Industry, Manufacturing, Processing, Production and Warehousing Uses					
Agricultural product processing, production and wholesaling/distribution		---	CUP	CUP	Only when conducted entirely within an enclosed structure.
Bakery Products		---	P	P	
Carpet/Upholstery Cleaning Plants		---	---	P	
Chemical Product Manufacture, Wholesaling/Distribution		---	---	CUP	
Clothing and Fabric Products		---	P	P	
Contractor Storage Base		---	P	P	
Contractor Construction/Storage Yard		---	CUP	CUP	
Drug Manufacturing		---	P	P	
Electronics, Equipment, and Appliance Manufacturing		---	P	P	
Food and Beverage Products (except bakeries)		---	P	P	
Furniture/Fixtures Manufacturing, Cabinet Shops		---	P	P	
Handcraft Manufacturing		---	P	---	
Laundries, Dry Cleaning Plants, and Linen Supply		---	---	P	
Lumber and Wood Product Manufacturing		---	---	P	
Machinery Manufacturing		---	---	P	
Metal Products Fabrication, Machine/Welding Shops		---	P	P	
Motor Vehicles and Transportation Equipment		---	P	P	
Paper Product Manufacturing		---	P	P	

Table 2-8
Allowed Uses and Permit Requirements
Industrial Zones

Permit Requirements
P Zoning Clearance (17.655)
CUP Conditional Use Permit (17.605)
MUP Minor Use Permit (17.605)
TUP Temporary Use Permit (17.640)
--- Not allowed

Land Use	See Section 17.105.020.H (Unlisted uses). See Article 8 (Definitions).	BP	IL	IH	Specific Use Regulations
Plastics, Other Synthetics, and Rubber Products		---	P	P	
Printing and Publishing		---	P	P	
Recycling Facilities					
Collection Facility – Small		---	P	P	17.430.270
Collection Facility – Large		---	P	P	17.430.270
Processing Facility		---	---	CUP	17.430.270
Recycling—Scrap and Dismantling Yards		---	---	CUP	
Research and Development (R&D)		P	P	P	
Stone and Cut Stone Products		---	P	P	
Structural Clay, Pottery, and Ceramic Products		---	P	P	
Textile and Leather Product Manufacturing		---	P	P	
Warehouses, Wholesaling, and Distribution Facilities		---	MUP	P	
Residential Uses					
Caretaker Housing		---	---	MUP	
Care Uses					
Emergency Shelters		---	P	---	17.430.180
Retail Trade Uses					
Accessory Retail and Services		P	P	P	17.405.020
Building/Landscape Materials Sales					
Indoor		---	P	P	
Outdoor		---	P	P	
Farm Supply and Feed Store		---	P	---	
Fuel Dealer (propane for home/farm use, etc.)		---	P	---	
Outdoor Display and Sales		---	P	P	17.430.240
Outdoor Storage		---	P	P	17.430.250
Service Uses – Business and Professional					
Automated Teller Machines (ATMs)					
Walk-Up		P	P	---	17.430.080
Drive-Through		P	P	---	17.430.080
Banks and Financial Services		P	P	P	
Business Support Services		P	P	P	
Medical Services					
Offices		P	P	P	
Clinic, Laboratory, Urgent Care		P	P	P	
Hospitals		CUP	CUP	CUP	
Offices					
Accessory – Up to 1,000 sq ft		P	P	P	
Accessory – Up to 10% of total gross floor area		MUP	MUP	MUP	
Business Service		P	P	P	
Government		P	P	P	
Processing		P	P	P	

Table 2-8 **Allowed Uses and Permit Requirements** **Industrial Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use See Section 17.105.020.H (Unlisted uses). See Article 8 (Definitions).	**BP**	**IL**	**IH**	**Specific Use Regulations**
Professional/Administrative	P	P	P	
Service Uses – General				
Auction Houses	---	CUP	CUP	
Catering Services	---	P	---	
Equipment Rental	---	P	P	
Indoor Only	---	P	P	
With Outdoor Storage	---	MUP	MUP	
Food Service Establishments				
No alcohol service	P	P	P	
Incidental alcohol service for on-site consumption	MUP	MUP	MUP	17.430.040
Health and Fitness Facilities				
Small – 2,000 sq. ft. or less	P	P	P	
Large – Over 2,000 sq. ft.	CUP	CUP	CUP	
Maintenance and Repair Service				
Indoor	---	P	P	
With Outdoor Storage	---	P	P	
Maintenance and Service Facility	MUP	P	P	
Massage Establishments and Services	P	---	---	Municipal Code 5.32
Outdoor Storage	---	MUP	MUP	17.430.250
Repair Service – Equipment, Large Appliances, etc.	---	P	P	
Public and Semi-Public Uses				
Government Facility	P	P	P	
Public Safety Facility	P	P	P	
Transportation, Communication, and Infrastructure Uses				
Broadcasting Studio	P	P	---	
Parking Facilities, Public or Commercial	P	P	P	
Satellite/Dish Antenna and Amateur Radio Antenna	P	P	P	17.430.290
Transit Stop Shelter	P	P	P	
Transportation Service Dispatch Facilities	---	P	P	
Truck and Freight Terminals	---	---	CUP	
Utility Facilities	P	P	P	
Utility Infrastructure	P	P	P	
Wireless Telecommunications Facilities				
Antenna Only	P	P	P	17.430.360
Tower or Monopole with Antenna	MUP/CUP	MUP/CUP	MUP/CUP	17.430.360

Table 2-8 **Allowed Uses and Permit Requirements** **Industrial Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use See Section 17.105.020.H (Unlisted uses). See Article 8 (Definitions).	**BP**	**IL**	**IH**	**Specific Use Regulations**
Vehicle Rentals, Sales, and Services				
Construction, Farm, and Heavy Equipment Sales	---	P	P	
Mobile Home, Boat, & RV Sales	---	---	P	
Vehicle Rentals				
Office only	P	---	---	
General	---	P	P	
Vehicle Services				
Major Repair/Body Work	---	---	P	
Minor Maintenance/Repair/Installation	---	P	P	
Towing and Storage	---	---	P	
Vehicle Storage	---	---	P	
Other Uses				
Accessory Nonresidential Structures	P	P	P	17.405.040
Alternative Energy				
Solar Energy Systems (noncommercial)	P	P	P	17.430.340
Wind Energy Systems (noncommercial)	MUP	MUP	MUP	17.430.350
Cargo Containers	P	P	P	17.430.100
Temporary Uses	TUP	TUP	TUP	17.640

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17.225.030 – Industrial Zone Development 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 Table 2-9, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, signs, etc.), Article 4 (Standards for Specific Land Uses (e.g., outdoor storage, etc.), and Chapter 17.325 – Water Efficient Landscape and Irrigation. (ord. 16-01, adopted April 5, 2016)

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Table 2-9
Development Standards for Industrial Zones

Development Feature See Article 8 (Definitions)	**BP**	**IL**	**IH**
Parcel Dimensions	*Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).*		
Parcel Area (Net)	5 acres	No minimum	No minimum
Parcel Width	300 ft	50 ft	150 ft
Parcel Depth	200 ft	200 ft	200 ft
Floor Area Ratio	*Maximum floor area ratio (FAR) allowed per net acre. See "Area, Net" in Article 8 (Definitions).*		
	.35	.40	.40
Setbacks	*Minimum setbacks required. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 for setback requirements applicable to specific land uses. See Article 8 for definitions of "Abutting" and "Adjacent".*		
Front			
Adjacent to nonresidential	10 ft	10 ft	15 ft
Adjacent to residential	25 ft	50 ft	50 ft
Side (Interior)			
Abutting nonresidential	10 ft	10 ft	10 ft
Abutting residential	35 ft	35 ft	50 ft
Side (Street)			
Adjacent to nonresidential	20 ft	20 ft	20 ft
Adjacent to residential	25 ft	25 ft	50 ft
Rear			
Abutting nonresidential	25 ft	None	None
Abutting residential	35 ft	15 ft	75 ft
Impervious Surface Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures **and** impervious surfaces.*		
	70%	80%	85%
Structure Coverage	*Maximum percentage of the total gross parcel area that may be covered by structures.*		
	40%	*65%*	*70%*
Height	*Maximum allowable height of structures. See Chapter 17.305.060 for height measurement requirements and height limit exceptions.*		
Primary Structure	45 ft	45 ft	60 ft
Accessory Structure	15 ft	15 ft	15 ft
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).		
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 17.325 (Landscaping Standards).		
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).		
Satellite/Dish Antennae	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).		
Signs	See Chapter 17.335 (Sign Standards).		

Chapter 17.230 — Special Purpose Zones

Sections:

17.230.010 — Purposes of the Special Purpose Zones
17.230.020 — Special Purpose Zone Land Uses and Permit Requirements
17.230.030 — Special Purpose Zone Development Standards

17.230.010 – Purposes of the Special Purpose Zones

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

A. **Open Space General (OSG) Zone.** The OSG zone is applied to areas appropriate for passive recreational activities and conservation of natural and scenic resources. Uses may include hiking, biking and equestrian trails; outdoor recreation; and extremely low density single-family dwellings. The maximum allowable residential density is 1.0 dwelling unit per 40 net acres. This zone allows maximum floor area ratio (FAR) of 0.10. The OSG zone is consistent with the General Open Space land use designation of the General Plan.

B. **Open Space Recreation (OSR) Zone.** The OSR zone is applied to areas appropriate for public or private, active or passive outdoor recreational facilities and accessory indoor facilities. Uses may include equestrian clubs, golf courses, swimming schools, tennis clubs, and areas for active sports play (e.g., large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, support facilities, caretaker facilities, etc.). This zone allows a maximum floor area ratio (FAR) of 0.15. The OSR zone is consistent with the Open Space Recreation and with the Parks land use designations of the General Plan.

C. **Public Institutional (PI) Zone.** The PI zone is applied to areas appropriate for publicly-owned facilities and properties, including the Eastern Municipal Water District properties. Uses may include City administrative offices and office complexes, community centers, fire stations, police stations, schools, utility substations, and water facilities. Other uses that are determined to be compatible with primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.50. The PI zone is consistent with the Public Institutional land use designation of the General Plan.

D. **Specific Plan (SP) Zone.** The SP zone is applied to areas appropriate for all projects of 100 acres or more in size as well as areas that are designated as Specific Plan on the General Plan, both of which warrant a comprehensive set of land use policies and standards designed for the unique features of an area within specific project boundaries.

A specific plan shall be prepared in compliance with Government Code Sections 65450 et seq. and shall include detailed conditions, programs, and regulations that address specific site constraints and opportunities, including buffering, traffic, noise, and other land use compatibility impacts. Allowed densities and uses are based on the underlying General Plan designation per parcel or, in the absence of a designation, the densities and uses identified in the Specific Plan. The SP zone is consistent with the Specific Plan land use designation of the General Plan.

17.230.020 – Special Purpose Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-10 indicates the uses allowed within each special purpose zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).

2. Recreational uses, open space uses, and public facility uses and accessory support uses represent the principal allowed uses, and only those additional uses that are complementary to, and can exist in harmony with, the character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

B. Prohibited land uses. Any table cell with a "---" means that the listed land use is expressly prohibited in that specific zone.

C. Land uses not listed. For land uses not listed in Table 2-10, the provisions of Chapter 17.105 (Interpretation) shall apply.

D. Site Plan and Design Review required. All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

E. Applicable Regulations. Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

Table 2-10 **Allowed Land Uses and Permit Requirements** **Special Purpose Zones**	Permit Requirements P Zoning Clearance (17.655) CUP Conditional Use Permit (17.605) MUP Minor Use Permit (17.605) TUP Temporary Use Permit (17.640) --- Not allowed			
Land Use See Section 17.105.020.H (Unlisted uses). See Article 8 (Definitions).	**OSG**	**OSR**	**PI**	**Specific Use Regulations**
Agricultural and Resource-Related Uses				
Agricultural Activities and Facilities				
Agricultural Accessory Structures	P	---	---	17.405.030
Community Gardens	P	---	---	17.430.130
Produce Stands				
Permanent	P	---	---	
Temporary	TUP	---	---	17.640
Education, Recreation, and Public Assembly Uses				
Assembly/Meeting Facilities, Public and Private	CUP	CUP	CUP	
Commercial Recreation Facilities				
Indoor	CUP	CUP	CUP	
Outdoor	---	CUP	---	
Cultural Institutions	CUP	CUP	---	
Recreational Vehicle Parks	---	CUP	---	
Public and Semi-Public Uses				
Cemeteries	---	CUP	CUP	
Government Facilities	P	P	P	
Parks and Playgrounds, Public	P	P	P	
Public Safety Facility	P	P	P	
Residential Uses				
Caretaker Housing	---	CUP	---	
Home Occupation	P	---	---	17.615
Single-Family Dwelling	P	---	---	
Retail Trade Uses				
Accessory Retail and Services	---	CUP	---	17.405.020
Service Uses – Business and Professional				
Office – Accessory	CUP	CUP	CUP	
Office – Government	P	P	P	
Service Uses – General				
Accessory Food Service Establishments	CUP	CUP	CUP	
Transportation, Communication, and Infrastructure Uses				
Utility Facilities	P	P	P	
Utility Infrastructure	CUP	CUP	CUP	
Wireless Telecommunication Facilities				
Antenna	P	P	P	17.430.360
Tower or Monopole with Antenna	CUP	CUP	CUP	17.430.360
Other Uses				
Alternative Energy Systems				
Solar Energy Systems (noncommercial)	P	P	P	17.430.340
Wind Energy Systems (noncommercial)	MUP	MUP	MUP	17.430.350
Limited Seasonal Farming	P	P	---	17.430.370
Temporary Uses	TUP	TUP	TUP	17.640

17.230.030 – Special Purpose Zone Development Standards

New land uses and structures, and alterations to existing uses or structures shall be designed, constructed, and/or established in compliance with the requirements in Table 2-11 (Development Standards for Special Purpose Zones), in addition to the general development standards and guidelines (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and Development Standards), Article 4 (Standards for Specific Land Uses (e.g., accessory structures, etc.), and Chapter 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

Table 2-11
Development Standards for Special Purpose Zones

Development Feature	OSG	OSR	PI
Minimum Parcel Area	N/A	N/A	N/A
Maximum Floor Area Ratio (FAR)	.10	.15	.50
Maximum Density	*Minimum and maximum number of dwelling units allowed per net acre. See "Area, Net" in Article 8 (Definitions).*		
	1 dwelling unit per 40 net acres	N/A	N/A
Setbacks	*The minimum front, side and rear setbacks required shall be equal to those required in the most restrictive abutting zone. The review authority may modify the setbacks when it is found to be necessary to maintain the purpose of the zone.*		
Maximum Height	*The maximum height of a structure shall be equal to that required in the most restrictive abutting zone. The review authority may allow higher structures when it is found to be necessary to maintain the purpose of the zone.*		
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).		
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 17.325 (Landscaping Standards).		
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).		
Satellite Antenna	See Section 17.430.290 (Satellite/Dish Antennas and Amateur Radio Facilities).		
Signs	See Chapter 17.335 (Sign Standards).		

Chapter 17.235 — Combining/Overlay Zones

Sections:

17.235.010 — Purposes of the Combining/Overlay Zones
17.235.020 — Applicability of Combining/Overlay Zone Provisions
17.235.030 — Residential Agricultural Accessory Business (-RAAB) Combining/Overlay Zone
17.235.040 — Urban Corridor (-UC) Combining/Overlay Zone

17.235.010 – Purposes of the Combining/Overlay Zones

This Chapter provides regulations for development and new land uses in the combining/overlay zones established by Section 17.20.020 (Zones Established). The combining/overlay zones are intended to provide guidance for development and new land uses in addition to the standards and regulations of the primary zones, where important site, neighborhood, economic development, or compatibility issues require particular attention in project planning.

17.235.020 – Applicability of Combining/Overlay Zone Provisions

A. **Mapping of combining/overlay zones.** The symbols for combining/overlay zones in Section 17.200.020 (Zones Established) shall be used on the Zoning Map to indicate the applicability of combining/overlay zones to specific sites. Each combining/overlay symbol shall be appended as a suffix to the symbol for the primary zone on the Zoning Map. For example, CG-UC represents an Urban Corridor Overlay Zone in the Commercial General Zone.

B. **Allowed land uses.** A land use normally allowed in the primary zone shall be allowed within a combining/overlay zone subject to any additional requirements of the combining/overlay zone, unless otherwise provided in a specific combining/overlay zone.

C. **Permit requirements.** Development and new land uses within a combining/overlay zone shall obtain the planning permits required for the primary zone, unless otherwise provided in a specific combining/overlay zone.

D. **Development standards.** Development and new land uses within a combining/overlay zone shall comply with all applicable requirements of the primary zone, unless otherwise provided in a specific combining/overlay zone.

E. **Conflict between standards and regulations.** In the event of a conflict between the provisions of this Section and any other provision of this Development Code, this Section shall control.

17.235.030 – Residential Agricultural Accessory Business (-RAAB) Combining/Overlay Zone

A. **Purpose.** The -RAAB combining/overlay zone is applied to various areas of the City that have both low-density residential uses and low-intensity nonresidential uses. The intent is to establish standards that allow the continued and expanded use and operation of the low-intensity nonresidential uses and that will ensure the compatibility of these uses with low-density residential uses. The -RAAB combining/overlay zone is consistent with the Rural Residential and Low Density Residential land use designation in the General Plan.

B. **Applicability.** The -RAAB overlay may be applied only to properties in the RR (Rural Residential) and RL (Low-Density Residential) zones.

C. **Allowed uses.** In addition to the uses allowed in the RR (Rural Residential) and RL (Low-Density Residential) zones in compliance with Table 2-2 (Allowed Uses and Permit Requirements in Residential Zones), cottage businesses shall also be allowed within the -RAAB combining/overlay zone.

D. **Development standards.** All cottage business shall be located, developed, and operated in compliance with Section 17.430.150 (Cottage Businesses).

17.235.040 – Urban Corridor (-UC) Combining/Overlay Zone

A. **Purpose.** The -UC combining/overlay zone is applied to various zones along the major urban corridors of the City. The intent is to establish community design principles and standards that promote land use compatibility among the diverse zones situated along the corridors. The corridors are important to the City in projecting a positive image of the community while also enhancing the quality of life for the users and occupants. The –UC combining/overlay zone is consistent with all land use designations in the General Plan.

B. **Applicability.** The provisions of this Section shall apply to all activities (e.g., additions, alterations, new construction, reconstruction, redevelopment, remodeling, site modification, etc.) within the –UC combining/overlay zone that require approval of a Site Plan and Design Review in compliance with Chapter 17.630 (Site Plan and Design Review) and Water Efficient Landscape and Irrigation approval per Chapter 17.325 – Water Efficient Landscape and Irrigation. If there is a perceived conflict between the provisions of this Section and those of the underlying zone, the provisions of this Section shall prevail. (ord. 16-01, adopted April 5, 2016)

C. Allowed uses. The uses allowed within the -UC combining/overlay zone shall be the same as those of the underlying zone, unless modified by this Section, except that in the BP, IL, and IH zones, hotels, motels, hospitals, convalescent hospitals, and child day care facilities shall not be allowed on the same parcel as industrial uses without a Conditional Use Permit approved in compliance with Chapter 17.605 (Conditional Use Permits and Minor Use Permits).

D. Site planning and design guidelines and standards.

1. Compatibility with adjacent sites. The proposed development shall be compatible with the landscape elements, structures, and uses of adjacent sites.

2. Location and orientation of structures.

a. On sites with multiple structures and uses, commercial structures and uses shall face the street with office-professional structures and uses or industrial structures and uses located to the rear of the site. If the structures and uses are office-professional and industrial, the office-professional structures and uses shall face the street.

3. Pedestrian circulation.

a. Walkways shall be provided from the public sidewalk to the structure entrances. Pedestrian circulation and pedestrian amenities should be emphasized in all site plan proposals. Covered walkways along and between structures may be utilized.

b. Public sidewalks shall receive special decorative paving accents where crossed by driveway entrances to parking lots.

4. Parking and circulation.

a. Corner properties shall provide vehicular access from the adjacent street with the lesser traffic category and avoid driveway openings on the major street, where feasible.

b. Shared driveways shall be developed, where feasible, to reduce the traffic conflict points on adjacent roadways. When no development exists on adjacent property, the site plan should give consideration to its future development and address how the two sites may develop common access and circulation.

c. Parking shall be used as a buffer between diverse land uses where possible, either on-site or off-site.

d. Off-street parking areas visible from public streets shall be screened from view with a minimum 30-inch high solid wall or landscaped hedge. Screens shall not exceed 42 inches in height within required front or side setbacks.

e. Landscaping shall be dispersed evenly throughout the parking area. Landscape islands that are a minimum of five feet wide shall be located between every 10 parking stalls. The choice of trees should consider the goal of shading 50 percent of the paved surface within five years.

E. Architectural design guidelines.

1. Industrial adjacent to residential. Where industrial uses abut property zoned for residential uses, no window or door openings in the structure(s) shall face a residentially-zoned property.

2. Architectural design.

a. Where an urban corridor has a recognizable architectural theme, style, or character, it shall be considered for incorporation into the project's design. Where possible, the design should respect the City's architectural heritage.

b. Corner structures may provide vertical elements (e.g., towers).

3. Structure scale and height.

a. Where appropriate, efforts to coordinate with the architecture and the height of adjacent structures are encouraged, particularly where structures are located very close together. Similar design linkages can be achieved by placing window lines, belt courses, or other horizontal elements in a pattern that reflects the same elements in neighboring structures.

b. All sides of a structure shall receive enhanced architectural treatment.

c. Structures over two stories in height shall step back the upper story street-facing facades to reduce apparent height and bulk. The step-back shall be at least 10 feet in depth.

d. Elevations of structures over 50 feet wide shall divide their elevations into smaller parts by utilizing a change of plane, projection, or recess. Large or long continuous blank wall planes shall be avoided.

4. Entrances.

a. Entries shall be emphasized by the use of canopies, arches, and columns; a change in roofline; or other architectural feature.

b. Commercial and office/professional structures with long frontages shall provide frequent entrances along the street, when feasible. Entrances from parking areas should always be accompanied by a front street-facing entrance.

5. Windows. Structures shall provide generous openings at ground level to allow views of display windows by pedestrians and passing traffic, as well as visual access for emergency personnel. Opaque and reflecting glass shall not be used.

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