

ORDINANCE NUMBER O- 20512 (NEW SERIES)

DATE OF FINAL PASSAGE JUL 10 2015

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 11, ARTICLE 3, DIVISION 2 BY AMENDING SECTION 113.0270; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0322; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 131.0405, 131.0422, 131.0423, 131.0431, 131.0443, 131.0446, 131.0449, AND 131.0451; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTIONS 131.0502, 131.0503, 131.0504, 131.0505, 131.0507, 131.0522, 131.0531, 131.0540, 131.0546, AND 131.0555, AND BY ADDING NEW SECTION 131.0548; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 131.0622; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 3 BY AMENDING SECTIONS 152.0316 AND 152.0317; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0238; AMENDING CHAPTER 15, ARTICLE 10, DIVISION 3 BY AMENDING SECTION 1510.0309; AMENDING CHAPTER 15, ARTICLE 12, DIVISION 3 BY AMENDING SECTION 1512.0305; AND AMENDING CHAPTER 15, ARTICLE 16, DIVISION 3 BY AMENDING SECTION 1516.0301, ALL RELATING TO THE CREATION OF NEW ZONES IN THE LAND DEVELOPMENT

WHEREAS, in 2008, the City of San Diego adopted a new General Plan that established land use designations for use in the community plans as those community plans were amended and updated for consistency with the General Plan's City of Villages Strategy; and

WHEREAS, many of these land use designations do not have corresponding base zones in the San Diego Municipal Code; and

WHEREAS, a comprehensive approach to amending the San Diego Municipal Code to include these base zones, new regulations, and modified regulations is desired for the zones;

NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 11, Article 3, Division 1 of the San Diego Municipal Code is amended by amending section 113.0103 to read as follows:

**§113.0103 Definitions**

*Abutting property through Shared parking* [No change in text.]

*Shopkeeper unit* means a *dwelling unit* with both living quarters and commercial space that meet all occupancy separation requirements of the California Building Code, where the commercial use is located on the ground *floor* and operated by the resident of the *dwelling unit*.

*Side street through Yard* [No change in text.]

Section 2. That Chapter 11, Article 3, Division 2 of the San Diego Municipal Code is amended by amending section 113.0270 to read as follows:

**§113.0270 Measuring Structure Height**

- (a) *Structure Height* of Buildings and *Structures* (Excluding *Fences*, *Retaining Walls*, or *Signs*)

(1) through (4) [No change in text.]

- (5) *Structures* excluded from the measurement of *structure height*  
Uninhabited roof *structures* up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade *structures*, and *fences* with a surface area at least 75 percent open

to light are excluded from the calculation of *structure height* for *development*, if all of the following conditions exist:

- (A) The *development* is not located within the Coastal Height Limit Overlay Zone, within the Clairemont Mesa Height Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone;
- (B) The *structure height*, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater;
- (C) The *development* is a commercial and residential mixed-use project; and
- (D) The *structure* does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade *structures* outside of the 45-degree plane may be 9 feet in height, and *fences* outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

(b) through (c) [No change in text.]

Section 3. That Chapter 13, Article 1, Division 2 of the San Diego Municipal Code is amended by amending section 131.0222 to read as follows:

**§131.0222 Use Regulations Table for Open Space Zones**

The uses allowed in the open space zones are shown in Table 131-02B.

**Legend for Table 131-02B**

[No change in text.]

**Table 131-02B**  
**Use Regulations Table for Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
	1st & 2nd >>	OP-		OC-		OR <sup>(1)</sup> -	
	3rd >>	1-	2-	1-	1-	1-	1-
	4th >>	1	1	1	1	2	1
<b>Open Space through Residential, <i>Rooming House</i></b> [No change in text.]		[No change in text.]					
<b><i>Shopkeeper Units</i></b>		-	-	-	-	-	-
<b>Residential, <i>Single Dwelling Units</i> through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i></b> [No change in text.]		[No change in text.]					

**Footnotes for Table 131-02B** [No change in text.]

Section 4. That Chapter 13, Article 1, Division 3 of the San Diego Municipal Code is amended by amending section 131.0322 to read as follows:

**§131.0322 Use Regulations Table for Agricultural Zones**

The uses allowed in the agricultural zones are shown in Table 131-03B.

**Legend for Table 131-03B**

[No change in text.]

**Table 131-03B**  
**Use Regulations Table for Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<b>Open Space</b> through <b>Residential, Rooming House</b> [No change in text.]		[No change in text.]			
<b>Shopkeeper Units</b>		-	-	-	-
<b>Residential, Single Dwelling Units</b> through <b>Signs, Separately Regulated Signs Uses, Theater Marquees</b> [No change in text.]		[No change in text.]			

Footnotes for Table 131-03B [No change in text.]

Section 5. That Chapter 13, Article 1, Division 4 of the San Diego Municipal Code is amended by amending sections 131.0405, 131.0422, 131.0423, 131.0431, 131.0443, 131.0446, 131.0449, and 131.0451 to read as follows:

**§131.0405 Purpose of the RT (Residential--Townhouse) Zones**

- (a) [No change in text.]
- (b) The RT zones are differentiated based on the minimum *lot* size as follows:
- RT-1-1 requires minimum 3,500-square-foot *lots*
  - RT-1-2 requires minimum 3,000-square-foot *lots*
  - RT-1-3 requires minimum 2,500-square-foot *lots*
  - RT-1-4 requires minimum 2,200-square-foot *lots*
  - RT-1-5 requires minimum 1,600-square-foot *lots*

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B**

[No change in text.]

**Table 131-04B  
Use Regulations Table for Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	RE-	RS-														RX-		RT-						
	3rd >>	1-	1-														1-		1-						
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
Open Space																									
Active Recreation		P	P														P		P						
Passive Recreation		P	P														P		P						
Natural Resources Preservation		P	P														P		P						
Park Maintenance Facilities		-	-														-		-						
Agriculture																									
Agricultural Processing		-	-														-		-						
Aquaculture Facilities		-	-														-		-						
Dairies		-	-														-		-						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	RE-			RS-														RX-		RT-				
	3rd >>	1-			1-														1-		1-				
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
Horticulture Nurseries & Greenhouses	-	-														-		-							
Raising & Harvesting of Crops	P <sup>(3)</sup>	-														-		-							
Raising, Maintaining & Keeping of Animals	P <sup>(3)</sup> (8)	-														-		-							
Separately Regulated Agriculture Uses																									
Agricultural Equipment Repair Shops	-	-														-		-							
Commercial Stables	-	-														-		-							
Community Gardens	L	L														L		L							
Equestrian Show & Exhibition Facilities	-	-														-		-							
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	-														-		-							
Residential																									
Mobilehome Parks	-	P <sup>(1)</sup>														P <sup>(1)</sup>		-							
Multiple Dwelling Units	-	-														-		-							
Rooming House [See Section 131.0112(a)(3)(A)]	-	-														-		-							
Shopkeeper Units	-	-														-		-							
Single Dwelling Units	P <sup>(12)</sup>	P <sup>(9)(12)</sup>														P <sup>(9)(12)</sup>		P <sup>(9)</sup>							
Separately Regulated Residential Uses																									
Boarder & Lodger Accommodations	L	L														L		L							
Companion Units	L	L														L		L							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>  3rd >>  4th >>	RE-		RS-														RX-		RT-						
		1-		1-														1-		1-						
		1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Employee Housing:																										
6 or Fewer Employees	-																	-								
12 or Fewer Employees	-																	-								
Greater than 12 Employees	-																	-								
Fraternities, Sororities and Student Dormitories	-																	-								
Garage, Yard, & Estate Sales	L																	L								
Guest Quarters	L																	L						-		
Home Occupations	L																	L						L		
Housing for Senior Citizens	C																	C						C		
Live/Work Quarters	-																	-						-		
Residential Care Facilities:																										
6 or Fewer Persons	P																	P						P		
7 or More Persons	C																	C						C		
Transitional Housing:																										



Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
		3rd >>	1-	1-														1-		1-						
		4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
6 or Fewer Persons		P	P														P		P							
7 or More Persons		C	C														C		C							
Watchkeeper Quarters		-	-														-		-							
Institutional																										
Separately Regulated Institutional Uses																										
Airports		-	-														-		-							
Botanical Gardens & Arboretums		C	C														C		C							
Cemeteries, Mausoleums, Crematories		-	-														-		-							
Correctional Placement Centers		-	-														-		-							
Educational Facilities:																										
Kindergarten through Grade 12		C	C														C		C							
Colleges / Universities		C	C														C		C							
Vocational / Trade School		-	-														-		-							
Energy Generation & Distribution Facilities		-	-														-		-							
Exhibit Halls & Convention Facilities		-	-														-		-							
Flood Control Facilities		L	L														L		L							
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C														C		C							
Homeless Facilities:																										
Congregate Meal Facilities		-	-														-		-							
Emergency Shelters		-	-														-		-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
		3rd >>	1-			1-														1-		1-				
			4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
Homeless Day Centers		-			-														-		-					
Hospitals, Intermediate Care Facilities & Nursing Facilities		-			-														-		-					
Interpretive Centers		-			-														-		-					
Museums		C			C														C		C					
Major Transmission, Relay, or Communications Switching Stations		-			-														-		-					
Satellite <i>Antennas</i>		L			L														L		L					
<i>Social Service Institutions</i>		-			-														-		-					
<i>Wireless Communication Facility:</i>																										
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>		L			L														L		L					
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>		N			N														N		N					
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C			C														C		C					
<i>Wireless communication facility outside the public right-of-way</i>		C			C														C		C					

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Retail Sales																										
Building Supplies & Equipment		-			-														-		-					
Food, Beverages and Groceries		-			-														-		-					
Consumer Goods, Furniture, Appliances, Equipment		-			-														-		-					
Pets & Pet Supplies		-			-														-		-					
Sundries, Pharmaceuticals, & Convenience Sales		-			-														-		-					
Wearing Apparel & Accessories		-			-														-		-					
Separately Regulated Retail Sales Uses																										
Agriculture Related Supplies & Equipment		-			-														-		-					
Alcoholic Beverage Outlets		-			-														-		-					
Farmers' Markets																										
Weekly Farmers' Markets		-			-														-		-					
Daily Farmers' Market Stands		-			-														-		-					
Plant Nurseries		-			-														-		-					
Retail Farms		-			-														-		-					
Retail Tasting Stores		-			-														-		-					
Swap Meets & Other Large Outdoor Retail Facilities		-			-														-		-					
Commercial Services																										
Building Services		-			-														-		-					
Business Support		-			-														-		-					
Eating & Drinking Establishments		-			-														-		-					
Financial Institutions		-			-														-		-					
Funeral & Mortuary Services		-			-														-		-					

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																													
	1st & 2nd >>	RE-			RS-														RX-		RT-										
	3rd >>	1-			1-														1-		1-										
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5						
Instructional Studios		-	-																							-	-				
Maintenance & Repair		-	-																							-	-				
Off-Site Services		-	-																							-	-				
Personal Services		-	-																							-	-				
Radio & Television Studios		-	-																							-	-				
Tasting Rooms		-	-																							-	-				
Visitor Accommodations		-	-																							-	-				
Separately Regulated Commercial Services Uses																															
Adult Entertainment Establishments:																															
Adult Book Store		-	-																							-	-				
Adult Cabaret		-	-																							-	-				
Adult Drive-In Theater		-	-																							-	-				
Adult Mini-Motion Picture Theater		-	-																							-	-				
Adult Model Studio		-	-																							-	-				
Adult Motel		-	-																							-	-				
Adult Motion Picture Theater		-	-																							-	-				
Adult Peep Show Theater		-	-																							-	-				
Adult Theater		-	-																							-	-				
Body Painting Studio		-	-																							-	-				
Massage Establishment		-	-																							-	-				
Sexual Encounter Establishment		-	-																							-	-				
Assembly and Entertainment Uses, Including Places of Religious		-	-																							-	-				

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
	3rd >>	1-	1-														1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Assembly																										
Bed & Breakfast Establishments:																										
1-2 Guest Rooms		N															N								-	
3-5 Guest Rooms		N															C								-	
6+ Guest Rooms		C															C								-	
Boarding Kennels / Pet Day Care		-															-								-	
Camping Parks		-															-								-	
<i>Child Care Facilities:</i>																										
Child Care Centers		C															C								C	
Large Family Child Care Homes		L															L								L	
Small Family Child Care Homes		L															L								L	
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-															-								-	
Fairgrounds		-															-								-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C															C								C	
Helicopter Landing Facilities		-															-								-	
Massage Establishments, Specialized Practice		-															-								-	
<i>Medical Marijuana Consumer Cooperatives</i>		-															-								-	
Mobile Food Trucks		-															-								-	
Nightclubs & Bars Over 5,000 Square Feet in Size		-															-								-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>  3rd >>  4th >>	RE-	RS-														RX-		RT-							
		1-	1-														1-		1-							
		1231234567891011121314112112345																								
Parking Facilities as a <i>Primary Use</i> :																										
Permanent Parking Facilities		-	-														-		-							
Temporary Parking Facilities		-	-														-		-							
Private Clubs, Lodges and Fraternal Organizations		-	-														-		-							
Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size <sup>(4)</sup>		-	-														-		-							
Pushcarts:																										
Pushcarts on Private Property		-	-														-		-							
Pushcarts in <i>Public Right-of-Way</i>		-	-														-		-							
Recycling Facilities:																										
Large Collection Facility		-	-														-		-							
Small Collection Facility		-	-														-		-							
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-														-		-							
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-														-		-							
Drop-off Facility		-	-														-		-							
Green Materials Composting Facility		-	-														-		-							
Mixed Organic Composting Facility		-	-														-		-							
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables		-	-														-		-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
	3rd >>	1-	1-														1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
from Commercial & Industrial Traffic																										
Large Processing Facility Accepting All Types of Traffic		-															-			-						
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-															-			-						
Small Processing Facility Accepting All Types of Traffic		-															-			-						
Reverse Vending Machines		-															-			-						
Tire Processing Facility		-															-			-						
Sidewalk Cafes		-															-			-						
Sports Arenas & Stadiums		-															-			-						
Theaters that are Outdoor or Over 5,000 Square Feet in Size		-															-			-						
Urgent Care Facilities		-															-			-						
Veterinary Clinics & Animal Hospitals		-															-			-						
Zoological Parks		-															-			-						
<b>Offices</b>																										
<b>Business &amp; Professional</b>		-															-			-						
<b>Government</b>		-															-			-						
<b>Medical, Dental, &amp; Health Practitioner</b>		-															-			-						
<b>Regional &amp; Corporate Headquarters</b>		-															-			-						
<b>Separately Regulated Office Uses</b>																										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
	3rd >>	1-	1-														1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Real Estate Sales Offices & Model Homes		L	L														L		L							
<i>Sex Offender</i> Treatment & Counseling		-	-														-		-							
Vehicle & Vehicular Equipment Sales & Service																										
Commercial Vehicle Repair & Maintenance		-	-														-		-							
Commercial Vehicle Sales & Rentals		-	-														-		-							
Personal Vehicle Repair & Maintenance		-	-														-		-							
Personal Vehicle Sales & Rentals		-	-														-		-							
Vehicle Equipment & Supplies Sales & Rentals		-	-														-		-							
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																										
Automobile Service Stations		-	-														-		-							
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-	-														-		-							
Distribution and Storage																										
Equipment & Materials Storage Yards		-	-														-		-							
Moving & Storage Facilities		-	-														-		-							
Distribution Facilities		-	-														-		-							
Separately Regulated Distribution and Storage Uses																										
Impound Storage Yards		-	-														-		-							
Junk Yards		-	-														-		-							



Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>  3rd >>  4th >>	RE-			RS-														RX-		RT-				
		1-			1-														1-		1-				
		1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
Temporary Construction Storage Yards Located Off-site		N			N														N		N				
Industrial																									
Heavy Manufacturing		-			-														-		-				
Light Manufacturing		-			-														-		-				
Marine Industry		-			-														-		-				
Research & Development		-			-														-		-				
Trucking & Transportation Terminals		-			-														-		-				
Separately Regulated Industrial Uses																									
Hazardous Waste Research Facility		-			-														-		-				
Hazardous Waste Treatment Facility		-			-														-		-				
Marine Related Uses Within the Coastal Overlay Zone		-			-														-		-				
Mining and Extractive Industries		-			-														-		-				
Newspaper Publishing Plants		-			-														-		-				
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-			-														-		-				
Very Heavy Industrial Uses		-			-														-		-				
Wrecking & Dismantling of Motor Vehicles		-			-														-		-				
Signs																									
Allowable Signs		P			P														P		P				
Separately Regulated Signs Uses																									

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	RE-			RS-														RX-		RT-				
	3rd >>	1-			1-														1-		1-				
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
Community Entry <i>Signs</i>		L			L														L		L				
Neighborhood Identification <i>Signs</i>		N			N														N		N				
Comprehensive <i>Sign</i> Program		-			-														-		-				
Revolving <i>Projecting Signs</i>		-			-														-		-				
<i>Signs</i> with Automatic Changing Copy		-			-														-		-				
Theater <i>Marquees</i>		-			-														-		-				

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Residential, Rooming House [No change in text.]		[No change in text.]											
Shopkeeper Units		-			-			P			P		P
Single Dwelling Units		P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>			P <sup>(12)</sup>		P <sup>(12)</sup>

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
<b>Residential, Separately Regulated Residential Uses</b> , through Garage, Yard, & Estate Sales [No change in text.]		[No change in text.]											
Guest Quarters		L <sup>(10)</sup>			-			-			-		-
<b>Residential, Separately Regulated Residential Uses</b> , Home Occupations through <b>Retail Sales, Building Supplies &amp; Equipment</b> [No change in text.]		[No change in text.]											
<b>Food, Beverages and Groceries</b>		-			-			P <sup>(7)</sup>			P <sup>(7)</sup>		P <sup>(7)</sup>
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		-			-			-			-		-
<b>Pets &amp; Pet Supplies</b>		-			-			-			-		-
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>		-			-			P <sup>(7)</sup>			P <sup>(7)</sup>		P <sup>(7)</sup>
<b>Wearing Apparel &amp; Accessories</b>		-			-			P			P		P
<b>Retail Sales, Separately Regulated Retail Sales Uses</b> , Agriculture Related Supplies & Equipment through <b>Commercial Services, Building Services</b> [No change in text.]		[No change in text.]											
<b>Business Support</b>		-			-			P <sup>(7)</sup>			P <sup>(7)</sup>		P <sup>(7)</sup>
<b>Eating &amp; Drinking Establishments</b>		-			-			-			-		-
<b>Financial Institutions</b>		-			-			-			-		-
<b>Funeral &amp; Mortuary Services</b>		-			-			-			-		-
<b>Instructional Studios</b>		P			P			P			P		P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
<b>Maintenance &amp; Repair</b>		-			-			-			-		-
<b>Off-Site Services</b>		-			-			-			-		-
<b>Personal Services</b>		-			-			p <sup>(7)</sup>			p <sup>(7)</sup>		p <sup>(7)</sup>
<b>Radio &amp; Television Studios</b>		-			-			-			-		-
<b>Tasting Rooms</b>		-			-			-			-		-
<b>Visitor Accommodations</b>		-			-			-			p <sup>(6)</sup>		p <sup>(6)</sup>
<b>Commercial Services, Separately Regulated Commercial Services Uses, Adult Entertainment Establishments through Commercial Services, Separately Regulated Commercial Services Uses, Medical Marijuana Consumer Cooperatives</b> [No change in text.]		[No change in text.]											
<b>Mobile Food Trucks</b>		-			N			L <sup>(11)</sup>			L <sup>(11)</sup>		L <sup>(11)</sup>
<b>Commercial Services, Separately Regulated Commercial Services Uses, Nightclubs &amp; Bars over 5,000 square feet in size through Commercial Services, Separately Regulated Commercial Services Uses, Zoological Parks</b> [No change in text.]		[No change in text.]											
<b>Offices</b>													
<b>Business &amp; Professional</b>		-			-			p <sup>(7)</sup>			p <sup>(7)</sup>		p <sup>(7)</sup>
<b>Government</b>		-			-			-			-		-
<b>Medical, Dental, &amp; Health Practitioner</b>		-			-			p <sup>(7)</sup>			p <sup>(7)</sup>		p <sup>(7)</sup>
<b>Offices, Regional &amp; Corporate</b>													

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
<b>Headquarters, through <i>Signs</i>, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]</b>		[No change in text.]											

**Footnotes for Table 131-04B**

1 through 6 [No change in text.]

7 See Section 131.0423.

8 Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.

9 A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a *single dwelling unit* when the occupancy of the *dwelling unit* would consist of six or more persons eighteen years of age and older residing in the *dwelling unit* for a period of 30 or more consecutive days.

10 A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306 only as an *accessory use* to a *single dwelling unit*.

11 This use is permitted by right on the property of a *school*, university, hospital, religious facility, or construction site. It is permitted as a limited use only in association with a *multiple dwelling unit development* with at least 16 *dwelling units* and only if the commercial service is limited to the residents and their guests, and the use is designed and operated in compliance with Section 141.0612.

12 *Development* of a small *lot subdivision* is permitted in accordance with Section 143.0365.

**§131.0423 Additional Use Regulations for Residential Zones**

The additional use regulations identified in this section are applicable to retail sales, commercial services, and office uses where indicated in Table 131-04B.

- (a) Medical, dental, and health practitioner offices that do not allow overnight patients are permitted.
- (b) Use is permitted only in a mixed-use *development* where the *density* complies with the applicable *land use plan*.
- (c) Use may be located only on the ground *floor*.
- (d) Operation shall be limited to hours between 6:00 a.m. and 10:00 p.m.

**§131.0431 Development Regulations Table for Residential Zones**

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F, and 131-04G.

(a) RE Zones

**Table 131-04C  
Development Regulations for RE Zones**

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
<b>Max permitted density</b> (DU per <i>lot</i> ) through <b>Supplemental requirements</b> [See Section 131.0464(a)] [No change in text.]		[No change in text.]		
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		[No change in text.]		

(b) RS Zones

**Table 131-04D  
Development Regulations for RS Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted <i>density</i> (DU per <i>lot</i> ) through Refuse and Recyclable Material Storage [See Section 142.0805] [No change in text.]		[No change in text.]						

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
Max permitted <i>density</i> (DU per <i>lot</i> ) through Supplemental requirements [See Section 131.0464(a)] [No change in text.]		[No change in text.]						
Bedroom Regulation		[No change in text.]						
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-04D [No change in text.]

(c) RX Zones

**Table 131-04E**  
**Development Regulations for RX Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones	
	1st & 2nd >>	RX-	
	3rd >>	1-	1-
	4th >>	1	2
<b>Maximum Permitted <i>Density</i></b> (DU per <i>lot</i> ) through <b>Supplemental regulations</b> [See Section 131.0464(b)] [No change in text.]		[No change in text.]	
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		[No change in text.]	

Footnote for Table 131-04E

<sup>1</sup> [No change in text.]

(d) RT Zones

**Table 131-04F**  
**Development Regulations for RT Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Maximum Permitted <i>Density</i></b> (DU per <i>lot</i> )		1	1	1	1	1
<b>Min <i>Lot Area</i></b> (sf) [See Section 131.0441]		3,500	3,000	2,500	2,200	1,600
<b>Min <i>Lot Dimensions</i></b>						
Lot Width (ft)		25	25	25	25	18
Street Frontage (ft)		25	25	25	25	18
Lot Width (corner) (ft)		25	25	25	25	25



<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<i>Lot Depth</i> (ft)		100	100	90	80	80
<b>Setback Requirements</b>						
Min Front <i>Setback</i> (ft) [See Section 131.0443(c)(1)]		5	5	5	5	5
Max Front <i>Setback</i> (ft) [See Section 131.0443(c)(1)]		15	15	15	15	10
Side <i>Setback</i> (ft) [See Section 131.0443(c)(2)]		0	0	0	0	0
Min <i>Street Side Setback</i> (ft)		5	5	5	5	5
Min Rear <i>Setback</i> (ft)		3	3	3	3	3
<b>Max Structure Height</b> [See 131.0444(d)]						
1 and 2 <i>story</i> buildings (ft)						
slab <i>floor</i>		21	21	21	21	21
raised <i>floor</i>		25	25	25	25	25
3 <i>story</i> buildings (ft)						
slab <i>floor</i>		31	31	31	31	31
raised <i>floor</i>		35	35	35	35	35
<b>Max Lot Coverage</b> (%) [See Section 131.0445(b)]		60	65	70	75	75
<b>Max Floor Area Ratio</b> [See 131.0446(d)]						
1 and 2 <i>story</i> buildings		0.85	0.95	1.00	1.10	1.20
3 <i>story</i> buildings		1.20	1.30	1.40	1.50	1.60
<b>Accessory Uses and Structures</b> [See Sections 131.0448 and 141.0306]		applies	applies	applies	applies	applies
<b>Garage Regulations</b> [See Section 131.0449(b)]		applies	applies	applies	applies	applies
<b>Parkway Requirement</b> [See Section 131.0452]		applies	applies	applies	applies	applies
<b>Architectural Projections and Encroachments</b> [See Section 131.0461(b)]		applies	applies	applies	applies	applies
<b>Supplemental Requirements</b>		applies	applies	applies	applies	applies

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
[See Section 131.0464(c)]						
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies

(e) RM Zones

**Table 131-04G**  
**Development Regulations for RM Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
Maximum permitted density, <sup>(1),(2)</sup> (sf per DU) through <i>Accessory uses and structures</i> [See Section 131.0448] [No change in text.]		[No change in text.]					
Ground-floor Height [See Section 131.0451]		-	-	-	-	-	-

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
<b>Lot consolidation regulations</b> [See Section 131.0453(a)] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]		[No change in text.]					

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM					
	3rd >>	3-	3-	3-	4-	4-	5
	4th >>	7	8	9	10	11	12
<b>Maximum permitted density<sup>(1),(2)</sup></b> (sf per DU) through <b>Accessory uses and structures</b> [See Section 131.0448] [No change in text.]		[No change in text.]					
<b>Ground-floor Height</b> [See Section 131.0451]		-	applies	applies	applies	applies	applies
<b>Lot consolidation regulations</b> through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]		[No change in text.]					

Footnotes for Table 131-04G [No change in text.]

**§131.0443 Setback Requirements in Residential Zones**

(a) through (b) [No change in text.]

(c) *Setbacks* in RT Zones

(1) [No change in text.]

(2) Side *Setbacks* in RT Zones

(A) through (C) [No change in text.]

(D) Windows or doors adjacent to side *setbacks* are only permitted when the distance between the window or door and the *property line* is a minimum of 5 feet or when the side *setback* is a *street side yard*.

(d) through (h) [No change in text.]

**§131.0446 Maximum Floor Area Ratio in Residential Zones**

(a) through (d) [No change in text.]

- (e) In the RM-1-2, RM-1-3, RM-2-4, RM-2-5, and RM-2-6 zones, a minimum of one-fourth of the permitted *floor area ratio* shall be reserved for required parking. The maximum *floor area ratio* for all *structures* on the *premises*, excluding underground parking *structures*, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G, except that a *floor area ratio* bonus shall be provided equal to the *gross floor area* of the underground parking *structure*.
- (f) In the RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, a minimum of one-third of the permitted *floor area ratio* shall be

reserved for required parking. The maximum *floor area ratio* for all *structures* on the *premises*, excluding underground parking *structures*, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G, except that a *floor area ratio* bonus shall be provided equal to the *gross floor area* of the underground parking *structure*.

- (g) [No change in text.]

**§131.0449 Garage Regulations in Residential Zones**

- (a) [No change in text.]

- (b) Garages in RT Zones

- (1) Two *off-street parking spaces* are required. An enclosed and detached one-car garage is required except as otherwise provided in this section. The second *off-street parking* may be provided in an enclosed and detached garage or an unenclosed space located consistent with the garage location requirements in Section 131.0449(b)(5).
- (2) Notwithstanding Chapter 13, Article 2, Division 9 (Residential Tandem Parking Overlay Zone), a two-car garage may provide parking in tandem spaces.
- (3) Access to required parking shall be from an *alley* abutting the *premises*. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.

- (4) The garage shall provide at least one 9-foot by 20-foot *off-street parking space* perpendicular to, and directly accessible from, the abutting *alley*.
- (5) The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance between the edge of the garage and the edge of the *alley* opposite the *lot*.
- (6) The detached garage shall not exceed 12 feet in height.
- (7) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (8) The garage shall abut one interior *property line*.
- (9) The garage may be attached to the *dwelling unit*, subject to the following conditions:
  - (A) through (C) [No change in text.]
- (10) Habitable space may be located above an attached garage.

**§131.0451 Ground-floor Height**

Ground-floor height requirements apply to *structures* with commercial uses on the ground floor. The minimum ground-floor height for *structures* shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average *grade* of the adjoining sidewalk, in increments of no more than 100 feet along a *development* frontage, to the finished elevation of the second floor.

Section 6. That Chapter 13, Article 1, Division 5 of the San Diego Municipal Code is amended by amending sections 131.0502, 131.0503, 131.0504, 131.0505, 131.0507, 131.0522, 131.0531, 131.0540, 131.0546, and 131.0555, and by adding new section 131.0548, to read as follows:

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

- (a) The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity *developments* that are consistent with the character of the surrounding residential areas. The zones in this category may include residential *development*. Property within the CN zones will be primarily located along local and selected collector *streets*.
- (b) The CN zones are differentiated based on the permitted *lot* size and pedestrian orientation as follows:
- CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 3,000 square feet of *lot* area
  - CN-1-2 allows *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CN-1-3 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area

- CN-1-4 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
- CN-1-5 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area

**§131.0503 Purpose of the CR (Commercial--Regional) Zones**

- (a) [No change in text.]
- (b) The CR zones are designed for auto-oriented *development* and are differentiated based on the uses allowed as follows:
  - CR-1-1 allows a mix of regional serving commercial uses and residential uses with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CR-2-1 allows regional serving commercial and limited industrial uses with an auto orientation but no residential use

**§131.0504 Purpose of the CO (Commercial--Office) Zones**

- (a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable.
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:



- (1) The following zones allow residential *development*:
  - CO-1-1 is intended to accommodate a mix of office and residential uses with a neighborhood scale and orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
  - CO-1-2 is intended to accommodate a mix of office and residential uses that serve as an employment center and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- (2) The following zones prohibit residential *development*:
  - CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation
  - CO-2-2 is intended to accommodate office uses that serve as an employment center
- (3) The following zones allow residential *development* in a pedestrian oriented development:
  - CO-3-1 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area
  - CO-3-2 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot* area

**§131.0505 Purpose of the CV (Commercial--Visitor) Zones**

- (a) [No change in text.]
- (b) The CV zones are differentiated based on *development* size and orientation as follows:
  - CV-1-1 is intended to accommodate a mix of large-scale, visitor-serving uses and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CV-1-2 is intended to accommodate a mix of visitor-serving uses and residential uses with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area

**§131.0507 Purpose of the CC (Commercial--Community) Zones**

- (a) [No change in text.]
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
  - (1) The following zones allow a mix of community-serving commercial uses and residential uses:
    - CC-1-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
    - CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a

maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*

- CC-1-3 is intended to accommodate *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*

(2) The following zones allow community-serving uses with no residential uses:

- CC-2-1 is intended to accommodate *development* with strip commercial characteristics
- CC-2-2 is intended to accommodate *development* with high intensity, strip commercial characteristics
- CC-2-3 is intended to accommodate *development* with an auto orientation
- CC-2-4 is intended to accommodate *development* with a pedestrian orientation
- CC-2-5 is intended to accommodate *development* with a high intensity, pedestrian orientation

(3) The following zones allow a mix of pedestrian-oriented, community-serving commercial uses and residential uses:

- CC-3-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*

- CC-3-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-3-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
- CC-3-7 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area
- CC-3-8 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot* area
- CC-3-9 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 400 square feet of *lot* area

(4) The following zones allow heavy commercial uses and residential uses:

- CC-4-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-4-3 is intended to accommodate *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-4-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-4-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area

(5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:

- CC-5-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-5-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-5-3 is intended to accommodate *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-5-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-5-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
- CC-5-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area

**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

[No change in text.]

**Table 131-05B**  
**Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-	
		1-					1-	2-	1-		2-		3-		1-	1-		
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
Open Space																		
Active Recreation		-					-	-	-	-	-	-	-	-	-	-		
Passive Recreation		-					-	-	-	-	-	-	-	-	-	-		
Natural Resources Preservation		-					-	-	-	-	-	-	-	-	-	-		
Park Maintenance Facilities		-					-	-	-	-	-	-	-	-	-	-		
Agriculture																		
Agricultural Processing		-					-	-	-	-	-	-	-	-	-	-		
Aquaculture Facilities		-					-	-	-	-	-	-	-	-	-	-		
Dairies		-					-	-	-	-	-	-	-	-	-	-		
Horticulture Nurseries & Greenhouses		-					-	-	-	-	-	-	-	-	-	-		
Raising & Harvesting of Crops		-					-	-	-	-	-	-	-	-	-	-		
Raising, Maintaining & Keeping of Animals		-					-	-	-	-	-	-	-	-	-	-		
Separately Regulated Agriculture Uses																		
Agricultural Equipment Repair Shops		-					P	P	-	-	-	-	-	-	-	-		
Commercial Stables		-					-	-	-	-	-	-	-	L	-	-		
Community Gardens		L					L	L	L	L	-	-	L	L	-	-		
Equestrian Show & Exhibition Facilities		-					-	-	-	-	-	-	C	-	-	-		
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-					-	-	-	-	-	-	-	-	-	-		
Residential																		
Mobilehome Parks		-					-	-	-	-	-	-	-	-	-	-		
Multiple Dwelling Units		P <sup>(2)</sup>					P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	-		
Rooming House [See Section 131.0112(a)(3)(A)]		P <sup>(2)</sup>					P	-	P	-	P	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	-		
Shopkeeper Units		P <sup>(2)</sup>					P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	-		

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-	
	3rd >>	1-					1-	2-	1-		2-		3-		1-		1-	
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
<i>Single Dwelling Units</i>		-					-	-	-		-		-		-		-	
<b>Separately Regulated Residential Uses</b>																		
<i>Boarder &amp; Lodger Accommodations</i>		L <sup>(2)</sup>					L	-	L		-		-		L <sup>(2)</sup>		-	
Companion Units		-					-	-	-		-		-		-		-	
Employee Housing:																		
6 or Fewer Employees		-					-	-	-		-		-		-		-	
12 or Fewer Employees		-					-	-	-		-		-		-		-	
Greater than 12 Employees		-					-	-	-		-		-		-		-	
Fraternities, Sororities and Student Dormitories		C <sup>(2)</sup>					C	-	C		-		-		C <sup>(2)</sup>		-	
Garage, Yard, & Estate Sales		-					-	-	-		-		-		-		-	
Guest Quarters		-					-	-	-		-		-		-		-	
Home Occupations		L					L	-	L		-		L		L		-	
Housing for Senior Citizens		C <sup>(2)</sup>					C	-	C		-		C		C <sup>(2)</sup>		-	
Live/Work Quarters		-					L	-	-		-		L		-		-	
Residential Care Facilities:																		
6 or Fewer Persons		P <sup>(2)</sup>					P	-	P		-		P		P <sup>(2)</sup>		-	
7 or More Persons		C <sup>(2)</sup>					C	-	C		-		C		C <sup>(2)</sup>		-	
Transitional Housing:																		
6 or Fewer Persons		P <sup>(2)</sup>					P	-	P		-		P		P <sup>(2)</sup>		-	
7 or More Persons		C <sup>(2)</sup>					C	-	C		-		C		C <sup>(2)</sup>		-	
Watchkeeper Quarters		-					-	L	-		-		-		-		-	
<b>Institutional</b>																		
<b>Separately Regulated Institutional Uses</b>																		
Airports		-					C	C	C		C		-		C <sup>(10)</sup>		-	
Botanical Gardens & Arboretums		-					P	P	C		C		-		P		-	
Cemeteries, Mausoleums, Crematories		-					C	C	C		C		-		C <sup>(10)</sup>		-	
Correctional Placement Centers		-					C	C	C		C		-		C <sup>(10)</sup>		-	
Educational Facilities:																		
Kindergarten through Grade 12		C <sup>(10)</sup>					C	C	C		C		C		C <sup>(10)</sup>		-	
Colleges / Universities		-					C	C	C		C		C		C <sup>(10)</sup>		-	
Vocational / Trade School		-					P	P	P		P		C		-		-	
Energy Generation & Distribution Facilities		C <sup>(10)</sup>					P	C	P		P		P		P <sup>(10)</sup>		-	
Exhibit Halls & Convention Facilities		-					P	P	C		C		-		P		-	
<i>Flood Control Facilities</i>		L					L	L	L		L		L		L		-	
<i>Historical Buildings</i> Used for Purposes Not		C <sup>(10)</sup>					C	C	C		C		C		C <sup>(10)</sup>		-	



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-		2-		3-		1-	1-	
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Otherwise Allowed																	
Homeless Facilities:																	
Congregate Meal Facilities		C <sup>(10)</sup>					C	-	C	C	C	C	C <sup>(10)</sup>	-			
Emergency Shelters		C <sup>(10)</sup>					C	-	C	C	C	C	C <sup>(10)</sup>	-			
Homeless Day Centers		C <sup>(10)</sup>					C	-	C	C	C	C	C <sup>(10)</sup>	-			
Hospitals, Intermediate Care Facilities & Nursing Facilities		-					P	P	C	C	C	C	P <sup>(10)</sup>	-			
Interpretive Centers		-					-	-	-	-	-	-	-	-			
Museums		-					P	P	C	C	C	C	P	-			
Major Transmission, Relay, or Communications Switching Stations		-					C	C	C	C	C	C	C <sup>(10)</sup>	-			
Satellite Antennas		L					L	L	L	L	L	L	L	L			
Social Service Institutions		-					C	C	C	C	C	C	C <sup>(10)</sup>	-			
Wireless Communication Facility:																	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L					L	L	L	L	L	L	L	L			
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N					N	N	N	N	N	N	N	N			
Wireless communication facility in the public right-of-way with above ground equipment		C					C	C	C	C	C	C	C	C			
Wireless communication facility outside the public right-of-way		L					L	L	L	L	L	L	L	L			
Retail Sales																	
Building Supplies & Equipment		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	-	-			
Food, Beverages and Groceries		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-			
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(3,11)</sup>	P <sup>(3,11)</sup>	P <sup>(3,11)</sup>	P <sup>(13)</sup>	-				
Pets & Pet Supplies		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	-	-			
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-				
Wearing Apparel & Accessories		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	P <sup>(11)</sup>	-				
Separately Regulated Retail Sales Uses																	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
		1-					1-	2-	1-		2-		3-		1-		1-
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Agriculture Related Supplies & Equipment		-					P	P	-		-		-		-		-
Alcoholic Beverage Outlets		L					L	L	L		L		L		L		-
Farmers' Markets																	
Weekly Farmers' Markets		L					L	L	L		L		L		L		L
Daily Farmers' Market Stands		L					L	L	L		L		L		L		-
Plant Nurseries		P					P	P	-		-		-		-		-
Retail Farms		L					L	L	L		L		L		-		-
Retail Tasting Stores		L					L	L	L		L		L		L		-
Swap Meets & Other Large Outdoor Retail Facilities		-					C	C	-		-		-		C <sup>(10)</sup>		-
Commercial Services																	
Building Services		-					P	P	P <sup>(6)</sup>		P <sup>(6)</sup>		P <sup>(6)</sup>		-		-
Business Support		P					P	P	P <sup>(5)</sup>		P <sup>(7)</sup>		P <sup>(7)</sup>		-		-
Eating & Drinking Establishments		P <sup>(4)(16)</sup>					P <sup>(16)</sup>	P <sup>(16)</sup>	P <sup>(5,16)</sup>		P <sup>(5,16)</sup>		P <sup>(5,16)</sup>		P <sup>(16)</sup>		-
Financial Institutions		P					P	P	P		P		P		-		-
Funeral & Mortuary Services		-					P	P	-		-		-		-		-
Instructional Studios		P					P	P	P		P		P		P <sup>(12)</sup>		-
Maintenance & Repair		P					P	P	P <sup>(6)</sup>		P <sup>(6)</sup>		P <sup>(6)</sup>		-		-
Off-site Services		-					P	P	-		-		-		-		-
Personal Services		P					P	P	-		-		-		P		-
Radio & Television Studios		-					P	P	-		-		-		-		-
Tasting Rooms		-					-	-	-		-		-		-		-
Visitor Accommodations		-					P	P	-		-		-		P		-
Separately Regulated Commercial Services Uses																	
Adult Entertainment Establishments:																	
Adult Book Store		L					L	L	-		-		-		-		-
Adult Cabaret		-					L	L	-		-		-		L		-
Adult Drive-In Theater		-					L	L	-		-		-		L		-
Adult Mini-Motion Picture Theater		-					L	L	-		-		-		L		-
Adult Model Studio		L					L	L	-		-		-		L		-
Adult Motel		-					L	L	-		-		-		L		-
Adult Motion Picture Theater		-					L	L	-		-		-		L		-
Adult Peep Show Theater		-					L	L	-		-		-		L		-
Adult Theater		-					L	L	-		-		-		L		-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-		2-		3-		1-	1-	
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Body Painting Studio		L					L	L	-	-	-	-	-	L	-		
Massage Establishment		L					L	L	-	-	-	-	-	-			
Sexual Encounter Establishment		L					L	L	-	-	-	-	L	-			
Assembly and Entertainment Uses, Including Places of Religious Assembly		L <sup>(10)</sup>					L	L	L	L	L	L	L <sup>(10)</sup>	-			
Bed & Breakfast Establishments:																	
1-2 Guest Rooms		-					P	P	-	-	-	-	P	-			
3-5 Guest Rooms		-					P	P	-	-	-	-	P	-			
6+ Guest Rooms		-					P	P	-	-	-	-	P	-			
Boarding Kennels/Pet Day Care		L					L	L	N	N	-	-	N <sup>(10)</sup>	-			
Camping Parks		-					C	C	C	C	-	-	C	-			
Child Care Facilities:																	
Child Care Centers		L					L	-	L	L	L	L	L <sup>(10)</sup>	-			
Large Family Child Care Homes		L					L	-	L	L	L	L	L <sup>(10)</sup>	-			
Small Family Child Care Homes		L					L	-	L	L	L	L	L	-			
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	C	-	-	-	P		P	P	-	P	-	-			
Fairgrounds		-					C	C	-	-	-	-	C	-			
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-					C	C	C	C	-	-	C	-			
Helicopter Landing Facilities		-					C	C	C	C	C	C	C <sup>(10)</sup>	-			
Massage Establishments, Specialized Practice		L					L	L	-	-	-	-	L <sup>(14)</sup>	-			
Medical Marijuana Consumer Cooperatives		-					-	C	-	-	-	-	-	-			
Mobile Food Trucks		L <sup>(15)</sup>					L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>			
Nightclubs & Bars Over 5,000 Square Feet in Size		-					C	C	C	C	C	C	C	-			
Parking Facilities as a <i>Primary Use</i> :																	
Permanent Parking Facilities		-					P	P	C	C	-	-	C	P			
Temporary Parking Facilities		-					N	N	C	C	C	C	C	N			
Private Clubs, Lodges and Fraternal Organizations		P <sup>(10)</sup>					P	P	P	P	P	P	P <sup>(10)</sup>	-			
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>		-					P	P	C	C	-	-	C	-			
Pushcarts:																	
Pushcarts on Private Property		L					L	L	L	L	L	L	L	-			
Pushcarts in <i>Public Right-of-Way</i>		N					N	N	N	N	N	N	N	-			

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO- ~						CV-		CP-	
	3rd >>	1-					1-	2-	1-		2-		3-		1-	1-		
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
Recycling Facilities:																		
Large Collection Facility		N					N	N	N	N	N	N	N	N <sup>(10)</sup>	-			
Small Collection Facility		L					L	L	L	L	L	L	L	L <sup>(10)</sup>	-			
Large Construction & Demolition Debris Recycling Facility		-					-	-	-	-	-	-	-	-	-			
Small Construction & Demolition Debris Recycling Facility		-					-	-	-	-	-	-	-	-	-			
Drop-off Facility		L					L	L	L	L	L	L	L	L	-			
Green Materials Composting Facility		-					-	-	-	-	-	-	-	-	-			
Mixed Organic Composting Facility		-					-	-	-	-	-	-	-	-	-			
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-					-	-	-	-	-	-	-	-	-			
Large Processing Facility Accepting All Types of Traffic		-					-	-	-	-	-	-	-	-	-			
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-					-	-	-	-	-	-	-	-	-			
Small Processing Facility Accepting All Types of Traffic		-					-	-	-	-	-	-	-	-	-			
Reverse Vending Machines		L					L	L	L	L	L	L	L	L	-			
Tire Processing Facility		-					-	-	-	-	-	-	-	-	-			
Sidewalk Cafes		L					L	L	L	L	L	L	L	L	-			
Sports Arenas & Stadiums		-					C	C	C	C	C	-	C	-	-			
Theaters that are Outdoor or Over 5,000 Square Feet in Size		-					C	C	C	C	C	-	C	-	-			
Urgent Care Facilities		N					N	N	N	N	N	N	N <sup>(10)</sup>	-				
Veterinary Clinics & Animal Hospitals		L					L	L	N	N	N	N	-	-				
Zoological Parks		-					-	-	-	-	-	-	-	-	-			
Offices																		
Business & Professional		P <sup>(7)</sup>					P	P	P	P	P	P	-	-				
Government		P					P	P	P	P	P	P	-	-				
Medical, Dental & Health Practitioner		P					P	P	P	P	P	P	P <sup>(10)</sup>	-				
Regional & Corporate Headquarters		P					P	P	P	P	P	P	-	-				

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-	
		1-					1-	2-	1-		2-		3-		1-		1-	
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
<b>Separately Regulated Office Uses</b>																		
Real Estate Sales Offices & Model Homes		L					L	-	L	L	L	L	L	L	-			
<i>Sex Offender</i> Treatment & Counseling		L					L	L	L	L	L	L	L <sup>(10)</sup>	-				
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>																		
<b>Commercial Vehicle Repair &amp; Maintenance</b>		-					P	P	-	-	-	-	-	-	-			
<b>Commercial Vehicle Sales &amp; Rentals</b>		-					P	P	-	-	-	-	-	-	-			
<b>Personal Vehicle Repair &amp; Maintenance</b>		-					P	P	-	-	-	-	-	-	-			
<b>Personal Vehicle Sales &amp; Rentals</b>		-					P	P	-	-	-	-	-	-	-			
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		-					P	P	-	-	-	-	-	-	-			
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>																		
Automobile Service Stations		-					N	N	C	C	C	C	C	C	-			
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-					C	C	-	-	-	-	-	-	-			
<b>Distribution and Storage</b>																		
<b>Equipment &amp; Materials Storage Yards</b>		-					-	P	-	-	-	-	-	-	-			
<b>Moving &amp; Storage Facilities</b>		-					-	P	-	-	-	-	-	-	-			
<b>Distribution Facilities</b>		-					-	P <sup>(8)</sup>	-	-	-	-	-	-	-			
<b>Separately Regulated Distribution and Storage Uses</b>																		
Impound Storage Yards		-					-	C	-	-	-	-	-	-	-			
Junk Yards		-					-	-	-	-	-	-	-	-	-			
Temporary Construction Storage Yards Located Off-site		L					L	L	L	L	L	L	L	L	-			
<b>Industrial</b>																		
<b>Heavy Manufacturing</b>		-					-	-	-	-	-	-	-	-	-			
<b>Light Manufacturing</b>		-					-	P <sup>(8)</sup>	-	-	-	-	-	-	-			
<b>Marine Industry</b>		-					-	-	-	-	-	-	-	-	-			
<b>Research &amp; Development</b>		-					P	P	P	P	P	P	-	-				
<b>Trucking &amp; Transportation Terminals</b>		-					P	P	-	-	-	-	-	-	-			
<b>Separately Regulated Industrial Uses</b>																		
<i>Hazardous Waste</i> Research Facility		-					-	-	-	-	-	-	-	-	-			

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-	
	3rd >>	1-					1-	2-	1-		2-		3-		1-		1-	
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
Hazardous Waste Treatment Facility		-					-	-	-		-		-		-		-	
Marine Related Uses Within the Coastal Overlay Zone		-					C	C	C		L		-		C		-	
Mining and Extractive Industries		-					-	-	-		-		-		-		-	
Newspaper Publishing Plants		-					C	C	C		C		-		C <sup>(10)</sup>		-	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-					-	-	-		-		-		-		-	
Very Heavy Industrial Uses		-					-	-	-		-		-		-		-	
Wrecking & Dismantling of Motor Vehicles		-					-	-	-		-		-		-		-	
Signs																		
Allowable Signs		P					P	P	P		P		P		P		P	
Separately Regulated Signs Uses																		
Community Entry Signs		L					L	L	L		L		L		L		L	
Neighborhood Identification Signs		-					-	-	-		-		-		-		-	
Comprehensive Sign Program		N					N	N	N		N		N		N		N	
Revolving Projecting Signs		N					N	N	N		N		N		N		N	
Signs with Automatic Changing Copy		N					N	N	N		N		N		N		N	
Theater Marquees		-					N	N	-		-		-		N		-	

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Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																															
	1st & 2nd >>	CC-																															
	3rd >>	1-			2-			3-			4-			5-																			
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
Guest Quarters		-			-			-			-			-					-			-			-			-					
Home Occupations		L			-			L			L			L					L			L			L			L					
Housing for Senior Citizens		C			-			C			C			C					C			C			C			C					
Live/Work Quarters		L			-			L			L			L					L			L			L			L					
Residential Care Facilities:																																	
6 or Fewer Persons		P			-			P			P			P					P			P			P			P					
7 or More Persons		C			-			C			C			C					C			C			C			C					
Transitional Housing:																																	
6 or Fewer Persons		P			-			P			P			P					P			P			P			P					
7 or More Persons		C			-			C			C			C					C			C			C			C					
Watchkeeper Quarters		-			L			-			-			-					-			-			-			-					
Institutional																																	
Separately Regulated Institutional Uses																																	
Airports		C			C			C			C			C					C			C			C			C					
Botanical Gardens & Arboretums		C			C			C			C			C					C			C			C			C					
Cemeteries, Mausoleums, Crematories		C			C			C			C			C					C			C			C			C					
Correctional Placement Centers		C			C			C			C			C					C			C			C			C					
Educational Facilities:																																	
Kindergarten through Grade 12		C			C			C			C			C					C			C			C			C					
Colleges / Universities		C			C			-			-			C					C			C			C			C					
Vocational / Trade School		P			P			-			-			P					P			P			P			P					
Energy Generation & Distribution Facilities		P			C			C			C			C					C			C			C			C					
Exhibit Halls & Convention Facilities		C			C			C			C			C					C			C			C			C					
Flood Control Facilities		L			L			L			L			L					L			L			L			L					
Historical Buildings Used for Purposes Not Otherwise Allowed		C			C			C			C			C					C			C			C			C					
Homeless Facilities:																																	
Congregate Meal Facilities		C			-			C			C			C					C			C			C			C					
Emergency Shelters		C			-			C			C			C					C			C			C			C					
Homeless Day Centers		C			-			C			C			C					C			C			C			C					
Hospitals, Intermediate Care Facilities & Nursing Facilities		C			C			C			C			C					C			C			C			C					
Interpretive Centers		-			-			-			-			-					-			-			-			-					
Museums		C			C			C			C			C					C			C			C			C					
Major Transmission, Relay, or Communications Switching Stations		C			C			C			C			C					C			C			C			C					
Satellite Antennas		L			L			L			L			L					L			L			L			L					



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																			
	1st & 2nd >>	CC-																																			
	3rd >>	1-			2-			3-			4-			5-																							
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6				
<i>Social Service Institutions</i>		C			C			C			C			C																							
<i>Wireless Communication Facility:</i>																																					
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>		L			L			L			L			L																							
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>		N			N			N			N			N																							
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C			C			C			C			C																							
<i>Wireless communication facility outside the public right-of-way</i>		L			L			L			L			L																							
<b>Retail Sales</b>																																					
<b>Building Supplies &amp; Equipment</b>		P <sup>(11)</sup>			P <sup>(11)</sup>			-			P <sup>(11)</sup>			P <sup>(11)</sup>																							
<b>Food, Beverages and Groceries</b>		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
<b>Pets &amp; Pet Supplies</b>		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
<b>Sundries, Pharmaceutical, &amp; Convenience Sales</b>		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
<b>Wearing Apparel &amp; Accessories</b>		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
<b>Separately Regulated Retail Sales Uses</b>																																					
<i>Agriculture Related Supplies &amp; Equipment</i>		-			-			-			P			P																							
<i>Alcoholic Beverage Outlets</i>		L			L			L			L			L																							
<i>Farmers' Markets</i>																																					
<i>Weekly Farmers' Markets</i>		L			L			L			L			L																							
<i>Daily Farmers' Market Stands</i>		L			L			L			L			L																							
<i>Plant Nurseries</i>		P			P			P			P			P																							
<i>Retail Farms</i>		L			L			L			L			L																							
<i>Retail Tasting Rooms</i>		L			L			L			L			L																							
<i>Swap Meets &amp; Other Large Outdoor Retail Facilities</i>		-			-			-			-			-																							
<b>Commercial Services</b>																																					
<b>Building Services</b>		-			-			-			P			P																							
<b>Business Support</b>		P			P			P			P			P																							
<b>Eating &amp; Drinking Establishments</b>		P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>																							

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																														
	Designator																															
	1st & 2nd >>	CC-																														
	3rd >>	1-			2-					3-									4-						5-							
4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
Financial Institutions		P			P					P						P					P											
Funeral & Mortuary Services		P			P					P						P					P											
Instructional Studios		P			P					P						P					P											
Maintenance & Repair		P			P					P						P					P											
Off-site Services		-			-					-						P					P											
Personal Services		P			P					P						P					P											
Radio & Television Studios		P			P					P						P					P											
Tasting Rooms		_(17)			_(17)					_(17)						_(17)					_(17)											
Visitor Accommodations		P			P					P						P					P											
Separately Regulated Commercial Services Uses																																
Adult Entertainment Establishments:																																
Adult Book Store		L			L					L						L					L											
Adult Cabaret		L			L					L						L					L											
Adult Drive-In Theater		L			L					L						L					L											
Adult Mini-Motion Picture Theater		L			L					L						L					L											
Adult Model Studio		L			L					L						L					L											
Adult Motel		L			L					L						L					L											
Adult Motion Picture Theater		L			L					L						L					L											
Adult Peep Show Theater		L			L					L						L					L											
Adult Theater		L			L					L						L					L											
Body Painting Studio		L			L					L						L					L											
Massage Establishment		L			L					-						-					-											
Sexual Encounter Establishment		L			L					L						L					L											
Assembly and Entertainment Uses, Including Places of Religious Assembly		L			L					L						L					L											
Bed & Breakfast Establishments:																																
1-2 Guest Rooms		P			P					P						P					P											
3-5 Guest Rooms		P			P					P						P					P											
6+ Guest Rooms		P			P					P						P					P											
Boarding Kennels/Pet Day Care		L			L					L						L					L											
Camping Parks		C			C					C						C					C											
Child Care Facilities:																																
Child Care Centers		L			-					L						L					L											
Large Family Child Care Homes		L			-					L						L					L											
Small Family Child Care Homes		L			-					L						L					L											
Eating and Drinking Establishments with a		P			P					P						P					P											

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																																
	1st & 2nd >>		CC-																																
	3rd >>		1-			2-			3-						4-						5-														
	4th >>		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
Drive-in or Drive-through Component																																			
Fairgrounds			C			C			-						C						C														
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C			C						C						C														
Helicopter Landing Facilities			C			C			C						C						C														
Massage Establishments, Specialized Practice			L			L			L						L						L														
Medical Marijuana Consumer Cooperatives			-			C			-						-						-														
Mobile Food Trucks			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>						L <sup>(15)</sup>						L <sup>(15)</sup>														
Nightclubs & Bars Over 5,000 Square Feet in Size			C			C			C						C						C														
Parking Facilities as a <i>Primary Use</i> :																																			
Permanent Parking Facilities			P			C			P						P						P														
Temporary Parking Facilities			N			C			N						N						N														
Private Clubs, Lodges and Fraternal Organizations			P			P			P						P						P														
Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size <sup>(9)</sup>			C			C			C						C						C														
Pushcarts:																																			
Pushcarts on Private Property			L			L			L						L						L														
Pushcarts in <i>Public Right-of-Way</i>			N			N			N						N						N														
Recycling Facilities:																																			
Large Collection Facility			N			N			N						N						N														
Small Collection Facility			L			L			L						L						L														
Large Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-						-						-														
Small Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-						-						-														
Drop-off Facility			L			L			L						L						L														
Green Materials Composting Facility			-			-			-						-						-														
Mixed Organic Composting Facility			-			-			-						-						-														
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-			-						-						-														
Large Processing Facility Accepting All Types of Traffic			-			-			-						-						-														
Small Processing Facility Accepting at			-			-			-						C						C														

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																														
	1st & 2nd >> 3rd >> 4th >>	CC-																														
		1-			2-					3-					4-					5-												
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5
Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic																																
Small Processing Facility Accepting All Types of Traffic		-			-					-						C															C	
Reverse Vending Machines		L			L					L						L															L	
Tire Processing Facility		-			-					-						-															-	
Sidewalk Cafes		L			L					L						L															L	
Sports Arenas & Stadiums		C			C					C						C															C	
Theaters that are Outdoor or Over 5,000 Square Feet in Size		C			C					C						C															C	
Urgent Care Facilities		N			N					N						N															N	
Veterinary Clinics & Animal Hospitals		L			L					L						L															L	
Zoological Parks		-			-					-						-															-	
Offices																																
Business & Professional		P			P					P						P															P	
Government		P			P					P						P															P	
Medical, Dental & Health Practitioner		P			P					P						P															P	
Regional & Corporate Headquarters		P			P					P						P															P	
Separately Regulated Office Uses																																
Real Estate Sales Offices & Model Homes		L			-					L						L															L	
Sex Offender Treatment & Counseling		L			L					L						L															L	
Vehicle & Vehicular Equipment Sales & Service																																
Commercial Vehicle Repair & Maintenance		-			-					-						P															P	
Commercial Vehicle Sales & Rentals		-			-					-						P															P	
Personal Vehicle Repair & Maintenance		P			P					-						P															P	
Personal Vehicle Sales & Rentals		P			P					-						P															P	
Vehicle Equipment & Supplies Sales & Rentals		P			P					-						P															P	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																																
Automobile Service Stations		N			N					N						N															N	
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		C			C					-						C															C	
Distribution and Storage																																

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																													
	1st & 2nd >>	3rd >>	CC-																													
			1-			2-			3-						4-						5-											
			1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6				
Equipment & Materials Storage Yards			-			-			-			-			-			-			-			-			-					
Moving & Storage Facilities			-			-			-			-			P			P			P			P			P					
Distribution Facilities			-			-			-			-			-			p <sup>(8)</sup>			p <sup>(8)</sup>											
Separately Regulated Distribution and Storage Uses																																
Impound Storage Yards			-			-			-			-			C			C			C						C					
Junk Yards			-			-			-			-			-			-			-						-					
Temporary Construction Storage Yards Located Off-site			L			L			L			L			L			L			L						L					
Industrial																																
Heavy Manufacturing			-			-			-			-			-			-			-						-					
Light Manufacturing			-			-			-			-			-			p <sup>(8)</sup>														
Marine Industry			-			-			-			-			-			-			-						-					
Research & Development			P			P			-			-			P			P			P						P					
Trucking & Transportation Terminals			-			-			-			-			-			-			-						-					
Separately Regulated Industrial Uses																																
Hazardous Waste Research Facility			-			-			-			-			-			-			-						-					
Hazardous Waste Treatment Facility			-			-			-			-			-			-			-						-					
Marine Related Uses Within the Coastal Overlay Zone			C			C			C			C			C			C			C						C					
Newspaper Publishing Plants			C			C			C			C			C			C			P						P					
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises			-			-			-			-			-			-			-						-					
Very Heavy Industrial Uses			-			-			-			-			-			-			-						-					
Wrecking & Dismantling of Motor Vehicles			-			-			-			-			-			-			-						-					
Signs																																
Allowable Signs			P			P			P			P			P			P			P						P					
Separately Regulated Signs Uses																																
Community Entry Signs			L			L			L			L			L			L			L						L					
Neighborhood Identification Signs			-			-			-			-			-			-			-						-					
Comprehensive Sign Program			N			N			N			N			N			N			N						N					
Revolving Projecting Signs			N			N			N			N			N			N			N						N					
Signs with Automatic Changing Copy			N			N			N			N			N			N			N						N					
Theater Marquees			N			N			N			N			N			N			N						N					

Footnotes for Table 131-05B [No change in text.]

**§131.0531 Development Regulations Tables for Commercial Zones**

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

## (a) CN Zones

**Table 131-05C  
Development Regulations for CN Zones**

<b>Development Regulations</b> [See Section 131.0530 for Development Regulations of Commercial Zones]	<b>Zone Designator</b>	<b>Zones</b>				
	1st & 2nd >>	CN-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Max Permitted Residential Density<sup>(1)</sup></b>		3,000	1,500	1,500	1,000	800
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies
<b>Lot Area</b>						
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500
Max Lot Area (ac)		0.3	10	10	0.3	0.3
<b>Lot Dimensions</b>						
Min Lot Width (ft)		25	50	50	25	25
Min Street Frontage (ft)		25	50	50	25	25
Min Lot Depth (ft)		100	--	--	--	---
<b>Setback Requirements</b>						
Min Front Setback (ft)		--	--	--	--	--
Max Front Setback (ft) [See Section 131.0543(a)]		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
Min Side Setback (ft)		10	10	10	10	10
Optional Side Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
Min Street Side Setback (ft)		--	--	--	--	--
Max Street Side Setback (ft) [See Section 131.0543(a)]		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
Min Rear Setback (ft)		10	10	10	10	10
Optional Rear Setback (ft) [See Section 131.0543(b)]		0	0	0	0	0
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
<b>Max Structure Height (ft)</b>		30	30	30	65	65
<b>Max Floor Area Ratio</b>		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
<i>Floor Area Ratio Bonus for Residential Mixed</i>		0.5	0.75	0.75	1.2	1.2

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones				
	1st & 2nd >>	CN-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
Use [See Section 131.0546(a)]						
Minimum Floor Area Ratio for Residential Use		0.5	0.38	0.38	0.6	0.6
Ground-floor Height [See Section 131.0548]		--	--	--	applies	applies
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	--	applies	applies	applies
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies

Footnotes for Table 131-05C [No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations for CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CR-		CO-				CV-		CP-	
	3rd >>	1-	2-	1-		2-		3-		1-	
	4th >>	1		1	2	1-	2-	1	2	1	
Max Permitted Residential Density <sup>(1)</sup>		1,500	1,000	1,500	-	-	800	600	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Lot Area											
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--
Lot dimensions											
Min Lot Width (ft)		100	50	50	50	50	50	50	100	50	--

Min <i>Street Frontage</i> (ft)	100	50	50	50	50	50	50	100	50	--
Min <i>Lot Depth</i> (ft)	100	100	100	100	100	100	100	100	100	--
<b>Setback Requirements</b>										
Min Front <i>Setback</i> (ft)	10	10	10	10	10	--	--	10	--	10
Max Front <i>Setback</i> (ft) [See Section 131.0543(a)]	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
Min Side <i>Setback</i> (ft)	10	10	10	10	10	10	10	10	10	10
Optional Side <i>Setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0	0	--	0 <sup>(3)</sup>	--
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min <i>Street Side Setback</i> (ft)	10	10	10	10	10	--	--	--	--	--
Max <i>Street Side Setback</i> (ft) [See Section 131.0543(a)]	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
Min Rear <i>Setback</i> (ft)	10	10	10	10	10	10	10	10	10	10
Optional Rear <i>Setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<b>Max Structure Height</b> (ft)	60	45	60	45	65	65	70	60	45	30
<b>Min Lot Coverage</b> (%)	--	--	--	--	--	--	--	--	35	--
<b>Max Floor-Area Ratio</b>	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	---	---	2.5	2.5	--	--	--
Minimum <i>Floor Area Ratio</i> for Residential Use	0.5	1.0	0.75	---	---	1.5	1.5	--	--	--
<i>Floor Area Ratio</i> Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	--	--	--
<b>Ground-floor Height</b> [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Pedestrian Paths</b> [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Transparency</b> [See Section 131.0552]	--	applies	--	applies	--	applies	applies	--	applies	--
<b>Building Articulation</b> [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Street Yard Parking Restriction</b> [See Section 131.0555]	--	applies	--	applies	--	applies	applies	--	--	--
<b>Parking Lot Orientation</b> [See Section 131.0556]	applies	--	applies	--	applies	--	--	applies	applies	--
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies



Footnotes for Table 131-05D [No change in text.]

## (c) CC Zones

**Table 131-05E**  
**Development Regulations for CC Zones**

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>  3rd >>  4th >>	CC-															
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
		1				2				3				4			
Max Permitted Residential <i>Density</i> <sup>(1)</sup>		1,500				1,500				1,500				1,500			
Supplemental Residential Regulations [See Section 131.0540]		applies				applies				applies				applies			
Lot Area																	
Min <i>Lot</i> Area (sq. ft.)		5,000				5,000				5,000				2,500			
Max <i>Lot</i> Area (ac)		--				--				--				--			
Lot Dimensions																	
Min <i>Lot</i> Width (ft)		50				50				100				25			
Min <i>Street Frontage</i> (ft)		50				50				100				25			
Min <i>Lot</i> Depth (ft)		100				100				--				--			
Max <i>Lot</i> Depth (ft)		150				150				--				--			
Setback Requirements																	
Min Front <i>Setback</i> (ft)		--				--				--				--			
Max Front <i>Setback</i> (ft) [See Section 131.0543(a)]		100 <sup>(2,3)</sup>				100 <sup>(2,3)</sup>				--				10 <sup>(2)</sup>			
Min Side <i>Setback</i> (ft)		10				10				10				10			
Optional Side <i>Setback</i> (ft) [See Section 131.0543(b)]		0				0				0				0			
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Min <i>Street</i> Side <i>Setback</i> (ft)		--				--				--				--			
Max <i>Street</i> Side <i>Setback</i> (ft) [See Section 131.0543(a)]		--				--				--				10 <sup>(2)</sup>			
Min Rear <i>Setback</i> (ft)		10				10				10				10			
Optional Rear <i>Setback</i> (ft) [See Section 131.0543(b)]		0				0				0				0			
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Max <i>Structure Height</i> (ft)		30				60				45				30			
Min <i>Lot Coverage</i> (%)		--				--				--				35			
Max <i>Floor Area Ratio</i>		0.75 <sup>(4,5)</sup>				2.0 <sup>(4,5)</sup>				0.75 <sup>(4,5)</sup>				1.0 <sup>(4,5)</sup>			
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.75				--				0.75				0.5			
Minimum <i>Floor Area Ratio</i> for Residential Use		0.56				--				0.56				0.25			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	CC-															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
<b>Ground-floor Height</b> [See Section 131.0548]		--				applies				applies				--			
<b>Pedestrian Paths</b> [See Section 131.0550]		applies				applies				applies				applies			
<b>Transparency</b> [See Section 131.0552]		---				---				---				applies			
<b>Building Articulation</b> [See Section 131.0554]		applies				applies				applies				applies			
<b>Parking Lot Orientation</b> [See Section 131.0556]		applies				applies				applies				-			
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies				applies				applies				applies			
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies				applies				applies				applies			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>  3rd >>  4th >>	CC									
		2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
		5			6			7	8	9	
Max permitted Residential <i>Density</i> <sup>(1)</sup>		1,500			1,000			800	600	400	
Supplemental Residential Regulations [See Section 131.0540]		applies			applies			applies	applies	applies	
Lot Area											
Min Lot Area (sq. ft.)		2,500			2,500			2,500	2,500	2,500	
Max Lot Area (ac)		--			--			--	--	--	
Lot Dimensions											
Min Lot Width (ft)		25			25			25	25	25	
Min Street Frontage (ft)		25			25			25	25	25	
Min Lot Depth (ft)		--			--			--	--	--	
Max Lot Depth (ft)		--			--			--	--	--	
Setback Requirements											
Min Front Setback (ft) Max Front Setback (ft) [See Section 131.0543(a)]		-- 10 <sup>(2)</sup>			-- 10 <sup>(2)</sup>			-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CC									
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
	4th >>	5			6			7		8	9
Min Side <i>Setback</i> (ft)		10			10			10		10	10
Optional Side <i>Setback</i> (ft)		0			0			0		0	0
[See Section 131.0543(b)]											
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies			applies			applies		applies	applies
Min <i>Street Side Setback</i> (ft)		--			--			--		--	--
Max <i>Street Side-Setback</i> (ft)		10 <sup>(2)</sup>			10 <sup>(2)</sup>			10 <sup>(2)</sup>		10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)]											
Min Rear <i>Setback</i> (ft)		10			10			10		10	10
Optional Rear <i>Setback</i> (ft)		0			0			0		0	0
[See Section 131.0543(b)]											
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies			applies			applies		applies	applies
Max <i>Structure Height</i> (ft)		100			65			65		100	-
Min <i>Lot Coverage</i> (%)		35			35			35		35	35
Max <i>Floor Area Ratio</i>		2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>		2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		2.0			2.0			2.5		2.5	3.0
Minimum <i>Floor Area Ratio</i> for Residential Use		1.0			1.0			1.5		1.5	2.0
Ground-floor Height [See Section 131.0548]		applies			applies			applies		applies	applies
Pedestrian Paths [See Section 131.0550]		applies			applies			applies		applies	applies
Transparency [See Section 131.0552]		applies			applies			applies		applies	applies
Building Articulation [See Section 131.0554]		applies			applies			applies		applies	applies
Parking <i>Lot Orientation</i> [See Section 131.0556]		-			-			-		-	-
Refuse and Recyclable Material Storage [See Section 142.0805]		applies			applies			applies		applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies			applies			applies		applies	applies

Footnotes for Table 131-05E [No change in text.]

### §131.0540 Maximum Permitted Residential Density and Other Residential Regulations

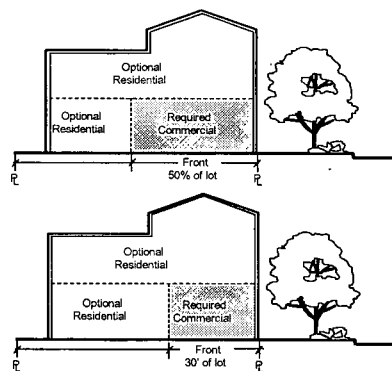
The following regulations apply to all residential *development* within commercial zones where indicated in Table 131-05B:

(a) through (b) [No change in text.]

(c) Ground *Floor* Restrictions.

- (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.

**Diagram 131-05A**  
**Ground Floor Restriction**



- (2) Within the Coastal Overlay Zone
- (A) Required parking cannot occupy more than 50 percent of the ground *floor* in the CV-1-1 or CV-1-2 zones.
- (B) Residential uses are not permitted on the ground *floor*.
- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, RM-3-7, RM-3-8, RM-3-9, and RM-3-10 zones apply as appropriate according to the maximum permitted residential *density*, except that the *lot* area, *lot* dimensions, *setback*, *floor area ratio*, and *structure height* requirements of

the applicable commercial zone apply. The *floor area ratio* bonus for providing underground parking as set forth in Sections 131.0446(e) and 131.0446(f) shall apply.

- (e) [No change in text.]

**§131.0546 Maximum Floor Area Ratio**

Maximum *floor area ratio* is specified in Tables 131-05C, 131-05D, 131-05E and is subject to the following additional regulations:

- (a) *Floor Area Ratio* Bonus for Mixed Use
- (1) A *floor area ratio* bonus is provided in some commercial zones, as indicated in Tables 131-05C, 131-05D, and 131-05E, for residential uses that are developed as a part of a mixed-use *development*. A minimum required residential *floor area ratio* is shown in the tables, and must be applied toward the residential portion of the project. The remainder of the bonus may be used for either commercial or residential uses.
  - (2) If an underground parking *structure* is provided as part of a mixed-use *development*, a *floor area ratio* bonus shall be provided equal to the *gross floor area ratio* of the underground parking *structure* on the *premises*, but not to exceed a *floor area ratio* of 1.0. The additional *floor area ratio* must be applied toward the residential portion of the *development*.
- (b) *Floor Area Ratio* Bonus for Child Care Facilities

In the CR-1-1, CR-2-1, CO-1-2, CO-2-2, CO-3-1, and CO-3-2 zones, a *floor area ratio* bonus over the otherwise maximum allowable *gross floor area* is permitted at the rate of 4 square feet of additional *gross floor area* for each 1 square foot of *gross floor area* devoted to the *child care facility* to be added to the total area of the *premises* when determining the *floor area ratio* for a *development*. The area designated for the *child care facility* must be used for child care for a minimum of 10 years and must be in compliance with the requirements of Section 141.0606 (Child Care Facilities).

**§131.0548      Ground-floor Height**

Ground-floor height requirements apply to *structures* with commercial uses on the ground *floor*. The minimum ground-floor height for *structures* shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average *grade* of the adjoining sidewalk, in increments of no more than 100 feet along a *development* frontage, to the finished elevation of the second *floor*.

**§131.0555      Parking Restriction**

In the CO-1-1, CO-3-1, and CO-3-2 zones, parking is not permitted in the required front and *street side yard*.

Section 7.      That Chapter 13, Article 1, Division 6 of the San Diego Municipal Code is amended by amending section 131.0622 to read as follows:

**§131.0622      Use Regulations Table for Industrial Zones**

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B**

[No change in text.]

**Table 131-06B**  
**Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
<b>Open Space through Residential, Rooming House</b> [See Section 131.0112(a)(3)(A)] [No change in text.]	[No change in text.]										
<b>Shopkeeper Units</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Residential, Single Dwelling Units through Commercial Services, Funeral &amp; Mortuary Services</b> [No change in text.]	[No change in text.]										
<b>Instructional Studios</b>	-	-	-	-	-	-	P <sup>(16)</sup>	-	-	P	-
<b>Commercial Services, Maintenance &amp; Repair through Signs, Separately Regulated Signs Uses, Theater Marquees</b> [No change in text.]	[No change in text.]										

Footnotes for Table 131-06B [No change in text.]

Section 8. That Chapter 14, Article 2, Division 5, of the San Diego Municipal Code is amended by amending section 142.0530 to read as follows:

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development.

Table 142-05E establishes the ratio of required parking spaces to building floor area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single

*structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**  
**Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)</b>		
	<b>Required Automobile Parking Spaces<sup>(1)</sup></b>		
	<b>Minimum Required Outside a <i>Transit Area</i></b>	<b>Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 <sup>(3)</sup>	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5
CC-3-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	6.5
CC-4-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-2-5 CC-5-5	1.25	1.25	5.5
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5



CC-3-7	2.5	2.1	6.5
CC-3-8	2.5	2.1	6.5
CC-3-9	2.5	2.1	6.5
CN-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CN-1-2	5.0	4.3	6.5
CN-1-3	2.5	2.1	6.5
CN-1-4	2.5	2.1	6.5
CR-1-1 CR-2-1	5.0 <sup>(3)</sup>	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2	5.0	4.3	6.5
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
<b>Industrial Zones through Planned Districts, West Lewis Street</b> [No change in text.]			

Footnotes For Table 142-05E [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use on a premises*.

**Table 142-05F**  
**Parking Ratios for Eating and Drinking Establishments**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment<sup>(1)</sup> Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)</b>
	<b>Required Automobile Parking Spaces<sup>(2)</sup></b>

	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(3)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	25.0
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	2.1	25.0
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
CC-2-5 CC-3-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-4-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-5-5	1.25	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	25.0
CC-3-7	2.5	2.1	25.0
CC-3-8	2.5	2.1	25.0
CC-3-9	2.5	2.1	25.0
CN-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CN-1-2	15.0	12.8	25.0
CN-1-3	2.5	2.1	25.0
CR-1-1	15.0	12.8	25.0

CR-2-1			
CO-1-1	15.0	12.8	25.0
CO-1-2			
CO-2-1			
CO-2-2			
CO-3-1			
CO-3-2			
CV-1-1	15.0	2.1	25.0
CV-1-2	5.0	4.3	25.0
<b>Industrial Zones through Planned Districts, West Lewis Street</b> [No change in text.]			

Footnotes For Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

Section 9. That Chapter 15, Article 2, Division 3 of the San Diego Municipal Code is amended by amending sections 152.0316 and 152.0317 to read as follows:

**§152.0316 Redevelopment Subdistrict Permitted Land Use Categories**

Six major land use categories, described in Figure 2 of the Barrio Logan Planned Districts, are permitted within the Redevelopment Subdistrict: Commercial Use, Mercado District, Commercial/Residential Mixed Use, Residential Use, Public/Quasi-Public Use, and Light Industry/Commercial Use. The permitted land use classifications within each of these six land use categories are described in Section 152.0317 (Redevelopment Subdistrict - Land Use Classifications) and in Table 152-03A.

**Legend for Table 152-03A**  
**P Permitted**  
**CUP Conditional Use Permit**  
**- Not Permitted**

**Table 152-03A**  
**Permitted Land Use Categories**

<b>Land Use Classifications</b>	<b>Land Use Categories</b>					
	<b>Commercial Use</b>	<b>Mercado District</b>	<b>Comm/Res. Mixed Use</b>	<b>Residential Use</b>	<b>Public/Quasi - Public Use</b>	<b>Light Industrial/Comm. Use</b>
<b>Residential</b> through <b>Residential</b> , Mercado District Residential [No change in text.]	[No change in text.]					
Shopkeeper Units [See Section 113.0103]	P	P	P	-	-	-
<b>Commercial Retail</b> through <b>Accessory Uses</b> [No change in text.]	[No change in text.]					

**§152.0317     Redevelopment Subdistrict - Land Use Classifications**

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall make that determination, in accordance

with Process Four, taking into consideration the purpose and intent of the Redevelopment Subdistrict. The Planning Commission shall adopt a resolution embodying their determination. Certain land uses, as indicated in Section 152.0317, shall be examined on a case by case basis by the City Manager to determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code Section 151.0401.

(a) Residential

(1) through (6) [No change in text.]

(7) Shopkeeper units

(b) through (k) [No change in text.]

Section 10. That Chapter 15, Article 5, Division 2 of the San Diego Municipal Code is amended by amending section 155.0238 to read as follows:

**§155.0238 Use Regulations Table of CU Zones**

The uses allowed in the CU zones are shown in Table 155-02C:

**Legend for Table 155-02C**

[No change in text.]

**Table 155-02C  
Use Regulations Table for CU Zones**

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >> 3rd >> 4th >>	CU-									
		1-(1)		2-			3-				
		1	2	3	4	5	3(2)(12)	6	7	8	
Open Space through Residential, Multiple Dwelling Units [No change in text.]		[No change in text.]									

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>> 3rd >> 4th >>	CU-									
		1-(1)		2-			3-				
		1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
		Shopkeeper Units [See Section 113.0103]		P		P <sup>(4)</sup>			P <sup>(4)</sup>		
Residential, <i>Single Dwelling Units</i> through Signs, Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]									

Footnotes to Table 155-02C [No change in text.]

Section 11. That Chapter 15, Article 10, Division 3 of the San Diego Municipal Code is amended by amending section 1510.0309 to read as follows:

**§1510.0309 Commercial Center Zone-Permitted Uses**

In the Commercial Center (CC), designated on that certain map referenced in Section 1510.0102, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

(a) Retailing of consumer goods and dispensing of consumer services from the following establishments:

(1) through (32) [No change in text.]

(33) Shopkeeper Units (See Section 113.0103)

(34) Sporting goods stores

(35) Stationers

(36) Travel agencies

(37) Variety stores

(b) through (f) [No change in text.]

Section 12. That Chapter 15, Article 12, Division 3 of the San Diego Municipal Code is amended by amending section 1512.0305 to read as follows:

**§1512.0305 Commercial Zones (CN, CL, CV, NP) - Permitted Uses**

- (a) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor be used except for one or more of the purposes indicated with an "P" in Table 1512-03I. No use may be conducted outdoors on any premises except as indicated by footnote 4, or by specific reference.

**Legend for Table 1512-03I**

**"P" = Permitted**

**"-" = Not Permitted**

**Table 1512-03I  
Permitted Uses Table**

Permitted Uses	CN-1,2 CN-1A,2A CL-1 <sup>(6)</sup> CL-3 CL-6 CV-1,2,4	CL-2 <sup>(6)</sup>	CN-3,4 <sup>(2)</sup> CV-3 <sup>(2)</sup>	CL-5 <sup>(6)</sup>	NP-1,2,3
Advertising, Secretarial & Telephone Answering Services through Shoe Repair Shops [No change in text.]	[No change in text.]				
Shopkeeper Units (See Section 113.0103) (Subject to Specific Zone Limitations)	P <sup>(10)</sup>	P	P	P	P

Sporting Goods Stores through <b>Accessory Uses as Follows:</b> Accessory uses determined by the Development Services Director to be appropriate in character and placement in relationship to a primary use. [No change in text.]	[No change in text.]
--	----------------------

Footnotes for Table 1512-03I [No change in text.]

(b) [No change in text.]

Section 13. That Chapter 15, Article 16, Division 3 of the San Diego Municipal Code is amended by amending section 1516.0301 to read as follows:

**§1516.0301 Permitted Uses**

It is the purpose of this section to specify certain groupings of uses to be encouraged or emphasized based on each subarea's physical, historical, and functional conditions.

(a) In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

(1) through (2) [No change in text.]

(3) Core.

(A) [No change in text.]

(B) The following uses are permitted provided that they do not occupy ground floor frontage and are located above or behind a permitted use designated in Section 1516.0301(c).

(i) through (iv) [No change in text.]



(v) Shopkeeper Units (See Section 113.0103)

(4) through (7) [No change in text.]

(b) [No change in text.]

Section 14. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the City Council and the public prior to the day of its passage.

Section 15. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plan(s) (ALUCPs) for San Diego International Airport (Lindberg Field), Marine Corps Air Station (MCAS) Miramar, Gillespie Field Airport, Montgomery Field Airport, and Brown Field Airport, this Ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, provided that and not until at least 30 days have passed from the final date of passage, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP(s) for San Diego International Airport (Lindberg Field), Marine Corps Air Station (MCAS) Miramar, Gillespie Field Airport, Montgomery Field Airport, and Brown Field Airport, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP(s) for San Diego International Airport (Lindberg Field), Marine Corps Air Station (MCAS) Miramar, Gillespie Field Airport, Montgomery Field Airport, and Brown Field Airport, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this Ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

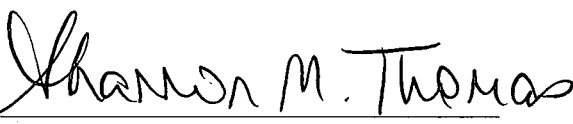
That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the SDCRAA, the California Department of Transportation, Division of Aeronautics, and the airport operators for the San Diego International Airport (Lindberg Field), Marine Corps Air Station (MCAS) Miramar, Gillespie Field Airport, Montgomery Field Airport, and Brown Field Airport. The City Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after

that final decision, except that the provisions of this Ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 16. That no permits shall be issued for development that is inconsistent with the provisions of this Ordinance unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with Section 15, above.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Shannon M. Thomas  
Deputy City Attorney

SMT:mcm  
May 25, 2015  
August 6, 2015 Cor. Copy  
Or.Dept: DSD - Planning  
Doc. No.: 1077077

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon M Thomas  
Shannon M. Thomas  
Deputy City Attorney

SMT:mcm  
May 25, 2015  
Or.Dept: DSD - Planning  
Doc. No.: 922718\_11

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JUN 23 2015.

ELIZABETH S. MALAND  
City Clerk

By Mary Kennedy  
Deputy City Clerk

Approved: 7/8/15  
(date)

Kevin L. Faulconer  
KEVIN L. FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

## STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck-Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 11, ARTICLE 3, DIVISION 2 BY AMENDING SECTION 113.0270; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 131.0222; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 131.0322; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 131.0405, 131.0422, 131.0423, 131.0431, 131.0443, 131.0446, 131.0449, AND 131.0451; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTIONS 131.0502, 131.0503, 131.0504, 131.0505, 131.0507, 131.0522, 131.0531, 131.0540, 131.0546, AND 131.0555, AND BY ADDING NEW SECTION 131.0548; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6 BY AMENDING SECTION 131.0622; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530; AMENDING CHAPTER 15, ARTICLE 2, DIVISION 3 BY AMENDING SECTIONS 152.0316 AND 152.0317; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0238; AMENDING CHAPTER 15, ARTICLE 10, DIVISION 3 BY AMENDING SECTION 1510.0309; AMENDING CHAPTER 15, ARTICLE 12, DIVISION 3 BY AMENDING SECTION 1512.0305; AND AMENDING CHAPTER 15, ARTICLE 16, DIVISION 3 BY AMENDING SECTION 1516.0301, ALL RELATING TO THE CREATION OF NEW ZONES IN THE LAND DEVELOPMENT CODE.

**§113.0103 Definitions**

*Abutting property* through *Shared parking* [No change in text.]

*Shopkeeper unit* means a *dwelling unit* with both living quarters and commercial space that meet all occupancy separation requirements of the California Building Code, where the commercial use is located on the ground *floor* and operated by the resident of the *dwelling unit*.

*Side street* through *Yard* [No change in text.]

**§113.0270 Measuring Structure Height**

- (a) *Structure Height* of Buildings and *Structures* (Excluding *Fences*, *Retaining Walls*,<sub>2</sub> or *Signs*)<sub>2</sub>

(1) through (4) [No change in text.]

(5) *Structures* excluded from the measurement of *structure height*

Uninhabited roof *structures* up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade *structures*, and *fences* with a surface area at least 75 percent open to light are excluded from the calculation of *structure height* for *development*, if all of the following conditions exist:

(A) *The development* is not located within the Coastal Height Limit Overlay Zone, within the Clairemont Mesa Height Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone;

(B) *The structure height*, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater;

(C) The *development* is a commercial and residential mixed-use project; and

(D) The *structure* does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade *structures* outside of the 45-degree plane may be 9 feet in height, and *fences* outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

(b) through (c) [No change in text.]

**§131.0222 Use Regulations Table for Open Space Zones**

The uses allowed in the open space zones are shown in Table 131-02B.

**Legend for Table 131-02B**

[No change in text.]

**Table 131-02B  
Use Regulations Table for Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
	1st & 2nd >>	OP-		OC-		OR <sup>(1)</sup> -	
	3rd >>	1-	2-	1-	1-	1-	1-
	4th >>	1	1	1	1	2	1
<b>Open Space</b> through <b>Residential, Rooming House</b> [No change in text.]		[No change in text.]					
<u><b>Shopkeeper Units</b></u>		=	=	=	=	=	=
<b>Residential, Single Dwelling Units</b> through <b>Signs, Separately Regulated Signs Uses, Theater Marquees</b> [No change in text.]		[No change in text.]					

Footnotes for Table 131-02B [No change in text.]

## §131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

### Legend for Table 131-03B

[No change in text.]

**Table 131-03B**  
**Use Regulations Table for Agricultural Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	AG		AR	
	3rd >>	1-		1-	
	4th >>	1	2	1	2
<b>Open Space</b> through <b>Residential, Rooming House</b> [No change in text.]		[No change in text.]			
<u><b>Shopkeeper Units</b></u>		=	=	=	=
<b>Residential, Single Dwelling Units</b> through <b>Signs, Separately Regulated Signs Uses, Theater Marquees</b> [No change in text.]		[No change in text.]			

Footnotes for Table 131-03B [No change in text.]



**§131.0405 Purpose of the RT (Residential--Townhouse) Zones**

- (a) [No change in text.]
- (b) The RT zones are differentiated based on the minimum *lot* size as follows:
- RT-1-1 requires minimum 3,500-square-foot *lots*
  - RT-1-2 requires minimum 3,000-square-foot *lots*
  - RT-1-3 requires minimum 2,500-square-foot *lots*
  - RT-1-4 requires minimum 2,200-square-foot *lots*
  - RT-1-5 requires minimum 1,600-square-foot *lots*

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B**

[No change in text.]

**Table 131-04B  
Use Regulations Table for Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
	3rd >>	1-	1-														1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	<u>5</u>	
Open Space																										
Active Recreation		P	P														P		P							
Passive Recreation		P	P														P		P							
Natural Resources Preservation		P	P														P		P							
Park Maintenance Facilities		-	-														-		-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Agriculture																										
Agricultural Processing		-	-														-	-								
Aquaculture Facilities		-	-														-	-								
Dairies		-	-														-	-								
Horticulture Nurseries & Greenhouses		-	-														-	-								
Raising & Harvesting of Crops		P <sup>(3)</sup>			-														-	-						
Raising, Maintaining & Keeping of Animals		P <sup>(3)</sup> (98)			-														-	-						
Separately Regulated Agriculture Uses																										
Agricultural Equipment Repair Shops		-	-														-	-								
Commercial Stables		-	-														-	-								
Community Gardens		L			L														L	L						
Equestrian Show & Exhibition Facilities		-	-														-	-								
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-														-	-								
Residential																										
Mobilehome Parks		-	P <sup>(1)</sup>														P <sup>(1)</sup>	-								
Multiple Dwelling Units		-	-														-	-								
Rooming House [See Section 131.0112(a)(3)(A)]		-	-														-	-								
Shopkeeper Units		=			=														=	=						
Single Dwelling Units		P <sup>(+3)</sup> (12)			P <sup>(2)</sup> (+3)(12)														P <sup>(2)</sup> (+3)	P <sup>(2)</sup>						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>  3rd >>  4th >>	RE-		RS-														RX-		RT-						
		1-		1-														1-		1-						
		1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
																		(12)								
Separately Regulated Residential Uses																										
Boarder & Lodger Accommodations		L		L														L		L						
Companion Units		L		L														L		L						
Employee Housing:																										
6 or Fewer Employees		-		-														-		-						
12 or Fewer Employees		-		-														-		-						
Greater than 12 Employees		-		-														-		-						
Fraternities, Sororities and Student Dormitories		-		-														-		-						
Garage, Yard, & Estate Sales		L		L														L		L						
Guest Quarters		L		L														L		-						
Home Occupations		L		L														L		L						
Housing for Senior Citizens		C		C														C		C						
Live/Work Quarters		-		-														-		-						
Residential Care Facilities:																										
6 or Fewer Persons		P		P														P		P						
7 or More Persons		C		C														C		C						
Transitional Housing:																										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
		3rd >>	1-	1-														1-		1-						
		4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5
6 or Fewer Persons		P	P														P		P							
7 or More Persons		C	C														C		C							
Watchkeeper Quarters		-	-														-		-							
Institutional																										
Separately Regulated Institutional Uses																										
Airports		-	-														-		-							
Botanical Gardens & Arboretums		C	C														C		C							
Cemeteries, Mausoleums, Crematories		-	-														-		-							
Correctional Placement Centers		-	-														-		-							
Educational Facilities:																										
Kindergarten through Grade 12		C	C														C		C							
Colleges / Universities		C	C														C		C							
Vocational / Trade School		-	-														-		-							
Energy Generation & Distribution Facilities		-	-														-		-							
Exhibit Halls & Convention Facilities		-	-														-		-							
Flood Control Facilities		L	L														L		L							
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C														C		C							
Homeless Facilities:																										
Congregate Meal Facilities		-	-														-		-							
Emergency Shelters		-	-														-		-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Homeless Day Centers		-			-														-		-					
Hospitals, Intermediate Care Facilities & Nursing Facilities		-			-														-		-					
Interpretive Centers		-			-														-		-					
Museums		C			C														C		C					
Major Transmission, Relay, or Communications Switching Stations		-			-														-		-					
Satellite <i>Antennas</i>		L			L														L		L					
<i>Social Service Institutions</i>		-			-														-		-					
<i>Wireless eCommunication fFacility:</i>																										
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>		L			L														L		L					
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>		N			N														N		N					
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C			C														C		C					
<i>Wireless communication facility outside the public right-of-way</i>		C			C														C		C					

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																											
	1st & 2nd >>	RE-	RS-														RX-		RT-										
	3rd >>	1-	1-														1-		1-										
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5				
Retail Sales																													
Building Supplies & Equipment		-	-														-	-											
Food, Beverages and Groceries		-	-														-	-											
Consumer Goods, Furniture, Appliances, Equipment		-	-														-	-											
Pets & Pet Supplies		-	-														-	-											
Sundries, Pharmaceuticals, & Convenience Sales		-	-														-	-											
Wearing Apparel & Accessories		-	-														-	-											
Separately Regulated Retail Sales Uses																													
Agriculture Related Supplies & Equipment		-	-														-	-											
Alcoholic Beverage Outlets		-	-														-	-											
Farmers' Markets																													
Weekly Farmers' Markets		-	-														-	-											
Daily Farmers' Market Stands		-	-														-	-											
Plant Nurseries		-	-														-	-											
Retail Farms		-	-														-	-											
Retail Tasting Stores		-	-														-	-											
Swap Meets & Other Large Outdoor Retail Facilities		-	-														-	-											
Commercial Services																													
Building Services		-	-														-	-											
Business Support		-	-														-	-											
Eating & Drinking Establishments		-	-														-	-											
Financial Institutions		-	-														-	-											
Funeral & Mortuary Services		-	-														-	-											

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
	3rd >>	1-	1-														1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
<b>Instructional Studios</b>		-																-								
<b>Maintenance &amp; Repair</b>		-																-								
<b>Off-Site Services</b>		-																-								
<b>Personal Services</b>		-																-								
<b>Radio &amp; Television Studios</b>		-																-								
<b>Tasting Rooms</b>		-																-								
<b>Visitor Accommodations</b>		-																-								
<b>Separately Regulated Commercial Services Uses</b>																										
<b>Adult Entertainment Establishments:</b>																										
Adult Book Store		-																-								
Adult Cabaret		-																-								
Adult Drive-In Theater		-																-								
Adult Mini-Motion Picture Theater		-																-								
Adult Model Studio		-																-								
Adult Motel		-																-								
Adult Motion Picture Theater		-																-								
Adult Peep Show Theater		-																-								
Adult Theater		-																-								
Body Painting Studio		-																-								
Massage Establishment		-																-								
Sexual Encounter Establishment		-																-								
Assembly and Entertainment Uses, Including Places of Religious		-																-								

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-			RS-														RX-		RT-					
	3rd >>	1-			1-														1-		1-					
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
Assembly																										
Bed & Breakfast Establishments:																										
1-2 Guest Rooms		N			N														N		-					
3-5 Guest Rooms		N			C														C		-					
6+ Guest Rooms		C			C														-		-					
Boarding Kennels / Pet Day Care		-			-														-		-					
Camping Parks		-			-														-		-					
Child Care Facilities:																										
Child Care Centers		C			C														C		C					
Large Family Child Care Homes		L			L														L		L					
Small Family Child Care Homes		L			L														L		L					
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-			-														-		-					
Fairgrounds		-			-														-		-					
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C			C														C		C					
Helicopter Landing Facilities		-			-														-		-					
Massage Establishments, Specialized Practice		-			-														-		-					
Medical Marijuana Consumer Cooperatives		-			-														-		-					
Mobile Food Trucks		-			-														-		-					
Nightclubs & Bars <u>o</u> Over 5,000 <u>s</u> Square <u>f</u> Feet in <u>s</u> Size		-			-														-		-					



Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	RE-	RS-														RX-		RT-						
		3rd >>	1-	1-														1-		1-					
		4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
Parking Facilities as a <i>Primary Use</i> :																									
Permanent Parking Facilities		-	-														-	-							
Temporary Parking Facilities		-	-														-	-							
Private Clubs, Lodges and Fraternal Organizations		-	-														-	-							
Privately Operated, Outdoor Recreation Facilities <u>Over</u> 40,000 <u>Square Feet</u> in <u>Size</u> <sup>(4)</sup>		-	-														-	-							
Pushcarts:																									
Pushcarts on Private Property		-	-														-	-							
Pushcarts in <u>Public</u> <u>Right-of-Way</u>		-	-														-	-							
Recycling Facilities:																									
Large Collection Facility		-	-														-	-							
Small Collection Facility		-	-														-	-							
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-														-	-							
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-														-	-							
Drop-off Facility		-	-														-	-							
Green Materials Composting Facility		-	-														-	-							
Mixed Organic Composting Facility		-	-														-	-							
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables		-	-														-	-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	RE-	RS-														RX-		RT-							
	3rd >>	1-	1-														1-		1-							
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5	
from Commercial & Industrial Traffic																										
Large Processing Facility Accepting All Types of Traffic		-																-								
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-																-								
Small Processing Facility Accepting All Types of Traffic		-																-								
Reverse Vending Machines		-																-								
Tire Processing Facility		-																-								
Sidewalk Cafes		-																-								
Sports Arenas & Stadiums		-																-								
Theaters that are eOutdoor or eOver 5,000 sSquare fFeet in sSize		-																-								
Urgent Care Facilities		-																-								
Veterinary Clinics & Animal Hospitals		-																-								
Zoological Parks		-																-								
<b>Offices</b>																										
<b>Business &amp; Professional</b>		-																-								
<b>Government</b>		-																-								
<b>Medical, Dental, &amp; Health Practitioner</b>		-																-								
<b>Regional &amp; Corporate Headquarters</b>		-																-								
<b>Separately Regulated Office Uses</b>																										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																											
	1st & 2nd >>	RE-	RS-														RX-		RT-										
		3rd >>	1-	1-														1-		1-									
		4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5			
Real Estate Sales Offices & Model Homes		L	L														L		L										
<i>Sex Offender</i> Treatment & Counseling		-	-														-		-										
Vehicle & Vehicular Equipment Sales & Service																													
Commercial Vehicle Repair & Maintenance		-	-														-		-										
Commercial Vehicle Sales & Rentals		-	-														-		-										
Personal Vehicle Repair & Maintenance		-	-														-		-										
Personal Vehicle Sales & Rentals		-	-														-		-										
Vehicle Equipment & Supplies Sales & Rentals		-	-														-		-										
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																													
Automobile Service Stations		-	-														-		-										
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-	-														-		-										
Distribution and Storage																													
Equipment & Materials Storage Yards		-	-														-		-										
Moving & Storage Facilities		-	-														-		-										
Distribution Facilities		-	-														-		-										
Separately Regulated Distribution and Storage Uses																													
Impound Storage Yards		-	-														-		-										
Junk Yards		-	-														-		-										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>  3rd >>  4th >>	RE-	RS-														RX-		RT-							
		1-	1-														1-		1-							
		1231234567891011121314112112345																								
Temporary Construction Storage Yards Located <u>Off-site</u>	N	N														N		N								
Industrial																										
Heavy Manufacturing	-	-														-		-								
Light Manufacturing	-	-														-		-								
Marine Industry	-	-														-		-								
Research & Development	-	-														-		-								
Trucking & Transportation Terminals	-	-														-		-								
Separately Regulated Industrial Uses																										
Hazardous Waste Research Facility	-	-														-		-								
Hazardous Waste Treatment Facility	-	-														-		-								
Marine Related Uses Within the Coastal Overlay Zone	-	-														-		-								
Mining and Extractive Industries	-	-														-		-								
Newspaper Publishing Plants	-	-														-		-								
Processing & Packaging of Plant Products & Animal By- products Grown Off-premises	-	-														-		-								
Very Heavy Industrial Uses	-	-														-		-								
Wrecking & Dismantling of Motor Vehicles	-	-														-		-								
Signs																										
Allowable Signs	P	P														P		P								
Separately Regulated Signs Uses																										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>  3rd >>  4th >>	RE-	RS-														RX-		RT-						
		1-	1-														1-		1-						
		123123456789101112131411212345																							
Community Entry <i>Signs</i>	L	L														L		L							
Neighborhood Identification <i>Signs</i>	N	N														N		N							
Comprehensive <del>Sign</del> <u>Sign</u> Program	-	-														-		-							
Revolving <i>Projecting Signs</i>	-	-														-		-							
<i>Signs</i> with Automatic Changing Copy	-	-														-		-							
Theater <i>Marquees</i>	-	-														-		-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Residential, Rooming House [No change in text.]		[No change in text.]											
<u>Shopkeeper Units</u>		=			=			P			P		P
Single Dwelling Units		P <sup>(1312)</sup>			P <sup>(1312)</sup>			P <sup>(1312)</sup>			P <sup>(1312)</sup>		P <sup>(1312)</sup>
Residential, Separately Regulated Residential Uses, through Garage, Yard, & Estate Sales [No change in text.]		[No change in text.]											
Guest Quarters		L <sup>(140)</sup>			-			-			-		-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>  3rd >>  4th >>	RM-											
		1-			2-			3-			4-		5-
		1	2	3	4	5	6	7	8	9	10	11	12
<b>Residential, Separately Regulated Residential Uses, Home Occupations through Retail Sales, Building Supplies &amp; Equipment</b> [No change in text.]		[No change in text.]											
<b>Food, Beverages and Groceries</b>		-			-			p <sup>(87)</sup>			p <sup>(87)</sup>		p <sup>(87)</sup>
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		-			-			-			-		-
<b>Pets &amp; Pet Supplies</b>		-			-			-			-		-
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>		-			-			p <sup>(87)</sup>			p <sup>(87)</sup>		p <sup>(87)</sup>
<b>Wearing Apparel &amp; Accessories</b>		-			-			<u>-P</u>			<u>-P</u>		<u>-P</u>
<b>Retail Sales, Separately Regulated Retail Sales Uses, Agriculture Related Supplies &amp; Equipment through Commercial Services, Building Services</b> [No change in text.]		[No change in text.]											
<b>Business Support</b>		-			-			<u>- p<sup>(7)</sup></u>			<u>- p<sup>(7)</sup></u>		<u>p<sup>(7)</sup></u>
<b>Eating &amp; Drinking Establishments</b>		-			-			-			-		-
<b>Financial Institutions</b>		-			-			-			-		-
<b>Funeral &amp; Mortuary Services</b>		-			-			-			-		-
<b>Instructional Studios</b>		P			P			P			P		P
<b>Maintenance &amp; Repair</b>		-			-			-			-		-
<b>Off-Site Services</b>		-			-			-			-		-
<b>Personal Services</b>		-			-			p <sup>(87)</sup>			p <sup>(87)</sup>		p <sup>(87)</sup>
<b>Radio &amp; Television Studios</b>		-			-			-			-		-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Tasting Rooms		-			-			-			-		-
Visitor Accommodations		-			-			-			P <sup>(6)</sup>		P <sup>(6)</sup>
Commercial Services, Separately Regulated Commercial Services Uses, Adult Entertainment Establishments through Commercial Services, Separately Regulated Commercial Services Uses, <i>Medical Marijuana Consumer Cooperatives</i> [No change in text.]		[No change in text.]											
Mobile Food Trucks		-			N			L <sup>(12)</sup>			L <sup>(12)</sup>		L <sup>(12)</sup>
Commercial Services, Separately Regulated Commercial Services Uses, Nightclubs & Bars over 5,000 square feet in size through Commercial Services, Separately Regulated Commercial Services Uses, Zoological Parks [No change in text.]		[No change in text.]											
Offices													
Business & Professional		-			-			- <u>P<sup>(7)</sup></u>			- <u>P<sup>(7)</sup></u>		- <u>P<sup>(7)</sup></u>
Government		-			-			-			-		-
Medical, Dental, & Health Practitioner		-			-			P <sup>(7)</sup>			P <sup>(7)</sup>		- <u>P<sup>(7)</sup></u>
Offices, Regional & Corporate Headquarters, through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]											

**Footnotes for Table 131-04B**

1 through 6 [No change in text.]

7 See Section 131.0423(a).

- <sup>8</sup> See Section 131.0423(b).  
<sup>98</sup> Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.  
<sup>109</sup> A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a *single dwelling unit* when the occupancy of the *dwelling unit* would consist of six or more persons eighteen years of age and older residing in the *dwelling unit* for a period of 30 or more consecutive days.  
<sup>110</sup> A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306 only as an *accessory use* to a *single dwelling unit*.  
<sup>121</sup> This use is permitted by right on the property of a *school*, university, hospital, religious facility, or construction site. It is permitted as a limited use only in association with a ~~multiple dwelling unit~~ *multiple dwelling unit development* with at least 16 *dwelling units* and only if the commercial service is limited to the residents and their guests, and the use is designed and operated in compliance with Section 141.0612.  
<sup>1312</sup> *Development* of a small *lot subdivision* is permitted in accordance with Section 143.0365.

### §131.0423 Additional Use Regulations of for Residential Zones

The additional use regulations identified in this section are applicable to retail sales, commercial services, and office uses where indicated in Table 131-04B.

- (a) Medical, dental, and health practitioner offices that do not allow overnight patients are permitted; ~~subject to the following~~
- (1) ~~No overnight patients are permitted; and~~
- (2) ~~Not more than two practitioners, and not more than three employees of each practitioner, shall work on the premises.~~
- (b) ~~Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:~~
- (4b) ~~Identified retail and commercial services u~~Uses are is permitted only as in a mixed-use ~~in developments where the density complies with the applicable land use plan with 25 or more residential dwelling units;~~
- (2c) ~~Retail and commercial u~~Uses must may be located only on the ground ~~floor; and,~~
- (3) ~~Retail and commercial uses shall not occupy more than a total of 25 percent of the gross floor area of the ground floor.~~



(d) Operation shall be limited to hours between 6:00 a.m. and 10:00 p.m.

**§131.0431 Development Regulations Table of for Residential Zones**

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F<sub>2</sub> and 131-04G.

(a) RE Zones

**Table 131-04C**  
**Development Regulations of for RE Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones		
	1st & 2nd >>	RE-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
<b>Max permitted <i>density</i></b> (DU per <i>lot</i> ) through <b>Supplemental requirements</b> [See Section 131.0464(a)] [No change in text.]		[No change in text.]		
<b>Diagonal plan dimension</b>				
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		[No change in text.]		

(b) RS Zones

**Table 131-04D**  
**Development Regulations of for RS Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted <i>density</i> (DU per lot) through Refuse and Recyclable Material Storage {See Section <del>142.0805</del> } [See Section 142.0805] [No change in text.]		[No change in text.]						

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
Max permitted <i>density</i> (DU per lot) through Supplemental requirements [See Section 131.0464(a)][No change in text.]		[No change in text.]						
Diagonal plan dimension								
Bedroom Regulation		[No change in text.]						
Refuse and Recyclable Material Storage {See Section <del>142.0805</del> } [See Section 142.0805] [		applies	applies	applies	applies	applies	applies	Applies

Footnotes for Table 131-04D [No change in text.]

## (c) RX Zones

**Table 131-04E**  
**Development Regulations of for RX Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones	
	1st & 2nd >>	RX-	
	3rd >>	1-	1-
	4th >>	1	2
Maximum <del>p</del> Permitted <del>d</del> Density (DU per lot) through Supplemental regulations [See Section 131.0464(b)] [No change in text.]		[No change in text.]	
Diagonal plan dimension			
Refuse and Recyclable Material Storage [See Section 142.0805]		[No change in text.]	

Footnotes for Table 131-04E Footnote for Table 131-04E<sup>1</sup> [No change in text.]

## (d) RT Zones

**Table 131-04F**  
**Development Regulations of for RT Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
Maximum <del>p</del> Permitted <del>d</del> Density (DU per lot)		1	1	1	1	<u>1</u>
Min lot <del>Lot</del> <del>a</del> Area (sf) [See Section 131.0441]		3,500	3,000	2,500	2,200	<u>1,600</u>
Min lot <del>Lot</del> <del>d</del> Dimensions						
Lot <del>w</del> Width (ft)		25	25	25	25	<u>18</u>
<del>s</del> Street <del>f</del> Frontage (ft)		25	25	25	25	<u>18</u>

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
Lot <u>Lot</u> w <u>Width</u> (corner) (ft)		25	25	25	25	<u>25</u>
Lot <u>Lot</u> d <u>Depth</u> (ft)		100	100	90	80	<u>80</u>
<b>Setback <u>r</u>Requirements</b>						
Min Front <u>s</u> Setback (ft) [See Section 131.0443(c)(1)]		5	5	5	5	<u>5</u>
Max Front <u>Setback</u> (ft) [See Section 131.0443(c)(1)]		15	15	15	15	<u>10</u>
Side <u>s</u> Setback (ft) [See Section 131.0443(c)(2)]		0	0	0	0	<u>0</u>
Min <u>Street</u> <u>s</u> Side <u>s</u> Setback (ft)		5	5	5	5	<u>5</u>
Min Rear <u>s</u> Setback (ft)		3	3	3	3	<u>3</u>
<b>Max <u>s</u>Structure <u>h</u>Height</b> [See 131.0444(d)]						
1 and 2 <u>story</u> buildings (ft)	slab <u>floor</u>	21	21	21	21	<u>21</u>
	raised <u>floor</u>	25	25	25	25	<u>25</u>
3 <u>story</u> buildings (ft)	slab <u>floor</u>	31	31	31	31	<u>31</u>
	raised <u>floor</u>	35	35	35	35	<u>35</u>
Max <u>l</u> Lot <u>e</u> Coverage (%) [See Section 131.0445(b)]		60	65	70	75	<u>75</u>
<b>Max <u>f</u>Floor <u>a</u>Area <u>r</u>Ratio</b> [See 131.0446(d)]						
1 and 2 <u>story</u> buildings		0.85	0.95	1.00	1.10	<u>1.20</u>
3 <u>story</u> buildings		1.20	1.30	1.40	1.50	<u>1.60</u>
Accessory <u>u</u> Uses and <u>s</u> Structures [See Sections 131.0448 and 141.0306]		applies	applies	applies	Aapplies	<u>applies</u>
Garage <u>r</u> Regulations [See Section 131.0449(b)]		applies	applies	applies	Aapplies	<u>applies</u>
Min <u>development</u> [See Section 131.0451]		applies	applies	applies	Aapplies	
Parkway <u>r</u> Requirement [See Section 131.0452]		applies	applies	applies	Aapplies	<u>applies</u>

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
<b>Architectural <del>p</del>Projections and <del>e</del>Encroachments</b> [See Section 131.0461(b)]		applies	applies	applies	<del>A</del> applies	<u>applies</u>
<b>Supplemental <del>r</del>Requirements</b> [See Section 131.0464(c)]		applies	applies	applies	<del>A</del> applies	<u>applies</u>
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies	<u>applies</u>

(e) RM Zones

**Table 131-04G**  
**Development Regulations of for RM Zones**

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
<b>Maximum permitted <del>density</del> density, <sup>(1),(2)</sup> (sf per DU) through Accessory uses and structures</b> [See Section 131.0448] [No change in text.]		[No change in text.]					
<b><u>Ground-floor Height</u></b> [See Section 131.0451]		=	=	=	=	=	=

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
<b>Lot consolidation regulations</b> [See Section 131.0453(a) through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]		[No change in text.]					

<b>Development Regulations</b> [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	<b>Zones</b>					
	1st & 2nd >>	RM					
	3rd >>	3-	3-	3-	4-	4-	5
	4th >>	7	8	9	10	11	12
<b>Maximum permitted density density, <sup>(1),(2)</sup> (sf per DU) through Accessory uses and structures</b> [See Section 131.0448] [No change in text.]		[No change in text.]					
<b>Ground-floor Height</b> [See Section 131.0451]		=	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<b>Lot consolidation regulations through Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]		[No change in text.]					

Footnotes for Table 131-04G [No change in text.]

**§131.0443 Setback Requirements in Residential Zones**

(a) through (b) [No change in text.]

(c) *Setbacks* in RT Zones

(1) [No change in text.]

(2) Side *Setbacks* in RT Zones

(A) through (C) [No change in text.]

(D) Windows or doors adjacent to side setbacks are only permitted when the distance between the window or door and the *property line* is a minimum of 5 feet or when the side setback is a *street side yard*.

(d) through (h) [No change in text.]

**§131.0446 Maximum Floor Area Ratio in Residential Zones**

(a) through (d) [No change in text.]

(e) In the RM-1-2, RM-1-3, RM-2-4, RM-2-5, and RM-2-6 zones, a minimum of one-fourth of the permitted *floor area ratio* shall be reserved for required parking. ~~If underground parking is provided, an area equal to the gross floor area of the underground parking may be added to the maximum gross floor area permitted for non-parking uses.~~ The maximum *floor area ratio* for all *structures* on the *premises*, excluding underground parking ~~structures~~ structures, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G, except that a

floor area ratio bonus shall be provided equal to the gross floor area of the underground parking structure.

- (f) In the RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, a minimum of one-third of the permitted *floor area ratio* shall be reserved for required parking. ~~If underground parking is provided, an area equal to the gross floor area of the underground parking may be added to the maximum gross floor area permitted for non-parking uses. The maximum floor area ratio for all structures on the premises, excluding underground parking structures~~ structures, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G, except that a floor area ratio bonus shall be provided equal to the gross floor area of the underground parking structure.

- (g) [No change in text.]

**§131.0449 Garage Regulations in Residential Zones**

- (a) [No change in text.]
- (b) Garages in RT Zones
- (1) Two off-street parking spaces are required. An enclosed and detached ~~two~~one-car garage is required except as otherwise provided in this section. The second off-street parking space may be provided in an enclosed and detached garage or an unenclosed space located consistent with the garage location requirements in Section 131.0449(b)(5).



- (2) Notwithstanding Chapter 13, Article 2, Division 9 (Residential Tandem Parking Overlay Zone), a two-car garage may provide parking in tandem spaces.
- (23) Access to required parking shall be from an *alley* abutting the *premises*. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.
- (34) The garage shall provide at least ~~two~~one 9-foot by 20-foot ~~off-~~street parking spaces parking space perpendicular to, and directly accessible from, the abutting *alley*.
- (45) The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance between the edge of the garage and the edge of the *alley* opposite the *lot*.
- (56) The detached garage ~~may~~ shall not exceed 12 feet in height.
- (67) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (78) The garage shall abut one interior *property line*.
- (89) The garage may be attached to the ~~dwelling unit~~ dwelling unit, subject to the following conditions:
- (A) through (C) [No change in text.]
- (910) Habitable space may be located above an attached garage.

~~Townhouse development is permitted only if there is concurrent development of at least 300 feet of street frontage or a contiguous 50 percent of the lots in a block, whichever provides the greatest street frontage. Ground-floor height requirements apply to structures with commercial uses on the ground floor. The minimum ground-floor height for structures shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average grade of the adjoining sidewalk, in increments of no more than 100 feet along a development frontage, to the finished elevation of the second floor.~~

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

- (a) The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for ~~smaller~~ small scale, lower intensity *developments* that are consistent with the character of the surrounding residential areas. The zones in this category may include residential *development*. Property within the CN zones will be primarily located along local and selected collector *streets*.
- (b) The CN zones are differentiated based on the permitted ~~lot~~ lot size and pedestrian orientation as follows:
  - CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area

- CN-1-2 allows *development* with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CN-1-3 allows *development* with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CN-1-4 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
- CN-1-5 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square feet of lot area

**§131.0503 Purpose of the CR (Commercial--Regional) Zones**

- (a) [No change in text.]
- (b) The CR zones are designed for auto-oriented *development* and are differentiated based on the uses allowed as follows:
  - CR-1-1 allows a mix of regional serving commercial uses and residential uses with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CR-2-1 allows regional serving commercial and limited industrial uses with an auto orientation but no residential use.

**§131.0504 Purpose of the CO (Commercial--Office) Zones**

(a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified and medium to high density residential development. The CO zones are intended to apply in ~~larger~~ large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable.

(b) The CO zones are differentiated based on the uses and development scale allowed as follows:

(1) The following zones allow residential development:

- CO-1-1 is intended to accommodate allows a mix of office and residential uses with a neighborhood scale and orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
- CO-1-2 is intended to accommodate allows a mix of office and residential uses that serve as an employment center and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area

(2) The following zones prohibit residential development:

- CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation
- CO-2-2 is intended to accommodate office uses that serve as an employment center

(3) The following zones allow residential development in a pedestrian oriented development:

- CO-3-1 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*
- CO-3-2 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*

**§131.0505 Purpose of the CV (Commercial--Visitor) Zones**

- (a) [No change in text.]
- (b) The CV zones are differentiated based on *development* size and orientation as follows:
  - CV-1-1 is intended to accommodate ~~allows~~ a mix of large-scale, visitor-serving uses and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*
  - CV-1-2 is intended to accommodate ~~allows~~ a mix of visitor-serving uses and residential uses with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*

**§131.0507 Purpose of the CC (Commercial--Community) Zones**

- (a) [No change in text.]
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
  - (1) The following zones allow a mix of community-serving commercial uses and residential uses:

- CC-1-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-1-3 is intended to accommodate *development* with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area

(2) The following zones allow community-serving uses with no residential uses:

- CC-2-1 is intended to accommodate *development* with strip commercial characteristics
- CC-2-2 is intended to accommodate *development* with high intensity, strip commercial characteristics
- CC-2-3 is intended to accommodate *development* with an auto orientation
- CC-2-4 is intended to accommodate *development* with a pedestrian orientation
- CC-2-5 is intended to accommodate *development* with a high intensity, pedestrian orientation

(3) The following zones allow a mix of pedestrian-oriented, community-serving commercial uses and residential uses:

- CC-3-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-3-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-3-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
- CC-3-7 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square feet of lot area
- CC-3-8 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area
- CC-3-9 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a

maximum density of 1 dwelling unit for each 400 square feet of lot area

(4) The following zones allow heavy commercial uses and residential uses:

- CC-4-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-4-3 is intended to accommodate *development* with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-4-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-4-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a



maximum density of 1 dwelling unit for each 1,000 square feet of lot area

(5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:

- CC-5-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-5-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-5-3 is intended to accommodate *development* with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-5-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-5-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
- CC-5-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a

maximum density of 1 dwelling unit for each 1,000 square  
feet of lot area

**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

[No change in text.]

**Table 131-05B  
Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-	<u>2-</u>		<u>3-</u>	1-	1-				
	4th >>	1	2	3	<u>4</u>	<u>5</u>	1	1	1	2	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	1	2	1	
Open Space																		
Active Recreation		-					-	-	-	-	-	-	-	-	-	-	-	
Passive Recreation		-					-	-	-	-	-	-	-	-	-	-	-	
Natural Resources Preservation		-					-	-	-	-	-	-	-	-	-	-	-	
Park Maintenance Facilities		-					-	-	-	-	-	-	-	-	-	-	-	
Agriculture																		
Agricultural Processing		-					-	-	-	-	-	-	-	-	-	-	-	
Aquaculture Facilities		-					-	-	-	-	-	-	-	-	-	-	-	
Dairies		-					-	-	-	-	-	-	-	-	-	-	-	
Horticulture Nurseries & Greenhouses		-					-	-	-	-	-	-	-	-	-	-	-	
Raising & Harvesting of Crops		-					-	-	-	-	-	-	-	-	-	-	-	
Raising, Maintaining & Keeping of Animals		-					-	-	-	-	-	-	-	-	-	-	-	
Separately Regulated Agriculture Uses																		
Agricultural Equipment Repair Shops		-					P	P	-	-	-	-	-	-	-	-	-	
Commercial Stables		-					-	-	-	-	-	-	-	-	L	-	-	
Community Gardens		L					L	L	L	<u>L</u>	-	-	-	-	L	L	-	
Equestrian Show & Exhibition Facilities		-					-	-	-	-	-	-	-	-	C	-	-	
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-					-	-	-	-	-	-	-	-	-	-	-	
Residential																		
Mobilehome Parks		-					-	-	-	-	-	-	-	-	-	-	-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-	2-		3-		1-	1-		
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	1	
<i>Multiple Dwelling Units</i>		P <sup>(2)</sup>					P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>		-	P <sup>(2)</sup>	-		
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]		P <sup>(2)</sup>					P	-	P	-	P		-	P <sup>(2)</sup>	-		
<i>Shopkeeper Units</i>		P <sup>(2)</sup>					P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>		-	P <sup>(2)</sup>	-		
<i>Single Dwelling Units</i>		-					-	-	-	-	-		-	-	-		
Separately Regulated Residential Uses																	
<i>Boarder &amp; Lodger Accommodations</i>		L <sup>(2)</sup>					L	-	L	-	-		-	L <sup>(2)</sup>	-		
<i>Companion Units</i>		-					-	-	-	-	-		-	-	-		
<i>Employee Housing:</i>																	
6 or Fewer Employees		-					-	-	-	-	-		-	-	-		
12 or Fewer Employees		-					-	-	-	-	-		-	-	-		
Greater than 12 Employees		-					-	-	-	-	-		-	-	-		
Fraternities, Sororities and Student Dormitories		C <sup>(2)</sup>					C	-	C	-	-		-	C <sup>(2)</sup>	-		
Garage, Yard, & Estate Sales		-					-	-	-	-	-		-	-	-		
<i>Guest Quarters</i>		-					-	-	-	-	-		-	-	-		
Home Occupations		L					L	-	L	-	L		L	-	-		
Housing for Senior Citizens		C <sup>(2)</sup>					C	-	C	-	C		C <sup>(2)</sup>	-	-		
Live/Work Quarters		-					L	-	-	-	L		-	-	-		
<i>Residential Care Facilities:</i>																	
6 or Fewer Persons		P <sup>(2)</sup>					P	-	P	-	P		P <sup>(2)</sup>	-	-		
7 or More Persons		C <sup>(2)</sup>					C	-	C	-	C		C <sup>(2)</sup>	-	-		
<i>Transitional Housing:</i>																	
6 or Fewer Persons		P <sup>(2)</sup>					P	-	P	-	P		P <sup>(2)</sup>	-	-		
7 or More Persons		C <sup>(2)</sup>					C	-	C	-	C		C <sup>(2)</sup>	-	-		
Watchkeeper Quarters		-					-	L	-	-	-		-	-	-		
Institutional																	
Separately Regulated Institutional Uses																	
Airports		-					C	C	C	C	C	-	C <sup>(10)</sup>	-	-		
Botanical Gardens & Arboretums		-					P	P	C	C	C	-	P	-	-		
Cemeteries, Mausoleums, Crematories		-					C	C	C	C	C	-	C <sup>(10)</sup>	-	-		
Correctional Placement Centers		-					C	C	C	C	C	-	C <sup>(10)</sup>	-	-		
<i>Educational Facilities:</i>																	
Kindergarten through Grade 12		C <sup>(10)</sup>					C	C	C	C	C	C	C <sup>(10)</sup>	-	-		
Colleges / Universities		-					C	C	C	C	C	C	C <sup>(10)</sup>	-	-		
Vocational / Trade School		-					P	P	P	P	C	-	-	-	-		

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-		2-		3-		1-	1-	
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Energy Generation & Distribution Facilities		C <sup>(10)</sup>					P	C	P		P		P <sup>(10)</sup>		-		
Exhibit Halls & Convention Facilities		-					P	P	C		C		-		P		-
Flood Control Facilities		L					L	L	L		L		L		L		-
Historical Buildings Used for Purposes Not Otherwise Allowed		C <sup>(10)</sup>					C	C	C		C		C		C <sup>(10)</sup>		-
Homeless Facilities:																	
Congregate Meal Facilities		C <sup>(10)</sup>					C	-	C		C		C		C <sup>(10)</sup>		-
Emergency Shelters		C <sup>(10)</sup>					C	-	C		C		C		C <sup>(10)</sup>		-
Homeless Day Centers		C <sup>(10)</sup>					C	-	C		C		C		C <sup>(10)</sup>		-
Hospitals, Intermediate Care Facilities & Nursing Facilities		-					P	P	C		C		C		P <sup>(10)</sup>		-
Interpretive Centers		-					-	-	-		-		-		-		-
Museums		-					P	P	C		C		C		P		-
Major Transmission, Relay, or Communications Switching Stations		-					C	C	C		C		C		C <sup>(10)</sup>		-
Satellite Satellite Antennas		L					L	L	L		L		L		L		L
Social Service Institutions		-					C	C	C		C		C		C <sup>(10)</sup>		-
Wireless eCommunication fFacility:																	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L					L	L	L		L		L		L		L
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N					N	N	N		N		N		N		N
Wireless communication facility in the public right-of-way with above ground equipment		C					C	C	C		C		C		C		C
Wireless communication facility outside the public right-of-way		L					L	L	L		L		L		L		L
Retail Sales																	
Building Supplies & Equipment		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-		-		-		-		-
Food, Beverages and Groceries		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>		P <sup>(11)</sup>		P <sup>(11)</sup>		P <sup>(11)</sup>		-
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(3,11)</sup>		P <sup>(3,11)</sup>		P <sup>(3,11)</sup>		P <sup>(13)</sup>		-
Pets & Pet Supplies		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-		-		-		-		-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones														
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-					CV-		CP-
		1-					1-	2-	1-	2-		3-		1-	2	1-
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>		P <sup>(11)</sup>		P <sup>(11)</sup>		P <sup>(11)</sup>	-
Wearing Apparel & Accessories		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-		-		-		P <sup>(11)</sup>	-
Separately Regulated Retail Sales Uses																
Agriculture Related Supplies & Equipment		-					P	P	-		-		-		-	-
Alcoholic Beverage Outlets		L					L	L	L		L		L		L	-
Farmers' Markets																
Weekly Farmers' Markets		L					L	L	L		L		L		L	L
Daily Farmers' Market Stands		L					L	L	L		L		L		L	-
Plant Nurseries		P					P	P	-		-		-		-	-
Retail Farms		L					L	L	L		L		L		-	-
Retail Tasting Stores		L					L	L	L		L		L		L	-
Swap Meets & Other Large Outdoor Retail Facilities		-					C	C	-		-		-		C <sup>(10)</sup>	-
Commercial Services																
Building Services		-					P	P	P <sup>(6)</sup>		P <sup>(6)</sup>		P <sup>(6)</sup>		-	-
Business Support		P					P	P	P <sup>(5)</sup>		P <sup>(7)</sup>		P <sup>(7)</sup>		-	-
Eating & Drinking Establishments		P <sup>(4)</sup> (16)					P <sup>(16)</sup>	P <sup>(16)</sup>	P <sup>(5)</sup> (16)		P <sup>(5,16)</sup>		P <sup>(5,16)</sup>		P <sup>(16)</sup>	-
Financial Institutions		P					P	P	P		P		P		-	-
Funeral & Mortuary Services		-					P	P	-		-		-		-	-
Instructional Studios		P					P	P	P		P		P		P <sup>(12)</sup>	-
Maintenance & Repair		P					P	P	P <sup>(6)</sup>		P <sup>(6)</sup>		P <sup>(6)</sup>		-	-
Off-site Services		-					P	P	-		-		-		-	-
Personal Services		P					P	P	-		-		-		P	-
Radio & Television Studios		-					P	P	-		-		-		-	-
Tasting Rooms		-					-	-	-		-		-		-	-
Visitor Accommodations		-					P	P	-		-		-		P	-
Separately Regulated Commercial Services Uses																
Adult Entertainment Establishments:																

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
		1-					1-	2-	1-	<u>2-</u>		<u>3-</u>		1-	1-		
		1	2	3	<u>4</u>	<u>5</u>	1	1	1	2	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	1	2	1
Adult Book Store		L					L	L	-	-	-	-	-	-	-	-	
Adult Cabaret		-					L	L	-	-	-	-	-	L	-	-	
Adult Drive-In Theater		-					L	L	-	-	-	-	-	L	-	-	
Adult Mini-Motion Picture Theater		-					L	L	-	-	-	-	-	L	-	-	
Adult Model Studio		L					L	L	-	-	-	-	-	L	-	-	
Adult <i>Motel</i>		-					L	L	-	-	-	-	-	L	-	-	
Adult Motion Picture Theater		-					L	L	-	-	-	-	-	L	-	-	
Adult Peep Show Theater		-					L	L	-	-	-	-	-	L	-	-	
Adult Theater		-					L	L	-	-	-	-	-	L	-	-	
Body Painting Studio		L					L	L	-	-	-	-	-	L	-	-	
Massage Establishment		L					L	L	-	-	-	-	-	-	-	-	
Sexual Encounter Establishment		L					L	L	-	-	-	-	-	L	-	-	
Assembly and Entertainment Uses, Including Places of Religious Assembly		L <sup>(10)</sup>					L	L	L	<u>L</u>	<u>L</u>	<u>L</u>	L <sup>(10)</sup>	-	-	-	
Bed & Breakfast Establishments:																	
1-2 Guest Rooms		-					P	P	-	-	-	-	-	P	-	-	
3-5 Guest Rooms		-					P	P	-	-	-	-	-	P	-	-	
6+ Guest Rooms		-					P	P	-	-	-	-	-	P	-	-	
Boarding Kennels/Pet Day Care		L					L	L	N	<u>N</u>	<u>N</u>	<u>N</u>	N <sup>(10)</sup>	-	-	-	
Camping Parks		-					C	C	C	<u>C</u>	<u>C</u>	<u>C</u>	C	-	-	-	
<i>Child Care Facilities:</i>																	
Child Care Centers		L					L	-	L	<u>L</u>	<u>L</u>	<u>L</u>	L <sup>(10)</sup>	-	-	-	
Large Family Child Care Homes		L					L	-	L	<u>L</u>	<u>L</u>	<u>L</u>	L <sup>(10)</sup>	-	-	-	
Small Family Child Care Homes		L					L	-	L	<u>L</u>	<u>L</u>	<u>L</u>	L	-	-	-	
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	C	-	-	-	P		P	<u>P</u>	<u>P</u>	<u>P</u>	P	-	-	-	
Fairgrounds		-					C	C	-	-	-	-	C	-	-	-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-	<u>2-</u>		<u>3-</u>		1-	1-		
	4th >>	1	2	3	<u>4</u>	<u>5</u>	1	1	1	2	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	1	2	1
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-					C	C	C	<u>C</u>		=		C	-		
Helicopter Landing Facilities		-					C	C	C	<u>C</u>		<u>C</u>		C <sup>(10)</sup>	-		
Massage Establishments, Specialized Practice		L					L	L	-	=		=		L <sup>(14)</sup>	-		
Medical Marijuana Consumer Cooperatives		-					-	C	-	=		=		-	-		
Mobile Food Trucks		L <sup>(15)</sup>					L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	<u>L<sup>(15)</sup></u>		<u>L<sup>(15)</sup></u>		L <sup>(15)</sup>	L <sup>(15)</sup>		
Nightclubs & Bars <del>o</del> Over 5,000 sSquare fFeet in sSize		-					C	C	C	<u>C</u>		<u>C</u>		C	-		
Parking Facilities as a Primary Use:																	
Permanent Parking Facilities		-					P	P	C	<u>C</u>		=		C	P		
Temporary Parking Facilities		-					N	N	C	<u>C</u>		<u>C</u>		C	N		
Private Clubs, Lodges and Fraternal Organizations		P <sup>(10)</sup>					P	P	P	<u>P</u>		<u>P</u>		P <sup>(10)</sup>	-		
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>		-					P	P	C	<u>C</u>		=		C	-		
Pushcarts:																	
Pushcarts on Private Property		L					L	L	L	<u>L</u>		<u>L</u>		L	-		
Pushcarts in <del>Public Right of Way</del> <u>Public Right-of-Way</u>		N					N	N	N	<u>N</u>		<u>N</u>		N	-		
Recycling Facilities:																	
Large Collection Facility		N					N	N	N	<u>N</u>		<u>N</u>		N <sup>(10)</sup>	-		
Small Collection Facility		L					L	L	L	<u>L</u>		<u>L</u>		L <sup>(10)</sup>	-		
Large Construction & Demolition Debris Recycling Facility		-					-	-	-	=		=		-	-		
Small Construction & Demolition Debris Recycling Facility		-					-	-	-	=		=		-	-		
Drop-off Facility		L					L	L	L	<u>L</u>		<u>L</u>		L	-		
Green Materials Composting Facility		-					-	-	-	=		=		-	-		
Mixed Organic Composting Facility		-					-	-	-	=		=		-	-		
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-					-	-	-	=		=		-	-		
Large Processing Facility Accepting All Types of Traffic		-					-	-	-	=		=		-	-		
Small Processing Facility Accepting at		-					-	-	-	=		=		-	-		

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
	3rd >>	1-					1-	2-	1-	2-		3-		1-	1-		
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic																	
Small Processing Facility Accepting All Types of Traffic			-				-	-	-	-	-	-	-	-	-	-	-
Reverse Vending Machines			L				L	L	L	L	L	L	L	L	L	L	-
Tire Processing Facility			-				-	-	-	-	-	-	-	-	-	-	-
Sidewalk Cafes			L				L	L	L	L	L	L	L	L	L	L	-
Sports Arenas & Stadiums			-				C	C	C	C	C	C	C	C	C	C	-
Theaters that are eOutdoor or eOver 5,000 sSquare fFeet in sSize			-				C	C	C	C	C	C	C	C	C	C	-
Urgent Care Facilities			N				N	N	N	N	N	N	N	N	N <sup>(10)</sup>	N <sup>(10)</sup>	-
Veterinary Clinics & Animal Hospitals			L				L	L	L	N	N	N	N	N	-	-	-
Zoological Parks			-				-	-	-	-	-	-	-	-	-	-	-
Offices																	
Business & Professional			P <sup>(7)</sup>				P	P	P	P	P	P	P	P	-	-	-
Government			P				P	P	P	P	P	P	P	P	-	-	-
Medical, Dental & Health Practitioner			P				P	P	P	P	P	P	P	P	P <sup>(10)</sup>	-	-
Regional & Corporate Headquarters			P				P	P	P	P	P	P	P	P	-	-	-
Separately Regulated Office Uses																	
Real Estate Sales Offices & Model Homes			L				L	L	-	L	L	L	L	L	L	L	-
Sex Offender Treatment & Counseling			L				L	L	L	L	L	L	L	L	L <sup>(10)</sup>	-	-
Vehicle & Vehicular Equipment Sales & Service																	
Commercial Vehicle Repair & Maintenance			-				P	P	-	-	-	-	-	-	-	-	-
Commercial Vehicle Sales & Rentals			-				P	P	-	-	-	-	-	-	-	-	-
Personal Vehicle Repair & Maintenance			-				P	P	-	-	-	-	-	-	-	-	-
Personal Vehicle Sales & Rentals			-				P	P	-	-	-	-	-	-	-	-	-
Vehicle Equipment & Supplies Sales & Rentals			-				P	P	-	-	-	-	-	-	-	-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																	
Automobile Service Stations			-				N	N	C	C	C	C	C	C	C	C	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary			-				C	C	-	-	-	-	-	-	-	-	-



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones														
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-					CV-		CP-
		1-					1-	2-	1-	2-		3-		1-	1-	
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2
Use																
Distribution and Storage																
Equipment & Materials Storage Yards		-		-		P		-		-		-		-		-
Moving & Storage Facilities		-		-		P		-		-		-		-		-
Distribution Facilities		-		-		P <sup>(8)</sup>		-		-		-		-		-
Separately Regulated Distribution and Storage Uses																
Impound Storage Yards		-		-		C		-		-		-		-		-
Junk Yards		-		-		-		-		-		-		-		-
Temporary Construction Storage Yards Located Off-site		L		L		L		L		L		L		L		-
Industrial																
Heavy Manufacturing		-		-		-		-		-		-		-		-
Light Manufacturing		-		-		P <sup>(8)</sup>		-		-		-		-		-
Marine Industry		-		-		-		-		-		-		-		-
Research & Development		-		P		P		P		P		P		-		-
Trucking & Transportation Terminals		-		P		P		-		-		-		-		-
Separately Regulated Industrial Uses																
Hazardous Waste Research Facility		-		-		-		-		-		-		-		-
Hazardous Waste Treatment Facility		-		-		-		-		-		-		-		-
Marine Related Uses Within the Coastal Overlay Zone		-		C		C		C		L		-		C		-
Mining and Extractive Industries		-		-		-		-		-		-		-		-
Newspaper Publishing Plants		-		C		C		C		C		-		C <sup>(10)</sup>		-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-		-		-		-		-		-		-		-
Very Heavy Industrial Uses		-		-		-		-		-		-		-		-
Wrecking & Dismantling of Motor Vehicles		-		-		-		-		-		-		-		-
Signs																
Allowable Signs		P		P		P		P		P		P		P		P
Separately Regulated Signs Uses																
Community Entry Signs		L		L		L		L		L		L		L		L
Neighborhood Identification Signs		-		-		-		-		-		-		-		-
Comprehensive Sign Sign Program		N		N		N		N		N		N		N		N

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones														
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-					CV-		CP-
	3rd >>	1-					1-	2-	1-	<u>2-</u>		<u>3-</u>		1-	1-	
	4th >>	1	2	3	<u>4</u>	<u>5</u>	1	1	1	2	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	1	2
Revolving <i>Projecting Signs</i>		N					N	N	N	<u>N</u>		<u>N</u>		N	N	
<i>Signs</i> with Automatic Changing Copy		N					N	N	N	<u>N</u>		<u>N</u>		N	N	
Theater <i>Marquees</i>		-					N	N	-	<u>-</u>		<u>-</u>		N	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																										
	1st & 2nd >>	<del>CC-CC-</del>																										
	3rd >>	1-			2-			3-						4-						5-								
	4th >>	1	2	3	1	2	3	<u>4</u>	<u>5</u>	4	5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	1	2	3	4	5	<u>6</u>	1	2	3	4	5	<u>6</u>	
Open Space																												
Active Recreation					-			-			-						-						-					
Passive Recreation					-			-			-						-						-					
Natural Resources Preservation					-			-			-						-						-					
Park Maintenance Facilities					-			-			-						-						-					
Agriculture																												
Agricultural Processing					-			-			-						-						-					
Aquaculture Facilities					-			-			-						-						-					
Dairies					-			-			-						-						-					
Horticulture Nurseries & Greenhouses					-			-			-						-						-					
Raising & Harvesting of Crops					-			-			-						-						-					
Raising, Maintaining & Keeping of Animals					-			-			-						-						-					
Separately Regulated Agriculture Uses																												
Agricultural Equipment Repair Shops		P			P			-						P						P								
Commercial Stables		-			-			-						-						-								
Community Gardens		L			L			L						L						L								
Equestrian Show & Exhibition Facilities		-			-			-						-						-								
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-			-			-						-						-								
Residential																												
Mobilehome Parks		-			-			-						-						-								
Multiple Dwelling Units		P <sup>(2)</sup>			-			P <sup>(2)</sup>						P <sup>(2)</sup>						P <sup>(2)</sup>								
Rooming House <u>House</u> [See Section 131.0112(a)(3)(A)]		P			-			P						P						P								

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Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																			
	1st & 2nd >>	<del>CC-CC-</del>																																			
	3rd >>	1-			2-			3-			4-			5-																							
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6				
Homeless Facilities:																																					
Congregate Meal Facilities		C			-			C			C			C																							
Emergency Shelters		C			-			C			C			C																							
Homeless Day Centers		C			-			C			C			C																							
Hospitals, Intermediate Care Facilities & Nursing Facilities		C			C			C			C			C																							
Interpretive Centers		-			-			-			-			-																							
Museums		C			C			C			C			C																							
Major Transmission, Relay, or Communications Switching Stations		C			C			C			C			C																							
Satellite Antennas		L			L			L			L			L																							
Social Service Institutions		C			C			C			C			C																							
Wireless eCommunication fFacility:																																					
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L			L			L			L			L																							
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N			N			N			N			N																							
Wireless communication facility in the public right-of-way with above ground equipment		C			C			C			C			C																							
Wireless communication facility outside the public right-of-way		L			L			L			L			L																							
Retail Sales																																					
Building Supplies & Equipment		P <sup>(11)</sup>			P <sup>(11)</sup>			-			P <sup>(11)</sup>			P <sup>(11)</sup>																							
Food, Beverages and Groceries		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
Pets & Pet Supplies		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
Wearing Apparel & Accessories		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																							
Separately Regulated Retail Sales Uses																																					
Agriculture Related Supplies & Equipment		-			-			-			P			P																							
Alcoholic Beverage Outlets		L			L			L			L			L																							
Farmers' Markets																																					

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																
	1st & 2nd >> 3rd >> 4th >>	CC-CC-																																
		1-			2-			3-						4-						5-														
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	
Weekly Farmers' Markets		L			L			L			L			L			L			L			L			L			L			L		
Daily Farmers' Market Stands		L			L			L			L			L			L			L			L			L			L			L		
Plant Nurseries		P			P			P			P			P			P			P			P			P			P			P		
Retail Farms		L			L			L			L			L			L			L			L			L			L			L		
Retail Tasting Rooms		L			L			L			L			L			L			L			L			L			L			L		
Swap Meets & Other Large Outdoor Retail Facilities		-			-			-			-			-			-			-			-			-			C			-		
Commercial Services																																		
Building Services		-			-			-			-			-			P			P			P			P			P			P		
Business Support		P			P			P			P			P			P			P			P			P			P			P		
Eating & Drinking Establishments		P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>		
Financial Institutions		P			P			P			P			P			P			P			P			P			P			P		
Funeral & Mortuary Services		P			P			P			P			P			P			P			P			P			P			P		
Instructional Studios		P			P			P			P			P			P			P			P			P			P			P		
Maintenance & Repair		P			P			P			P			P			P			P			P			P			P			P		
Off-site Services		-			-			-			-			-			P			P			P			P			P			P		
Personal Services		P			P			P			P			P			P			P			P			P			P			P		
Radio & Television Studios		P			P			P			P			P			P			P			P			P			P			P		
Tasting Rooms		P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>			P <sup>(17)</sup>		
Visitor Accommodations		P			P			P			P			P			P			P			P			P			P			P		
Separately Regulated Commercial Services Uses																																		
Adult Entertainment Establishments:																																		
Adult Book Store		L			L			L			L			L			L			L			L			L			L			L		
Adult Cabaret		L			L			L			L			L			L			L			L			L			L			L		
Adult Drive-In Theater		L			L			L			L			L			L			L			L			L			L			L		
Adult Mini-Motion Picture Theater		L			L			L			L			L			L			L			L			L			L			L		
Adult Model Studio		L			L			L			L			L			L			L			L			L			L			L		
Adult Motel		L			L			L			L			L			L			L			L			L			L			L		
Adult Motion Picture Theater		L			L			L			L			L			L			L			L			L			L			L		
Adult Peep Show Theater		L			L			L			L			L			L			L			L			L			L			L		
Adult Theater		L			L			L			L			L			L			L			L			L			L			L		
Body Painting Studio		L			L			L			L			L			L			L			L			L			L			L		
Massage Establishment		L			L			-			-			-			-			-			-			-			-			L		
Sexual Encounter Establishment		L			L			L			L			L			L			L			L			L			L			L		
Assembly and Entertainment Uses, Including Places of Religious Assembly		L			L			L			L			L			L			L			L			L			L			L		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																														
	1st & 2nd >>	CC-CC-																														
	3rd >>	1-			2-			3-			4-			5-																		
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5
Bed & Breakfast Establishments:																																
1-2 Guest Rooms		P			P			P			P			P			P			P			P			P			P			
3-5 Guest Rooms		P			P			P			P			P			P			P			P			P			P			
6+ Guest Rooms		P			P			P			P			P			P			P			P			P			P			
Boarding Kennels/Pet Day Care		L			L			L			L			L			L			L			L			L			L			
Camping Parks		C			C			C			C			C			C			C			C			C			C			
Child Care Facilities:																																
Child Care Centers		L			-			L			L			L			L			L			L			L			L			
Large Family Child Care Homes		L			-			L			L			L			L			L			L			L			L			
Small Family Child Care Homes		L			-			L			L			L			L			L			L			L			L			
Eating and Drinking Establishments with a Drive-in or Drive-through Component		P			P			P			P			P			P			P			P			P			P			
Fairgrounds		C			C			-			C			C			C			C			C			C			C			
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C			C			C			C			C			C			C			C			C			C			
Helicopter Landing Facilities		C			C			C			C			C			C			C			C			C			C			
Massage Establishments, Specialized Practice		L			L			L			L			L			L			L			L			L			L			
Medical Marijuana Consumer Cooperatives		-			C			-			-			-			-			-			-			-			-			
Mobile Food Trucks		L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			L <sup>(15)</sup>			
Nightclubs & Bars <del>Over</del> 5,000 <del>s</del> quare <del>f</del> eeet in <del>s</del> ize		C			C			C			C			C			C			C			C			C			C			
Parking Facilities as a <i>Primary Use</i> :																																
Permanent Parking Facilities		P			C			P			P			P			P			P			P			P			P			
Temporary Parking Facilities		N			C			N			N			N			N			N			N			N			N			
Private Clubs, Lodges and Fraternal Organizations		P			P			P			P			P			P			P			P			P			P			
Privately Operated, Outdoor Recreation Facilities <del>Over</del> 40,000 Square Feet in Size <sup>(9)</sup>		C			C			C			C			C			C			C			C			C			C			
Pushcarts:																																
Pushcarts on Private Property		L			L			L			L			L			L			L			L			L			L			
Pushcarts in <i>p</i> ublic <i>r</i> ight-of- <i>w</i> ay		N			N			N			N			N			N			N			N			N			N			
Recycling Facilities:																																
Large Collection Facility		N			N			N			N			N			N			N			N			N			N			
Small Collection Facility		L			L			L			L			L			L			L			L			L			L			
Large Construction & Demolition Debris Recycling Facility		-			-			-			-			-			-			-			-			-			-			
Small Construction & Demolition Debris		-			-			-			-			-			-			-			-			-			-			

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																														
	1st & 2nd >>	<del>CC-CC-</del>																														
	3rd >>	1-			2-			3-						4-						5-												
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5
<i>Recycling Facility</i>																																
Drop-off Facility		L			L					L						L						L										L
Green Materials Composting Facility		-			-					-						-						-										-
Mixed Organic Composting Facility		-			-					-						-						-										-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-			-					-						-						-										-
Large Processing Facility Accepting All Types of Traffic		-			-					-						-						-										-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-			-					-						C						C										C
Small Processing Facility Accepting All Types of Traffic		-			-					-						C						C										C
Reverse Vending Machines		L			L					L						L						L										L
Tire Processing Facility		-			-					-						-						-										-
Sidewalk Cafes		L			L					L						L						L										L
Sports Arenas & Stadiums		C			C					C						C						C										C
Theaters That Are Outdoor or Over 5,000 Square Feet in Size		C			C					C						C						C										C
Urgent Care Facilities		N			N					N						N						N										N
Veterinary Clinics & Animal Hospitals		L			L					L						L						L										L
Zoological Parks		-			-					-						-						-										-
Offices																																
Business & Professional		P			P					P						P						P										P
Government		P			P					P						P						P										P
Medical, Dental & Health Practitioner		P			P					P						P						P										P
Regional & Corporate Headquarters		P			P					P						P						P										P
Separately Regulated Office Uses																																
Real Estate Sales Offices & Model Homes		L			-					L						L						L										L
Sex Offender Treatment & Counseling		L			L					L						L						L										L
Vehicle & Vehicular Equipment Sales & Service																																
Commercial Vehicle Repair & Maintenance		-			-					-						P						P										P
Commercial Vehicle Sales & Rentals		-			-					-						P						P										P

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																															
	1st & 2nd >>	CC-CC-																															
	3rd >>	1-			2-			3-			4-			5-																			
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
Personal Vehicle Repair & Maintenance		P			P			-			P			P																			
Personal Vehicle Sales & Rentals		P			P			-			P			P																			
Vehicle Equipment & Supplies Sales & Rentals		P			P			-			P			P																			
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																																	
Automobile Service Stations		N			N			N			N			N																			
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		C			C			-			C			C																			
Distribution and Storage																																	
Equipment & Materials Storage Yards		-			-			-			-			-																			
Moving & Storage Facilities		-			-			-			P			P																			
Distribution Facilities		-			-			-			-			p <sup>(8)</sup>																			
Separately Regulated Distribution and Storage Uses																																	
Impound Storage Yards		-			-			-			C			C																			
Junk Yards		-			-			-			-			-																			
Temporary Construction Storage Yards Located Off-site		L			L			L			L			L																			
Industrial																																	
Heavy Manufacturing		-			-			-			-			-																			
Light Manufacturing		-			-			-			-			-																		p <sup>(8)</sup>	
Marine Industry		-			-			-			-			-																			
Research & Development		P			P			-			P			P																			
Trucking & Transportation Terminals		-			-			-			-			-																			
Separately Regulated Industrial Uses																																	
Extractive Industries		-			-			-			-			-																			
Hazardous Waste Research Facility		-			-			-			-			-																			
Hazardous Waste <u>Hazardous Waste</u> Treatment Facility		-			-			-			-			-																			
Marine Related Uses Within the Coastal Overlay Zone		C			C			C			C			C																			
Newspaper Publishing Plants		C			C			C			C			C																		P	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-			-			-			-			-																			
Very Heavy Industrial Uses		-			-			-			-			-																			



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																						
	1st & 2nd >>	<del>CC-CC-</del>																																						
	3rd >>	1-			2-			3-			4-			5-																										
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6							
Wrecking & Dismantling of Motor Vehicles		-			-			-			-			-																										
Signs																																								
Allowable Signs		P			P			P			P			P																										
Separately Regulated Signs Uses																																								
Community Entry Signs		L			L			L			L			L																										
Neighborhood Identification Signs		-			-			-			-			-																										
Comprehensive Sign Sign Program		N			N			N			N			N																										
Revolving Projecting Signs		N			N			N			N			N																										
Signs with Automatic Changing Copy		N			N			N			N			N																										
Theater Marquees		N			N			N			N			N																										

Footnotes for Table 131-05B [No change in text.]

### §131.0531 Development Regulations Tables of for Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

**Table 131-05C**  
**Development Regulations of for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones				
	1st & 2nd >>	<del>CN CN-</del>				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Max <del>p</del>Permitted <del>r</del>Residential <del>d</del>Density<sup>(1)</sup></b>		3,000	1,500	1,500	<u>1,000</u>	<u>800</u>
<b>Supplemental <del>r</del>Residential <del>r</del>Regulations</b> [See Section 131.0540]		applies	applies	applies	<u>applies</u>	<u>applies</u>
<b><del>Lot</del> <u>Lot</u> <del>a</del>Area</b>						
Min <del>Lot</del> <u>Lot</u> Area (sf)		2,500	5,000	5,000	<u>2,500</u>	<u>2,500</u>
Max <del>Lot</del> <u>Lot</u> Area (ac)		0.3	10	10	<u>0.3</u>	<u>0.3</u>
<b><del>Lot</del> <u>Lot</u> <del>d</del>Dimensions</b>						
Min <del>Lot</del> <u>Lot</u> Width (ft)		25	50	50	<u>25</u>	<u>25</u>
Min <del>s</del> <u>Street</u> <del>f</del> <u>Frontage</u> (ft)		25	50	50	<u>25</u>	<u>25</u>
Min <del>Lot</del> <u>Lot</u> Depth (ft)		100	--	--	<u>--</u>	<u>---</u>

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones				
	1st & 2nd >>	CN CN-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Setback Requirements</b>						
Min Front <del>s</del> Setback (ft)		--	--	--	--	--
Max Front <del>s</del> Setback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)(1)]						
Min Side <del>s</del> Setback (ft)		10	10	10	10	10
Optional Side <del>s</del> Setback (ft)		0	0	0	0	0
[See Section 131.0543(b)]						
Side Setback <del>a</del> Butting <del>r</del> Residential		applies	applies	applies	applies	applies
[See Section 131.0543(c)]						
Min Street Side <del>s</del> Setback (ft)		--	--	--	--	--
Max Street Side <del>s</del> Setback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)(1)]						
Min Rear <del>s</del> Setback (ft)		10	10	10	10	10
Optional Rear <del>s</del> Setback (ft)		0	0	0	0	0
[See Section 131.0543(b)]						
Rear Setback <del>a</del> Butting <del>r</del> Residential [See		applies	applies	applies	applies	applies
Section 131.0543(c)]						
Max <del>s</del> Structure <del>h</del> Height (ft)		30	30	30	65	65
Max <del>f</del> Floor <del>a</del> Area <del>r</del> Ratio		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
Floor Area Ratio <del>b</del> Bonus for Residential		0.5	0.75	0.75	1.2	1.2
<del>m</del> Mixed Use / Minimum percentage of bonus		100	50	50		
required for residential use [See Section						
131.0546(a)]						
Minimum Floor Area Ratio for Residential		0.5	0.38	0.38	0.6	0.6
Use						
Ground-floor Height [See Section 131.0548]		--	--	--	applies	applies
Pedestrian <del>p</del> Paths [See Section 131.0550]		applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	--	applies	applies	applies
Building <del>a</del> Articulation [See Section 131.0554]		applies	applies	applies	applies	applies
Refuse and Recyclable Material Storage [See		applies	applies	applies	applies	applies
Section 142.0805]						
Loading Dock and Overhead Door Screening		applies	applies	applies	applies	applies
Regulations [See Section 142.1030]						

Footnotes for Table 131-05C **Footnotes for Table 131-05C** [No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations of for CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >>	<del>CR-</del> <del>CR-</del>		<del>CO-CO-</del>						<del>CV-CV-</del>		<del>CP-</del> <del>CP-</del>
	3rd >>	1-	2-	1-		2-		3-		1-		1-
	4th >>	1		1	2	<u>1-</u>	<u>2-</u>	<u>1</u>	<u>2</u>	1	2	1
<b>Max <del>p</del>Permitted <del>r</del>Residential <del>d</del>Density<sup>(1)</sup></b>		1,500		1,000	1,500	=	=	<u>800</u>	<u>600</u>	1,500	1,500	--
<b>Supplemental <del>r</del>Residential <del>r</del>Regulations</b> [See Section 131.0540]		applies		applies	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	applies	applies	--
<b><del>Lot</del>Lot <del>a</del>Area</b>												
Min <del>Lot</del> Lot Area (sf)		15,000		5,000	5,000	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	15,000	5,000	--
Max <del>Lot</del> Lot Area (ac)		--		--	--	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	--	--	--
<b><del>Lot</del>Lot dimensions</b>												
Min <del>Lot</del> Lot Width (ft)		100		50	50	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	100	50	--
Min <del>s</del> Street <del>f</del> Frontage (ft)		100		50	50	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	100	50	--
Min <del>Lot</del> Lot Depth (ft)		100		100	100	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	100	100	--
<b><del>Setback</del>Requirements</b>												
Min Front <del>s</del> Setback (ft)		10		10	10	<u>10</u>	<u>10</u>	<u>--</u>	<u>--</u>	10	--	10
Max Front <del>s</del> Setback (ft)		--		25 <sup>(2)</sup>	--	<u>25<sup>(2)</sup></u>	<u>--</u>	<u>10<sup>(2)</sup></u>	<u>10<sup>(2)</sup></u>	--	10 <sup>(2)</sup>	--
[See Section 131.0543(a)(1)]												
Min Side <del>s</del> Setback (ft)		10		10	10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	10	10	10
Optional Side <del>s</del> Setback (ft)		--		0 <sup>(3)</sup>	0 <sup>(3)</sup>	<u>0<sup>(3)</sup></u>	<u>0<sup>(3)</sup></u>	<u>0</u>	<u>0</u>	--	0 <sup>(3)</sup>	--
Side <del>Setback</del> <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies		applies	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	applies	applies	applies
Min <del>Street</del> Side <del>s</del> Setback (ft)		10		10	10	<u>10</u>	<u>10</u>	<u>--</u>	<u>--</u>	--	--	--
Max <del>Street</del> Side <del>s</del> Setback (ft)		--		25 <sup>(2)</sup>	--	<u>25<sup>(2)</sup></u>	<u>--</u>	<u>10<sup>(2)</sup></u>	<u>10<sup>(2)</sup></u>	--	10 <sup>(2)</sup>	--
[See Section 131.0543(a)(1)]												
Min Rear <del>s</del> Setback (ft)		10		10	10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	10	10	10
Optional Rear <del>s</del> Setback (ft)		--		0 <sup>(3)</sup>	0 <sup>(3)</sup>	<u>0<sup>(3)</sup></u>	<u>0<sup>(3)</sup></u>	<u>0<sup>(3)</sup></u>	<u>0<sup>(3)</sup></u>	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear <del>Setback</del> <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies		applies	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	applies	applies	applies
<b>Max <del>s</del>Structure <del>h</del>Height (ft)</b>		60		45	60	<u>45</u>	<u>65</u>	<u>65</u>	<u>70</u>	60	45	30
<b>Min <del>Lot</del> <del>e</del>Coverage (%)</b>		--		--	--	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	--	35	--
<b>Max <del>f</del>Floor <del>a</del>Area <del>r</del>Ratio</b>		1.0 <sup>(4,5)</sup>		0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	<u>0.75<sup>(4,5)</sup></u>	<u>1.5<sup>(4,5)</sup></u>	<u>2.0<sup>(4,5)</sup></u>	<u>2.0<sup>(4,5)</sup></u>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
<del>Floor</del> Area Ratio <del>b</del> Bonus for <del>Residential</del> <del>m</del> Mixed <del>u</del> Use Minimum percentage of bonus required for residential use [See		1.0/50		1.0 /100	1.5/50	<u>--</u>	<u>--</u>	<u>2.5</u>	<u>2.5</u>	--	--	--

Section 131.0546(a)]										
<u>Minimum Floor Area Ratio for Residential Use</u>	<u>0.5</u>	<u>1.0</u>	0.75	---	---	<u>1.5</u>	<u>1.5</u>	--	--	--
<u>Floor Area Ratio</u> <del>b</del> Bonus for <del>e</del> Child <del>e</del> Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	--	--	--
<u>Ground-floor Height</u> [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<u>Pedestrian p</u> <del>P</del> aths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<u>Transparency</u> [See Section 131.0552]	--	applies	--	applies	--	applies	applies	--	applies	--
<u>Building a</u> <del>A</del> rticulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<u>Street y</u> <del>Y</del> ard <u>p</u> <del>P</del> arking <u>r</u> <del>R</del> estriction [See Section 131.0555]	--	applies	--	applies	--	applies	applies	--	--	--
<u>Parking lot</u> <u>Lot</u> <u>e</u> <del>O</del> rientation [See Section 131.0556]	applies	--	applies	--	applies	--	--	applies	applies	--
<u>Refuse and Recyclable Material Storage</u> [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
<u>Loading Dock and Overhead Door Screening Regulations</u> [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D Footnotes for Table 131-05D [No change in text.]

(c) CC Zones

**Table 131-05E**  
**Development Regulations of for CC Zones**

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	<del>CC-CC-</del>															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
Max <del>p</del> <u>P</u> ermitted <del>r</del> <u>R</u> esidential <del>d</del> <u>D</u> ensity <sup>(1)</sup>		1,500				1,500				1,500				1,500			
Supplemental <del>r</del> <u>R</u> esidential <del>r</del> <u>R</u> egulations [See Section 131.0540]		applies				applies				applies				applies			
<del>Lot</del> <u>Lot</u> <del>a</del> <u>A</u> rea																	
Min <del>Lot</del> <u>Lot</u> Area (sq. ft.)		5,000				5,000				5,000				2,500			
Max <del>Lot</del> <u>Lot</u> Area (ac)		--				--				--				--			
<u>Lot</u> <del>d</del> <u>D</u> imensions																	
Min <del>Lot</del> <u>Lot</u> Width (ft)		50				50				100				25			
Min <del>s</del> <u>Street</u> <del>f</del> <u>F</u> rontage (ft)		50				50				100				25			
Min <del>Lot</del> <u>Lot</u> Depth (ft)		100				100				--				--			
Max <del>Lot</del> <u>Lot</u> Depth (ft)		150				150				--				--			
<u>Setback</u> <del>r</del> <u>R</u> equirements																	

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	<del>CC-CC-</del>															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
Min Front <del>s</del> Setback (ft)		--				--				--				--			
Max Front <del>s</del> Setback (ft)		100 <sup>(2,3)</sup>				100 <sup>(2,3)</sup>				--				10 <sup>(2)</sup>			
[See Section 131.0543(a)(1)]																	
Min Side <del>s</del> Setback (ft)		10				10				10				10			
Optional Side <del>s</del> Setback (ft)		0				0				0				0			
[See Section 131.0543(b)]																	
Side Setback <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Min Street Side <del>s</del> Setback (ft)		--				--				--				--			
Max Street Side <del>s</del> Setback (ft)		--				--				--				10 <sup>(2)</sup>			
[See Section 131.0543(a)(1)]																	
Min Rear <del>s</del> Setback (ft)		10				10				10				10			
Optional Rear <del>s</del> Setback (ft)		0				0				0				0			
[See Section 131.0543(b)]																	
Rear Setback <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Max <del>s</del> Structure <del>h</del> Height (ft)		30				60				45				30			
Min <del>l</del> Lot <del>e</del> Coverage (%)		--				--				--				35			
Max <del>f</del> Floor <del>a</del> Area <del>r</del> Ratio		0.75 <sup>(4,5)</sup>				2.0 <sup>(4,5)</sup>				0.75 <sup>(4,5)</sup>				1.0 <sup>(4,5)</sup>			
<del>F</del> loor Area Ratio <del>b</del> Bonus for <del>r</del> Residential <del>m</del> Mixed <del>u</del> Use/Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		0.75/75				--				0.75/75				0.5/50			
Minimum <del>F</del> loor Area Ratio for Residential Use		0.56				--				0.56				0.25			
Ground-floor Height [See Section 131.0548]		--				applies				applies				--			
Pedestrian <del>p</del> Paths [See Section 131.0550]		applies				applies				applies				applies			
Transparency [See Section 131.0552]		---				---				---				applies			
Building <del>a</del> Articulation [See Section 131.0554]		applies				applies				applies				applies			
Parking <del>l</del> Lot <del>o</del> Orientation [See Section 131.0556]		applies				applies				applies				-			
Refuse and Recyclable Material Storage [See Section 142.0805]		applies				applies				applies				applies			
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies				applies				applies				applies			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	<del>CC-CC</del>															
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-	3-	3-	3-	3-	3-	3-
	4th >>	5				6				7				8			
Max permitted <del>r</del> Residential <del>d</del> Density <sup>(1)</sup>		1,500				1,000				800				600			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		<del>CC</del> <del>CC</del>									
		<del>2-</del>	<del>3-</del>	<del>4-</del>	<del>5-</del>	<del>3-</del>	<del>4-</del>	<del>5-</del>	<del>3-</del>	<del>3-</del>	<del>3-</del>
		5				6			7	8	9
<b>Supplemental <del>r</del>Residential <del>r</del>Regulations</b> [See Section 131.0540]		applies				applies			applies	applies	applies
<b><del>Lot</del> <del>Lot</del> <del>a</del>Area</b>											
Min <del>Lot</del> <del>Lot</del> Area (sq. ft.)		2,500				<u>2,500</u>			<u>2,500</u>	<u>2,500</u>	<u>2,500</u>
Max <del>Lot</del> <del>Lot</del> Area (ac)		--				--			--	--	--
<b><del>Lot</del> <del>Lot</del> <del>d</del>Dimensions</b>											
Min <del>Lot</del> <del>Lot</del> Width (ft)		25				<u>25</u>			<u>25</u>	<u>25</u>	<u>25</u>
Min <del>s</del> Street <del>f</del> Frontage (ft)		25				<u>25</u>			<u>25</u>	<u>25</u>	<u>25</u>
Min <del>Lot</del> <del>Lot</del> Depth (ft)		--				--			--	--	--
Max <del>Lot</del> <del>Lot</del> Depth (ft)		--				--			--	--	--
<b><del>Setback</del> <del>r</del>Requirements</b>											
Min Front <del>s</del> Setback (ft)		--				--			--	--	--
Max Front <del>s</del> Setback (ft)		10 <sup>(2)</sup>				<u>10<sup>(2)</sup></u>			<u>10<sup>(2)</sup></u>	<u>10<sup>(2)</sup></u>	<u>10<sup>(2)</sup></u>
[See Section 131.0543(a)(1)]											
Min Side <del>s</del> Setback (ft)		10				<u>10</u>			<u>10</u>	<u>10</u>	<u>10</u>
Optional Side <del>s</del> Setback (ft)		0				<u>0</u>			<u>0</u>	<u>0</u>	<u>0</u>
[See Section 131.0543(b)]											
Side <del>Setback</del> <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies				applies			applies	applies	applies
Min <del>Street</del> Side <del>s</del> Setback (ft)		--				--			--	--	--
Max <del>Street</del> Side <del>s</del> Setback (ft)		10 <sup>(2)</sup>				<u>10<sup>(2)</sup></u>			<u>10<sup>(2)</sup></u>	<u>10<sup>(2)</sup></u>	<u>10<sup>(2)</sup></u>
[See Section 131.0543(a)(1)]											
Min Rear <del>s</del> Setback (ft)		10				<u>10</u>			<u>10</u>	<u>10</u>	<u>10</u>
Optional Rear <del>s</del> Setback (ft)		0				<u>0</u>			<u>0</u>	<u>0</u>	<u>0</u>
[See Section 131.0543(b)]											
Rear <del>Setback</del> <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies				applies			applies	applies	applies
Max <del>s</del> Structure <del>h</del> Height (ft)		100				<u>65</u>			<u>65</u>	<u>100</u>	--
Min <del>Lot</del> <del>e</del> Coverage (%)		35				<u>35</u>			<u>35</u>	<u>35</u>	<u>35</u>
Max <del>f</del> Floor <del>a</del> Area <del>r</del> Ratio		2.0 <sup>(4,5)</sup>				<u>2.0<sup>(4,5)</sup></u>			<u>2.0<sup>(4,5)</sup></u>	<u>2.0<sup>(4,5)</sup></u>	<u>2.0<sup>(4,5)</sup></u>
<del>Floor</del> Area Ratio <del>b</del> Bonus for <del>Residential</del> <del>m</del> Mixed		2.0				<u>2.0</u>			<u>2.5</u>	<u>2.5</u>	<u>3.0</u>
<del>Use</del> /Minimum percentage of bonus required for residential use [See Section 131.0546(a)]											
Minimum <del>Floor</del> Area Ratio for Residential Use		<u>1.0</u>				<u>1.0</u>			<u>1.5</u>	<u>1.5</u>	<u>2.0</u>
<b>Ground-floor Height</b> [See Section 131.0548]		applies				applies			applies	applies	applies
<b>Pedestrian <del>p</del>Paths</b> [See Section 131.0550]		applies				applies			applies	applies	applies
<b>Transparency</b> [See Section 131.0552]		applies				applies			applies	applies	applies

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	<del>CC</del> <u>CC</u>									
	3rd >>	<u>2-</u>	<u>3-</u>	<u>4-</u>	<u>5-</u>	<u>3-</u>	<u>4-</u>	<u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>
	4th >>	<u>5</u>		<u>6</u>		<u>7</u>		<u>8</u>		<u>9</u>	
<b>Building <del>a</del> Articulation</b> [See Section 131.0554]		applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<b>Parking <del>Lot</del> <u>Orientation</u></b> [See Section 131.0556]		-	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>

Footnotes for Table 131-05E Footnotes for Table 131-05E [No change in text.]

### §131.0540 Maximum Permitted Residential Density and Other Residential Regulations

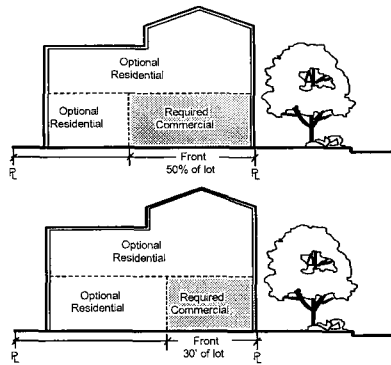
The following regulations apply to all residential *development* within commercial zones where indicated in Table 131-05B:

(a) through (b) [No change in text.]

(c) Ground *Floor* Restrictions.

- (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.

#### Diagram 131-05A Ground Floor Restriction



(2) Within the Coastal Overlay Zone;

(A) ~~Required~~ parking cannot occupy more than 50 percent of the ground floor floor in the CV-1-1 or CV-1-2 zones.

(B) Residential uses are not permitted on the ground floor.

(d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, ~~and RM-3-7,~~ RM-3-8, RM-3-9, and RM-3-10 zones apply as appropriate according to the maximum permitted residential *density* ~~apply~~, except that the ~~lot~~ lot area, ~~lot~~ lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply. The *floor area ratio* bonus for providing underground parking as set forth in Sections 131.0446(e) and 131.0446(f) shall apply.

(e) [No change in text.]

(f) ~~Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.~~



**§131.0546 Maximum Floor Area Ratio**

Maximum *floor area ratio* is specified in Tables 131-05C, 131-05D, 131-05E and is subject to the following additional regulations:

(a) *Floor Area Ratio Bonus for Mixed Use*

(1) A *floor area ratio* bonus is provided in some commercial zones, as indicated in Tables 131-05C, 131-05D, and 131-05E, for residential uses that are developed as a part of a mixed-use project development. A minimum percentage of the FAR bonus required residential floor area ratio is shown in the tables, ~~which and~~ must be applied toward the residential portion of the project. The remainder of the bonus may be used for either commercial or residential uses.

(2) If an underground parking structure is provided as part of a mixed-use development, a floor area ratio bonus shall be provided equal to the gross floor area of the underground parking structure on the premises, but not to exceed a floor area ratio of 1.0. The additional floor area ratio must be applied toward the residential portion of the development.

(b) ~~Child Care Facilities~~ *Floor Area Ratio Bonus for Child Care Facilities*

In the CR-1-1, CR-2-1, and CO-1-2, CO-2-2, CO-3-1, and CO-3-2 zones, a floor area ratio bonus over the otherwise maximum allowable gross floor area is permitted at the rate of 4 square feet of additional gross floor area for each 1 square foot of gross floor area devoted to the *child care*

facility to be added to the total area of the premises when determining the floor area ratio for a development. The area designated for the facility child care facility must be used for child care for a minimum of 10 years and must be in compliance with the requirements of Section 141.0606 (Child Care Facilities).

**§131.0548      Ground-floor Height**

Ground-floor height requirements apply to structures with commercial uses on the ground floor. The minimum ground-floor height for structures shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average grade of the adjoining sidewalk, in increments of no more than 100 feet along a development frontage, to the finished elevation of the second floor.

**§131.0555      Parking Restriction**

In the CO-1-1, CO-3-1, and CO-3-2 zones, parking is not permitted in the required front and ~~street~~ street side ~~yard~~ yard.

**§131.0622      Use Regulations Table for Industrial Zones**

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B**

[No change in text.]

**Table 131-06B  
Use Regulations Table for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately	Zone Designator	Zones									
	1st & 2nd> >	<del>IP</del> <u>IP</u> -			<del>IL</del> <u>IL</u> -			<del>IH</del> <u>IH</u> -		<del>IS</del> <u>IS</u> -	<del>IBT</del> <u>IBT</u> -
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-

Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1
<b>Open Space</b> through <b>Residential, Rooming House</b> [See Section 131.0112(a)(3)(A)] [No change in text.]	[No change in text.]										
<b>Shopkeeper Units</b>	-										
<b>Residential, Single Dwelling Units</b> through <b>Commercial Services, Funeral &amp; Mortuary Services</b> [No change in text.]	[No change in text.]										
<b>Instructional Studios</b>	-	-	-	-	-	P <sup>(16)</sup>	-	-	-	-	-
<b>Commercial Services, Maintenance &amp; Repair</b> through <b>Signs, Separately Regulated Signs Uses, Theater Marquees</b> [No change in text.]	[No change in text.]										

Footnotes for Table 131-06B [No change in text.]

#### §142.0530 Nonresidential Uses — Parking Ratios

- (a) Retail Sales, Commercial Services, and Mixed-Use Development.

Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**  
**Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

Zone	Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted ( <i>Floor Area</i> Includes <i>Gross Floor Area</i> plus below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)		
	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit Area</i> <sup>(2)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 <sup>(3)</sup>	4.3	6.5
<u>CC-2-4</u> <u>CC-3-4</u> <u>CC-4-4</u> <u>CC-5-4</u>	2.5	2.1	6.5
CC-3-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	6.5
CC-4-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
<u>CC-2-5</u> <u>CC-5-5</u>	1.25	1.25	5.5
<u>CC-3-6</u> <u>CC-4-6</u> <u>CC-5-6</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
<u>CC-3-7</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
<u>CC-3-8</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
<u>CC-3-9</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>

CN-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CN-1-2	5.0	4.3	6.5
CN-1-3	2.5	2.1	6.5
<u>CN-1-4</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
CR-1-1 CR-2-1	5.0 <sup>(3)</sup>	4.3	6.5
CO-1-1 CO-1-2 <u>CO-2-1</u> <u>CO-2-2</u> <u>CO-3-1</u> <u>CO-3-2</u>	5.0	4.3	6.5
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
<b>Industrial Zones through Planned Districts, West Lewis Street</b> [No change in text.]			

Footnotes For Table 142-05E [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

**Table 142-05F**  
**Parking Ratios for Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment <sup>(1)</sup> <i>Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)</i>		
	Required Automobile Parking Spaces <sup>(2)</sup>		
	Minimum Required Outside a Transit Area	Minimum Required Within a Transit Area <sup>(3)</sup>	Maximum Permitted
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1	2.5	2.1	25.0

CC-5-1			
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0
<u>CC-2-4</u> CC-3-4 CC-4-4	2.5	2.1	25.0
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
<u>CC-2-5</u> CC-3-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-4-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-5-5	1.25	1.25	20.0
<u>CC-3-6</u> <u>CC-4-6</u> <u>CC-5-6</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
<u>CC-3-7</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
<u>CC-3-8</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
<u>CC-3-9</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
CN-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CN-1-2	15.0	12.8	25.0
CN-1-3	2.5	2.1	25.0
CR-1-1 CR-2-1	15.0	12.8	25.0
CO-1-1 CO-1-2 <u>CO-2-1</u> <u>CO-2-2</u> <u>CO-3-1</u> <u>CO-3-2</u>	15.0	12.8	25.0

CV-1-1	15.0	2.1	25.0
CV-1-2	5.0	4.3	25.0
<b>Industrial Zones through Planned Districts, West Lewis Street</b> [No change in text.]			

Footnotes For Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

**§152.0316 Redevelopment Subdistrict Permitted Land Use Categories**

Six major land use categories, described in Figure 2 of the Barrio Logan Planned Districts, are permitted within the Redevelopment Subdistrict. They are Commercial Use, Mercado District, Commercial/Residential Mixed Use, Residential Use, Public/Quasi-Public Use, and Light Industry/Commercial Use. The permitted land use classifications within each of these ~~six~~ land use categories are described in Section 152.03167 (Redevelopment Subdistrict - Land Use Classifications) and are further set out in Table 152-03A.

**Legend for Table 152-03A**

**P Permitted**

**CUP Conditional Use Permit**

**- Not Permitted**

**Table 152-03A  
Permitted Land Use Categories**

Land Use Classifications	Land Use Categories					
	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/Quasi - Public Use	Light Industrial/Comm. Use
<b>Residential through Residential, Mercado District Residential</b> [No change in text.]	[No change in text.]					

Land Use Classifications	Land Use Categories					
	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/Quasi - Public Use	Light Industrial/Comm. Use
<u>Shopkeeper Units</u> [See Section 113.0103]	<u>P</u>	<u>P</u>	<u>P</u>	<u>=</u>	<u>=</u>	<u>=</u>
<b>Commercial Retail through Accessory Uses</b> [No change in text.]	[No change in text.]					

#### §152.0317 Redevelopment Subdistrict - Land Use Classifications

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall make that determination, in accordance with Process Four, taking into consideration the purpose and intent of the Redevelopment Subdistrict. The Planning Commission shall adopt a resolution embodying their determination. Certain land uses, as indicated in Section 152.0317, shall be examined on a case by case basis by the City Manager to determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code Section 151.0401.

(a) Residential

(1) through (6) [No change in text.]

(7) Shopkeeper units

(b) through (k) [No change in text.]



§155.0238 Use Regulations Table of CU Zones

The uses allowed in the CU zones are shown in Table 155-02C:

Legend for Table 155-02C

[No change in text.]

Table 155-02C  
Use Regulations Table for CU Zones

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>> 3rd >> 4th >>	CU-CU-									
		1-(1)		2-			3-				
		1	2	3	4	5	3(2)(12)	6	7	8	
		[No change in text.]									
Open Space through Residential, Multiple Dwelling Units [No change in text.]		[No change in text.]									
Shopkeeper Units [See Section 113.0103]		P		P(4)			P(4)				
Residential, Single Dwelling Units through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]									

Footnotes to Table 155-02C [No change in text.]

§1510.0309 Commercial Center Zone-Permitted Uses

In the Commercial Center (CC), designated on that certain map referenced in Section 1510.0102, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

- (a) Retailing of consumer goods and dispensing of consumer services from the following establishments:

(1) through (32) [No change in text.]

(33) Shopkeeper Units (See Section 113.0103)

(334) Sporting goods stores

(345) Stationers

(356) Travel agencies

(367) Variety stores

(b) through (f) [No change in text.]

**§1512.0305 Commercial Zones (CN, CL, CV, NP) - Permitted Uses**

- (a) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor be used except for one or more of the purposes indicated with an "P" in Table 1512-03I. No use may be conducted outdoors on any premises except as indicated by footnote 4, or by specific reference.

**Legend for Table 1512-03I**

"P" = Permitted

"-" = Not Permitted

**Table 1512-03I  
Permitted Uses Table**

Permitted Uses	CN-1,2 CN-1A,2A CL-1 <sup>(6)</sup> CL-3 CL-6 CV-1,2,4	CL-2 <sup>(6)</sup>	CN-3,4 <sup>(2)</sup> CV-3 <sup>(2)</sup>	CL-5 <sup>(6)</sup>	NP-1,2,3
Advertising, Secretarial & Telephone Answering Services through Shoe Repair Shops [No change in text.]	[No change in text.]				
<u>Shopkeeper Units (See Section 113.0103) (Subject to Specific Zone Limitations)</u>	<u>P<sup>(10)</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Sporting Goods Stores through <b>Accessory Uses as Follows:</b> Accessory uses determined by the Development Review Services Director to be appropriate in character and placement in relationship to a primary use. [No change in text.]	[No change in text.]
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~~Footnotes for Table 1512-03I~~ **Footnotes for Table 1512-03I** [No change in text.]

(b) [No change in text.]

**§1516.0301 Permitted Uses**

It is the purpose of this section to specify certain groupings of uses to be encouraged or emphasized based on each subarea's physical, historical, and functional conditions.

(a) In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

(1) through (2) [No change in text.]

(3) Core.

(A) [No change in text.]

(B) The following uses are permitted provided that they do not occupy ground floor frontage and are located above or behind a permitted use designated in Section 1516.0301(c).

(i) through (iv) [No change in text.]

(v) Shopkeeper Units (See Section 113.0103)

(4) through (7) [No change in text.]

(b) [No change in text.]

SMT:mcm  
05/26/2015  
08/06/2015 Cor. Copy  
Or.Dept: DSD - Planning  
Doc. No.: 1077074

Passed by the Council of The City of San Diego on JUN 23 2015, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 10 2015.

AUTHENTICATED BY:

KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Mary Hernandez, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUN 09 2015, and on JUL 10 2015.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By Mary Hernandez, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 20512