

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-20857 (NEW SERIES)

DATE OF FINAL PASSAGE SEPTEMBER 15, 2017

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 3 BY AMENDING SECTION 126.0303; AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 BY AMENDING SECTION 126.0707; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 1 BY AMENDING SECTION 131.0112; 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 SECTION 131.0422; AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 BY AMENDING SECTION 131.0522; AMENDING CHAPTER 13, DIVISION 1, ARTICLE 6 BY AMENDING SECTION 131.0622; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 15 BY AMENDING SECTIONS 132.1510 AND 132.1535; AMENDING CHAPTER 14, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 141.0302; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 6 BY AMENDING SECTION 142.0680; AMENDING CHAPTER 15, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 155.0238, AMENDING CHAPTER 15, ARTICLE 10, DIVISION 3 BY AMENDING SECTION 1510.0303 RELATING TO COMPANION UNITS AND JUNIOR UNITS.

§113.0103 Definitions

Abutting property through Benefitted area [No change in text.]

Bike share station means a designated area where bicycles are stored as part of a regional fleet by a public or private bicycle sharing company or organization and that provides self-service access to bicycles 24 hours a day to preapproved members or self-paying customers.

Bluff, coastal through Capital improvement program project [No change in text.]

Car share station means a designated area where motor vehicles are parked as part of a regional fleet by a public or private car sharing company or organization and that provides self-service access to vehicles 24 hours a day to preapproved members.

Certificate of Correction through *Coastal development* [No change in text.]

Companion unit means an *accessory structure* on a residential lot that provides independent living facilities for one or more persons, independent of the primary dwelling unit, which includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Condominium conversion through *Internally illuminated sign* [No change in text.]

Junior unit means an *accessory structure* that is 500 square feet or less in size and is contained entirely within an existing, habitable *single dwelling unit*.

Kitchen through *MSCP Subarea Plan* [No change in text.]

Multiple dwelling unit means a building containing two or more dwelling units on a single lot. The term does not include ~~companion units~~ *companion units, junior units*, or employee housing.

Off-street parking space through *Transit area* [No change in text.]

Transit Priority Area means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program.

Unaccepted offer of dedication through *Yard* [No change in text.]

§126.0303

When a Conditional Use Permit Is Required

An application for the following types of uses in certain zones may require a Conditional Use Permit. To determine whether a Conditional Use Permit is required in a particular zone, refer to the applicable Use Regulations Table in Chapter 13. The decision process is described in Section 126.0304.

(a) Conditional Use Permits Decided by Process Three

Agricultural equipment repair shops through Commercial stables [No change in text.]

~~Companion units~~

Continuing care retirement communities through *Wireless communication facilities* (under circumstances described in Section 141.0420) [No change in text.]

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

§126.0707

Decision Process for a Coastal Development Permit

(a) [No change in text.]

(b) A decision on an application for a City-issued Coastal Development Permit in the *appealable area* of the Coastal Overlay Zone shall be made in accordance with Process Three, except that a decision on a *capital improvement program project* in the appealable area of the Coastal Overlay Zone shall be made in accordance with Section 126.0707(c) and a decision on a companion unit shall be made in accordance with Section 126.0707(a). The decision may be appealed to the Planning Commission in accordance with Section 112.0506.

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

§131.0112

Descriptions of Use Categories and Subcategories

(a) The following are descriptions of each use category and subcategory found in the Use Regulations Tables of each base zone. These descriptions

shall be used to classify specific uses into use subcategories for the purpose of determining applicable use regulations, in accordance with Section 131.0110. A description of separately regulated uses is located in Section 131.0112(b).

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

(3) Residential Use Category

This category includes uses that provide living accommodations for one or more persons. The residential subcategories are:

(A) [No change in text.]

(B) *Mobilehome Parks* — A *premises* with two or more mobilehomes used as ~~dwelling units~~ *dwelling units* other than ~~companion units~~ *companion units, junior units*, or employee housing.

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

(4) through (11) [No change in text.]

(b) [No change in text.]

§131.0222 Use Regulations Table for Open Space Zones

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

Legend for Table 131-02B

[No change in text.]

Table 131-02B

Use Regulations Table for Open Space Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
		1st & 2nd >>		3rd >>		4th >>	
		OP-	OC-	OR ⁽¹⁾ -	OF ⁽¹¹⁾ -		
		1-	2-	1-	1-	1-	
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]							
Companion Units <i>Companion Units</i>		-	-	-	CL	-	
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]							
<i>Junior Units</i>		=	=	=	L	=	
Residential, Separately Regulated Residential Uses, Live/work Quarters through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]							

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

§131.0322 Use Regulations Table for Agricultural Zones

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

Legend for Table 131-03B

[No change in text.]

Table 131-03B
Use Regulations Table for Agricultural Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >> 3rd >> 4th >>	AG		AR	
		1-		1-	
		1	2	1	2
Open Space through Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]			
Companion Units <u>Companion Units</u>		-		L	
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]			
<u>Junior Units</u>		-		L	
Residential, Separately Regulated Residential Uses, Live/work Quarters through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]			

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

§131.0422 Use Regulations Table for Residential Zones

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

Legend for Table 131-04B

[No change in text.]

Table 131-04B
Use Regulations Table for Residential Zones

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																											
	1st & 2nd >>	RE-		RS-														RX-		RT-									
	3rd >>	1-		1-														1-		1-									
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5				
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]																											
Companion Units <i>Companion Units</i>		L		L														L		L									
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]																											
<i>Junior Units</i>		<u>L</u>		<u>L</u>														<u>L</u>		<u>L</u>									
Residential, Separately Regulated Residential Uses, Live/work Quarters through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]																											

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]											
Companion Units <i>Companion Units</i>		L			L			L			L		L
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]											
<i>Junior Units</i>		<u>L</u>			<u>L</u>			<u>L</u>			<u>L</u>		<u>L</u>
Residential, Separately Regulated Residential Uses, Live/work Quarters through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]											

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

§131.0522 Use Regulations Table for Commercial Zones

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

Legend for Table 131-05B

[No change in text.]

Table 131-05B
Use Regulations Table for Commercial Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN ⁽¹⁾ -				CR-		CO-						CV-		CP-	
	3rd >>	1-				1-	2-	1-	2-	3-	1-	2-	1-	2-	1-	2-	1-
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]															
Companion Units <i>Companion Units</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]															
<i>Junior Units</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential, Separately Regulated Residential Uses, Live/work Quarters through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]															

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>	CC-																								
	3rd >>	1-			2-			3-			4-			5-												
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]																								
Companion Units Companion Units		-			-			-			-			-												
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]																								
Junior Units		-			-			-			-			-			-			-						
Residential, Separately Regulated Residential Uses, Live/work Quarters through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]																								

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

§131.0622 Use Regulations Table for Industrial Zones

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

Legend for Table 131-06B

[No change in text.]

Table 131-06B
Use Regulations Table for Industrial Zones

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd > >	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]									
Companion Units <i>Companion Units</i>		-	-	-	-	-	-	-	-	-	-
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]									
<i>Junior Units</i>		-	-	-	-	-	-	-	-	-	-
Residential, Separately Regulated Residential Uses, Live/work Quarters through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]									

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

§132.1510 Noise Compatibility

Noise compatibility between airport operations and proposed *development* within Review Area 1 of this overlay zone shall be evaluated as follows:

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

Legend for Table 132-15D

[No change in text.]

Table 132-15D**Noise Compatibility Criteria**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Aircraft Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]	[No change in text.]			
Companion Units <u>Companion Units</u>	P ²	-	-	-
Residential, Separately Regulated Residential Uses , Employee Housing through Housing for Senior Citizens [No change in text.]	[No change in text.]			
<u>Junior Units</u>	<u>P²</u>	<u>-</u>	<u>-</u>	<u>-</u>
Residential, Separately Regulated Residential Uses , Live/work Quarters through Signs, Separately Regulated Signs Uses , Theater <i>Marquees</i> [No change in text.]	[No change in text.]			

Footnotes to Table 132-15D[No change in text.]**§132.1535 Previously Conforming**

This section applies to the *development* and operation of existing uses of *structures* located within the Airport Land Use Compatibility Overlay Zone that were legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan.

- (a) [No change in text.]
- (b) Reconstruction, alteration or expansion of a *previously conforming* use or *structure* may be permitted with a Building Permit as follows:
 - (1) *Previously conforming single dwelling units* and associated ~~companion units~~ *companion units* and *junior units*, as applicable, may be reconstructed, altered or expanded in compliance with the development regulations of the underlying base zone.
 - (2) through (4) [No change in text.]
- (c) through (d) [No change in text.]

§141.0302 Companion Units and Junior Units

A companion unit is a Companion units and junior units dwelling unit that is an ~~accessory use~~ for a single dwelling unit on a residential lot that provides complete living facilities, including a kitchen, independent of the primary dwelling unit. Companion units are each permitted as a limited use in accordance with Process One in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) and Chapter 15, Article 1, Division 4 (General and Supplemental Regulations), subject to the following regulations:

- (a) ~~Before a Building Permit may be issued for a companion unit, the record owner shall enter into an agreement with the City in a form that is acceptable to the City Attorney. The agreement shall include the following provisions: that neither the primary dwelling unit nor the companion unit may be sold or conveyed separately and that the record owner shall reside in the primary dwelling unit or the companion unit. The City will submit the agreement to the County Recorder for recordation. The agreement shall run with the land and be coterminous with the life of the companion unit.~~ Companion Units
 - (1) A companion unit may not be sold or conveyed separately from the primary dwelling unit.
- (b) ~~No more than one companion unit is permitted on a premises.~~
- (c) ~~(2) Within a multiple dwelling unit zone, a companion unit~~ companion unit ~~is permitted on any premises that would otherwise be is limited to a maximum of one single two dwelling units based on the allowable density, and existing area of the premises, and zone. Dwelling units on a premises that can accommodate density for multiple dwelling units shall be regulated in accordance with applicable zoning and not subject to Section 141.0302.~~
 - (3) The gross floor area of the companion unit shall be included in the floor area ratio for the premises. The gross floor area for an attached companion unit shall not exceed 50 percent of the habitable dwelling unit. A maximum increase of 1,200 square feet is allowed for an attached or detached companion unit.
- (d) ~~(4) A companion unit may be attached to or detached from the primary dwelling unit on the premises. No passageway shall be required in conjunction with the construction of a companion unit.~~
 - (5) A permitted garage or non-habitable accessory structure that is converted to a companion unit may maintain the existing setbacks if the setbacks are determined to be in compliance with the current California Building Code and California Fire Code at the time of the conversion.
 - (6) A companion unit may encroach within the side and rear yard setbacks up to the property line subject to the following:
 - (A) A one story structure shall not encroach more than a maximum of 30 feet in length;
 - (B) A companion unit may be constructed above a permitted garage or non-habitable accessory structure.

- (7) Parking for the entire *premises* shall be brought into compliance with Chapter 14, Article 2, Division 5 (Parking Regulations) and with this section, except as otherwise indicated herein by the zone.
- (e) (A) If access from an improved abutting *alley* exists, vehicular access to parking spaces for the companion unit *companion unit* shall also be from the *alley* unless the *premises* has a garage that accommodates all *off-street parking* required in accordance with this section, except for *premises* located in the Beach Impact Area or any other zones in which vehicular access from the *alley* is required.
- (f) ~~If an existing garage is converted to a companion unit, another garage shall be provided on the *premises* to replace the converted parking spaces.~~
- (g) ~~Parking for the entire *premises* shall be brought into compliance with Chapter 14, Article 2, Division 5 (Parking Regulations) and with this section.~~
- (h) (B) One standard *off-street parking space* is required for each *bedroom* in the companion unit, with a minimum requirement of one *parking space* per companion unit. Replacement parking shall be provided on the *premises* when an existing garage is converted to a *companion unit* or demolished in conjunction with the construction of a *companion unit*.
- (C) *Off-street parking space(s)* may be located in any configuration, may be within the *setback* areas, and may include covered or uncovered parking tandem spaces, or mechanical lifts. *Off-street parking space(s)* shall be located within *hardscape* areas and shall comply with the minimum standards and guidelines to provide safe and efficient means of vehicular access to the *lot*.
- (D) Required *off-street parking space(s)* for a *companion unit* shall be provided at a ratio of 0.5 parking space per *bedroom*, with a minimum requirement of one parking space per *companion unit*.
- (i) (8) Off-street *parking* required by this section shall not be located in the area between the *street wall* and the front *property line*. A *companion unit* shall be exempt from providing parking if any of the following apply:
- (A) The *companion unit* is 500 square feet or less;
- (B) The *companion unit* is located within a *transit area* or a *transit priority area*;
- (C) The *companion unit* is located within a *designated historical resource area*;
- (D) The *companion unit* is already part of the existing *single dwelling unit* or an existing permitted habitable *dwelling unit*;
- (E) The *companion unit* is located within a residential permit

- parking district;
- (F) The companion unit is located within one block of a car share station; or
- (G) The companion unit is located within one block from a bike share station.
- (j) ~~The gross floor area of the companion unit shall be included in the floor-area ratio calculation for the premises.~~
- (k) ~~The gross floor area of the companion unit shall not exceed 700 square feet.~~
- (l) (9) One 24-inch box tree shall be planted in the required front yard of the premises or in the abutting parkway. Existing trees that are at least 15 feet high and 15 feet in width may be used to satisfy this requirement.
- (m) ~~Maximum structure height for companion units:~~
- (1) ~~For companion units located above a garage or other accessory building:~~
- (A) ~~The maximum structure height for flat-roofed structures is 21 feet; and~~
- (B) ~~The maximum structure height is 30 feet for sloped-roofed structures with a roof pitch of at least 3:12 (3 vertical feet to 12 horizontal feet).~~
- (2) ~~For detached companion units, not above a garage or other accessory building:~~
- (A) ~~15 feet without a chimney or flue, or~~
- (B) ~~17 feet with a chimney or flue.~~
- (n) ~~Companion unit entrances shall not be located on the building street wall or within the front 50 percent of the structure.~~
- (o10) Within the Coastal Overlay Zone, companion units companion units are subject to the provisions of Chapter 12, Article 6, Division 7.
- (b) Junior Units
- (1) A junior unit shall be exempt from parking regulations.
- (2) A junior unit shall have a separate exterior entry, with an interior connection to the main living area, and shall include an efficiency kitchen. An efficiency kitchen requires a sink with a maximum waste line diameter of 1.5 inches, a cooking facility with appliances that do not require electrical service of more than 120 volts, or use natural or propane gas, and food preparation counter and storage cabinets.
- (3) A junior unit may include a bathroom, or may share a bathroom with the primary dwelling unit.
- (4) Before a Building Permit may be issued for a junior unit, the record owner shall enter into an agreement with the City in a form that is approved by the City Attorney. The agreement shall include the following provisions: that neither the primary dwelling unit nor the junior unit may be sold or conveyed separately from each

other; and that the *record owner* shall reside in the primary dwelling unit or the *junior unit*. The City will submit the agreement to the County Recorder for recordation. The agreement shall run with the land and be coterminous with the life of the *junior unit*.

- (c) Only one *companion unit* or *junior unit* is permitted on a *premises*. Guest quarters and non-habitable structures shall be permitted in addition to the *companion unit* or *junior unit*. All *structures* shall comply with building spacing requirements in accordance with Section 131.0450.
- (d) A *companion unit* or *junior unit* shall not be used for a rental term of less than 30 consecutive days.

§142.0680 Cost Reimbursement District Regulations

- (a) through (e) [No change in text.]
- (f) Actions Necessary to Form a Cost Reimbursement District
 - (1) [No change in text.]
 - (2) Notice and Hearing on Formation of Cost Reimbursement District.
 - (A) [No change in text.]
 - (B) The City Clerk shall cause a notice of the hearing, in substantially the following form, to be published once in a newspaper of general circulation in the City at least ten (10) calendar days prior to the hearing:

NOTICE OF HEARING

The City Council of the City of San Diego will hold a public hearing at _____ on _____ at the City Council Chambers on the 12th Floor of the City Administration Building, 202 C Street, San Diego, California, 92101 to consider the establishment of a reimbursement district for the financing of certain public facilities and related improvements within the City otherwise known as the Cost Reimbursement District No. (_____). Your property is located within the proposed boundaries of the cost reimbursement district and may be subject to a lien to pay a portion of the cost of providing such facilities. If, within a twenty-year period from the date of forming this district, you either file a final map or are issued a building permit, the lien amount will become due and payable. Payment of the lien under these reimbursement proceedings shall not be required in the following circumstances:

- (a) [No change in text.]
- (b) For issuance of a building permit for the addition of accessory structures to an existing dwelling unit provided the accessory structure is not a companion unit or junior unit.
- (c) through (e) [No change in text.]

The boundaries of the district are more particularly described by Plat No. _____ which is on file in the Office of the City Clerk.

All persons desiring to testify with respect to: the necessity of the proposed public improvements, the cost of the proposed public improvements, the benefited area or the amount of the costs eligible to be recovered, may appear and be heard at this hearing.

- (C) [No change in text.]
- (3) [No change in text.]
- (g) [No change in text.]

- (h) Lien on Property.
- (1) through (6) [No change in text.]
- (7) If, during the period following the formation of the cost reimbursement district, any person records a *final map* (subdivision, parcel, or consolidation map) or applies for a building permit for construction on a lot for which a lien for *public improvements* has been established in accordance with section 142.0680, and such person or predecessor in interest has not paid the lien to the City, the established lien shall be paid prior to the earlier of the filing of the *final map* or the issuance of the building permit. Payment of the lien shall not be required in the following circumstances:
- (A) [No change in text.]
- (B) For issuance of a building permit for the addition of *accessory structures* to an existing *dwelling unit* provided the *accessory structure* is not a ~~companion unit~~ *companion unit or junior unit*.
- (C) through (E) [No change in text.]
- (i) [No change in text.]

§155.0238 Use Regulations Table of CU Zones

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

Legend for Table 155-02C

[No change in text.]

Table 155-02C

Use Regulations Table for CU Zones

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1 ⁻⁽¹⁾		2-			3-				
	4th >>	1	2	3	4	5	3 ⁽²⁾⁽¹²⁾	6	7	8	
Open Space through Residential, Separately Regulated Residential Uses, Boarder & Lodger Accommodations [No change in text.]		[No change in text.]									
Companion Units <i>Companion Units</i>		L		-			-				
Residential, Separately Regulated Residential Uses, Continuing Care Retirement Communities through Home Occupations [No change in text.]		[No change in text.]									
<i>Junior Units</i>		L		-			-				
Residential, Separately Regulated Residential Uses, Live/Work Quarters		[No change in text.]									

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

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

§1510.0303 Single-Family Zone - Permitted Uses

In the Single-Family (SF) Zone, 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 uses:

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

(c) Boarder and lodger accommodations; Companion units and junior units; Family day care homes; Garage, yard and estate sales; Guest quarters and habitable accessory buildings; Home occupations; Community gardens; and Temporary real estate sales offices and model homes as a limited use in accordance with the applicable regulations in Chapter 14, Article 1 (Separately Regulated Use Regulations).

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

CLN:dkr

May 11, 2017

June 26, 2017 REV.

Or.Dept: Planning

Doc. No.: 1502895_2