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 thro]ugh 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	Zone Designator			Zon	ies		
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	OP-		OC-	OR ⁽¹⁾ -		OF ⁽¹¹⁾ -
	3rd >>	1-	2-	1-	1-	•	1-
	4th >>	1	1 .	1	1	2	1
Open Space through Residential, Rooming Housin text.]	e [No change		[N	o chang	e in to	ext.]
Shopkeeper Units				-	-		-
Residential, Single Dwelling Units through Signs Regulated Signs Uses, Theater Marquees [No character Marquees]		[N	o chang	e in to	ext.		

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	Zone Designator		Zo	nes	
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	. 1st & 2nd >>	A	.G	A	R
,-	3rd >>	1-		1-	
	4th >>	1	2	1	2
Open Space through Residential, Rooming Hotchange in text.]	use [No	[No cl	nange i	n text	.]
Shopkeeper Units		_	-	-	-
Residential, Single Dwelling Units through Signal Separately Regulated Signs Uses, Theater Marchange in text.]	•	[No cl	hange i	n 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/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and descriptions of the	3rd >>	1-	1-	1-	1-
Use Categories,	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
Subcategories, and					
Separately Regulated					
Uses]					1 1 1 1 1
Open Space		•			
Active Recreation	ζ.	P	P	P	P
Passive Recreation		P	P	Р	P
Natural Resources 1	Preservation	P	Р	P	Р.
Park Maintenance l	Facilities	-	-	-	-
Agriculture					
Agricultural Proces	sing	-	-	-	_
Aquaculture Facilit	ies	-	-	-	-
Dairies		-	-		-

Use Categories/	Zone		Zones		
Subcategories	Designator	Į.			
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an	1st & 2nd >>	KL-	K3-		KI-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	1th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Use Categories,	4111				
Subcategories, and Separately Regulated					
Uses]					.
Horticulture Nurseri	ies &			 	
Greenhouses					
Raising & Harvestin	g of Crops	P ⁽³⁾	. -	-	-
Raising, Maintaining	g & Keeping of		-	-	-
Animals		(8)			
Separately Regulated A	Agriculture			1	· .
Uses			<u> </u>	_	
Agricultural Equipm	ent Repair	-	-	-	-
Shops					
Commercial Stables		-	-	-	-
Community Gardens	S	L	L	L	L
Equestrian Show & Facilities	Exhibition	-	-	-	-
Open Air Markets fo		-	-	-	-
Agriculture-Related Flowers	Products &	!			
Residential			<u> </u>	<u> </u>	
			-0)	-0)	_ ,
Mobilehome Parks		-	$P^{(1)}$	P ⁽¹⁾	<u>-</u>
Multiple Dwelling U	Inits	. -	-	-	-
Rooming House [Se 131.0112(a)(3)(A)]	e Section	-	-	-	-
Shopkeeper Units		-		-	-
Single Dwelling Uni	its .	P ⁽¹²⁾	P ⁽⁹⁾⁽¹²⁾	P ⁽⁹⁾⁽¹²⁾	P ⁽⁹⁾
Separately Regulate Uses					
Boarder & Lodger Accommodations		L	L	L	L
Companion Units		L	L	L	L

Use Categories/	Zone		Zones
Subcategories	Designator		
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS- RX- RT-
explanation and	3rd >>	1-	1- 1- 1-
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses	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
Employee Housing:			
6 or Fewer Emplo	yees	-	
12 or Fewer Empl	oyees	-	
Greater than 12 E	mployees	-	
Fraternities, Sororiti Student Dormitories	es and	•	
Garage, Yard, & Esta	ate Sales	L	L L L
Guest Quarters		L	L L -
Home Occupations		L	L L L
Housing for Senior C	Citizens	С	C C C
Live/Work Quarters		_	
Residential Care Fac	ilities:		· · · · · · · · · · · · · · · · · · ·
6 or Fewer Person	ıs	P	P P P
7 or More Person	S .	С	C C C
Transitional Housing	;:		

Use Categories/	Zone					Zone	es			
Subcategories	Designator									
[See Section	1st & 2nd >>	RE-	Ι —	"	RS-			RX-		RT-
131.0112 for an	18t & 21td									
explanation and	3rd >>	1-		•	1-,	•		1-		1-
descriptions of the Use Categories,	4th >>	123	123	4567	8 9 10	11 12	13 14	1 2	1 2	3 4 5
Subcategories, and			1 1							
Separately Regulated										
Uses]								1		
6 or Fewer Person	IS	P		- "	P			P		P
7 or More Persons	S	С			С			С		C
Watchkeeper Quarters	<u> </u>				-			-		-
Institutional				,			• •			
Separately Regulated I	nstitutional									
Uses		•				· · · · · · · · · · · · · · · · · · ·				- -
Airports		-	ļ		-			-		-
Botanical Gardens &		С			С	<u> </u>		С		С
Arboretums			<u> </u>							
Cemeteries, Mausoleu	ms,	-	ļ		-			-		-
Crematories										
Correctional Placemen	nt Centers	-			-					-
Educational Facilitie	es:									
Kindergarten throu	igh Grade 12	С			С		. <u></u>	C		C
Colleges / Universi	ties	С			С			C		С
Vocational / Trade	School	-								-
Energy Generation &		-			-			-		-
Distribution Facilities Exhibit Halls & Convo			-					 _	 	
Facilities Facilities	Chilon	_			_					_
Flood Control Faciliti	es	L			L			L		L
Historical Buildings U	sed for	С			С			С		С
Purposes Not Otherwi										
Allowed Homeless Facilities:		}	<u> </u>				<u> </u>	1	<u></u>	<u></u>
Congregate Meal I	Facilities	_	<u> </u>					_	1	
Emergency Shelte					_			-	-	_
Zanorgeno y Shelte			<u></u>				·		L	

Use Categories/ Subcategories	Zone Designator	1	Zones		
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories, Subcategories, and Separately Regulated	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
Uses]					
Homeless Day Ce	nters	-	-	-	-
Hospitals, Intermedia Facilities & Nursing		-	-	-	-
Interpretive Centers		-	-	-	-
Museums		С	C	С	С
Major Transmission, Communications Sw Stations	-	-	-	•	-
Satellite Antennas		L	L	L	L
Social Service Institu	utions	-		-	-
Wireless Communica	tion Facility:		-		
Wireless communion the public right subterranean equito a non-residenti	t-of-way with pment adjacent	L	L	L	L
Wireless communion the public right subterranean equito a residential us	t-of-way with pment adjacent	N	. N	N	N
Wireless communion the public right above ground equ	t-of-way with	С	C	С	С
Wireless communioutside the public		С	С	С	С

Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses] Retail Sales Building Supplies & J Food, Beverages and Consumer Goods, Fu Appliances, Equipme	Equipment Groceries irniture,	RE-	RS- 1- 1 2 3 4 5 6 7 8 9 10 11 12 13 14	RX- 1- 1 2 - -	RT- 1- 1 2 3 4 5
131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses] Retail Sales Building Supplies & I Food, Beverages and Consumer Goods, Fu Appliances, Equipme	3rd >> 4th >> Equipment Groceries Irniture,	1-123	1-	1-	1-
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses] Retail Sales Building Supplies & I Food, Beverages and Consumer Goods, Fu Appliances, Equipme	4th >> Equipment Groceries irniture,	1 2 3		ļ,	
Use Categories, Subcategories, and Separately Regulated Uses] Retail Sales Building Supplies & I Food, Beverages and Consumer Goods, Fu Appliances, Equipme	Equipment Groceries irniture,	-	1 2 3 4 5 6 7 8 9 10 11 12 13 14 - -	1 2	1 2 3 4 5
Separately Regulated Uses] Retail Sales Building Supplies & I Food, Beverages and Consumer Goods, Fu Appliances, Equipme	Groceries	-	-	-	-
Retail Sales Building Supplies & I Food, Beverages and Consumer Goods, Fu Appliances, Equipme	Groceries	-	-	-	-
Food, Beverages and Consumer Goods, Fu Appliances, Equipme	Groceries	-	-	-	-
Consumer Goods, Fu Appliances, Equipme	ırniture,		-	-	-
Appliances, Equipme		-			j
			-	-	-
Pets & Pet Supplies		-	-	-	-
Sundries, Pharmaceu Convenience Sales	ıticals, &	-	-	_	-
Wearing Apparel & A	Accessories	-	_ '	-	-
Separately Regulated Retail Sales Uses			<u> </u>	I	
Agriculture Related S	Supplies &	-	-	-	-
Equipment Alcoholic Beverage C	Outlets				·
Farmers' Markets					
Weekly Farmers' M			_	-	
Daily Farmers' Mar				-	
Plant Nurseries		-		-	-
Retail Farms		_	-	-	-
Retail Tasting Stores			-	-	-
Swap Meets & Other Outdoor Retail Facilit		-	-	-	-
Commercial Services				<u>. </u>	
Building Services		-	-	<u> </u>	-
Business Support		<u>-</u>	-	-	_
Eating & Drinking Es	stablishments	-	-	-	-
Financial Institutions	,		-	-	-
Funeral & Mortuary	Services	<u>-</u>	-	† -	-

Use Categories/	Zone	4.	Zones		
Subcategories	Designator				•
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an				<u> </u>	
explanation and descriptions of the	3rd >>	1-	1-	1-	1-
Use Categories,	4th >>	123	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Subcategories, and					
Separately Regulated					
Uses]					
Instructional Studio	S	-	-	-	-
Maintenance & Rep	air	-	-	-	-
Off-Site Services		_	-	-	-
Personal Services		-		-	-
Radio & Television	Studios	-	-	-	-
Tasting Rooms		-	-	-	-
Visitor Accommoda	tions	-	-	-	, <u>-</u>
Separately Regulated (Commercial				<u> </u>
Services Uses					
Adult Entertainment I	Establishments:				
Adult Book Store	<u> </u>	-	-	-	-
Adult Cabaret		-	-	-	-
Adult Drive-In Th	eater	-	-	-	<u>-</u>
Adult Mini-Motio	n Picture	-	-	-	-
Theater					
Adult Model Stud	io	-	-	-	<u> </u>
Adult Motel		_	-	-	-
Adult Motion Pict	ture Theater	<u>-</u>	-		<u>-</u>
Adult Peep Show	Theater	-	-	-	-
Adult Theater		•	-	-	-
Body Painting Stu	ıdio	-	-	-	
Massage Establish	nment	-	-	-	-
Sexual Encounter	Establishment	<u>-</u>	-	-	-
Assembly and Entert Including Places of I		-	-	-	-

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories, Subcategories, and Separately Regulated	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
Uses] Assembly					
Bed & Breakfast Esta	blishments:				
1-2 Guest Rooms		N	N	N	-
3-5 Guest Rooms		N	C	С	-
6+ Guest Rooms		С	С	-	-
Boarding Kennels / Pe	et Day Care	-	- ,	-	-
Camping Parks		-	-	_	-
Child Care Facilities:					
Child Care Centers	S	С	С	С	С
Large Family Child	d Care Homes	L	L	L	L
Small Family Child	d Care Homes	L	L	L	L
Eating and Drinking Establishments with a Drive-through Compo		-	-	-	-
Fairgrounds		-	-	-	-
Golf Courses, Driving Pitch & Putt Courses	g Ranges, and	С	C	С	· C
Helicopter Landing Fa	acilities	-		-	-
Massage Establishmer Specialized Practice	nts,	-	-	_	-
Medical Marijuana C Cooperatives	onsumer	_	-	-	-
Mobile Food Trucks		-	-	-	-
Nightclubs & Bars Ov Square Feet in Size	ver 5,000	-	-	-	-

Use Categories/	Zone		· Zo	nes		
Subcategories	Designator					
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-		RX-	RT-
explanation and	3rd >>	1-	1-		1-	1-
descriptions of the				10 10 11		
Use Categories,	4th >>	$\begin{vmatrix} 1 & 2 & 3 \end{vmatrix}$	1 2 3 4 5 6 7 8 9 10 11	12 13 14	1 2	1 2 3 4 5
Subcategories, and						}
Separately Regulated Uses]						
Parking Facilities as a	Primary				L	
Use:						
Permanent Parking	; Facilities	-	-	,	-	-
Temporary Parkin	g Facilities	-	· -		-	-
Private Clubs, Lodge	s and	-	•		-	-
Fraternal Organizatio						
Privately Operated, C		-	-		-	-
Recreation Facilities 40,000 Square Feet in			•			
Pushcarts:	1 Size					<u></u>
		-				
Pushcarts on Priva	·	-	-	· · · · · · · · · · · · · · · · · · ·	-	-
Pushcarts in <i>Publi</i> Way	c Right-of-	-	-		-	-
Recycling Facilities:						<u> </u>
Large Collection I	Facility			 1		i
			<u>-</u>		- .	
Small Collection I		-	-			-
Large Constructio		-	-		-	-
Demolition Debris	s <i>Kecycling</i>					
Small Constructio	n &	_	-		_	_
Demolition Debris	s Recycling					
Facility						
Drop-off Facility			-		-	-
Green Materials C	Composting	-	-		_	-
Facility						-
Mixed Organic Co Facility	omposting	-	-		-	-
Large Processing		-	-		-	-
Accepting at Leas			·	,		
Annual Weight of	Recyclables					

Use Categories/	Zone		Zones		
Subcategories	Designator		23000		
[See Section			RS-	l n v	рт
131.0112 for an	1st & 2nd >>	RE-	KS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the				ļ	<u> </u>
Use Categories,	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
Subcategories, and					
Separately Regulated					
Uses]					
from Commercial	& Industrial				
Traffic					
Large Processing	Facility	-	-	-	-
Accepting All Typ				·	;
Small Processing I	Facility	-	-	-	-
Accepting at Least					
Annual Weight of	•				
From Commercial	& Industrial			1	
Traffic					_
Small Processing F	acility	-	-	-	-
Accepting All Type					
Reverse Vending N	Machines	-	<u>-</u>	-	-
Tire Processing Fac	cility	-	-	-	-
Sidewalk Cafes		-	-	-	-
Sports Arenas & Stadi	ums	-	-	-	-
Theaters that are Outd	loor or Over	-	- ,	-	-
5,000 Square Feet in S	Size		, ·		
Urgent Care Facilities		-	-	-	-
Veterinary Clinics & A Hospitals	Animal	-		-	- .
Zoological Parks		-	-	-	-
Offices					
Business & Profession	onal	-	-	-	_
Government		-	-	-	-
Medical, Dental, & I	Health	-	-	-	-
Practitioner					
Regional & Corpora	ite	-	-	-	-
Headquarters				<u></u>	
Separately Regulate	d Office Uses				
L		L			

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section			DC .	I D.V.	рт
131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the					ļ.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Use Categories,	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
Subcategories, and					
Separately Regulated				1 1	1
Uses]				$\bot \bot$	
Real Estate Sales Off	ices &	L	L	L	L
Model Homes					
Sex Offender Treatmo	ent &	-	- .	-	1 - 1
Counseling					
Vehicle & Vehicular E	quipment				
Sales & Service					
Commercial Vehicle	Repair &	-	-	-	-
Maintenance				ļ	
Commercial Vehicle	Sales &	-	-	-	-
Rentals					
Personal Vehicle Re	pair &	-	-	-	-
Maintenance					<u> </u>
Personal Vehicle Sal	les & Rentals	-	-	-	- [
Vehicle Equipment	& Supplies	-		-	-
Sales & Rentals	• •				
Separately Regulate	ed Vehicle &				-
Vehicular Equipmen	nt Sales &	!			,
Service Uses					
Automobile Service	e Stations	-	·-	-	-
Outdoor Storage &	Display of		-	 _	
New, Unregistered					
Vehicles as a Prima				1	
Distribution and Stora	age			1	
Equipment & Mater			<u> </u>	1 _	
Yards	Tais Sturage	-	<u>-</u>	-	-
Moving & Storage F	Facilities	_		+	
				<u> </u>	·
Distribution Faciliti	ies	-	-	-	- 1
Separately Regulate and Storage Uses	ed Distribution				
Impound Storage Yar	rds			Т.	
				-	
Junk Yards		-	-	- !	-
-		•	•	•	. '

Use Categories/	Zone		Zones		**
Subcategories	Designator				
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an explanation and			<u>. </u>	1	1
descriptions of the	3rd >>		1-	1-	1-
Use Categories,	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
Subcategories, and					
Separately Regulated					
Uses]	ion Stones	II. N		N	NI
Temporary Construct Yards Located Off-sit		1/4	N		N
Industrial					
Heavy Manufacturii	ng	-	<u>-</u>	-	-
Light Manufacturin	g	-	-	-	-
Marine Industry		-	-	-	-
Research & Develop	ment	-	-	-	_
Trucking & Transpo	ortation	-	-	-	÷
Separately Regulate Uses	ed Industrial			•	
Hazardous Waste R	esearch			_ 1	_ ,
Facility	Coscaron	_	-	-	-
Hazardous Waste T	reatment	-		-	-
Facility	**************************************				
Marine Related Use Coastal Overlay Zon		-	-	-	-
Mining and Extracti		_	_		
Newspaper Publishi			· .		
		<u> </u>	<u>-</u>		-
Processing & Packa Products & Animal	~ ~	-	-	-	-
Grown Off-premises					
Very Heavy Industr		-	- .	-	-
Wrecking & Dismar	ntling of		_	_	<u>.</u>
Motor Vehicles					
Signs					
Allowable Signs		P	P	P	P
Separately Regulated	Signs Uses			ı L	
	9				

Use Categories/ Subcategories	Zone Designator		Zones		
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and descriptions of the	3rd >>	1-	1-	1-	1-
Use Categories,	4th >>	123	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Subcategories, and Separately Regulated Uses]					
Community Entry	Signs	L	L	L	L
Neighborhood Ide Signs	ntification	N	N	N	N
Comprehensive Sig Program	gn	•	-	-	-
Revolving Projecti	ng Signs	-	-	-	-
Signs with Automa Copy	tic Changing	-	-	_	-
Theater Marquees				-	-

Use Categories/	Zone				***			Zo	nes				
Subcategories	Designator												
[See Section 131.0112 for an	1st & 2nd >>							R	M-				
explanation and	3rd >>		1-			2-			3-			1-	5-
descriptions of the Use Categories, Subcategories, and Separately Regulated	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Uses] Open Space through Re Rooming House [No ch	· ·	· .	<u> </u>		<u></u>		[No	chan	ge in	text.]]		
Shopkeeper Units			-						P			P	Р
Single Dwelling Un	its		P ⁽¹²⁾			P ⁽¹²	2)		P ⁽¹²⁾) .	P	(12)	P ⁽¹²⁾

Use Categories/	Zone	one Zones										_				
Subcategories	Designator															
[See Section	1st & 2nd >>								R.	<u>M-</u>						
131.0112 for an	3rd >>		1-			2-				3-				5		
explanation and descriptions of the	oru //		1- ——										+-	3) - 	
Use Categories,	4th >>												}]		
Subcategories, and		1	2	3	4	5	6	5	7	8	9	10	11	1	2	
Separately Regulated		•	~						′				1		_	
Uses]			i						ł							
Residential, Separately	Regulated											J	<u> </u>			
Residential Uses, through	gh Garage,						ΓNL	o ch	hani	ae in	text.	ì	•			
Yard, & Estate Sales [No	o change in						ΓτΑι	O CI	iiaii	ge m	icai.	ļ			ļ	
text.]																
Guest Quarters]	$L^{(10)}$	Ī		-			-			-		-		
Residential, Separately	Regulated			I								-			_	
Residential Uses, Home							ΓNI.	a a1	hon	ao in	toxt.	ı				
through Retail Sales, Bu							LING	O C1.	пап	ge m	text.	l				
& Equipment [No chan	ge in text.]															
Food, Beverages and	d Groceries		_			-				$P^{(7)}$		P	o (7)	P ⁽	(7)	
Consumer Goods, F	urniture,		_			_	•						_	_	-	
Appliances, Equipm	ent															
Pets & Pet Supplies				***		-			-				-	_	-	
Sundries, Pharmace Convenience Sales	uticals, &		_			-			P ⁽⁷⁾			P	(7)	P ⁽	(7)	
Wearing Apparel &	Accessories		_	_		-				P			P	F	2	
Retail Sales, Separately	v Regulated							L		_				<u> </u>		
Retail Sales Uses, Agric							0.5				, .					
Supplies & Equipment to							[No	o ch	nang	ge in	text.					
Commercial Services, 1	Building															
Services [No change in	text.]															
Business Support						-				P ⁽⁷⁾)	$P^{(7)}$ $P^{(7)}$				
Eating & Drinking Establishments	,		-			-				=	·				-	
Financial Institution	ons		-		<u> </u>	-				-					<u> </u>	
Funeral & Mortua	ry Services		-			-				<u> </u>				-	-	
Instructional Studi	ios		P		_	P				P			P	I	P	

Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator							\mathbf{Z}_{0}					
-													
131.0112 for an	1st & 2nd >>							D	M-				
											· · · · · · · · · · · · · · · · · · ·		
explanation and	3rd >>		1-			2-			3- 4-				5-
descriptions of the	4th >>						l						
Use Categories,			_	2		_		_			10	11	10
Subcategories, and		1	2	3	4	5	6	7	8	9	10	11	12
Separately Regulated Uses]													
Maintenance & Re	pair		-			-	l		-	<u> </u>		<u>-</u>	
Off-Site Services	-		-			_						-	_
Personal Services			_			_			P ⁽⁷⁾		F	o (7)	P ⁽⁷⁾
Radio & Televisior	1 Studios					_			-			-	-
Tasting Rooms			-			_							-
Visitor Accommod	lations		-			_					F	(6)	P ⁽⁶⁾
Commercial Services,	Separately										L		
Regulated Commercia	•						EN T	. 1			1		
Uses, Adult Entertainm							[No	cnan	ge in	text.]	,		
Establishments through	Commercial												
Services, Separately R	•												
Commercial Services	,												
Marijuana Consumer C	Cooperatives [No							-					
change in text.]													
Mobile Food Truck	ks		-			N			L ⁽¹¹)	L	(11)	L ⁽¹¹⁾
Commercial Services,	Separately							<u> </u>			•		
Regulated Commercia							[No.	chan	ge in	text.	ı		
Uses, Nightclubs & Bar								orrarr	5°		ı		
square feet in size throu	-												
Commercial Services, Regulated Commercia	- •												
Uses, Zoological Parks													
text.]	[110 change in												
Offices													
Business & Profes	sional		-			-			P ⁽⁷⁾		P	(7)	P ⁽⁷⁾
Government			-			-			-			-	-
Medical, Dental, &	Health		-			-			P ⁽⁷⁾		P	(7)	P ⁽⁷⁾
Practitioner											<u> </u>		
Offices, Regional & Co	rporate		•										

Use Categories/ Subcategories	Zone Designator					,		Zo	nes		•		
[See Section 131.0112 for an	1st & 2nd >>		•					R	M-	_			
explanation and	3rd >>		1-			2-			3-			4-	5-
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Headquarters, through Separately Regulated S. Theater Marquees [No continued on the second or the se	Signs Uses,		·				[No	chan	ge in	text.]			

Footnotes for Table 131-04B

1 through 6 [No change in text.]

- ⁷ See Section 131.0423.
- 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.
- 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.
- 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*.
- 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.
- 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

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

(b) RS Zones

Table 131-04D

Development Regulations for RS Zones

Development	Zone			Z	ones			
Regulations	Designator	,						:
[See Section 131.0430								
for Development								
Regulations of								
Residential Zones]								
	1st & 2nd >>				RS-			
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted density through Refuse and Re Material Storage [See	ecyclable		. [No cha	nge in te	ext.]		
142.0805] [No change i						***********	,	

Development	Zone				Zones					
Regulations	Designator						•			
[See Section 131.0430										
for Development										
Regulations of										
Residential Zones]										
	1st & 2nd >>				RS-		<u></u>			
	3rd >>	1-		1- 1	- 1-	1-	1-	1-		
	4th >>	8		9 1	0 11	12	13	14		
Max permitted density	(DU per lot)									
through Supplemental	requirements			No c	change in	text.]				
[See Section 131.0464(a)][No change				`			,		
in text.]										
Bedroom Regulation		[No change in text.]								
Refuse and Recyclable	Material	applies	applies	applies	applies	applies	applies	applies		
Storage [See Section 14	42.0805]									

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

Footnote for Table 131-04E

- ¹ [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	Zone Designator 1st & 2nd >>								
Residential Zones]				RT-	T				
	3rd >>	1-	1-	1-	1-	1-			
	4th >>	1	2	3	4	5			
Maximum Permitted Density (D	U per lot)	1	1	1	1	1			
Min Lot Area (sf) [See Section 1	31.0441]	3,500	3,000	2,500	2,200	1,600			
Min Lot Dimensions									
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			

Development Regulations [See Section 131.0430 for	Zone Designator	Zones					
Development Regulations of	1st & 2nd >>		RT-				
Residential Zones]							
	3rd >>	1-	1-	1-	1-	1-	
	4th >>	1	2	3	4	5	
Lot Depth (ft)		100	100	90	80	80	
Setback Requirements							
Min Front <i>Setback</i> (ft) [See 131.0443(c)(1)]	Section	5	5	5	5	5	
Max Front <i>Setback</i> (ft) [See 131.0443(c)(1)]	Section	. 15	15	15	15	10	
Side <i>Setback</i> (ft) [See Section 131.0443(c)(2)]	0	0	0	0	0		
Min Street Side Setback (ft)		5	5	5	5	5	
Min Rear Setback (ft)	3	3	, 3	3	3		
Max Structure Height [See 131.0	444(d)]						
1 and 2 story buildings (ft)			 				
slab floor	21	21	21	21	21		
raised floor	25	25	25	25	25		
3 story buildings (ft) slab floor		31	31	31	31	31	
raised floor		35	35	35	35	35	
Max Lot Coverage (%) [See Sect 131.0445(b)]	60	65	70	75	75		
Max Floor Area Ratio [See 131.0							
1 and 2 story buildings	0.85	0.95	1.00	1.10	1.20		
3 story buildings	1.20	1.30	1.40	1.50	1.60		
Accessory Uses and Structures [S 131.0448 and 141.0306]	applies	applies	applies	applies	applies		
Garage Regulations [See Section	applies	applies	applies	applies	applies		
Parkway Requirement [See Sect	applies	applies	applies	applies	applies		
Architectural Projections and En [See Section 131.0461(b)]	applies	applies	applies	applies	applies		
Supplemental Requirements	applies	applies	applies	applies	applies		

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

(e) RM Zones

Table 131-04G
Development Regulations for RM Zones

Development Regulations	Zone Designator							
[See Section 131.0430 for Development	1st & 2nd >>		RM-					
Regulations	3rd >>	1-	1-	1-	2-	2-	2-	
of Residential Zones]	4th >>	1	2	3	4	5	6	
Maximum po density, (1),(2) DU) through a uses and stru [See Section [No change in	(sf per Accessory ctures 131.0448]			[No chang	ge in text.]			
Ground-floor [See Section		-	-	. -	-	-	-	

Development	Zone	Zones							
Regulations	Designator								
[See Section 131.0430 for	1st & 2nd	RM-							
Development	>>								
Regulations	3rd >>	1-	1- 1- 2- 2- 2-						
of	441- >>	1		 	1		6		
Residential	4th >>	1	2	3	4	5	6		
Zones]									
Lot consolida	ation		٠	•					
regulations [See								
Section 131.0	453(a)]								
through Refu	se and	[No change in text.]							
Recyclable M	Iaterial								
Storage [See	Section								
142.0805]									
[No change in	n text.]								

Development	Zone	Zones								
Regulations	Designator									
[See Section	1st & 2nd	RM								
131.0430 for	>>									
Development	3rd >>	3-	3- 3- 4- 4- 5							
Regulations of	4th >>	7	8	9	10	11	12			
Residential	4111 //	,	٥	9	10	11	12			
Zones]	*** 7					 ;				
Maximum pe										
$density^{(1),(2)}$ (s	· /									
through Acces	-	[No change in text.]								
and structure	-				_					
Section 131.0										
change in text	[]									
Ground-floor	^r Height	-	applies	applies	applies	applies	applies			
[See Section]	[31.0451]									
Lot consolida	ition				-					
regulations th	nrough									
Refuse and F	Recyclable	[No change in text.]								
Material Sto	rage	[INO change in text.]								
See Section	142.0805]									
[No change in										

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, visitorserving 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	Zone	one Zones								
	Designator									
[See Section 131.0112 for an	1st & 2nd									
explanation and descriptions of	>>	$CN^{(1)}$ -	C	R-		CO-		CV-	CP-	
the Use Categories,	3rd >>	1-	1-	2-	1-	2-	3-	1-	1-	
Subcategories, and Separately Regulated Uses	4th >>	1 2 3 4 5	1	1	1 . 2	1 2	1 2	1 2	1	
Open Space					<u> </u>	L.,		<u></u>		
Active Recreation			_	_	-	-	l -	-	-	
Passive Recreation		-		-	-	-	-	-	-	
Natural Resources Preservatio	n	-	-	_	-	-	-	-	-	
Park Maintenance Facilities		-	-	-	_	-	-	-	-	
Agriculture							•			
Agricultural Processing		_	-	-	-	-	-	-	-	
Aquaculture Facilities		<u>-</u>		-	1		-	-	-	
Dairies		<u>-</u>	-	-	_		-		-	
Horticulture Nurseries & Gree	nhouses	_	-		_	_	-		-	
Raising & Harvesting of Crops		_	<u> </u> -				_			
Raising, Maintaining & Keepin	ng of	-	-	-	-	-	_	-	-	
Animals			b.			i		<u></u>		
Separately Regulated Agriculture					-		_			
Agricultural Equipment Repair	r Shops		P	P		-	<u>-</u>	<u> </u>		
Commercial Stables			-	-		-		L	-	
Community Gardens		L	L	L	L	L	-	L	L	
Equestrian Show & Exhibition		-	-	-		-	-	C	<u> </u>	
Open Air Markets for the Sale		_	-	-	-	-	-	-	-	
Agriculture-related Products &	z Flowers									
Residential										
Mobilehome Parks		-	-	_	_	-	-		-	
Multiple Dwelling Units		P ⁽²⁾	P ⁽²⁾		P ⁽²⁾	_	P ⁽²⁾	P ⁽²⁾	-	
Rooming House [See Section		P ⁽²⁾	P	_	P	-	P	P ⁽²⁾	-	
131.0112(a)(3)(A)]										
Shopkeeper Units		P ⁽²⁾	$P^{(2)}$	-	$P^{(2)}$	-	P ⁽²⁾	P ⁽²⁾	-	

Use Categories/Subcategories	Zone	Zone Zones							
· ·	Designator				Zones	•			
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	15t & 2Hu >>	CN ⁽¹⁾ -	C	D		CO-		$ _{\text{CV-}} $	CP-
the Use Categories,								 	
Subcategories, and Separately	3rd >>	1-	1-	2-	1-	2-	3-	1-	1-
Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1
Single Dwelling Units		-	_	_		_	_	_	_
Separately Regulated Residential	Uses							<u></u>	
Boarder & Lodger Accommod		$L^{(2)}$	L	_	L	_	_	$L^{(2)}$	_
Companion Units		-		_	_		-	-	-
Employee Housing:	**								
6 or Fewer Employees		_	_	_	_	_	_	- 1	
12 or Fewer Employees		_	-	-	-	_	-	_	
Greater than 12 Employees		_	_	_	_	_	-	_	
Fraternities, Sororities and Stu	dent								
Dormitories		$C^{(2)}$	С	_	С	_	_	$C^{(2)}$	_
Garage, Yard, & Estate Sales		_	_	_	-	-	_	_	_
Guest Quarters		_	-	-	-	-	-	_	_
Home Occupations		L	L	-	L	-	L	L	-
Housing for Senior Citizens	-	C ⁽²⁾	C	-	C	_	C	$C^{(2)}$	
Live/Work Quarters		-	L	_	_	_	L	-	_
Residential Care Facilities:			I		L	L			
6 or Fewer Persons		P ⁽²⁾	P	_	P	_	Р	P ⁽²⁾	_
7 or More Persons		$C^{(2)}$	C	_	C	_	C	$\mathbf{C}^{(2)}$	
Transitional Housing:			!	l		L			
6 or Fewer Persons		P ⁽²⁾	P	-	P	-	P	P ⁽²⁾	-
7 or More Persons		C ⁽²⁾	С	_	С	-	С	C ⁽²⁾	_
Watchkeeper Quarters		-	_	L	-	-	-	_	-
Institutional			l	<u>t</u>		L	L	1	
Separately Regulated Institution	al Uses								
Airports		-	С	С	С	С	_	$C^{(10)}$	· -
Botanical Gardens & Arboretu	ıms	-	P	Р	С	С	-	Р	-
Cemeteries, Mausoleums, Cre	matories	-	C	C	С	С	-	$C^{(10)}$	-
Correctional Placement Center		-	С	С	С	С	_	$C^{(10)}$	-
Educational Facilities:				•	•	•		•	
Kindergarten through Grad	e 12	C (10)	С	С	С	С	С	$C^{(10)}$	-
Colleges / Universities		-	С	C	С	C	С	C ⁽¹⁰⁾	-
Vocational / Trade School		-	P	P	P	P	С		-
Energy Generation & Distribution	Facilities	C ⁽¹⁰⁾	P	С	P	P	P	P ⁽¹⁰⁾	-
Exhibit Halls & Convention Facili		-	P	P	С	С	-	P	-
Flood Control Facilities		L	L	L	L	L	L	L	1
Historical Buildings Used for Pur	poses Not	C ⁽¹⁰⁾	С	C	С	С	С	$C^{(10)}$	-

Use Categories/Subcategories	Zone	Zones Zones									
Use Categories/Subcategories	Designator						Zone	·3			
[See Section 131.0112 for an	1st & 2nd		*]					
explanation and descriptions of	15t & 21tu		$N^{(1)}$ -		CI	₂		CO-		CV-	CP-
the Use Categories,			1-	_	1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately	3rd >>	$\overline{}$						+			
Regulated Uses]	4th >>	1 2	3 4	5	1	1	1 2	1 2	1 2	1 2	1
Otherwise Allowed	,							 		!-	
Homeless Facilities:								·	1		
Congregate Meal Facilities		((10)	_	C		\overline{C}	С	C	$C^{(10)}$	
Emergency Shelters			7(10)		C		$\frac{\overline{C}}{C}$	$\frac{C}{C}$	C	$C^{(10)}$	
Homeless Day Centers			7(10)		C		$-\frac{c}{C}$	$\frac{c}{c}$	C	$C^{(10)}$	
Hospitals, Intermediate Care Facil	ities &		<u>-</u>		P	P	$\frac{C}{C}$	$\frac{C}{C}$	$\frac{c}{C}$	$P^{(10)}$	
Nursing Facilities	ities &					1	O			1	
Interpretive Centers		-— I	_		_	_		 _	_	_	
Museums			_		P	P	C	C	C	P	
Major Transmission, Relay, or					C	$\frac{1}{C}$	$\frac{\overline{C}}{C}$	$\frac{\overline{C}}{C}$	C	$C^{(10)}$	
Communications Switching Statio	ons						C				
Satellite Antennas	110		L		L	L	$\frac{}{}$	L	L	L	L
Social Service Institutions					C	$\frac{C}{C}$	$\frac{\overline{C}}{C}$	$\frac{1}{C}$	$\frac{2}{C}$	$C^{(10)}$	
Wireless Communication Facility.											
Wireless communication facil			L		L	L	${\rm L}$	L	L	L	L
public right-of-way with subte						_]	ב	~			
equipment adjacent to a non-re						.					
Wireless communication facil			N		N	N	N	N	N	N	N
public right-of-way with subte											
equipment adjacent to a reside											
Wireless communication facili			\overline{C}		C	C	C	C	C	С	С
public right-of-way with above	•				1						
equipment											
Wireless communication facili	ty outside		L		L	L	L	L	L	L	L
the public right-of-way								<u> </u>			
Retail Sales			(4.45								
Building Supplies & Equipmen		_	(11)		$P^{(11)}$		- (11)	<u> </u>	-	-	
Food, Beverages and Groceries		_) (11)		_	P ⁽¹¹⁾	-	P(11)	P ⁽¹¹⁾	P ⁽¹¹⁾	
Consumer Goods, Furniture, A	Appliances,	1) (11)		$ \mathbf{P}^{(11)} $	$P^{(11)}$	$P^{(3,11)}$	P(3,11)	P(3,11)	$ \mathbf{P}^{(13)} $	-
Equipment			<u> </u>		D (11)	D(11)			 		
Pets & Pet Supplies			o (11)		-	$P^{(11)}$	- (11)	(11)	- (11)	- D(11)	
Sundries, Pharmaceutical, & C	Convenience	1) (11)		$\mathbf{P}^{(11)}$	$P^{(11)}$	$P^{(11)}$	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	-
Sales			<u> </u>		D(11)	D(11)		-		D(11)	
Wearing Apparel & Accessorie		<u> </u>) (11)		$P^{(11)}$	$P^{(11)}$				P ⁽¹¹⁾	
Separately Regulated Retail Sa	iles Uses	<u> </u>									

Use Categories/Subcategories	Zone				Zones				
Ose Categories/Subcategories	Designator				Zones	•			·
[See Section 131.0112 for an	1st & 2nd		1					·	
explanation and descriptions of	15t & 211u	CN ⁽¹⁾ -		R-		CO-		CV-	CP-
the Use Categories,					1		_		
Subcategories, and Separately	3rd >>	1 1 1 1 1	1-	2-	1-	2-	3-	1-	1-
Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1
Agriculture Related Supplies &	z Equipment	_	P	P			_	_	_
Alcoholic Beverage Outlets	2 Equipment	L	L	L	L	L	L	L	_
Farmers' Markets									
Weekly Farmers' Markets		L	L	L	L	L	L	L	L
Daily Farmers' Market Sta	nds	L	L	L	L	L	L	L	
Plant Nurseries	1145	P	P	P	_	-	_	-	
Retail Farms		L	L	L	L	L	L	_	
Retail Tasting Stores		<u>L</u>	L	L	L	L	L	L	
Swap Meets & Other Large Ou	ıtdoor Retail	-	$\frac{1}{C}$	$\frac{c}{c}$				$C^{(10)}$	
Facilities	itacor return								
Commercial Services			_L	<u> </u>		<u> </u>			
Building Services		-	P	P	P ⁽⁶⁾	P ⁽⁶⁾	P (6)	-	- <u>-</u>
Business Support		P	P	P	P ⁽⁵⁾	P ⁽⁷⁾	P (7)	_	
Eating & Drinking Establishm	ents	P ⁽⁴⁾⁽¹⁶⁾	_	_	P ^(5,16)	P ^(5,16)		p (16)	
Financial Institutions		P	P	P	P	P	P	_	_
Funeral & Mortuary Services		_	P	P	, -	-	-	_	
Instructional Studios		P	P	P	P	P	P	P ⁽¹²⁾	
Maintenance & Repair		P	P	P	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	_	
Off-site Services		_	P	P	_	-	_	_	·-
Personal Services		P	P	P	-		_	P	
Radio & Television Studios			P	Ρ.	_	-	_	_	-
Tasting Rooms	-	_	-	_	_	_	-	-	-
Visitor Accommodations		-	P	P	-	-	-	Р	_
Separately Regulated Commercia	Services							<u> </u>	
Uses									
Adult Entertainment Establishment	s:				_				
Adult Book Store		L	L	L	1	•	•	-	-
Adult Cabaret		•	L	L	-	-	-	L	-
Adult Drive-In Theater		-	L	L	1	•	-	L	-
Adult Mini-Motion Picture Th	eater	-	L	L	•	-	-	L	_
Adult Model Studio		L	L	L	-	ı	-	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	Zone	Zones Zones								1	
Use Categories/Subcategories	Designator						Lones	•			
[See Section 131.0112 for an	1st & 2nd			7	_	<u> </u>					
explanation and descriptions of	18t & 211u	CN	r(1)_		Cl	,		CO-		CV-	CP-
the Use Categories,		-		-				2-	3-		
Subcategories, and Separately	3rd >>			_	1-	2-	1-			1-	1-
Regulated Uses]	4th >>	1 2 3	4	5	1	1	1 2	1 2	1 2	1 2	1
Body Painting Studio					L	L	-	_	ı	L	-
Massage Establishment					L	L	_	-		_	-
Sexual Encounter Establishme	nt	I			L	L	-	-	-	L	-
Assembly and Entertainment Uses	, Including	Γ_0	10)		L	L	L	L	L	$L^{(10)}$	-
Places of Religious Assembly											
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	N	N	-	$N^{(10)}$	-
Camping Parks			-		С	С	C	С	_	С	-
Child Care Facilities:											
Child Care Centers					L	-	· L	L	L	$L^{(10)}$	-
Large Family Child Care Hom	es]		1	L	-	L	L	L	$L^{(10)}$	-
Small Family Child Care Hom]			L	-	Ĺ	L	L	L	•
Eating and Drinking Establishmen	its with a	- C -		-	I	,	P	Р	_	P -	-
Drive-in or Drive-through Compo			1 1			ĺ			,		
Fairgrounds			-		С	С	-	-	-	,C	-
Golf Courses, Driving Ranges, an	d Pitch &		-		С	С	C	С		С	-
Putt Courses											
Helicopter Landing Facilities			-		С	С	<u>C</u>	C	C	$C^{(10)}$	-
Massage Establishments, Speciali]			L	L			-	$L^{(14)}$	
Medical Marijuana Consumer Co	operatives	L			-	С	-	-	-		-
Mobile Food Trucks		Γ_0	15)			$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$	$L^{(15)}$
Nightclubs & Bars Over 5,000 Sq	uare Feet		-		C	C	C	C	C	C	-
in Size		· ·									
Parking Facilities as a Primary Us	se:	<u>.</u>		_							
Permanent Parking Facilities		ļ			P	P	<u>C</u>	C	-	C	P
Temporary Parking Facilities		D	10)	\dashv	N	N	<u>C</u>	C	C	C P ⁽¹⁰⁾	N
Private Clubs, Lodges and Fratern	aı	P		ļ	P	P	P	P	P	P(10)	-
Organizations Privately Operated Outdoor Press	otion	ļ		_		D		<u> </u>			
Privately Operated, Outdoor Recre		'	-		P	P	C	С	, -	С	-
Facilities over 40,000 Square Feet Pushcarts:	III Size										
	"	-		- 1	Ţ	т,	т -	τ .	T	- _T	
Push carts in Public Picht of H	7				L	L	L	L	L	L	
Pushcarts in Public Right-of-W	'ay	[]	1		N	N	N	N	N	N	

Use Categories/Subcategories	Zone	one Zones							
	Designator								
[See Section 131.0112 for an	1st & 2nd					_			
explanation and descriptions of	>>	CN ⁽¹⁾ -	CI	R-		CO-	_	CV-	CP-
the Use Categories,	3rd >>		1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately			1	1	$\frac{1}{1}$ 2	$\frac{2}{1}$	1 2	1 2	1
Regulated Uses]	4th >>	1 2 3 4 3	1	1	1 2	1 2	1 2		1
Recycling Facilities:									
Large Collection Facility		N	N	N	N	N	N	$N^{(10)}$	_
Small Collection Facility		L	L	L	L	L	L	$L^{(10)}$	-
Large Construction & Demolit	ion Debris	-	-	-	-	_	-	-	-
Recycling Facility									
Small Construction & Demoli	tion Debris	-	-	-	-	_	_	-	-]
Recycling Facility									
Drop-off Facility		L	L	L	L	L	L	L	-
Green Materials Composting I	acility	-	-	-	_	-	-	1	-
Mixed Organic Composting Fa	acility	-		_	_	-	-	-	-
Large Processing Facility Acc		-	-	-	-	-	-	_	-
Least 98% of Total Annual W									
Recyclables from Commercial	& Industrial								
Traffic									
Large Processing Facility Acc	epting All	-	-	-	-	-	-	-	-
Types of Traffic									
Small Processing Facility Acc		-	-	_	-	-	-	-	-
Least 98% of Total Annual W				i					
Recyclables From Commercia	1 &						Ì		
Industrial Traffic									
Small Processing Facility Acc	epting All		-	-	-	-	-	-	-
Types of Traffic									
Reverse Vending Machines		L	L	L	L	L	L	L	-
Tire Processing Facility		-	-	-	-		-	-	-
Sidewalk Cafes		L	L	L	L	L	L	L	-
Sports Arenas & Stadiums		-	C	C	C	C	<u> </u>	C	-
Theaters that are Outdoor or Over	5,000	-	C	C	С	C	-	C	- 1
Square Feet in Size		N. T.	> 7	3.7				N ⁽¹⁰⁾	
Urgent Care Facilities		N	N	N	N	N	N		
Veterinary Clinics & Animal Hos	pitais	L	L	L	N	N	N	<u> </u>	-
Zoological Parks		-		<u>-</u>	<u>-</u>	<u> </u>			
Offices		P ⁽⁷⁾	D	Ъ	- п		n		
Business & Professional			P	P	P	P	P	 - -	-
Government		P	P	P	P	P	P	P ⁽¹⁰⁾	
Medical, Dental & Health Pract		P	P	P	P	P		 	-
Regional & Corporate Headqua	rters	<u>P</u>	<u>P</u> _	P	P	<u>P</u>	P	<u> </u>	

Use Categories/Subcategories	Zone	·											
	Designator												
[See Section 131.0112 for an	1st & 2nd												
explanation and descriptions of	>>	Cl	$V^{(1)}$ -		\mathbf{C}	R-			\mathbf{CC})-		CV-	CP-
the Use Categories,	3rd >>		1-		1-	2-	1	_	2	2-	3-	1-	1-
Subcategories, and Separately	4th >>	\vdash	3 4	5	1	1	1	2	1	2	1 2	1 2	1
Regulated Uses]	4th >>		<u> </u>		•								
Separately Regulated Office Uses													
Real Estate Sales Offices & M	odel Homes		L		L	-		ُٰ		Ĺ	L,	L	-
Sex Offender Treatment & Co	unseling		L		L	L	I	[]	L_	L	L ⁽¹⁰⁾	-
Vehicle & Vehicular Equipment S	ales &												
Service													
Commercial Vehicle Repair &			-		P	P		-		-	-	-	-
Maintenance		ļ											
Commercial Vehicle Sales & Re			-		P	P		_		-	-	-	-
Personal Vehicle Repair & Mair			-		P	P		_		-	-	-	-
Personal Vehicle Sales & Rental	<u> </u>		-		P	P		<u>-</u>		_		-	-
Vehicle Equipment & Supplies S	Sales &		-		P	P		-		-	_	-	-
Rentals													
Separately Regulated Vehicle & V	⁷ ehicular												
Equipment Sales & Service Uses				··· ·								T	
Automobile Service Stations			-		N	N	(<u> </u>	(<u>C</u>	С	С	-
Outdoor Storage & Display of Ne			-		C	C		-		-	-	-	-
Unregistered Motor Vehicles as a	Primary												
Use													
Distribution and Storage													
Equipment & Materials Storage	Yards		-			P					-	-	-
Moving & Storage Facilities			-			P (8)		•	ļ	-	<u>-</u>	-	-
Distribution Facilities			-			P ⁽⁸⁾		-		-	-	-	-
Separately Regulated Distribution Storage Uses	and												
Impound Storage Yards		_			-	С		-		-	-	-	•
Junk Yards			-		-	-		-		-	-	-	ı
Temporary Construction Storage	Yards		L		L	L]	L		L	L	L	-
Located Off-site													,
Industrial											,	T	
Heavy Manufacturing			-		-	-		-		-	-	-	-
Light Manufacturing			-		-	P ⁽⁸⁾		-			-	-	-
Marine Industry			-		-	-		-		-	-	-	-
Research & Development			-		P	P]	P]	P	P		
Trucking & Transportation Te			-		P	P	-	-		-	_	_	
Separately Regulated Industrial U													
Hazardous Waste Research Facili	ty		-		-	-					_		-

Use Categories/Subcategories	Zone	e Zones									
	Designator						-			_	
[See Section 131.0112 for an	1st & 2nd										Ì
explanation and descriptions of	>>	($CN^{(1)}$)_	C]	R-		CO-		CV-	CP-
the Use Categories,	3rd >>		1-		1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately Regulated Uses]	4th >>	1 2	3	4 5	1	1	1 2	1 2	1 2	1 2	1
Hazardous Waste Treatment Facil	ity		-		_	-	-	-	-	-	
Marine Related Uses Within the C	Coastal		-		С	С	С	L	-	С	
Overlay Zone											
Mining and Extractive Industries			-		1	-	1	_		-	-
Newspaper Publishing Plants			-		С	С	С	С	_	$C^{(10)}$	-
Processing & Packaging of Plant I			-		-	-	-	<u> </u>	_	-	-
& Animal By-products Grown Of	f-										
premises						_					
Very Heavy Industrial Uses			_			-		-	-	-	_
Wrecking & Dismantling of Moto	r		-		-	-	-	-	-	-	-
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	5							-	_		
Comprehensive Sign Program		N N N N N N						N			
Revolving Projecting Signs			N		N	N	N	N	N	N	N
Signs with Automatic Changing C	copy		N		N	N	N	N	N	N	N
Theater Marquees			_		N	N	-	_		N	

Use Categories/Subcategories	Zone			Zone	S /	
[See Section 131.0112 for an	Designator					
explanation and descriptions of	1st & 2nd >>			CC-		
the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately		1 2 3	1 2 3 4 5	456789	123456	1 2 3 4 5 6
Regulated Uses]	4th >>					
Open Space						
Active Recreation		-	-	-	-	-
Passive Recreation			•	-	-	-
Natural Resources Preservation	n			-	-	-
Park Maintenance Facilities		-	-	-		-
Agriculture	_			<u></u>		
Agricultural Processing		-	, !	•	•	_ ·
Aquaculture Facilities		_	1	<u>-</u>	-	·
Dairies		-	-	-	-	-
Horticulture Nurseries & Gree	enhouses	-	-	-	-	
Raising & Harvesting of Crops	S	-	-	-		-
Raising, Maintaining & Keepi	ng of Animals	-		-	-	· -
Separately Regulated Agriculture	Uses					
Agricultural Equipment Repair S	hops	P	P	_	P	P
Commercial Stables		-	-	-	-	
Community Gardens		_ L	L	L	L	L
Equestrian Show & Exhibition F	acilities	-	-	-	-	-
Open Air Markets for the Sale of	Agriculture-	-	-	-	-	-
Related Products & Flowers		_				
Residential						
Mobilehome Parks			-	-	-	-
Multiple Dwelling Units		$P^{(2)}$	-	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾
Rooming House [See Section		P	_	P	P	P
131.0112(a)(3)(A)]	· .					
Shopkeeper Units		_ <u>P</u>		P	P	P
Single Dwelling Units			-	-	<u>-</u>	-
Separately Regulated Residential					· · -	
Boarder & Lodger Accommodat	ions	L	-	L	L	L
Companion Units		-		<u>-</u>		
Employee Housing:						
6 or Fewer Employees		-	-	<u>-</u>	-	-
12 or Fewer Employees		<u>-</u>	-	-		
Greater than 12 Employees			-	-		-
Fraternities, Sororities and Stude	nt Dormitories	C	~ ·	С	С	C
Garage, Yard, & Estate Sales		-	-	-		

Use Categories/Subcategories	Zone	Zone Zones							
[See Section 131.0112 for an	Designator			230110					
explanation and descriptions of	1st & 2nd >>			CC-	<u> </u>	•			
the Use Categories,	3rd >>	1- `	Ź-	3-	4-	5-			
Subcategories, and Separately				456789		-			
Regulated Uses]	4th >>								
Guest Quarters		_	-	-	-	-			
Home Occupations		L	-	L	L	L			
Housing for Senior Citizens		С	-	С	С	C			
Live/Work Quarters		L	-	L	L	L			
Residential Care Facilities:									
6 or Fewer Persons		P	-	P	P	P			
7 or More Persons		С	-	С	С	С			
Transitional Housing:				·					
6 or Fewer Persons		P	-	P	P	P			
7 or More Persons		С	-	C	С	C			
Watchkeeper Quarters		-	L	-	-	-			
Institutional									
Separately Regulated Institutiona	l Uses								
Airports		С	С	С	С	С			
Botanical Gardens & Arboretums	3	С	С	C	С	С			
Cemeteries, Mausoleums, Crema	tories	С	С	С	С	С			
Correctional Placement Centers		С	С	С	С	С			
Educational Facilities:									
Kindergarten through Grad	le 12	C	С	С	С	С			
Colleges / Universities		C	С	-	С	C			
Vocational / Trade School		P	P	-	P	P			
Energy Generation & Distribution	n Facilities	P	С	С	С	P			
Exhibit Halls & Convention Faci	lities	С	С	С	С	С			
Flood Control Facilities		L	L	L	L	L			
Historical Buildings Used for Pu	rposes Not	С	C	С	С	С			
Otherwise Allowed									
Homeless Facilities:									
Congregate Meal Facilities		С	-	С	С	С			
Emergency Shelters		С	1	С	C	С			
Homeless Day Centers		C	-	C	C	С			
Hospitals, Intermediate Care Faci	lities &	С	C	С	С	С			
Nursing Facilities									
Interpretive Centers		-	. <u>-</u>	-	-	•			
Museums		С	С	С	С	· C			
Major Transmission, Relay, or		C	С	С	C	С			
Communications Switching Stati	ons								
Satellite Antennas		L	L	L	L	L			

Use Categories/Subcategories	Zone	Zone Zones						
[See Section 131.0112 for an	Designator							
explanation and descriptions of	1st & 2nd >>			CC-				
the Use Categories,	3rd >>		2-	3-	4-	5-		
Subcategories, and Separately		1 2 3		456789		123456		
Regulated Uses]	4th >>							
Social Service Institutions		С	С	С	C	С		
Wireless Communication Facility.								
Wireless communication fact	ility in the	L	L	L	L	L		
public right-of-way with sub	terranean							
equipment adjacent to a non-	residential use							
Wireless communication fact	ility in the	N	N	N	N	N		
public right-of-way with sub	terranean							
equipment adjacent to a resid	lential use	, '						
Wireless communication fact	<i>ility</i> in the	С	С	С	С	С		
public right-of-way with abo	ve ground							
equipment	_							
Wireless communication fact	ility outside	L	L	L	L	L		
the <i>public right-of-way</i>								
Retail Sales								
Building Supplies & Equipmen	nt	P ⁽¹¹⁾	P ⁽¹¹⁾	_	P ⁽¹¹⁾	P ⁽¹¹⁾		
Food, Beverages and Grocerie	S	P ⁽¹¹⁾						
Consumer Goods, Furniture, A	Appliances,	$P^{(11)}$	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾		
Equipment								
Pets & Pet Supplies		P ⁽¹¹⁾						
Sundries, Pharmaceutical, & C	Convenience	P ⁽¹¹⁾						
Sales								
Wearing Apparel & Accessorie		P ⁽¹¹⁾						
Separately Regulated Retail Sales								
Agriculture Related Supplies &	& Equipment	-	-	-	P	P		
Alcoholic Beverage Outlets		L	L	L	L	L		
Farmers' Markets			,					
Weekly Farmers' Markets		L	L	L	L	L		
Daily Farmers' Market St	ands	L	L	L	L	L		
Plant Nurseries		P	P	P	P	P		
Retail Farms		L	L .	L	L	L		
Retail Tasting Rooms		L	L	L	L	L		
Swap Meets & Other Large O	utdoor Retail	-	-	-	-	С		
Facilities								
Commercial Services			···	<u> </u>	r <u>=</u>	·		
Building Services		-		-	P	P		
Business Support		P	P = (16)	P = (10)	P ·	P		
Eating & Drinking Establishm	ents	P ⁽¹⁶⁾						

Use Categories/Subcategories	Zone	Zone Zones						
[See Section 131.0112 for an	Designator			230110	S			
explanation and descriptions of	1st & 2nd >>			CC-				
the Use Categories,	3rd >>		2-	3-	4-	5-		
Subcategories, and Separately				456789		123456		
Regulated Uses]	4th >>			1 3 0 7 8 9	1 2 3 4 3 0			
Financial Institutions		Р	P	P	P	P		
Funeral & Mortuary Services		P	P	P	P	P		
Instructional Studios		P	P	P	P	P		
Maintenance & Repair		P	Р	Р	P	P		
Off-site Services		_	-	-	P	P		
Personal Services		P	Р	P	Р	Р		
Radio & Television Studios		P	P	P	P	P		
Tasting Rooms		_(17)	_(17)	_(17)	_(17)	P ⁽¹⁷⁾		
Visitor Accommodations		P	P	Р	Р	P		
Separately Regulated Commen	rcial Services		<u> </u>	!		· · · · · · · · · · · · · · · · · · ·		
Uses								
Adult Entertainment Establishmen	ts:							
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 Theat	er	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	-	-	L		
Sexual Encounter Establish		L	L	L	L	L		
Assembly and Entertainment Uses	, Including	L	L	· L	L	L		
Places of Religious Assembly		`		<u> </u>				
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 Hom		L	-	L	L	L		
Small Family Child Care Hon		L	-	L	L	L		
Eating and Drinking Establishmen	nts with a	. P	P	P	P	Р		

Use Categories/Subcategories	Zone						Z	one	s			
[See Section 131.0112 for an	Designator										1	
explanation and descriptions of	1st & 2nd >>							CC-				
the Use Categories,	3rd >>	1	-	2.			3-		4	-	5	-
Subcategories, and Separately	4th >>	1	2 3	123	45	4 5	6 7	8 9	123	456	123	15 6
Regulated Uses]	4tn >>											
Drive-in or Drive-through Compo	onent											
Fairgrounds		(2	C					(<u> </u>		
Golf Courses, Driving Ranges, an	d Pitch & Putt	(7)	C	·		C		(\mathbb{C}		
Courses												
Helicopter Landing Facilities		_(()	C			С		(Z _	(7
Massage Establishments, Speciali	zed Practice	_ I	٠ ،	_ L	,		L]	[b	I	
Medical Marijuana Consumer Cooperatives			-		·		-			-	-	
Mobile Food Trucks		L(15)	L ⁽¹	.5)		L ⁽¹⁵⁾		L((15)	L	(5)
Nightclubs & Bars Over 5,000 Sq	uare Feet in	(\overline{z}	C	,		С		(Ċ		
Size												
Parking Facilities as a Primary Us	se:											
Permanent Parking Facilities		J)	(,		P			P	F	·
Temporary Parking Facilities		1	1		•		N		1	N	N	1
Private Clubs, Lodges and Fraterr	al	I)	P)		P			P	F)
Organizations												
Privately Operated, Outdoor Recr	eation	(C	(1		С		(C	. ((1
Facilities Over 40,000 Square Fee	et in Size ⁽⁹⁾											
Pushcarts:												
Pushcarts on Private Property		I		I	, '		L]	L	I	,
Pushcarts in Public Right-of-V	Vay	1	1	N	Ī		N		1	V	N	J
Recycling Facilities:				-								
Large Collection Facility		1	1	N	Ī		N]	N	1	1
Small Collection Facility		J		I	,		L]	Ĺ	I	,
Large Construction & Demol	tion Debris		_	_			_			_		,
Recycling Facility				 								
Small Construction & Demol	tion Debris		-	-	_		-			-		
Recycling Facility												
Drop-off Facility		J		L	,		L			Ĺ	1	,
Green Materials Composting	Facility		-	_			_		\	-		•
Mixed Organic Composting Facility			_							_		•
Large Processing Facility Accepting at			-	_			_			-	-	•
Least 98% of Total Annual Weight of											ŀ	
Recyclables from Commercial &									1			
Industrial Traffic												
Large Processing Facility Acc	cepting All		-	-			-			-		
Types of Traffic	·					ļ		_			ļ	
Small Processing Facility Acc	epting at	<u> </u>	- '							<u> </u>	(

Use Categories/Subcategories	Zone			Zone	s]
[See Section 131.0112 for an	Designator				~	
explanation and descriptions of	1st & 2nd >>			CC-		
the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately				4 5 6 7 8 9		_
Regulated Uses]	4th >>			7 3 0 7 8 9		
Least 98% of Total Annual W	eight of					
Recyclables From Commercia	_					
Industrial Traffic					,	
. Small Processing Facility Acc	epting All	-	-	-	С	С
Types of Traffic						
Reverse Vending Machines		L	L	L	L	L
Tire Processing Facility		-	-	-	-	-
Sidewalk Cafes		L	L	L	L	L
Sports Arenas & Stadiums		С	С	С	С	C
Theaters that are Outdoor or Over	5,000	С	·C	С	С	С
Square Feet in Size	ŕ					
Urgent Care Facilities		N	N	N	N	N
Veterinary Clinics & Animal Hos	pitals	L	L	L	L	L
Zoological Parks		-	-	-	<u>-</u>	-
Offices						
Business & Professional		P	P	P	P	P
Government		P	P	P	P	P
Medical, Dental & Health Prac	titioner	P	P	P	P	Р
Regional & Corporate Headqu	arters	P	P	P	P	P
Separately Regulated Office Uses						
Real Estate Sales Offices & M	lodel Homes	L	-	L	L	L
Sex Offender Treatment & Co	unseling	L	L	L	L	L
Vehicle & Vehicular Equipment S	ales &					
Service						
Commercial Vehicle Repair &	Maintenance	-	-	-	P	P
Commercial Vehicle Sales & R	Rentals	-	-	_	P	P
Personal Vehicle Repair & Ma	intenance	P	P	<u>-</u>	P	P
Personal Vehicle Sales & Rent		P	P		P	P
Vehicle Equipment & Supplies	Sales &	P	P	-	P	P
Rentals						
Separately Regulated Vehicle & V						
Equipment Sales & Service Use	S					
Automobile Service Stations		N	N	N	N	N
Outdoor Storage & Display of	*	C	C	-	C	C
Unregistered Motor Vehicles	as a <i>Primary</i>					
Use						
Distribution and Storage						

Use Categories/Subcategories	Zone			Zone	S	
[See Section 131.0112 for an	Designator					
explanation and descriptions of	1st & 2nd >>			CC-		
the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately	·	1 2 3	1 2 3 4 5	456789	123456	123456
Regulated Uses]	4th >>					
Equipment & Materials Storage	ge Yards	_	_		_	-
Moving & Storage Facilities		-	_	-	P	P
Distribution Facilities		_		-	-	P ⁽⁸⁾
Separately Regulated Distribution	and Storage			<u>.</u>	l	
Uses						
Impound Storage Yards		-	-	-	С	C
Junk Yards		-	-	_	-	-
Temporary Construction Stora	age Yards	L	L	L .	L	L
Located Off-site			,			
Industrial						
Heavy Manufacturing		-	-	_	-	-
Light Manufacturing		-	-	-	-	P ⁽⁸⁾
Marine Industry		-	-	-	-	-
Research & Development		P	P	_	P	P
Trucking & Transportation To	erminals	_	-	-		_
Separately Regulated Industrial U	Jses					
Hazardous Waste Research Fa	acility	-	-	-	-	-
Hazardous Waste Treatment I	Facility	-	-	_	-	-
Marine Related Uses Within t	he Coastal	С	C	С	С	С
Overlay Zone						
Newspaper Publishing Plants		C	C	C	С	P
Processing & Packaging of Pl	ant Products &	-	-	· -	-	-
Animal By-products Grown C	Off-premises					``
Very Heavy Industrial Uses		-	_		-	
Wrecking & Dismantling of N	Notor Vehicles		-			
Signs						
Allowable Signs		<u>P</u>	P	P	P	P
Separately Regulated Signs Uses			··			
Community Entry Signs		_L	L	L	L	L
Neighborhood Identification S		- N	-		-	-
Comprehensive Sign Program			N	N	N	N
Revolving Projecting Signs			N	N	N	N
Signs with Automatic Changin	ng 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 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

Development Regulations	Zone Designator			Zones	·	
[See Section 131.0530 for	1st & 2nd >>			CN-		
Development Regulations of	3rd >>	1-	1-	1-	1-	1-
Commercial Zones]	4th >>	1	2	3	4	5
Max Permitted Residential Density	1)	3,000	1,500	1,500	1,000	800
Supplemental Residential Regulation	ns [See	applies	applies	applies	applies	applies
Section 131.0540]						1
Lot Area						
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
Lot Dimensions						-
Min Lot Width (ft)		25	50	50	25	25
Min Street Frontage (ft)	-	25	50	50	25	25
Min Lot Depth (ft)	-	100				
Setback Requirements			<u> </u>		<u> </u>	·
Min Front Setback (ft)			T			
Max Front Setback (ft)		$10^{(2)}$		10(2)	10(2)	10 ⁽²⁾
[See Section 131.0543(a)]			ł			
Min Side Setback (ft)		10	10	10	10	10
Optional Side Setback (ft)		0	0	0	0	0
[See Section 131.0543(b)]		····	<u> </u>			
Side Setback Abutting Residenti	al	applies	applies	applies	applies	applies
[See Section 131.0543(c)]						
Min Street Side Setback (ft)						
Max Street Side Setback (ft)		$10^{(2)}$		$10^{(2)}$	10(2)	10 ⁽²⁾
[See Section 131.0543(a)						
Min Rear Setback (ft)		10	10	10	10	10
Optional Rear Setback (ft)		. 0	0	0	0	0
[See Section 131.0543(b)]		<u> </u>		ļ	<u> </u>	<u> </u>
Rear Setback Abutting Resident	ial [See	applies	applies	applies	applies	applies
Section 131.0543(c)]	<u>-</u>					
Max Structure Height (ft)		30	30	30	65	65
Max Floor Area Ratio		$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$
Floor Area Ratio Bonus for Res	idential Mixed	0.5	0.75	0.75	1.2	1.2

Development Regulations	Zone Designator			Zones					
[See Section 131.0530 for	1st & 2nd >>		CN-						
Development Regulations of Commercial Zones	3rd >>	1-	1-	1-	1-	1-			
Commercial Zones	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 13	31.0548]				applies	applies			
Pedestrian Paths [See Section 131.0.	550]	applies	applies	applies	applies	applies			
Transparency [See Section 131.0552	2]	applies		applies	applies	applies			
Building Articulation [See Section 1	31.0554]	applies	applies	applies	applies	applies			
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies			
Loading Dock and Overhead Door Regulations [See Section 142.1030]	Screening	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	Zone Designator		Zones									
[See Section 131.0530 for Development	1st & 2nd >>	CR-	CR- CO-							V-	CP-	
Regulations of	3rd >>	1- 2-	1	-	2	2-	3	i-	1	-	1-	
Commercial Zones]	4th >>	1	1	2	1-	2-	1	2	1	2	1	
Max Permitted Residenti	al Density (1)	1,500	1,000	1,500	-	-	800	600	1,500	1,500		
Supplemental Residentia Regulations [See Section		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 Street Frontage (ft)	100	50	50	50	50	50	50	100	50	`
Min Lot Depth (ft)	100	100	100	100	100	100	100	100	100	
Setback Requirements										
Min Front Setback (ft)	10	10	10	10	10			10		10
Max Front Setback (ft)		25 ⁽²⁾	1	25 ⁽²⁾		$10^{(2)}$	10 ⁽²⁾		10 ⁽²⁾	
[See Section 131.0543(a)]	10	1.0	1.0	1.0	1.0	1.0	10	10	10	10
Min Side Setback (ft)	10 .	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	10	10 0	10	$0^{(3)}$	10
Optional Side Setback (ft)		0(3)	000	0(3)	0(3)	0		- -	0(0)	
Side Setback Abutting	annlias	annlias	annliag	annliag	annlias	annliag	annliag	opplies	onnlies	annlies
Residential [See Section 131.0543(c)]						applies	аррпеѕ	applies	applies	аррпсы
Min Street Side Setback (ft)	10	10	10	10	10					
Max Street Side Setback (ft)		$25^{(2)}$		$25^{(2)}$		$10^{(2)}$	$10^{(2)}$		$10^{(2)}$	
[See Section 131.0543(a)]							- -			
Min Rear Setback (ft)	10	10	10	10	10	10	10	10	10	10
Optional Rear Setback (ft)		0(3)	0(3)	0(3)	0(3)	0(3)	0(3)		$0^{(3)}$	$-0^{(3)}$
Rear Setback Abutting	1.	1.	1.	1.	1.	7.	1.	1.	1.	۱. ا
Residential [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
131.0543(c)]	60	45	60	45	65	65	70	60	45	30
Max Structure Height (ft) Min Lot Coverage (%)	00		- 00	43	03	03			35	
Max Floor-Area Ratio	1 0(4,5)	75(4,5)	1.5(4,5)	0.75(4,5)	1 5(4,5)	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$1.0^{(4,5)}$
	1.0	0.75	1.3	0.75	1.5	2.0	2.0	2.0	2.0	1.0
Floor Area Ratio Bonus for	1.0	1.0	4 ~			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
Residential Mixed Use [See	1.0		1.5			2.5	2.5			
Section 131.0546(a)]									-	ļ
Minimum Floor Area Ratio for Residential Use	0.5	1.0	0.75			1.5	1.5			
Floor Area Ratio Bonus for	omnlina	i	ammli as			applies	lannli aa	,		
Child Care [See Section 131.0546(b)]	applies		applies		appnes	applies	applies			
Ground-floor Height [See Section										-
[131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Pedestrian Paths [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	
[131.0550]										
Transparency [See Section 131.0552] Building Articulation [See Section		applies		applies	<u> </u>	applies	applies		applies	
131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Street Yard Parking Restriction [See		applies		applies		applies	applies			
Section 131.0555]				арриоз	ļ	applies	applies			
Parking Lot Orientation [See Section 131.0556]	applies		applies		applies			applies	applies	
Refuse and Recyclable Material	onnlies	onnlies	opplies	onnline	onnline	onnline	applias	opplies	applies	annlias
Storage [See Section 142.0805]	applies	applies	applies	appnes	applies	appnes	appnes	applies	applies	appnes
Loading Dock and Overhead Door										
Screening Regulations [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
[142.1030]	l. <u></u>		L		Ĺ	L	<u> </u>		1	

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

(c) CC Zones

Table 131-05E Development Regulations for CC Zones

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

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	See Section 131.0530 for Development Regulations of Commercial Zones 3rd >>				2- 3- 4- 5-
	4th >>	1	2	3	4
Ground-floor Height [See Section 131	.0548]		applies	applies	
Pedestrian Paths [See Section 131.055	50]	applies	applies	applies	applies
Transparency [See Section 131.0552]					applies
Building Articulation [See Section 13	1.0554]	applies	applies	applies	applies
Parking Lot Orientation [See Section	131.0556]	applies	applies	applies	-
Refuse and Recyclable Material Stor 142.0805]	applies	applies	applies	applies	
Loading Dock and Overhead Door Solutions [See Section 142.1030]	creening	applies	applies	applies	applies

Zone Designator			Zones		
1st & 2nd >>			CC	-	
3rd >>	2- 3- 4- 5-	3- 4- 5-	3-	3-	3-
4th >>	5	6	7	8	9
	1,500	1,000	800	600	400
s [See Section	applies	applies	applies	applies	applies
	2,500	2,500	2,500	2,500	2,500
-					
	25	25	25	25	25
	25	25	25	25	25
					·
	 10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾
	1st & 2nd >> 3rd >>	1st & 2nd >> 3rd >> 2- 3- 4- 5- 4th >> 5 1,500 as [See Section applies] 2,500 25	1st & 2nd >> 3rd >> 2- 3- 4- 5- 3- 4- 5- 4th >> 5 6 1,500 1,000 as [See Section applies applies 2,500 2,500	1st & 2nd >> 3rd >> 2- 3- 4- 5- 3- 4- 5- 3- 4th >> 5 6 7 1,500 1,000 800 as [See Section applies applies applies applies 2,500 2,500 2,500	1st & 2nd >> 3rd >> 2- 3- 4- 5- 3- 4- 5- 3- 3- 3- 4th >> 5 6 7 8 1,500 1,000 800 600 applies applies applies applies applies 2,500 2,500 2,500 2,500 2,500

Development Regulation	Zone Designator			Zones		
[See Section 131.0530 for	1st & 2nd >>			CC		
Development Regulations of	3rd >>	2- 3- 4- 5-	3- 4- 5-	3-	3-	3-
Commercial Zones]	4th >>	5	6	7	8	9
Min Side Setback (ft)		10	10	10	10	10
Optional Side Setback (ft)		0	0	0	0	0
[See Section 131.0543(b)]						
Side Setback Abutting Residentia	al [See Section	applies	applies	applies	applies	applies
131.0543(c)]						
Min Street Side Setback (ft)						
Max Street Side-Setback (ft)		10 ⁽²⁾	$10^{(2)}$	$10^{(2)}$	10(2)	$10^{(2)}$
[See Section 131.0543(a)]						
Min Rear Setback (ft)	•	10	10	10	10	10
Optional Rear Setback (ft)		0	0	0	0	0
[See Section 131.0543(b)]						
Rear Setback Abutting Residenti	al [See Section	applies	applies	applies	applies	applies
131.0543(c)]			,			
Max Structure Height (ft)		100	65	65	100	-
Min Lot Coverage (%)		35	35	35	35	35
Max Floor Area Ratio		$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$
Floor Area Ratio Bonus for Resi [See Section 131.0546(a)]	dential Mixed Use	2.0	2.0	2.5	2.5	3.0
Minimum Floor Area Ratio 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 131.055]	50]	applies	applies	applies	applies	applies
Transparency [See Section 131.0552]		applies	applies	applies	applies	applies
Building Articulation [See Section 13	applies	applies	applies	applies	applies	
Parking Lot Orientation [See Section 131.0556]		_	-	-	-	-
Refuse and Recyclable Material Stor 142.0805]	applies	applies	applies	applies	applies	
Loading Dock and Overhead Door So Regulations [See Section 142.1030]	creening	applies	applies	applies	applies	applies

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

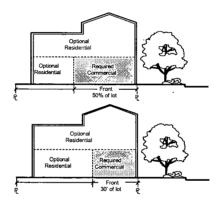
§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

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		Zone Zones Designator									
explanation and descriptions of	1st & 2nd> >		IP-			IL-		IF	-I-	IS-	IBT-
the Use Categories,	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
Subcategories, and Separately Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space through Residential	, Rooming				[No	chang	ge in t	ext.]	÷		
<i>House</i> [See Section 131.0112(a)(3)(A)] [No										
change in text.]				_							
Shopkeeper Units		<u>-</u> _		_	_	-		-	-	-	-
Residential, Single Dwelling Un	<i>its</i> through				[No	chang	ge in t	ext.]			
Commercial Services, Funeral	& Mortuary										
Services [No change in text.]											
Instructional Studios		-	-	-	-	-	P ⁽¹⁶⁾	-	-	P	-
Commercial Services, Maintena	ance &				[No cl	nange	in tex	xt.]			
Repair through Signs, Separate	ly Regulated										
Signs Uses, Theater Marquees [N	To 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

Zone	Otherwise Noted (Floo	equired per 1,000 Square Fee r Area Includes <i>Gross Floor A</i> l Excludes <i>Floor</i> Area Devote	Area plus below Grade Floor					
	Required Automobile Parking Spaces ⁽¹⁾							
	Minimum Required Outside a Transit Area	Maximum Permitted						
Commercial Zones		<u> </u>						
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 ⁽³⁾	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 (4)	1.0 (4)	5.5					
CC-3-5/Beach impact area ⁽⁵⁾	2.5	2.1	6.5					
CC-4-5	1.0 (4)	1.0 (4)	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 (4)	1.0 (4)	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 (3)	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
		est Lewis Street [No change in	

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 ⁽¹⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gross Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)
	Required Automobile Parking Spaces ⁽²⁾

	Minimum Required Outside a Transit Area Minimum Required Within a Transit Area(3)		Maximum Permitted
Commercial Zones			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	-1 -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 ⁽⁴⁾	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 ⁽⁴⁾			25.0
CC-5-4	2.5	2.1	25.0
CC-2-5 CC-3-5	1.0 (5)	1.0 (5)	20.0
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3 25.0	
CC-4-5	1.0 (5)	1.0 (5)	20.0
CC-5-5	1.25	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	CC-3-6 CC-4-6		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 (5)		
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	
Industrial Zones through Planned Districts, West Lewis Street [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

	Land Use Categories									
Land Use Classifications	Commercial Use	Mercado District	Residential Use	Public/ Quasi - Public Use	Light Industrial/ Comm. Use					
Residential										
through										
Residential,		[No change in text.]								
Mercado District										
Residential [No										
change in text.]										
Shopkeeper Units										
[See Section	P	P	P	-	-	-				
113.0103]		lu.								
Commercial										
Retail through			[No chang	ge in text.]						
Accessory Uses			_							
[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	Zone Designator		-			Zon	es			
Section 131.0112 for an explanation and descriptions of	1st & 2nd					CU	- -	···		
the Use Categories,	>>	1	(1)		2-			3-		
Subcategories, and Separately Regulated Uses]	3rd >> 4th >>	1	2	3	4	5	3(2)(12)	6 ·	7	8
Open Space through Residential, Multiple Dwelling Units [No change in text.]			<u> </u>		[No o	change	e in text.]		ı	1,

Use Categories/Subcategories [See Land Development Code	Zone Designator	_				Zon	es ,			
Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd	CU-								
	>>	1	(1)		2-			3-	•	
	3rd >> 4th >>	1	2.	3	4	5	3(2)(12)	6	7	8
Shopkeeper Units [See Section	113.0103]		P		P ⁽⁴⁾)		P ⁽⁴	4)	-
Residential, Single Dwelling Units through				<u> </u>	[No c	change	e in text.]		,	
Signs, Separately Regulated Signs Uses,					_	_				
Theater Marquees [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 ⁽⁶⁾ CL-3 CL-6 CV-1,2,4	CL-2 ⁽⁶⁾	CN-3,4 ⁽²⁾ CV-3 ⁽²⁾	CL-5 ⁽⁶⁾	NP- 1,2,3
Advertising, Secretarial & Telephone Answering Services through Shoe Repair Shops [No change in text.]		[No	change in tex	t.]	
Shopkeeper Units (See Section 113.0103) (Subject to Specific Zone Limitations)	P ⁽¹⁰⁾	P	P	P	P

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

That no permits shall be issued for development that is inconsistent with Section 16. 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

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 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 2 3 2015 ELIZABETH S. MALAND City Clerk 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

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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, 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
- 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	Zone Designator								
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	0	P-	OC-	OR ⁽¹⁾ -	OF ⁽¹¹⁾ -			
	3rd >>	1-	2-	1-	1-	1-			
	4th >>	1	1	1	1 2	1			
Open Space through Residential, Rooming Housin text.]	e [No change		[N	o change	e in text.]			
<u>Shopkeeper Units</u>	=	=	=	=	=				
Residential, Single Dwelling Units through Signs Regulated Signs Uses, Theater Marquees [No ch		[N	o change	e 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	Zone Designator						
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	A	G	A	.R		
	3rd >>	. 1	-	1	l -		
	4th >>	1	2	1	2		
Open Space through Residential, Rooming Hou change in text.]	use [No	[No cl	nange i	n text.			
Shopkeeper Units		-	=	=	<u>-</u>		
Residential, Single Dwelling Units through Sign	ns,	[No cl	nange i	n text.]		
Separately Regulated Signs Uses, Theater Mar	quees [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/	Zone		Zones
Subcategories	Designator		
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS- RX- RT-
explanation and descriptions of the	3rd >>	1-	1- 1- 1-
Use Categories,	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
Subcategories, and			
Separately Regulated			
Uses]			
Open Space			
Active Recreation		P	P P P
Passive Recreation		P	P P P
Natural Resources I	Preservation	P	P P P
Park Maintenance I	Facilities	-	

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section	1-4 9- 2-1	RE-	RS-	RX-	RT-
131.0112 for an	1st & 2nd >>	KE-	KS-	KA-	KI-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	4.4	100		1.1.	
Use Categories,	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
Subcategories, and					
Separately Regulated					
Uses]				<u> </u>	
Agriculture					
Agricultural Proces	sing	-	-	_	-
Aquaculture Faciliti	ies	•	-	-	-
Dairies		-	-	-	<u>-</u>
Horticulture Nurser	ies &	-	-	-	-
Greenhouses					
Raising & Harvestin	g of Crops	P ⁽³⁾	-	-	-
Raising, Maintaining	g & Keeping of	P ⁽³⁾	-	-	-
Animals		(<u>98</u>)		ļ	:
Separately Regulated A Uses	Agriculture				
Agricultural Equipm Shops	ent Repair	-	-	-	-
Commercial Stables		-	-	-	-
Community Gardens	3	L	L	L	L
Equestrian Show & Facilities	Exhibition	-	-	-	-
Open Air Markets for Agriculture-Related Flowers		-	-	-	-
Residential				L	·
Mobilehome Parks		-	P ⁽¹⁾	P ⁽¹⁾	<u>-</u>
Multiple Dwelling U	nits	-	-	-	-
Rooming House [See	Section	-		-	-
131.0112(a)(3)(A)] Shopkeeper Units		-	<u>-</u>		_
			=	= (0)	= (0)
Single Dwelling Unit	S	P ⁽¹³⁾ (12)	P ⁽⁹⁾ (13)(12)	P ⁽⁹⁾ (13)	P ⁽⁹⁾

Use Categories/ Subcategories	Zone Designator	i										Zo	ne	S								
[See Section 131.0112 for an	1st & 2nd >>	RE	-							RS-	-					R.	ζ-			RT-		
explanation and	3rd >>	1-								1-							1-			1-		_
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	4th >>	1 2	3 1	2	3	4 5	6	7	8	9 1	10	11	12	13	14		2	1	2	3	4	<u>5</u>
Sanayataly Dagulata	d Desidential															<u>(1</u>	<u>2)</u>					4
Separately Regulated Uses	u Kesidentiai																					
Boarder & Lodger Accommodations		L								L							L			L		
Companion Units		L								L							L			L		
Employee Housing:																						٦
6 or Fewer Emplo	yees	-								-							-			-		٦
12 or Fewer Empl	oyees	-								-				·			-			-		٦
Greater than 12 E	mployees	-								-							-		-	-		٦
Fraternities, Sororities Student Dormitories	es and	-								-							-			-		
Garage, Yard, & Esta	ite Sales	L								L)						L			L	.,	
Guest Quarters		L								L							L			-		٦
Home Occupations		L								L						-	L			L		
Housing for Senior C	itizens	С								С						,	С			Ç		٦
Live/Work Quarters		-								-		•					-			-		\neg
Residential Care Faci	lities:																	L				\exists
6 or Fewer Persons	3	P								P							P		•	P		\exists
7 or More Persons		С	1							С						,	С			С		٦
Transitional Housing																1						٦

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-
131.0112 for an explanation and			1-	1-	1
descriptions of the	3rd >>			Ĺ <u> </u>	1-
Use Categories,	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>
Subcategories, and					
Separately Regulated					
Uses] 6 or Fewer Persons	· · · · · · · · · · · · · · · · · · ·	P	P	P	P
·					
7 or More Persons		С	C	С	С
Watchkeeper Quarters		-	-	-	-
Institutional	,			-	
Separately Regulated I	nstitutional				
Uses			T		
Airports		1	-	-	-
Botanical Gardens &		С	C	С	С
Arboretums Comptonies Managlan					·
Cemeteries, Mausoleu Crematories	ms,	-	-	-	-
Correctional Placemen	nt Centers	-	-	-	-
Educational Facilitie	es:				<u> </u>
Kindergarten throu	igh Grade 12	C,	C	С	С
Colleges / Universi	ties	С	C	С	С
Vocational / Trade	School	-	-	-	-
Energy Generation & Distribution Facilities		-	-	-	-
Exhibit Halls & Conve			-	_	-
Facilities	·				,
Flood Control Facilities	es	L	L	L	L
Historical Buildings U		C	C	С	С
Purposes Not Otherwin	se				
Allowed Homeless Facilities:	,				
	Engilities			Γ	
Congregate Meal I		-	-	-	-
Emergency Shelte	rs 		-	_	-

Use Categories/ Subcategories	Zone Designator		Zones			
[See Section	1st & 2nd >>	RE-	RS-	RX-	RT-	
131.0112 for an explanation and						-
descriptions of the	3rd >>	1-	1-	1-	1-	
Use Categories,	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>
Subcategories, and	li .					
Separately Regulated						
Uses]						
Homeless Day Ce	enters	-	-	-	-	
Hospitals, Intermedia	ate Care	- ·	-	-	-	
Facilities & Nursing	Facilities					
Interpretive Centers		-	-	-	-	
Museums		С	. C	C	C	
Major Transmission,	• .	-	-	-	-	
Communications Sw Stations	ritching	'				
Satellite <i>Antennas</i>		L	L	L	L	\dashv
Social Service Institu	utions	_			-	
Wireless <u>eC</u> ommunic	ation f <u>F</u> acility:					_
Wireless commun	ication facility	L	L	L	L	\dashv
in the <i>public righ</i>			_	_	_	
subterranean equi						
to a non-residenti	al use					
Wireless commun	•	N	N .	N	N	
in the <i>public righ</i>			•			
subterranean equi						
to a residential us Wireless communi		C	C	C	C	\dashv
in the <i>public right</i>						
above ground equ						
Wireless commun	ication facility	С	C	С	С	
outside the <i>public</i>	right-of-way	L				

Subcategories [See Section 131.0112 for an explanation and	Designator 1st & 2nd >>														
131.0112 for an	1st & 2nd >>	L													
	100000000000000000000000000000000000000	RE-				RS-					RX-	T	_	RT-	
i expialialion ano i								·· <u>·</u>		_		+			
descriptions of the	3rd >>	1-				1-					1-			1-	
Use Categories,	4th >>	1 2 3	1 2 3 4	4 5 6	5 7 8	9 10	11	12	13	14	1 2	1	2	3	4 <u>5</u>
Subcategories, and															
Separately Regulated															
Uses]				$\perp \downarrow$				\perp							
Retail Sales															
Building Supplies &	Equipment	-				-					-			-	
Food, Beverages an	d Groceries	-				-					-			-	
Consumer Goods, F	•	-		3		-					-			_	
Appliances, Equipm			ļ <u>.</u>							_					
Pets & Pet Supplies		-				-	,		,		-			-	
Sundries, Pharmace	euticals, &	-				-					-			-	
Convenience Sales			ļ							_		<u> </u>			
Wearing Apparel &	Accessories	-				-					-		_	-	
Separately Regulated I Uses	Retail Sales				_		_								
Agriculture Related	Supplies &	-				***					-			-	
Equipment	· · · · · · · · · · · · · · · · · · ·								<u> </u>			<u> </u>			
Alcoholic Beverage	Outlets	٠ -				-					-			-	
Farmers' Markets										_					
Weekly Farmers'	Markets	-				_					-			-	
Daily Farmers' Ma	arket Stands	-				<u>-</u>			1		-			-	
Plant Nurseries		-				-			*		-			-	•
Retail Farms		·				-					-			-	
Retail Tasting Stores		-												-	
Swap Meets & Other		-	, 			-					-			-	
Outdoor Retail Facil	lities		<u>L</u> _							l		<u> </u>			
Commercial Services															
Building Services		· -				- '					-			-	
Business Support		-				_					-			-	
Eating & Drinking I	Establishments	ı				-				T	-			-	
Financial Institution	ıs	•			,	-	_				-			-	_
Funeral & Mortuary	y Services	-				-					-			-	

Use Categories/	Zone		Zones	<u> </u>	
Subcategories	Designator				·
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	141.	122	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Use Categories, Subcategories, and	4th //	1 2 3	1 2 3 4 3 6 7 8 9 10 11 12 13 14		1 2 3 4 5
Subcategories, and Separately Regulated					
Uses]]
Instructional Studio	S	-	-	-	-
Maintenance & Rep	air	-	-	-	
Off-Site Services		_	-	-	-
Personal Services		-	-	-	-
Radio & Television	Studios	-	-	-	-
Tasting Rooms		-	-	-	-
Visitor Accommoda	tions	-	-	-	-
Separately Regulated (Commercial			•	· ·
Services Uses Adult Entertainment I	Establishments				
	Establishments.				
Adult Book Store		-	<u>-</u>	_	-
Adult Cabaret		-	-	-	-
Adult Drive-In Th		,	-	-	-
Adult Mini-Motion Theater	n Picture	-	<u>-</u>	-	-
Adult Model Stud	io	-	<u>-</u>	-	
Adult Motel		-	-	-	-
Adult Motion Pict	ure Theater	_	-	-	-
Adult Peep Show	Theater	,	-	-	-
Adult Theater		•	-	-	-
Body Painting Stu	ıdio	-	-	-	_
Massage Establish	nment	-	-	-	-
Sexual Encounter	Establishment	-	-	-	
Assembly and Entert Including Places of F		-	-	-	-

Use Categories/	Zone		Zones		
Subcategories	Designator				
[See Section 131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the Use Categories, Subcategories, and	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
Separately Regulated Uses]					
Assembly					
Bed & Breakfast Esta	blishments:				
1-2 Guest Rooms		N	N	N	-
3-5 Guest Rooms		N	С	С	-
6+ Guest Rooms		·C	C	-	-
Boarding Kennels / Pe	et Day Care	-	-	· -	-
Camping Parks		-	-		-
Child Care Facilities:					
Child Care Centers		С	С	С	С
Large Family Child	d Care Homes	L	L	L	L
Small Family Child	l Care Homes	L	L	L	L
Eating and Drinking Establishments with a Drive-through Compo		-			- ·
Fairgrounds		-	<u> </u>	-	-
Golf Courses, Driving Pitch & Putt Courses		С	С	С	С
Helicopter Landing Fa	acilities	-	-	-	-
Massage Establishmer Specialized Practice	nts,	-	-	-	-
Medical Marijuana C Cooperatives	onsumer	-	- -	· -	-
Mobile Food Trucks		-	-	-	-
Nightclubs & Bars eos sequare feet in sequence feet feet in sequence feet feet in sequence feet feet feet feet feet feet feet fe		-	-	-	-

Use Categories/	Zone		Zones		V
Subcategories	Designator				
[See Section	1 4 0 0 1 2 2	RE-	RS-	RX-	RT-
131.0112 for an	1st & 2nd >>	KE-	K3-	KA-	K1-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	4th >>	123	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>
Use Categories,	1 111 / /				
Subcategories, and					
Separately Regulated Uses]	•				
Parking Facilities as a	Drimary	ЦĻ.			
Use:	1 rimary				
Permanent Parking	Facilities		-	-	- ,
Temporary Parkin			_		
Private Clubs, Lodge: Fraternal Organizatio		-	-	-	-
Privately Operated, O		_	-	_	_
Recreation Facilities					
40,000 sSquare fFeet	in <u>sSize</u> ⁽⁴⁾				
Pushcarts:		_			
Pushcarts on Priva	ite Property	-	-	_	
Pushcarts in pPub	lic + <u>R</u> ight-of-	-	-	_	_
<u>₩</u> <u>W</u> ay			·		
Recycling Facilities:					
Large Collection I	acility	-	-	· -	- ·
Small Collection I	Facility	-	-	-	-
Large Construction	n &	-	-	_	-
Demolition Debris	s Recycling				
Facility					
Small Construction		-	-	-	-
Demolition Debris	s Recycling				
Facility				_	
Drop-off Facility		-		-	-
Green Materials C	omposting	-	-	-	_
Facility		_			
Mixed Organic Co	omposting	-	-	-	-
Facility					
Large Processing 1		-	-	-	-
Accepting at Least					
Annual Weight of	Kecyclables				

Use Categories/	Zone		Zones		
Subcategories	Designator		Zones		
[See Section					Γ
131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the		,		<u> </u>	<u> </u>
Use Categories,	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
Subcategories, and					
Separately Regulated					
Uses]					
from Commercial	& Industrial				
Traffic				,	
Large Processing		-	-	-	-
Accepting All Typ					
Small Processing I		-	-	-	
Accepting at Least					
Annual Weight of					,
From Commercial	& Industrial				
Traffic					
Small Processing F	•	-	- .]	-
Accepting All Type					
Reverse Vending N	Machines	-	-	-	-
Tire Processing Fa	cility	-	-	-	-
Sidewalk Cafes		-		-	-
Sports Arenas & Stadi	iums	-	-		-
Theaters that are θOut	door or <u>o</u> ver	-	-	-	-
5,000 sSquare fFeet in					
Urgent Care Facilities		-	-	-	1
Veterinary Clinics & A	Animal	-	-	-	-
Hospitals					
Zoological Parks		-	-	-	-
Offices					
Business & Profession	onal	•	-	-	-
Government		-	-	_	-
Medical, Dental, & I	Health	-	-	-	-
Practitioner					
Regional & Corpora	ite	_	_	-	-
Headquarters					
Separately Regulate	d Office Uses				

Use Categories/	Zone		Zones		
Subcategories	Designator		*		
[See Section	1 1	DE	ng.	l DV	l pr
131.0112 for an	1st & 2nd >>	RE-	RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the	441- > >	122	1 2 2 4 5 6 7 8 0 10 11 12 12 14	1 2	1 2 3 4 5
Use Categories,	4tn >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	$\begin{vmatrix} 1 & 2 & 3 & 4 & \underline{5} \end{vmatrix}$
Subcategories, and					
Separately Regulated					
Uses]				<u> </u>	
Real Estate Sales Off	ices &	L	L	L	L
Model Homes				· _	
Sex Offender Treatme	ent &	- '	-	i -	i -
Counseling				L	
Vehicle & Vehicular E	quipment				
Sales & Service					,
Commercial Vehicle	Repair &	-	-	-	-
Maintenance					
Commercial Vehicle	Sales &	-	-	-	-
Rentals					
Personal Vehicle Re	pair &	-	-	-	-
Maintenance	0.70		·		
Personal Vehicle Sal	les & Rentals	-	-	_	-
Vehicle Equipment	& Supplies	-	-	-	-
Sales & Rentals					
Separately Regulate					
Vehicular Equipmen	nt Sales &				
Service Uses					
Automobile Service	Stations	-	-	-	-
Outdoor Storage & 1	Display of	-	-	-	-
New, Unregistered N	Motor		,		
Vehicles as a Prima					
Distribution and Stora	ige				
Equipment & Mater	ials Storage	-	-	_	-
Yards	J		,		
Moving & Storage F	acilities	·-	-	-	-
Distribution Facilitie	es	. –	-	-	-
Separately Regulated and Storage Uses	d Distribution			<u>. </u>	-
Impound Storage Ya	ards	-	-	-	
Junk Yards	<u> </u>		_		
Juin Luius		_	<u>-</u>		-

Use Categories/	Zone		Zones		· -
Subcategories	Designator	i			
[See Section 131.0112 for an	1st & 2nd >>	RE-	· RS-	RX-	RT-
explanation and	3rd >>	1-	1-	1-	1-
descriptions of the					
Use Categories,	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
Subcategories, and					
Separately Regulated Uses]					
Temporary Construction	ction Storage	N	N N	N	N
Yards Located Θ Off		11		17	11
Industrial					
					I
Heavy Manufacturi		-	-		-
Light Manufacturin	g	-	-	-	<u>-</u>
Marine Industry		-	-	-	-
Research & Develop	oment	-	<u>-</u>	-	-
Trucking & Transport	ortation	-	-	-	-
Separately Regulate Uses	ed Industrial				
Hazardous Waste R	esearch Facility	-	-	- [-
Hazardous Waste Ti Facility	reatment		-	-	-
Marine Related Use Coastal Overlay Zon		-	-	-	-
Mining and Extracti	ve Industries	-	-	-	-
Newspaper Publishi	ng Plants	-	-	-	-
Processing & Packa Products & Animal products Grown Off	By-	-	-	-	-
Very Heavy Industria		-	-	-	-
Wrecking & Disman Motor Vehicles	tling of	-	-	-	-
Signs					
Allowable Signs		P	P	P	P
Separately Regulated	I Signs Uses			,	

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

Use Categories/ Subcategories	Zone Designator												
[See Section 131.0112 for an	1st & 2nd >>							R	M-				
explanation and	3rd >>		1-			2-			3-			1-	5-
descriptions of the Use Categories,	4th >>												
Subcategories, and Separately Regulated		1	2	3	4	5	6	7	8	9	10	11	12
Uses] Open Space through Residential, Rooming House [No change in text.]			[No change in text.]										
Shopkeeper Units			=			=			<u>P</u>			<u>P</u>	<u>P</u>
Single Dwelling Uni	ts	I)(13 <u>12</u>	2)		P ⁽¹³ 1	<u>2</u>)		P ⁽¹³ 1	2)	P ⁽⁻⁾	13 <u>12</u>)	P ⁽¹³ 12)
Residential, Separately Residential Uses, through Yard, & Estate Sales [Natext.]	gh Garage,	[No change in text.]						:					
Guest Quarters		L	(1+ <u>0</u>)		-		_			-		-

Use Categories/	Zone							Zo	nes					
Subcategories	Designator													
[See Section	1st & 2nd >>							D	M-		•			
131.0112 for an													,	
explanation and	3rd >>		1-			2-			3-			1-	5-	
descriptions of the	4th >>							-	1					
Use Categories,	1611													
Subcategories, and		1	2	3	4	5	6	7	8	9	10	11	12	
Separately Regulated														
Uses]	5							<u> </u>						
Residential, Separately														
Residential Uses, Home								chan	ge in	text.				
through Retail Sales, Bu		plies												
& Equipment [No chan	ge in text.]													
Food, Beverages and	d Groceries		-			-			P(87)	P	(<u>87</u>)	P(87))
Consumer Goods, F	urniture,		-			-		<u> </u>	-			-	-	
Appliances, Equipm	ent													
Pets & Pet Supplies			-			-	-		-			_	-	
Sundries, Pharmace	uticals. &					_			P(8 <u>7</u>)	P(<u>87</u>)	P(8 <u>7</u>))
Convenience Sales									-		-		•	
Wearing Apparel &	Accessories		-			-			<u>-P</u>		=	<u>P</u>	<u>-P</u>	
Retail Sales, Separately	v Regulated							ł			<u> </u>			
Retail Sales Uses, Agric							ΓNI.»	. 1	:_	447				
Supplies & Equipment the	hrough	[No change in text.]												
Commercial Services, 1	Building													
Services [No change in	text.]'													İ
Business Support			-	_		-			- <u>P</u> (7) =	- _]	o (7)	<u>P</u> ⁽⁷⁾)
Eating & Drinking	Establishments		-			-			-			<u> </u>	_	
Financial Institution	ns		-			-			_			<u>-</u>	-	
Funeral & Mortuan	y Services		-								-			
Instructional Studio	os		P		P P P					P				
Maintenance & Rep	pair		-			-			-			-	-	
Off-Site Services			-			-			-			-	-	
Personal Services			-			-			P ^(8<u>7</u>)		P ⁽	(8 <u>7</u>)	P ⁽⁸ 2)
Radio & Television	Studios		_		-	-			_			-	-	

Use Categories/	Zone				-			7.0	nes				
Subcategories	Designator							2.10	1103				
[See Section	1st & 2nd >>	-						P	<u>M</u> -				
131.0112 for an												-	
explanation and	3rd >>		1-			2-			3-		4	1-	5-
descriptions of the Use Categories,	4th >>		2	2	4						10	4.4	1.0
Subcategories, and Separately Regulated		1 2 3 4 5 6 7 8 9 10 11								12			
Uses] Tasting Rooms					,					<u> </u>		_	
<u> </u>	4.											(6)	D(6)
Visitor Accommoda			-					<u> </u>	-		<u> </u>	(6)	P ⁽⁶⁾
Commercial Services, Regulated Commercia Uses, Adult Entertainm Establishments through Services, Separately R Commercial Services Marijuana Consumer C change in text.]	ol Services ent Commercial degulated Uses, Medical Cooperatives [No				[No 6			chan		text.]			
Mobile Food Truc	ks		-			N			L(12	<u>[</u>)	$\Gamma_{(}$	12 <u>1</u>)	$L^{(12\underline{1})}$
Commercial Services, Regulated Commercia Uses, Nightclubs & Bar square feet in size throu Commercial Services, Regulated Commercia Uses, Zoological Parks text.]	Il Services rs over 5,000 Igh Separately Il Services						[No	chan	ge in	text.]			
Offices													
Business & Profes	sional		-			-			- <u>P</u> (7	() =	-]	o (7)	- <u>P⁽⁷⁾</u>
Government	<u></u>		-	-1 ,		-			-			<u>-</u>	-
Medical, Dental, & Practitioner	Health		-			-			P ⁽⁷⁾		P	(7)	- <u>P</u> ⁽⁷⁾
Offices, Regional & Co Headquarters, through Separately Regulated S Theater Marquees [No co	Signs, Signs Uses,	[No change in text.]											

Footnotes for Table 131-04B

¹ through 6 [No change in text.]

See Section 131.0423(a).

See Section 131.0423(b).

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.

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.

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*.

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 <u>multiple dwelling unit development</u> 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.

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 <u>retail</u> 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:
- (1<u>b</u>) Identified retail and commercial services uUses are <u>is</u> permitted only as <u>in</u> a mixed-use <u>in developments-where the density complies with the</u>

 <u>applicable land use plan</u> with 25 or more residential dwelling units;
- (2<u>c</u>) Retail and commercial <u>uUses must may</u> be located <u>only</u> 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, and 131-04G.

(a) RE Zones

Table 131-04C
Development Regulations of for RE Zones

Development Regulations [See Section 131.0430 for	Zone Designator		Zones	
Development Regulations of Residential Zones	1st & 2nd >>		RE-	
	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted density (DU per lot) throug Supplemental requirements [See Section [No change in text.]	,	[N	o change in te	ext.]
Diagonal plan dimension				
Refuse and Recyclable Material Storage 142.0805]	[See Section	[N	o change in te	ext.]

(b) RS Zones

Table 131-04D Development Regulations of <u>for</u> RS Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator			Z	ones			
	1st & 2nd >>			-	RS-			
,	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted density through Refuse and Re Material Storage [See 142.0805] [See Section [No change in text.]	ecyclable Section		[No char	nge in te	ext.]		

Development	Zone					Zones			
Regulations	Designator								
[See Section 131.0430	-								
for Development									
Regulations of									
Residential Zones]									
	1st & 2nd >>	,	·			RS-			·
	3rd >>	1-		1-	1-	1-	1-	1-	1-
	4th >>	8		9	10	11	12	13	14
Max permitted density	(DU per lot)					· ·			
through Supplemental	requirements			[N	No cl	hange in	text.]		
[See Section 131.0464(a)][No change					_			
in text.]									
Diagonal plan dimensi	ion		_						
Bedroom #Regulation	_	[No change in text.]							
Refuse and Recyclable	Material	applies	applies	appli	ies	applies	applies	applies	Aapplies
Storage [See Section 1	42.0805] [See						1		1
Section 142.0805] [<u>'</u>							

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	Zone dDesignator	Zo	nes
Regulations of Residential Zones]	1st & 2nd >>	R	X-
	3rd >>	1-	1-
	4th >>	1	2
Maximum permitted density (DU per lot) through Supplemental regulations [See Section 131.0464 in text.]		[No chang	ge in text.]
Diagonal plan dimension			
Refuse and Recyclable Material Storage [See Se	ection 142.0805]	[No chang	ge in text.]

Footnotes for Table 131-04E Footnote for Table 131-04E

¹ [No change in text.]

(d) RT Zones

Table 131-04F Development Regulations of <u>for</u> RT Zones

Development Regulations [See Section 131.0430 for Development Regulations of	Zone Designator			Zones		
Residential Zones]	1st & 2nd >>			RT-		- · · · · -
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
Maximum <u>PP</u> ermitted <u>dPensity</u>	(DU per lot)	1	1	1	1	1
Min lot <u>Lot</u> a Area (sf) [See Sect	ion 131.0441]	3,500	3,000	2,500	2,200	<u>1,600</u>
Min lot <u>Lot</u> dDimensions						
Lot <u>wWidth</u> (ft)		25	25	25	25	, <u>18</u>
s <u>S</u> treet f <u>F</u> rontage (ft)		25	25	25	25	<u>18</u>

Development Regulations	Zones						
[See Section 131.0430 for	Designator	r					
Development Regulations of Residential Zones]	1st & 2nd >>	RT-					
·	3rd >>	1-	1-	1-	1-	1-	
	4th >>	1	2	3	4	<u>5</u>	
Lot <u>Lot</u> wWidth (corner) (ft)	25	25	25	25	<u>25</u>		
Lot <u>Lot</u> d <u>D</u> epth (ft)		100	100	90	80	<u>80</u>	
Setback #Requirements			•		•	••••	
Min Front <i>sSetback</i> (ft) [See 131.0443(c)(1)]	Section	5	5	5	5	<u>5</u>	
Max Front <i>Setback</i> (ft) [See 131.0443(c)(1)]	Section	15	15	15	15	<u>10</u>	
Side <u>sSetback</u> (ft) [See Secti 131.0443(c)(2)]	0	0	0	0	<u>0</u>		
Min Street sSide sSetback (f	5	5	5	5	<u>5</u>		
Min Rear <u>sSetback</u> (ft)	3	3	3	3	<u>3</u>		
Max sstructure hHeight [See 131	.0444(d)]						
1 and 2 <i>story</i> buildings (ft) slab <i>floor</i> raised <i>floor</i>			21 25	21 25	21 25	2 <u>1</u> 25	
3 story buildings (ft) slab floor raised floor			31 35	31 35	31 35	31 35	
Max <u>1Lot e Coverage</u> (%) [See Se 131.0445(b)]	60	65.	70	75	<u>75</u>		
Max f <u>F</u> loor <u>aArea</u> r <u>R</u> atio [See 1]	31.0446(d)]						
1 and 2 story buildings	0.85	0.95	1.00	1.10	<u>1.20</u>		
3 story buildings	1.20	1.30	1.40	1.50	<u>1.60</u>		
Accessory <u>u_U</u> ses and <u>s_Structures</u> 131.0448 and 141.0306]	applies	applies	applies	Aapplies	<u>applies</u>		
Garage rRegulations [See Section 131.0449(b)]	applies	applies	applies	Aapplies	applies		
Min development [See Section 13	1.0451]	applies	applies	applies	Applies		
Parkway rRequirement [See Sec	applies	applies	applies	Aapplies	<u>applies</u>		

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

(e) RM Zones

Table 131-04G Development Regulations of <u>for</u> RM Zones

Development Regulations [See Section 131.0430 for	Zone Designator 1st & 2nd	r RM-					
Development Regulations of	>> 3rd >> 4th >>	1-	1-	1-	2-	2-	2-
Residential Zones]			<u> </u>	3	4	3	0
Maximum per density density per DU) throus Accessory use structures [Se 131.0448] [No in text.]	ty, (1),(2) (sf ugh es and ee Section	· .		[No chang	ge in text.]		
Ground-floor [See Section 1		<u>=</u>	-	• #	=	=	==

Development	Zone								
Regulations	Designator								
[See Section 131.0430 for	1st & 2nd	RM-							
Development		ALLYA							
Regulations	3rd >>	1-	1- 1- 2- 2- 2-						
of	31u	1-	1-	1-	2-	<u></u>	2-		
Residential	4th >>	1	2	3	4	5	6		
Zones]									
Lot consolida	tion								
regulations [See								
Section 131.0	453(a)]								
through Refu	se and	[No change in text.]							
Recyclable M	Iaterial			•					
Storage [See	Section								
142.0805]									
[No change in	text.]			· · · · · · · · · · · · · · · · · · ·					

Development Regulations	Zone Designator								
[See Section 131.0430 for	1st & 2nd								
Development Regulations of	3rd >>	3-	3-	3-	4-	4-	5		
Residential Zones]	4th >>	7	8	9	10	11	12		
Maximum podensity density per DU) throu Accessory us structures [Se 131.0448] [No in text.]	ty, (1),(2) (sf agh es and ee Section	[No change in text.]							
Ground-floor [See Section		=	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	applies		
Lot consolidate regulations the Refuse and Refuse and Refuse Section 1 [See Section 1 [No change in the section 2]	nrough Recyclable rage [42.0805]	pugh eyclable ge [No change in text.] 2.0805]							

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 vard.
- (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 <u>structures</u>, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G₂ except that a *floor area ratio* bonus shall be provided equal to the *gross*
- (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.
- (2<u>3</u>) 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 twoone 9-foot by 20-foot offstreet 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*.
- $(\underline{56})$ The detached garage $\underline{\text{may}}$ $\underline{\text{shall}}$ 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.
- (82) 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.

§131.0451 Minimum Development in the RT Zones Ground-floor Height

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 <u>lot</u> 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 <u>and permits a</u>

 <u>maximum density of 1 dwelling unit for each 1,500 square feet of lot area</u>
- CN-1-3 allows *development* with a pedestrian orientation <u>and</u>

 permits a maximum *density* of 1 *dwelling unit* for each 1,500

 square feet of *lot* area
- CN-1-4 <u>allows development</u> with a pedestrian orientation and permits a maximum <u>density</u> of 1 <u>dwelling unit</u> for each 1,000 <u>square feet of lot area</u>
- CN-1-5 <u>allows development</u> with a pedestrian orientation and permits a maximum <u>density</u> of 1 <u>dwelling unit</u> for each 800 square feet of <u>lot</u> 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 <u>is intended to accommodate</u> allows a mix of office and residential uses with a neighborhood scale and orientation <u>and permits a maximum density of 1 dwelling</u>

 unit for each 1,000 square feet of lot area
 - CO-1-2 <u>is intended to accommodate</u> allows a mix of office and residential uses that serve as an employment center <u>and</u>

 <u>permits a maximum density of 1 dwelling unit for each</u>

 1,500 square feet of *lot* area
 - (2) The following zones prohibit residential development:
 - <u>CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation</u>
 - <u>CO-2-2 is intended to accommodate office uses that serve</u>
 <u>as an employment center</u>
 - (3) The following zones allow residential *development* in a pedestrian oriented development:

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

 <u>dwelling unit for each 600 square feet of lot area</u>

§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 <u>is intended to accommodate allows</u> a mix of large-scale,
 visitor-serving uses and residential uses <u>and permits a maximum</u>
 <u>density of 1 dwelling unit for each 1,500 square feet of lot area</u>
 - CV-1-2 <u>is intended to accommodate allows</u> a mix of visitorserving uses and residential uses with a pedestrian orientation <u>and</u> <u>permits a maximum density of 1 dwelling unit for each 1,500</u> 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 <u>and permits a maximum *density*</u>

 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 <u>and permits a</u>

 <u>maximum density of 1 dwelling unit for each 1,500 square</u>

 feet of *lot* area
- CC-1-3 is intended to accommodate *development* with an auto orientation <u>and permits a maximum *density* of 1</u> *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
 - <u>CC-2-4 is intended to accommodate development with a pedestrian orientation</u>
 - <u>CC-2-5 is intended to accommodate development with a</u>
 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

 <u>dwelling unit for each 1,500 square feet of lot area</u>
 - 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
 - <u>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
 </u>
 - <u>CC-3-7</u> 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
 - <u>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</u>
 - <u>CC-3-9 is intended to accommodate development with a high intensity, pedestrian orientation and permits a</u>

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 <u>and permits a</u>

 <u>maximum density of 1 dwelling unit for each 1,500 square</u>

 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
 <u>dwelling unit for each 1,500 square feet of lot area</u>
 - 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
 - <u>CC-4-6 is intended to accommodate development with a</u>
 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 <u>and permits a maximum *density*</u>
 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 <u>and permits a maximum density of 1 dwelling unit for each 1,500 square</u>

 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 <u>and permits a maximum *density* of 1</u> *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
 - <u>CC-5-6 is intended to accommodate development with a</u>
 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	Zone	one Zones							
	Designator								
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>>	CN ⁽¹⁾ -	C	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately	4th >>	1 2 3 4 5	1	1	1 2	1 2	12	1 2	1
Regulated Uses]	4tn >>					<u> </u>	<u> </u>		1
Open Space			_						
Active Recreation		-	_	-	-	-	=	-	-
Passive Recreation			-	-	-	-	=	-	-
Natural Resources Preservation	n								
Park Maintenance Facilities									_
Agriculture									
Agricultural Processing		-	_		-	<u>-</u>	- -	-	1
Aquaculture Facilities		1	-	-	ı	<u>-</u>	-	-	
Dairies		-	-	-	ı		1.]	-	1
Horticulture Nurseries & Gree	nhouses	-	-	-	1	<u>-</u>	1 ::	-	
Raising & Harvesting of Crops			-	-	-	=	<u> </u>	-	1
Raising, Maintaining & Keepir	ıg of	-	-	-	-	=	-	-	-
Animals								(
Separately Regulated Agriculture									
Agricultural Equipment Repair	Shops		P	P	-	<u>-</u>	=	-	-
Commercial Stables		-			-	<u>-</u>	=	L	-
Community Gardens		L L L L L L L						L	L
Equestrian Show & Exhibition		s <u>-</u> <u>-</u> <u>C</u>						-	
Open Air Markets for the Sale		-	-	-	_	-	<u>=</u>	-	-
Agriculture-related Products &	Flowers								
Residential									
Mobilehome Parks									-

Use Categories/Subcategories	Zone									
	Designator							,		
[See Section 131.0112 for an	1st & 2nd								,	
explanation and descriptions of	>>	CN ⁽¹⁾ -	C]	R-		CO-		CV-	CP-	
the Use Categories,	3rd >>	1-	1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-	
Subcategories, and Separately	4th >>	1 2 3 4 5	1	1	1 2	1 2	12	1 2	1	
Regulated Uses]	411//					= =	i l			
Multiple Dwelling Units		$P^{(2)}$	P ⁽²⁾	-	P ⁽²⁾	<u>-</u>	<u>P</u> (2)	P ⁽²⁾	-	
Rooming House [See Section		P ⁽²⁾	P	-	P	<u>-</u>	<u>P</u>	$\mathbf{P}^{(2)}$	-	
131.0112(a)(3)(A)]			(2)		(2)			- (0)		
<u>Shopkeeper Units</u>		<u>P</u> (2)	<u>P</u> (2)	=	<u>P</u> (2)	=	P ⁽²⁾	<u>P</u> (2)	<u>-</u>	
Single Dwelling Units		-	-	-	-	<u>-</u>	<u> </u>	-	_	
Separately Regulated Residential			,		ſ	1				
Boarder & Lodger Accommod	lations	$L^{(2)}$	L	-	L	<u>-</u>	_=_	$L^{(2)}$	_	
Companion Units		-	-	_	-	=	L <u>=</u>	-	-	
Employee Housing:									١	
6 or Fewer Employees			-	-	-	<u>-</u>	_=	-	_	
12 or Fewer Employees		-	-	-	- ·	<u>-</u> =	<u> </u>	-		
Greater than 12 Employees		-	-	-	-	<u>-</u>	L = .	-	-	
Fraternities, Sororities and Stu	dent									
Dormitories	k	C ⁽²⁾	С	-	С	-	<u> </u>	C ⁽²⁾	-	
Garage, Yard, & Estate Sales		_		-	-	<u>-</u>	=	-	-	
Guest Quarters		_	_	-	-	-	-	`-	-	
Home Occupations		L	L	-	L	<u> </u>	<u>L</u>	L	-	
Housing for Senior Citizens		$C^{(2)}$	C	•	С	-	<u>C</u>	C ⁽²⁾	-	
Live/Work Quarters		-	L	-	-	<u>-</u>	L	-	-	
Residential Care Facilities:										
6 or Fewer Persons		$P^{(2)}$	P	-	P	-	<u>P</u>	P ⁽²⁾	_	
7 or More Persons		C ⁽²⁾	C	-	С	-	<u>C</u>	$C^{(2)}$	_	
Transitional Housing:										
6 or Fewer Persons		$P^{(2)}$	P	-	P	=	<u>P</u>	P ⁽²⁾	-	
7 or More Persons		$C^{(2)}$	C	ı	С	-	<u>C</u>	C ⁽²⁾	-	
Watchkeeper Quarters		-	ı	L	-	<u>.</u>	=	- ,	-	
Institutional		T.		,	-		•			
Separately Regulated Institution	al Uses									
Airports		<u>-</u>	С	С	C	<u>C</u>	=	$C^{(10)}$	_	
Botanical Gardens & Arboretu	ms		P	P	С	<u>C</u>	=	P	-	
Cemeteries, Mausoleums, Cre	matories	_	С	С	С	<u>C</u>	=	$C^{(10)}$	-	
Correctional Placement Center	·s	-	С	С	С	<u>C</u>	=	$C^{(10)}$	-	
Educational Facilities:										
Kindergarten through Grade	e 12	C (10)	С	С	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-	
Colleges / Universities		-	С	С	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-	
Vocational / Trade School			P	P	P	<u>P</u>	<u>C</u>	-	-	

Use Categories/Subcategories	Zone	Zone Zones							
	Designator				Zone	,			ļ
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>>	CN ⁽¹⁾ -	C	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	2-	3-	1-	1-
Subcategories, and Separately		 	1	1	$\frac{1}{1}$ 2			1 2	1
Regulated Uses]	4th >>		1	1	1 2	1 2	<u>1</u> <u>2</u>		1
Energy Generation & Distribu Facilities	tion	$C^{(10)}$	P -	С	P	<u>P</u>	<u>P</u>	P ⁽¹⁰⁾	-
Exhibit Halls & Convention Fa	acilities	-	P	P	С	<u>C</u>	=	P	-
Flood Control Facilities		L	L	L	L	L	L	· L	-
Historical Buildings Used for Not Otherwise Allowed	Purposes	$C^{(10)}$ C C C C C					C ⁽¹⁰⁾	-	
Homeless Facilities:	·						<u> </u>		
Congregate Meal Facilities		C ⁽¹⁰⁾	C	-	С	<u>C</u>	<u>C</u>	$C^{(10)}$	
Emergency Shelters		C ⁽¹⁰⁾	С	-	C	С	$\overline{\underline{\mathbf{C}}}$	$C^{(10)}$	-
Homeless Day Centers		$C^{(10)}$	C	-	С	<u>C</u> .	<u>C</u>	$C^{(10)}$	
Hospitals, Intermediate Care Facil	ities &		P	P		$\overline{\underline{\mathbf{C}}}$	C	$P^{(10)}$	
Nursing Facilities									
Interpretive Centers		-	-	-	_	<u>-</u>	=	-	-
Museums		-	P	P	С	<u>C</u>	<u>C</u>	P	
Major Transmission, Relay, or		-	C	С	C	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Communications Switching Statio	ns								
Satellite Satellite Antennas		L	L	L	L	<u>L</u>	L	L	L
Social Service Institutions	·		C	C	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Wireless <u>eCommunication fF</u> acilit									
Wireless communication facil		L	L	L	L	<u>L</u>	<u>L</u>	L	L
public right-of-way with subte									
equipment adjacent to a non-re			 - <u></u> -						
Wireless communication facil	•	N	N	N	N	<u>N</u>	$\underline{\mathbf{N}}$	N	N
public right-of-way with subte									
equipment adjacent to a reside Wireless communication facili		С	C	С		<u> </u>		C	C
public right-of-way with above	-				C	. <u>C</u>	<u>C</u>		
equipment	ground			l					i
Wireless communication facili	tv outside	L	L	L	L	T	T	L	
the <i>public right-of-way</i>	y catolic						٠ ا		
Retail Sales		,	L			<u> </u>	·		
Building Supplies & Equipmen	t	P ⁽¹¹⁾	P ⁽¹¹⁾	$P^{(11)}$	-	_	_	_	
Food, Beverages and Groceries		$P^{(11)}$ $P^{(11)}$ $P^{(11)}$ $P^{(11)}$ $P^{(11)}$ $P^{(11)}$ $P^{(11)}$				-			
Consumer Goods, Furniture, A		rces, $P^{(11)}$ $P^{(11)}$ $P^{(11)}$ $P^{(3,11)}$ $P^{(3,11)}$ $P^{(3,11)}$ $P^{(12)}$			P ⁽¹³⁾	-			
Equipment	,					====			
Pets & Pet Supplies		P ⁽¹¹⁾	$P^{(11)}$	$P^{(11)}$	-	=	-	-	-

Use Categories/Subcategories	Zone	ne Zones								
and Survey Subcategories	Designator					Lones	,			
[See Section 131.0112 for an	1st & 2nd									
explanation and descriptions of	>>	(1)		Cl	R-		CO-		CV-	CP-
the Use Categories,	3rd >>		\dashv	1-	2-	1-	<u>2-</u>	3-	1-	1-
Subcategories, and Separately		 	_						1 2	
Regulated Uses]	4th >>		<u>5</u>	1	1	1 .2	1 2	1 2		1
Sundries, Pharmaceutical, & C	Convenience	P ⁽¹¹⁾		$P^{(11)}$	$P^{(11)}$	$P^{(11)}$	<u>P⁽¹¹⁾</u>	<u>P</u> (11)	$ P^{(11)} $	-
Sales										
Wearing Apparel & Accessorie	es	P ⁽¹¹⁾		$P^{(11)}$	$P^{(11)}$	-	• =	-	P ⁽¹¹⁾	-
Separately Regulated Retail Sa	les 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 Sta	ınds	L		L	·L	L	L	L	L	-
Plant Nurseries		P	.:	P	P	-	-	-	-	-
Retail Farms		L		L	L	L	<u>L</u>	Ĺ	-	-
Retail Tasting Stores		L		L	L	L	L	L	L	-
Swap Meets & Other Large Ou	utdoor Retail			С	С	-	=	-	$C^{(10)}$	-
Facilities										
Commercial Services										
Building Services		-		P	P	P ⁽⁶⁾	<u>P</u> (6)	<u>P</u> (6)	-	-
Business Support		P		P	P	P ⁽⁵⁾	<u>P</u> (7)	<u>P</u> ⁽⁷⁾	_	
Eating & Drinking Establishm	ents	P ^{(4) (16)}		$P^{(16)}$	$P^{(16)}$	$P^{(5)(16)}$	P ^(5,16)	$P^{(5,16)}$	$P^{(16)}$	
Financial Institutions		P		P	P	P	<u>P</u>	<u>P</u>	_	_
Funeral & Mortuary Services		-		P	P	_	<u>=</u>	- -		_
Instructional Studios		P		P	P	P	<u>P</u>	<u>P</u>	P ⁽¹²⁾	_
Maintenance & Repair		P		P	P	P ⁽⁶⁾	<u>P⁽⁶⁾</u>	<u>P</u> ⁽⁶⁾	-	_
Off-site Services		_		P	P		•	-	_	-
Personal Services		P		P	P	-	<u> </u>	<u> </u>	P	
Radio & Television Studios		-		P	P	_	-	=	-	
Tasting Rooms		-		-		_	<u>-</u>	<u>-</u>	-	_
Visitor Accommodations		-		P	P	-		-	P	-
Separately Regulated Commercia	l Services	•								
Uses										
Adult Entertainment Establishment	s:									

Use Categories/Subcategories	Zone								
	Designator	•							
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>>	CN ⁽¹⁾ -	C]	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	<u>2-</u>	3-	1-	1-
Subcategories, and Separately	4th >>	1 (1 1	1	1	1 2	1 2	1 2	1 2	1
Regulated Uses]	4tn >>		1	1	1 2	= =	= ≟	1 2	1
Adult Book Store		L	L	L	-	=	• =	-	-
Adult Cabaret		-	L	L	-	<u>-</u>	- =	L	
Adult Drive-In Theater			L	L	-	<u>-</u>	=	L	-
Adult Mini-Motion Picture Th	eater	- L L					- 11	L	-
Adult Model Studio		L	L	L	-	•	1	L	-
Adult <i>Motel</i>		-	L	L	-	<u>.</u>		L	-
Adult Motion Picture Theater		-	L	L	-	<u>-</u>	=	L	-
Adult Peep Show Theater		-	L	L	_	-	=	L	-
Adult Theater		-	L	L	_	-	=	L	-
Body Painting Studio		L	L	L	-	. 11	=	L	-
Massage Establishment		L	L	L	-	<u>:</u>	-	-	-
Sexual Encounter Establishme	nt	L	L	L	-	-	111	L.	
Assembly and Entertainment Uses	s, Including	$L^{(10)}$	L	L	L	Ŀ	L	$L^{(10)}$	- 1
Places of Religious Assembly						_	_		
Bed & Breakfast Establishments:									
1-2 Guest Rooms		-	P	P	-	<u>-</u>	-	P	-
3-5 Guest Rooms		-	P	P	-	-	=	P	-
6+ Guest Rooms		-	P	P	-	-	- 11	P	-
Boarding Kennels/Pet Day Care		L	L	L	N	<u>N</u>		N ⁽¹⁰⁾	-
Camping Parks		-	C	С	С	<u>C</u>	=	С	-
Child Care Facilities:						·			
Child Care Centers		L	L	-	L	L	L	$L^{(10)}$	-
Large Family Child Care Hom	ies	$oxed{L}$ $oxed{L}$ $oxed{L}$ $oxed{L}$ $oxed{L}$ $oxed{L}$ $oxed{L}$				$L^{(10)}$	_		
Small Family Child Care Hom		L	L	-	L	L	<u>L</u>	L	_
Eating and Drinking Establishmen	its with a	- C - <u>-</u> <u>-</u>	I	•	P	<u>P</u>	<u> </u>	P -	-
Drive-in or Drive-through Compo	nent								
Fairgrounds		-	С	С	-	<u>-</u>	-	С	-

Use Categories/Subcategories	Zone	one Zones									
ose categories/bubeategories	Designator				Zones	•					
[See Section 131.0112 for an	1st & 2nd	-									
explanation and descriptions of	75t & 21td >>	CN ⁽¹⁾ -	Cl	R.		CO-		CV-	CP-		
the Use Categories,	3rd >>		1-	2-	1-	Γ	2	1-	1-		
Subcategories, and Separately						2-	<u>3-</u>	 			
Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1		
Golf Courses, Driving Ranges, an	d Pitch &	-	С	С	C	<u>C</u>	-	C	-		
Putt Courses					İ	-	=				
Helicopter Landing Facilities		-	С	С	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-		
Massage Establishments, Speciali	zed Practice	L	L	L	-	=	_	$L^{(14)}$	-		
Medical Marijuana Consumer Co	operatives	-	-	С	-	=	=	-	_		
Mobile Food Trucks		$L^{(15)}$ $L^{(15)}$ $L^{(15)}$ $L^{(15)}$ $L^{(15)}$ $L^{(15)}$						$L^{(15)}$	$L^{(15)}$		
Nightclubs & Bars oOver 5,000 s	Square f Feet	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$						С	-		
in sSize	-							[[
Parking Facilities as a Primary Us	se:										
Permanent Parking Facilities	,	-	P	P	С	<u>C</u>	=	C	P		
Temporary Parking Facilities		-	N	N	С	<u>C</u>	<u>C</u>	С	N		
Private Clubs, Lodges and Fraterna	al	$P^{(10)}$	P	P	P	<u>P</u>	<u>P</u>	P ⁽¹⁰⁾	-		
Organizations						=	_				
Privately Operated, Outdoor Recre	eation	~	P	P	С	<u>C</u>	-	С	<u>-</u> ·		
Facilities over 40,000 Square Feet						_	_				
Pushcarts:	······································						-				
Pushcarts on Private Property		L	L	L	L	L	L	L	-		
Pushcarts in Public Right of W	ay <u>Public</u>	N	N	N	N	N	N	N	-		
<u>Right-of-Way</u>											
Recycling Facilities:											
Large Collection Facility		N	N	N	N	N	N	$N^{(10)}$	-		
Small Collection Facility		L	L	L	L	L	L	$L^{(10)}$	-		
Large Construction & Demolit	tion Debris	-	-	-	_	-	-	_	-		
Recycling Facility											
Small Construction & Demolit	tion Debris	-	-	-	-	=	=	-	-		
Recycling Facility											
Drop-off Facility		L	L	L	L	<u>L</u>	L	L	-		
Green Materials Composting F		_	_			<u>-</u>	<u>-</u>				
Mixed Organic Composting Fa		-			<u>-</u>	<u>-</u>	<u> </u>		-		
Large Processing Facility Acce		-	-	-	-	<u>-</u>	<u>=</u>	-			
Least 98% of Total Annual We											
Recyclables from Commercial	& Industrial				Ì						
Traffic					 -						
Large Processing Facility Acce	epting All	-	-	-	-	<u>-</u>	<u>-</u>	-	-		
Types of Traffic											
Small Processing Facility Acce	epting at				-						

Use Categories/Subcategories	Zone	1 1							
	Designator								
[See Section 131.0112 for an	1st & 2nd								
explanation and descriptions of	>>	CN ⁽¹⁾ -	C.	R-		CO-		CV-	CP-
the Use Categories,	3rd >>	1-	1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Subcategories, and Separately Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	1 2	12	1 2	1
Least 98% of Total Annual W	eight of					<u>'</u>	<u> </u>		
Recyclables From Commercia	•								
Industrial Traffic									
Small Processing Facility Acc	enting All	-		_	_	-	-	_	_
Types of Traffic	- F					=	=		
Reverse Vending Machines		L	L	L	L	L	L	L	_
Tire Processing Facility		-	_	_			_	-	-
Sidewalk Cafes		L	L	L	L	<u>_</u>	<u> </u>	L	_
Sports Arenas & Stadiums			$\frac{\overline{C}}{C}$	C	C	<u>C</u>	_ 	C	_
Theaters that are eQutdoor or eQv	er 5,000	_	C	C	$\frac{\sigma}{C}$	<u><u><u> </u></u></u>	" "	C	_
sSquare fFeet in sSize	,		_			<u> </u>	" ,		
Urgent Care Facilities	-	N	N	N	N	N	N	N ⁽¹⁰⁾	
Veterinary Clinics & Animal Hosp	oitals	L	L	L	N	N	N	_	
Zoological Parks		_		_		-	<u> </u>	_	
Offices				l	<u> </u>	=	=	ll	
Business & Professional		$P^{(7)}$	P	P	P	<u>P</u>	<u>P</u>	_	
Government		P	P	Р	P	<u>P</u>	P	-	-
Medical, Dental & Health Practi	itioner	Р	P	P	P	P	<u> </u>	P ⁽¹⁰⁾	
Regional & Corporate Headqua		P	P	P	P	P	P.	_	_
Separately Regulated Office Uses					<u> </u>	L =		<u> </u>	
Real Estate Sales Offices & M	odel Homes	L	L	_	L	L	L	L	
Sex Offender Treatment & Cou	ınseling	L	L	L	L	L	L	$L^{(10)}$	-
Vehicle & Vehicular Equipment S					<u> </u>		=_		
Service									
Commercial Vehicle Repair &		-	P	P	-	-	=	-	-
Maintenance									
Commercial Vehicle Sales & Ren		-	P	P		-		-	
Personal Vehicle Repair & Main		· -	P	P	-	=		-	
Personal Vehicle Sales & Rental		-	P	P	•	• =	=	. –	-
Vehicle Equipment & Supplies S	Sales &	-	P	P	-	- =	=	-	-
Rentals					,		<u>.</u>		
Separately Regulated Vehicle & V	ehicular								
Equipment Sales & Service Uses									
Automobile Service Stations		-	N	N	C	<u>C</u>	<u>C</u>	С	
Outdoor Storage & Display of Nev		-	C	C	-	=	=	-	-]
Unregistered Motor Vehicles as a	Primary				<u></u>				

Use Categories/Subcategories	Zono	Zone Zones							
Ose Categories/Subcategories	Designator				Lones	•			
[See Section 131.0112 for an									
explanation and descriptions of	1st & 2nd >>	CN ⁽¹⁾ -		R-		CO-		CV-	CP-
the Use Categories,	·					г			
Subcategories, and Separately	3rd >>	1-	1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Regulated Uses]	4th >>	1 2 3 <u>4 5</u>	1	1	1 2	1 2	1 2	1 2	1
Use									
Distribution and Storage				<u> </u>		L	L		
Equipment & Materials Storage	Vards	_	_	P	_	_	_	_	_
Moving & Storage Facilities		_	_	P	_	-	-	_	-
Distribution Facilities	· · ·		_	P ⁽⁸⁾	-			_	-
Separately Regulated Distribution	and	<u>-</u>		1			L 		
Storage Uses									
Impound Storage Yards		_	_	С	_	-	<u> </u>	_	
Junk Yards		-	_	_	-		_	-	
Temporary Construction Storage	Yards	L	L	L	L	<u>L</u>	L	L	-
Located oOff-site							=		
Industrial						_			
Heavy Manufacturing		-	-	-	_	_ _	_ 	-	-
Light Manufacturing		-	-	P ⁽⁸⁾	_	-	=	-	_
Marine Industry		-	_	-	-	_ =	=	-	-
Research & Development		-	P	P	P	<u>P</u>	P	-	-
Trucking & Transportation Te	rminals	-	P	P	_	=	=	-	-
Separately Regulated Industrial U	ses								
Hazardous Waste Research Facilit	y	-	_	-	-	<u>-</u>	=	_	-
Hazardous Waste Treatment Facil	ity	_	-	- 1	_	-	- ·	_	_
Marine Related Uses Within the C	Coastal	_	С	С	С	L	<u>-</u>	C	-
Overlay Zone	_	•							
Mining and Extractive Industries				_		<u>-</u>	<u>-</u>	-	_
Newspaper Publishing Plants			С	C	C	<u>C</u>	= .	$C^{(10)}$	-
Processing & Packaging of Plant I		-	-	-	-	=	=	-	-
& Animal By-products Grown Of	f -	=							
premises									
Very Heavy Industrial Uses				-	-		<u> </u>	-	-
Wrecking & Dismantling of Moto	r	-	-	-	-	=	=	-	-
Vehicles									
Signs						Б			
Allowable Signs		P '	P	P	P	<u>P</u>	<u>P</u>	P	P
Separately Regulated Signs Uses				<u> </u>		_	_		
Community Entry Signs		L	_ <u>L</u> _	L	<u>L</u>	<u>L</u>	<u>L</u>	L	L
Neighborhood Identification Signs		-		-		=	<u> </u>	-	-
Comprehensive Sign Sign Program	n	N	_ <u>N</u> _	N	N	N	N	N	N

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

Use Categories/Subcategories	Zone			Zone	s	
[See Section 131.0112 for an	Designator					•
explanation and descriptions of	1st & 2nd >>			CC - <u>C</u> (<u>C-</u>	
the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately	4th >>	1 2 3	12345	456789	123456	123456
Regulated Uses]	4tii >>					
Open Space						
Active Recreation		-	-	-	-	-
Passive Recreation		-	-		•	-
Natural Resources Preservation	n	-	-	-	-	-
Park Maintenance Facilities		-	-	-	.	_
Agriculture						
Agricultural Processing		-	-	-	-	-
Aquaculture Facilities		-	-	-	-	-
Dairies		-	-	-	-	_
Horticulture Nurseries & Gree	enhouses	-	-	-	-	_
Raising & Harvesting of Crops		-	-	-	1	_
Raising, Maintaining & Keepi	ng of Animals	-	-	1	-	-
Separately Regulated Agriculture						
Agricultural Equipment Repair S	hops	P	P	•	P	P
Commercial Stables		-			1	-
Community Gardens		L	L	L	L	L
Equestrian Show & Exhibition Fa		-	-	-		-
Open Air Markets for the Sale of	Agriculture-	-	-	-	•	-
Related Products & Flowers		 .				
Residential						
Mobilehome Parks		-	-	-	-	-
Multiple Dwelling Units		$\mathbf{P}^{(2)}$	-	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾
Rooming House House [See Sec	tion	P		P	P	P
131.0112(a)(3)(A)]						

Use Categories/Subcategories	Zone	one Zones											
[See Section 131.0112 for an	Designator		·										
explanation and descriptions of	1st & 2nd >>						$\overline{\mathbf{c}}$	C -C	C-				
the Use Categories,	3rd >>	1	-		 ?-		3-			4-		5-	
Subcategories, and Separately				1 2		5 4	5 <u>6</u> 7	89	1 2	3 4 5 <u> 6</u>	12		5 6
Regulated Uses]	4th >>	•											″ ≚
Shopkeeper Units		I) =		-		<u>P</u>			<u>P</u>		<u>P</u>	
Single Dwelling Units			-		_		-			-		-	
Separately Regulated Residential	Uses												
Boarder & Lodger Accommodat	ions	I			-		L			L		L	
Companion Units		_	-		-		-			<u>-</u>		-	
Employee Housing:													
6 or Fewer Employees			-		- 1		-			_		-	
12 or Fewer Employees			-	•	-		_			-		_	
Greater than 12 Employees			-		-		-			-		_	-
Fraternities, Sororities and Stude	nt Dormitories	(7)		_		С			С		С	
Garage, Yard, & Estate Sales			-	•	-		-			-		-	
Guest Quarters			-							-		-	
Home Occupations		I	_		-		L			L		L	
Housing for Senior Citizens		(\sim		-		С			С		С	
Live/Work Quarters		I	, ,		-	1	L			L		L	
Residential Care Facilities:									,				
6 or Fewer Persons		I)		-		P			P		P	
7 or More Persons		(()		-		С			С		C	
Transitional Housing:							•						
6 or Fewer Persons		I)		-		P			P		P	
7 or More Persons		(7		-		С			С		С	
Watchkeeper Quarters			-]			-			-		-	
Institutional													
Separately Regulated Institutiona	ıl Uses												
Airports		(()	(C		С			С		С	
Botanical Gardens & Arboretum	S	(()	(\mathbb{C}		С			С		С	
Cemeteries, Mausoleums, Crema	tories	(•	\mathbb{C}_{-}		С			С		C	
Correctional Placement Centers		(()	•	\mathbb{C}^{-}		С			C		С	
Educational Facilities:													
Kindergarten through Grad	le 12	(7)	(\mathbb{C}		С			C		С	
Colleges / Universities		(C					С		C	
Vocational / Trade School		I)		P					P		P	
Energy Generation & Distributio		I		(C		С			С		P	
Exhibit Halls & Convention Faci	lities	(C	(\mathbb{C}		С			С		С	
Flood Control Facilities		I	,]	Ĺ		L			L		L	
Historical Buildings Used for Pu	rposes Not	(()	(\overline{C}		C			С		С	
Otherwise Allowed									<u> </u>				

Use Categories/Subcategories	Zone	one Zones								
[See Section 131.0112 for an	Designator									
explanation and descriptions of	1st & 2nd >>			CC - <u>C</u> (C <u>-</u>					
the Use Categories,	3rd >>	1-	2-	3-	4-	5-				
Subcategories, and Separately	441 >>	1 2 3	12345	4 5 6 7 8 9	123456	12345 6				
Regulated Uses]	4th >>									
Homeless Facilities:										
Congregate Meal Facilities	3	С	-	С	С	C				
Emergency Shelters	-	С	-	С	С	C				
Homeless Day Centers		С		С	С	С				
Hospitals, Intermediate Care Fac Nursing Facilities	ilities &	С	С	С	C	С				
Interpretive Centers		_	_	_	<u>-</u>	_				
Museums		С	C	С	С	C				
Major Transmission, Relay, or Communications Switching Stati	one	С	С	С	С	С				
Satellite Antennas	.0113	L	L	L	L	L				
Social Service Institutions		C	$\frac{\mathbf{c}}{\mathbf{C}}$	C	C	$\frac{D}{C}$				
Wireless eCommunication fEacil	lity:									
Wireless communication fac		L	L	L	L					
public right-of-way with sub		L	L							
equipment adjacent to a non-										
Wireless communication fac		N	\overline{N}	N	N	N				
public right-of-way with sub		1,	- 1	[_ `					
equipment adjacent to a residual										
Wireless communication fac		С	C	С	С	С				
public right-of-way with abo	-			•						
equipment										
Wireless communication fac	ility outside	L	L	L	L	L				
the <i>public right-of-way</i>										
Retail Sales										
Building Supplies & Equipme	nt	P ⁽¹¹⁾	P ⁽¹¹⁾	-	P ⁽¹¹⁾	P ⁽¹¹⁾				
Food, Beverages and Grocerie	s	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾				
Consumer Goods, Furniture,	Appliances,	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾				
Equipment Pets & Pet Supplies		P ⁽¹¹⁾	p (11)	P ⁽¹¹⁾	P (11)	p (11)				
Sundries, Pharmaceutical, & O	Convenience	p (11)	p (11)	P ⁽¹¹⁾	$\frac{1}{P^{(11)}}$	p (11)				
Sales	om veniciice		r` ´	T	T · ·					
Wearing Apparel & Accessori	es	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾				
Separately Regulated Retail S			<u> </u>			1				
Agriculture Related Supplies		_	_	-	P .	P				
Alcoholic Beverage Outlets	L	L	L	L	L					
Farmers' Markets										
		L								

Use Categories/Subcategories	Zone													
[See Section 131.0112 for an	Designator													•
explanation and descriptions of	1st & 2nd >>							•	<u>-C-C</u>	CC-				
the Use Categories,	3rd >>	1	_		2-			3-		T		1-		5
Subcategories, and Separately	4th >>	1	2 3	1	23	45	4	56	789	1	23	456	1 2	23456
Regulated Uses]	411/2													
Weekly Farmers' Markets]	Ĺ		L			L]	L _		L
Daily Farmers' Market St	tands]			L			L]	Ĺ		L
Plant Nurseries]	Ρ		P			P				P		P
Retail Farms]	Ĺ		L			L		Γ]	L		L
Retail Tasting Rooms]	L		L			L]	L		L
Swap Meets & Other Large Outdoo	or Retail		_		-			-				-		C ·
Facilities		_				_								
Commercial Services														
Building Services					-			-]	Ρ.		P
Business Support			P		P	_		P				P		
Eating & Drinking Establishm	nents	P	(16)		P ⁽¹⁶	5)		$\mathbf{P}^{(1)}$	5)		P	(16)		P ⁽¹⁶⁾
Financial Institutions]	P		P			P				P		P
Funeral & Mortuary Services]	P		P		Ι.	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		1		P		P
Radio & Television Studios]	Р		P			P]	P		P
Tasting Rooms		_(17)		_(17)		_(17	['])	\top	_(17)		P ⁽¹⁷⁾
Visitor Accommodations]	P		P			P]	P		P
Separately Regulated Comme	rcial Services						1					<u>.</u>		
Uses														
Adult Entertainment Establishmer	nts:												•	
Adult Book Store]	Ĺ		L					T				L
Adult Cabaret]			L			L]	L		L
Adult Drive-In Theater]			L			L]	L		L
Adult Mini-Motion Picture	Theater	J			L			L]	L		L
Adult Model Studio]			L			L]	L		L
Adult Motel		I			L			L		Т]	L		L
Adult Motion Picture Theat	er	J			L			L]	L		L
Adult Peep Show Theater]			L			L		T]			L
Adult Theater		I	Ĺ		L			L]	L		L
Body Painting Studio		J	Ĺ		L			L]			L
Massage Establishment		I			L			-				-		L
Sexual Encounter Establish	ment	J			L			L		T]	L		L
Assembly and Entertainment Uses	, Including	J			L		,	L		T]	L		L
Places of Religious Assembly										\perp				

Use Categories/Subcategories	Zone		· · · - ·	Zone		
[See Section 131.0112 for an	Designator					-
explanation and descriptions of	1st & 2nd >>			CC-C	<u>C-</u>	
the Use Categories,	3rd >>	1-	2-	3-	4-	5-
Subcategories, and Separately	4th >>	1 2 3	12345	4 5 6 7 8 9	123456	123456
Regulated Uses]	4tn ->>					
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		С	, C	C	С	С
Child Care Facilities:			-			
Child Care Centers		L	-	L	L	L
Large Family Child Care Hon	nes	L	-	L	L	L
Small Family Child Care Hon		L	-	L	L	L
Eating and Drinking Establishme	nts with a	P	P	P	P	P
Drive-in or Drive-through Compo	onent					
Fairgrounds		С	С	_	С	C
Golf Courses, Driving Ranges, and	С	C	C	С	C	
Courses						·
Helicopter Landing Facilities		С	С	С	С	C
Massage Establishments, Specialization	zed Practice	L	L	L	L	L
Medical Marijuana Consumer Co	operatives	-	C	_	<u> </u>	-
Mobile Food Trucks		$L^{(15)}$	L ⁽¹⁵⁾	$L^{(15)}$	L ⁽¹⁵⁾	L ⁽¹⁵⁾
Nightclubs & Bars o Over 5,000 s	quare fFeet in	С	С	C	С	C
<u>sS</u> ize	-			•		
Parking Facilities as a Primary Us	e: \					
Permanent Parking Facilities		P _	C	P	P	P
Temporary Parking Facilities		N	С	N	N	N
Private Clubs, Lodges and Fratern	al	P	P	P	P	P
Organizations						
Privately Operated, Outdoor Recre		C	C	C	C	C
Facilities <u>oOver</u> 40,000 Square Fe	et in Size ⁽⁹⁾					
Pushcarts:					Y	
Pushcarts on Private Property		L	L	L	L	L
Pushcarts in <u>PPublic +Right-of</u>	'-w <u>W</u> ay	N	N	. N	N	N
Recycling Facilities:		N			<u> </u>	
Large Collection Facility			N	N	N	N
Small Collection Facility			L	L	L	L
Large Construction & Demolition Debris			-	-	-	~
Recycling Facility						
Small Construction & Demoli	tion Debris		-	-		<u>-</u>

Use Categories/Subcategories	Zone	one Zones											
[See Section 131.0112 for an	Designator												
explanation and descriptions of	1st & 2nd >>						C	G- <u>C</u>	<u>C-</u>			_	
the Use Categories,	3rd >>	. 1		2	_		3-			4-		5-	
Subcategories, and Separately	4th >>	1	2 3	1 2 3	3 4 5	4:	567	89	12	3 4 5 6	12	3 4	5 <u>6</u>
Regulated Uses]	4th >>												
Recycling Facility													
Drop-off Facility]	Ĺ	I			L			L		_L_	
Green Materials Composting			-	-			-			_			
Mixed Organic Composting F	acility		-	-			_			_			
Large Processing Facility Accepting at			-		•		-			-		-	
Least 98% of Total Annual Weight of													
Recyclables from Commercia	1 &												
Industrial Traffic											ŀ		
Large Processing Facility Acc	epting All		-	-	•		-			-	1	-	
Types of Traffic					_								
Small Processing Facility Acc			-	-	•		-			C		\mathbf{C}	
Least 98% of Total Annual W	•												
Recyclables From Commercia	1 &												
Industrial Traffic													
Small Processing Facility Accepting All				-	•		-			C		\mathbf{C}	
Types of Traffic	-												
Reverse Vending Machines]	Ĺ	I	_		L			L		L	
Tire Processing Facility	· · · <u>pre-sone-se</u>		-		•		-						
Sidewalk Cafes			Ĺ	I			L			L		_L	
Sports Arenas & Stadiums		(\Box	(С			С		<u>C</u>	
Theaters <u>Tthat Aare Outdoor or of</u>	Over 5,000	(\mathbb{C}	(2		C			C		\mathbf{C}	
Square Feet in Size						ļ							
Urgent Care Facilities			Ŋ	1			N			Ń		N	
Veterinary Clinics & Animal Hos	oitals]	<u></u>	I	٠		L			L		_L	
Zoological Parks			-		•					-		=	
Offices						1							
Business & Professional			P	I			P			P	ļ	<u>P</u>	
Government			P	I			P			P	ļ	P	
Medical, Dental & Health Prac			P	I			P			P		<u>P</u>	
Regional & Corporate Headqu	arters]	P	I) 	<u> </u>	<u>P</u>			P		<u>P</u>	
Separately Regulated Office Uses			_							.	,		
Real Estate Sales Offices & Model Homes			[L			L		<u>L</u>	
Sex Offender Treatment & Counseling				I	_		L			L		_ <u>L</u>	
Vehicle & Vehicular Equipment Sales &													
Service						ı			I		1		
Commercial Vehicle Repair &			-		•	-	-			P		<u>P</u>	
Commercial Vehicle Sales & R	entals		-	<u></u>	•		-			P		_ <u>P</u>	

Use Categories/Subcategories	Zone					Zone	es			
[See Section 131.0112 for an	Designator	1								
explanation and descriptions of	1st & 2nd >>					€€-C	C-			
the Use Categories,	3rd >>	1	<u> </u>	2-		3-	4-	5-		
Subcategories, and Separately			23			456789	123456	1 2 3 4 5 <u>6</u>		
Regulated Uses]	4th >>				- -					
Personal Vehicle Repair & Ma	intenance		P	P		-	P	P		
Personal Vehicle Sales & Rent		j	P	P		-	P	P		
Vehicle Equipment & Supplies	Sales &		P	P			P	P		
Rentals										
Separately Regulated Vehicle & V	'ehicular									
Equipment Sales & Service Uses	S									
Automobile Service Stations]	N	N		N	N	N		
Outdoor Storage & Display of	, i	(C	C		-	C	C		
Unregistered Motor Vehicles	as a <i>Primary</i>									
Use										
Distribution and Storage										
Equipment & Materials Storage	ge Yards		-			_	-			
Moving & Storage Facilities				_		-	P	P		
Distribution Facilities								$P^{(8)}$		
Separately Regulated Distribution	ı and Storage									
Uses										
Impound Storage Yards			-			-	C	C		
Junk Yards			-			-	-	<u> </u>		
Temporary Construction Stora	ige Yards		L	L		L	L	L		
Located oOff-site										
Industrial										
Heavy Manufacturing				-						
Light Manufacturing			-			_	-	P(8)		
Marine Industry			-			-	_	_		
Research & Development			P	P		-	P	P		
Trucking & Transportation To			-	_			<u> </u>	-		
Separately Regulated Industrial U	Jses					1				
Extractive Industries			-		_	- '	-	-		
Hazardous Waste Research Fa				-			_	-		
Hazardous Waste Hazardous	<u>Waste</u>		-	-			-	-		
Treatment Facility										
Marine Related Uses Within t	he Coastal	(С	C		C	C	С		
Overlay Zone	_									
Newspaper Publishing Plants	D 1	(<u>C_</u>	<u>C</u>		C	C	P		
Processing & Packaging of Plants			-	-		-	-	-		
Animal By-products Grown C	II-premises									
Very Heavy Industrial Uses			-				-	-		

Use Categories/Subcategories	Zone			Zone	S				
[See Section 131.0112 for an	Designator								
explanation and descriptions of	1st & 2nd >>			<u>CC-</u> C	<u>C-</u>				
the Use Categories,	3rd >>	1-	2-	3-	4-	5-			
Subcategories, and Separately Regulated Uses]	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			
Wrecking & Dismantling of N	1otor Vehicles	-	-	-	-	-			
Signs									
Allowable Signs		P	P	P	P	P			
Separately Regulated Signs Uses									
Community Entry Signs		L	L	L	L	L			
Neighborhood Identification S	ligns	-	-	-	-	_			
Comprehensive Sign Sign Pro	gram	N	N	N	N	N			
Revolving Projecting Signs			N	N	N	N			
Signs with Automatic Changing Copy			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 <u>for</u> CN Zones

Development Regulations	Zone d <u>D</u> esignator			Zones		
[See Section 131.0530 for Development Regulations of	1st & 2nd >>			CN CN	-	
Commercial Zones	3rd >> [1-	1-	1-	<u>1-</u>	<u>1-</u>
<u> </u>	4th >>	1	2	3	<u>4</u>	<u>5</u>
Max pPermitted +Residential dPen	sity ⁽¹⁾	3,000	1,500	1,500	<u>1,000</u>	<u>800</u>
Supplemental #Residential #Regula Section 131.0540]	tions [See	applies	applies	applies	<u>applies</u>	<u>applies</u>
-Lot Lot aArea						•
Min Lot Lot Area (sf)		2,500	5,000	5,000	2,500	2,500
Max Lot Lot Area (ac)		0.3	10 '	10	0.3	0.3
Lot Lot dDimensions						
Min Lot Lot Width (ft)		25	50	50	<u>25</u>	<u>25</u>
Min <u>sStreet fFrontage</u> (ft)		25	50	50	<u>25</u>	<u>25</u>
Min Lot Lot Depth (ft)		100				

Development Regulations	Zone dDesignator		* · · · · · · · · · · · · · · · · · · ·	Zones		
[See Section 131.0530 for	1st & 2nd >>			CN CN-	-	
Development Regulations of	3rd >>	1-	1-	1-	<u>1-</u>	1-
Commercial Zones]	4th >>	1	2	3	4	5
Setback *Requirements						
Min Front sSetback (ft)					=	==
Max Front <i>s<u>S</u>etback</i> (ft)		$10^{(2)}$		10(2)	$10^{(2)}$	$1\overline{0^{(2)}}$
[See Section 131.0543(a) (1)]						
Min Side <i>s<u>S</u>etback</i> (ft)		10	10	10	<u>10</u>	<u>10</u>
Optional Side <u>sSetback</u> (ft)		0	0	0	<u>0</u>	0
[See Section 131.0543(b)]					<u> </u>	
Side Setback aAbutting #Resider	ntial	applies	applies	applies	applies	<u>applies</u>
[See Section 131.0543(c)]	· · · · · · · · · · · · · · · · · · ·					
Min Street Side <u>sS</u> etback (ft)					=	==
Max <i>Street</i> Side <u>s§etback</u> (ft)		$10^{(2)}$		$10^{(2)}$	<u>10⁽²⁾</u>	10(2)
[See Section 131.0543(a)-(1)]						
Min Rear <u>sS</u> etback (ft)		10	10	10	<u>10</u>	<u>10</u>
Optional Rear <u>sSetback</u> (ft)		0	0	0	· <u>0</u>	<u>0</u>
[See Section 131.0543(b)]						
Rear Setback a butting Reside:	ntial [See	applies	applies	applies	<u>applies</u>	applies
Section 131.0543(c)]						
Max s <u>S</u> tructure h <u>H</u> eight (ft)		30	30	30	<u>65</u>	<u>65</u>
Max <u>fF</u> loor <u>aA</u> rea r <u>R</u> atio		$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$	1.0(3,4)	1.0(3,4)
Floor Area Ratio b Bonus for <u>Re</u>		0.5	0.75	0.75	<u>1.2</u>	<u>1.2</u>
m <u>M</u> ixed <u>uU</u> se / Minimum perce		/100	/50	/50		
required for residential use [See	Section					-
131.0546(a)]						
<u>Minimum Floor Area Ratio for R</u>	esidential	<u>0.5</u>	<u>0.38</u>	<u>0.38</u>	<u>0.6</u>	<u>0.6</u>
<u>Use</u>						
Ground-floor Height [See Section 13	<u> 31.0548]</u>	=	==	=	<u>applies</u>	applies
Pedestrian pPaths [See Section 131.6)550]	applies	applies	applies	applies	applies
Transparency [See Section 131.0552]	applies		applies	applies	applies
Building # Articulation [See Section	131.0554]	applies	applies	applies	<u>applies</u>	applies
Refuse and Recyclable Material Sto Section 142.0805]	rage [See	applies	applies	applies	applies	applies
	, , , , , , , , , , , , , , , , , , ,			1	1'	1.
Loading Dock and Overhead Door S Regulations [See Section 142.1030]	screening	applies	applies	applies	<u>applies</u>	<u>applies</u>

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 <u>for</u> CR, CO, CV, CP Zones

Development Regulations	Zone Designator										
[See Section 131.0530 for Development	1st & 2nd >>				€0-	<u>-CO-</u>			CV-	· <u>CV-</u>	<u>CP-</u> <u>CP-</u>
Regulations of	3rd >>	1- 2-	1	_	2	<u>.</u> -	3	3_	1	_	1-
Commercial Zones]	4th >>	1	1	2	<u>1-</u>	<u>2-</u>	1	<u>2</u>	1	2	1
Max <u>pP</u> ermitted r <u>R</u> esider d <u>P</u> ensity (1)	ntial	1,500	1,000	1,500	=	=	<u>800</u>	<u>600</u>	1,500	1,500	
Supplemental #Residentia #Regulations [See Section		applies	applies	applies	applies	applies	applies	applies	applies	applies	
Lot <u>Lot</u> a <u>A</u> rea	_										
Min Lot Lot Area (s		15,000	5,000	5,000	<u>5,000</u>	5,000	<u>5,000</u>	<u>5,000</u>	15,000	5,000	
Max Lot Lot Area (a	nc)				<u> </u>	<u> </u>	==	=			
Lot Lot dimensions								!	ļ		
Min Lot Lot Width	(ft)	100	50	50	50	<u>50</u>	<u>50</u>	50	100	50	
Min <u>sStreet fFrontag</u>	ge (ft)	100	50	50	50	50	50	50	100	50	
Min Lot Lot Depth (ft)	100	100	100	100	100	100	100	100	100	
Setback +Requirements	· · ·										
Min Front <u>sSetback</u> Max Front <u>sSetback</u> [See Section 131.05	(ft)	10	10 25 ⁽²⁾	10	10 25 ⁽²⁾	10 ==	<u>=</u> <u>10⁽²⁾</u>	<u>=</u> 10 ⁽²⁾	10	10 ⁽²⁾	10
Min Side <u>sSetback</u> (Optional Side <u>sSetback</u>	ft)	10	10 0 ⁽³⁾	10 0 ⁽³⁾	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	10 0	<u>10</u> <u>0</u>	10	10 0 ⁽³⁾	10
Side Setback a <u>A</u> butt # <u>R</u> esidential [See Se 131.0543(c)]	ction	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies
Min Street Side <u>sSet</u> Max Street Side <u>sSet</u> [See Section 131.05-	tback (ft)	10	10 25 ⁽²⁾	10	<u>10</u> 25 ⁽²⁾	10 ==	10 ⁽²⁾	10(2)		10 ⁽²⁾	
Min Rear s <u>S</u> etback (Optional Rear s <u>S</u> etbo		10 	$0^{(3)}$	$0^{(3)}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{\underline{10}}{\underline{0^{(3)}}}$	10	$0^{(3)}$	$ \begin{array}{c} 10 \\ 0^{(3)} \end{array} $
Rear Setback aAbutt #Residential [See Se 131.0543(c)]	_	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies	applies	applies
Max <u>sS</u> tructure <u>hH</u> eight (ft)	60	45	60	<u>45</u>	<u>65</u>	<u>65</u>	<u>70</u>	60	45	30
Min <u>Lot eCoverage</u> (%)					==	_ =	=	==		35	
Max f <u>Floor aA</u> rea r <u>R</u> atio		$1.0^{(4,5)}$	$0.75^{(4,5)}$	1.5(4,5)	$0.75^{(4,5)}$	1.5(4,5)	2.0(4,5)	2.0(4,5)	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$1.0^{(4,5)}$
Floor Area Ratio bB Residential mMixed /Minimum percentag required for resident	u <u>U</u> se ge of bonus	1.0 /50	1.0 /100	, 1.5 /50	- ==	==	<u>2.5</u>	<u>2.5</u>			-

Section 131.0546(a)]	_									
Minimum Floor Area Ratio for Residential Use	0.5	<u>1.0</u>	0.75	==	=	<u>1.5</u>	<u>1.5</u>	=	=	==
Floor Area Ratio bBonus for eChild eCare [See Section 131.0546(b)]	applies	1	applies	==	applies	<u>applies</u>	applies			
Ground-floor Height [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	==
Pedestrian pPaths [See Section 131.0550]	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies	applies	
Transparency [See Section 131.0552]		applies		applies	==	applies	applies		applies	
Building a Articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Street y Yard pParking rRestriction [See Section 131.0555]		applies		applies	==	applies	applies			
Parking lot <u>Lot</u> o <u>O</u> rientation [See Section 131.0556]	applies		applies	=	applies	=	=	applies	applies	
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	<u>applies</u>	applies	<u>applies</u>	applies	applies	applies
Loading Dock and Overhead Door Screening Regulations [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 <u>for</u> CC Zones

Development Regulation	Zone Designator		Z	ones	
[See Section 131.0530 for	1st & 2nd >>				
Development Regulations of	3rd >>	1- 2- 4- 5-	1- 2- 4- 5-	1- 2- 4- 5-	<u>2-</u> 3- 4- 5-
Commercial Zones]	4th >>	1	2	3	4
Max pPermitted rResidential dPensi	$ity^{(1)}$	1,500	1,500	1,500	1,500
Supplemental #Residential #Regulat. 131.0540]	ions [See Section	applies	applies	applies	applies
Lot <u>Lot</u> a <u>A</u> rea			· · · · · · · · · · · · · · · · · · ·		<u> </u>
Min Lot Lot Area (sq. ft.)		5,000	5,000	5,000	2,500
Max Lot Lot Area (ac)					
Lot dDimensions			<u></u>	!	<u> </u>
Min Lot Lot Width (ft)		50	50	100	25
Min sStreet fFrontage (ft)		50	50	100	25
Min Lot Lot Depth (ft)		100	100		
Max Lot Lot Depth (ft)		150	150		
Setback +Requirements					L

Development Regulation	Zone Designator		Z	ones	
[See Section 131.0530 for	1st & 2nd >>		æ	<u>CC-</u>	
Development Regulations of	3rd >>	1- 2- 4- 5-	1-2-4-5-	1-2-4-5-	2- 3- 4- 5-
Commercial Zones]	4th >>	1	2	; 3	4
Min Front <u>sSetback</u> (ft)					
Max Front <i>s<u>S</u>etback</i> (ft)		$100^{(2,3)}$	$100^{(2,3)}$		10 ⁽²⁾
[See Section 131.0543(a) (1)]					
Min Side <u>sSetback</u> (ft)		10	10	10	10
Optional Side <u>sSetback</u> (ft)		0	0	0	0
[See Section 131.0543(b)]	1.50	1.	1.	11	
Side Setback a butting Resident 131.0543(c)]	itial [See Section	applies	applies	applies	applies
Min Street Side <u>\$\Set</u> back (ft)					
Max Street Side <u>sS</u> etback (ft)			·		10 ⁽²⁾
[See Section 131.0543(a) (1)]					
Min Rear <u>sSetback</u> (ft)		10	10	10	10
Optional Rear <u>*Setback</u> (ft)		0	0	0	0
[See Section 131.0543(b)]	4:-1 [C C4:	1:	1:	1:	1:
Rear Setback-a Abutting #Resider	mai [See Section	applies	applies	applies	applies
131.0543(c)]					
Max s <u>S</u> tructure h <u>H</u> eight (ft)		30	60	45	30
Min l <u>L</u> ot e <u>C</u> overage (%)					35
Max <u>fF</u> loor <u>aA</u> rea +Ratio		$0.75^{(4,5)}$	$2.0^{(4,5)}$	0.75(4,5)	1.0 ^(4,5)
Floor Area Ratio <u>b</u> Bonus for <u>Res</u>		0.75 /75		0.75 /75	0.5 /50
u <u>U</u> se/Minimum percentage of bo	-				
residential use [See Section 131.		0.76		0.56	0.0.5
Minimum Floor Area Ratio for		<u>0.56</u>	==	<u>0.56</u>	<u>0.25</u>
Ground-floor Height [See Section 131		=	<u>applies</u>	<u>applies</u>	==
Pedestrian pPaths [See Section 131.05]	550]	applies	applies	applies	applies
Transparency [See Section 131.0552]					applies
Building a Articulation [See Section 1.	31.0554]	applies	applies	applies	applies
Parking <u>Lot</u> <u>oO</u> rientation [See Section		applies	applies	applies	-
Refuse and Recyclable Material Stor 142.0805]	_	applies	applies	applies	applies
Loading Dock and Overhead Door Se Regulations [See Section 142.1030]	creening	applies	applies	applies	applies

Development Regulation	Zone Designator			Zones		
[See Section 131.0530 for	1st & 2nd >>			CC <u>CC</u>		*
Development Regulations of Commercial Zones	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	3-
Commercial Zones]	4th >>	5	. <u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>
Max permitted rResidential dRensity	(1)	1,500	<u>1,000</u>	<u>800</u>	<u>600</u>	<u>400</u>

Development Regulation	Zone Designator	r Zones								
[See Section 131.0530 for	1st & 2nd >>			CC <u>CC</u>						
Development Regulations of	3rd >>	2- 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	3-	3-	3-				
Commercial Zones]	4th >>		<u>6</u>	<u> </u>	8	<u>9</u>				
Supplemental rResidential rRegulati 131.0540]	ons [See Section	applies	applies	applies	applies	<u>applies</u>				
Lot Lot aArea			1							
Min Lot Lot Area (sq. ft.)		2,500	<u>2,500</u>	2,500	2,500	<u>2,500</u>				
Max Lot Lot Area (ac)			==	==	=					
Lot <u>Lot</u> d <u>D</u> imensions				,						
Min Lot Lot Width (ft)		25	25	25	<u>25</u>	<u>25</u>				
Min <u>sStreet fF</u> rontage (ft)		25	<u>25</u>	25	25	25				
Min Lot Lot Depth (ft)			=		==	==				
Max Lot Lot Depth (ft)			=	==	=	_ =				
Setback #Requirements			I	<u> </u>						
Min Front <u>sSetback</u> (ft)			==			==				
Max Front <i>s<u>S</u>etback</i> (ft)		$10^{(2)}$	$\underline{10^{(2)}}$	<u>10⁽²⁾</u>	$10^{(2)}$	$10^{(2)}$				
[See Section 131.0543(a) (1)]										
Min Side <u>sSetback</u> (ft)		10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>				
Optional Side <u>sSetback</u> (ft)		0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>				
[See Section 131.0543(b)]										
Side Setback a Abutting r Residen	tial [See Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>				
131.0543(c)]				_		,				
Min Street Side <u>sSetback</u> (ft)			==	==	==	. =				
Max Street Side \underline{sS} etback (ft)		10 ⁽²⁾	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>	<u>10⁽²⁾</u>	$10^{(2)}$				
[See Section 131.0543(a)(1)]		10	10	10	10	1.0				
Min Rear <i>sSetback</i> (ft) Optional Rear <i>sSetback</i> (ft)		10 0	$\frac{10}{0}$	$\frac{10}{9}$	$\frac{10}{9}$	$\frac{10}{9}$				
[See Section 131.0543(b)]		U	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>				
Rear Setback a Abutting Residen	ntial [See Section	applies	applies	applies	applies	applies				
131.0543(c)]		ирриоз	αρρποσ	applies	applies	applies				
Max s <u>S</u> tructure h <u>H</u> eight (ft)		100	<u>65</u>	<u>65</u>	<u>100</u>	-				
Min <u>Lot e Coverage</u> (%)		35	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>				
Max <u>fF</u> loor <u>aA</u> rea + <u>R</u> atio		$2.0^{(4,5)}$	2.0(4,5)	2.0(4,5)	2.0(4,5)	2.0(4,5)				
Floor Area Ratio bBonus for Re	sidential mMixed	2.0	2.0	2.5	2.5	3.0				
u <u>U</u> se/Minimum percentage of bo										
residential use [See Section 131.				_						
Minimum Floor 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>				
Ground-floor Height [See Section 131	.0548]	applies	applies	applies	applies	applies				
Pedestrian pPaths [See Section 131.05]	550]	applies	applies	applies	applies	applies				
Transparency [See Section 131.0552]		applies	applies	applies	<u>applies</u>	applies				

Development Regulation	Zone Designator			Zones	-				
[See Section 131.0530 for	1st & 2nd >>	CC - <u>CC</u>							
Development Regulations of Commercial Zones]	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>			
	4th >>	5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>			
Building a Articulation [See Section 1	31.0554]	applies <u>applies</u>		<u>applies</u>	applies	<u>applies</u>			
Parking <u>Lot</u> <u>oOrientation</u> [See Section	on 131.0556]	-	Ame	=	=	=			
Refuse and Recyclable Material Stor 142.0805]	age [See Section	applies	applies	applies	<u>applies</u>	<u>applies</u>			
Loading Dock and Overhead Door S Regulations [See Section 142.1030]	applies	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>				

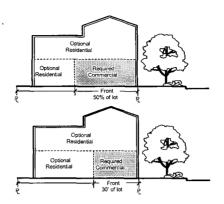
Footnotes for Table 131-05E Footnotes for Table 131-05E [No change in text.]

§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, <u>CC-3-6</u>, <u>CC-3-7</u>, <u>CC-3-8</u>, <u>CC-3-9</u>, CC-4-4, CC-4-5, <u>CC-4-6</u>, CC-5-4, CC-5-5, <u>CC-5-6</u>, 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.
 - <u>Use development</u>, a <u>floor area ratio</u> bonus shall be provided equal to the <u>gross floor area</u> of the underground parking <u>structure</u> on the <u>premises</u>, but not to exceed a <u>floor area ratio</u> of 1.0. The additional <u>floor area ratio</u> must be applied toward the residential portion of the <u>development</u>.
- (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 <u>floor area ratio</u> 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, <u>CO-3-1</u>, and <u>CO-3-2</u> zones, parking is not permitted in the required front and <u>street</u> side <u>yard</u> <u>yard</u>.

§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	Zone		1	+		Zo	nes				
[See Section 131.0112 for an	Designator										
explanation and descriptions of the Use Categories,	1st & 2nd> >		HP <u>IP</u>	<u>-</u>	:	<u>IL:</u>	i	IH	·IH-	ISIS-	IBT-
Subcategories, and Separately	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-

Regulated Uses]	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space through Residential, A	Cooming	[No change in text.]									
House [See Section 131.0112(a)(3)(A)] [No											
change in text.]											
Shopkeeper Units		-			-	• [=	-		<u>.</u>	<u> </u>
Residential, Single Dwelling Units through			_		_ [No	chan	ge in t	ext.]			
Commercial Services, Funeral & I	Mortuary										
Services [No change in text.]				•							
Instructional Studios			-	-	-	-	P ⁽¹⁶⁾	-	-	- <u>P</u>	
Commercial Services, Maintenance	e &				[No cl	hange	in tex	ĸt.]			
Repair through Signs, Separately	Regulated										
Signs Uses, Theater Marquees [No	change in										
text.]											

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

(a)

§142.0530 Nonresidential Uses — Parking Ratios

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	Otherwise Noted (Floo	equired per 1,000 Square Fee or Area Includes <i>Gross Floor A</i> d Excludes <i>Floor</i> Area Devote	Area plus below Grade Floor
	Re	quired Automobile Parking	Spaces ⁽¹⁾
	Minimum Required Outside a Transit Area	Minimum Required Within a <i>Transit Area</i> (2)	Maximum Permitted
Commercial Zones			
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 ⁽³⁾	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 (4)	1.0 (4)	5.5
CC-3-5/Beach impact area ⁽⁵⁾	2.5	2.1	6.5
CC-4-5	1.0 (4)	1.0 (4)	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	<u>2.1</u>	6.5
<u>CC-3-7</u>	2.5	<u>2.1</u>	<u>6.5</u>
<u>CC-3-8</u>	2.5	2.1	<u>6.5</u>
<u>CC-3-9</u>	<u>2.5</u>	2.1	<u>6.5</u>

CN-1-1	1.0 (4)	1.0 (4)	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 (3)	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
Industrial Zones throu	gh Planned Districts, We	est Lewis Street [No chang	e 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	Establishment ⁽¹⁾ Floor Ar	rea Unless Otherwise Note	et of Eating and Drinking ed (Floor Area Includes Gross udes Floor Area Devoted to					
	Required Automobile Parking Spaces(2)							
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a Transit Area ⁽³⁾	Maximum Permitted					
Commercial Zones								
CC-1-1	2.5	2.1	25.0					
CC-2-1		Ì						
CC-4-1			•					

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 ⁽⁴⁾	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 ⁽⁴⁾	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 (5)	1.0 (5)	20.0
CC-3-5/Coastal Overlay Zone ⁽⁴⁾	5.0	4.3	25.0
CC-4-5	1.0 (5)	1.0 (5)	20.0
CC-5-5	1.25	1.25	20.0
CC-3-6 CC-4-6 CC-5-6	<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>	2.5	<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 (5)	1.0 (5)	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							
Industrial Zones ti	Industrial Zones through Planned Districts, West Lewis Street [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 6six 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 Categories								
Use District Mixe	Comm/Res. Mixed Use	Residential Use	Public/ Quasi - Public Use	Light Industrial/ Comm. Use					
Residential					· · · · · · · · · · · · · · · · · · ·	·			
through									
Residential,			[No change	e in text.]					
Mercado District				, -					
Residential [No		•							
change in text.]									

	Land Use Categories									
Land Use Classifications	1		Comm/Res. Mixed Use	Residential Use	Public/ Quasi - Public Use	Light Industrial/ Comm. Use				
Shopkeeper Units [See Section 113.0103]	<u>P</u>	<u>P</u>	<u>P</u>	=	1 11	<u>-</u>				
Commercial Retail through Accessory Uses [No change in			[N	o change in te	xt.]					
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	Zone Designator									
Section 131.0112 for an explanation and descriptions of	1st & 2nd	cu-cu				U-				
the Use Categories,	>> 13t & 2hd	1-(1) 2-			3-					
Subcategories, and Separately	3rd >>	1	2	3	4	5	3(2)(12)	6	7	8
Regulated Uses]	4th >>									
Open Space through Residentia	l, <i>Multiple</i>	[No change in text.]								
Dwelling Units [No change in te	xt.]		_							
Shopkeeper Units [See Section	113.0103]		<u>P</u>		P ⁽⁴) ,		$\underline{\mathbf{P}}^{(4)}$	4) =	
Residential, Single Dwelling Un	<i>iits</i> through	[No change in text.]								
Signs, Separately Regulated Signs	gns Uses,									
Theater Marquees [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
- (34<u>5</u>) 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 ⁽⁶⁾ CL-3 CL-6 CV-1,2,4	CL-2 ⁽⁶⁾	CN-3,4 ⁽²⁾ CV-3 ⁽²⁾	CL-5 ⁽⁶⁾	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)	<u>P(10)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		

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

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.]
- [No change in text.] (b)

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		<u>JUN 23</u>	<u>3 2015</u> , by	the following vote:	
Councilmembers	Yeas	Nays	Not Present	Recused	
Sherri Lightner		·			
Lorie Zapf	Ź				
Todd Gloria	Ź				
Myrtle Cole	D'				
Mark Kersey	, Z				
Chris Cate	, D				
Scott Sherman					
David Alvarez				· ·	
Marti Emerald	Z				
Date of final passage	at the foregoing ordi	City By	ELIZABETH y Clerk of The City of Yory Sunon ot finally passed unt	San Diego, California. S. MALAND of San Diego, California. Deputy til twelve calendar days	
had elapsed between the day of its		•			
<u>JUÑ 0 9 2015</u>	, and	d on	JUL 10		
I FURTHER CERTIFY the dispensed with by a vote of five manavailable to each member of the C	nembers of the Cour	incil, and that	a written copy of th	ne ordinance was made	
(Seal)		City	ELIZABETH V Clerk of The City of	S. MALAND of San Diego, California.	
(00)		Ву	nan Storan	, Deputy	
			the City Clerk, Sa	an Diego, California	