

**CALIFORNIA COASTAL COMMISSION**

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# W9c

**TO: COMMISSIONERS AND INTERESTED PERSONS**

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT  
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT  
LISA SCHLEMBACH, COASTAL ANALYST, SD COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF SAN DIEGO LOCAL  
COASTAL PROGRAM AMENDMENT NO. LCP-6-SAN-15-0035-4 (Part B:  
Community Plan Implementation Revisions) for Commission Meeting of  
March 9-11, 2016**

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## **SYNOPSIS**

On November 19, 2015, the City of San Diego's Local Coastal Program (LCP) Amendment No. LCP-6-SAN-15-0035-4 (Part B) was filed in the San Diego District Office. This amendment request was one of four, unrelated, items presented in the City's last 2015 calendar submittal for LCP amendments. All of the four items involve changes to the City's certified implementation plan (IP)/Land Development Code (LDC). For this item and Parts A/Affordable Housing Density Bonus and C/Solar Energy Systems, a one year time extension was granted by the Commission at the January 2016 hearing. Also at the January 2016 hearing, the Commission concurred with the Executive Director's determination that Part D, related to the incorporation of the Chollas Creek Triangle Implementation Plan Overlay Zone, was a de minimis LCP amendment and it was approved as submitted. As such, the last date for Commission action on this item is the January 2017 hearing.

Part C/Solar Energy Systems is also scheduled separately for Commission review and action on the March 2016 agenda. Part A/Affordable Housing Density Bonus has been rescheduled for the April 2016 hearing.

## **SUMMARY OF AMENDMENT REQUEST**

The City of San Diego's Planning Department is currently moving forward with 11 community plan updates. The 2008 General Plan established new land use designations to be made available for community plans as they are amended and updated. Many of those designations did not have a corresponding base zone. Additionally, the LDC currently has no commercial zone that permits a residential density in excess of 29 dwelling units per acre. Greater density is called for in community plan updates that include mixed-use villages in order to support transit and reduced parking demand in pedestrian-oriented neighborhoods. The purpose of this amendment is to create new zones, new regulations, and modified regulations to implement the General Plan and

community plan updates. The action of adopting these new zones does not rezone any property in the City. The new zones will be implemented with future rezones that either accompanies a community plan update or a standalone rezone requested by the applicant.

Specifically, the subject amendment request would create new mixed-use development options and incorporate shopkeeper units as a permitted use in certain zones. In addition, the amendment would update various sections dealing with building height and ground floor height, modify various regulations dealing with townhome development, expand allowable commercial uses in higher density multi-family zones, and provide incentives for underground parking.

### **SUMMARY OF STAFF RECOMMENDATION**

The proposed amendment seeks to establish a range of new zones, new regulations, and amended regulations needed to address shortcomings in the City's current LDC and to implement and support the community plan updates underway. These updates, including a broader, citywide effort called the City of Villages Strategy, focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system. The proposed amendment raises no Coastal Act issues because the LDC amendments do not involve any reductions in the code's resource protection measures and there are no land use plan revisions being proposed. The proposed ordinances are consistent with the City's many certified Land Use Plans (LUPs). No rezonings are being proposed herein and future application of these ordinance amendments would necessitate another separate LCP amendment related to either the community plan update or specific site rezoning, at which time the merits of the proposal and site-specific conditions would be assessed by the Commission. Staff is therefore recommending the Commission approve the amendment as submitted. The appropriate resolution and motion may be found on Page 3. The findings for approval of the Implementation Plan Amendment as submitted begin on Page 6.

### **BACKGROUND**

The City's first IP was certified in 1988, and the City then assumed permit authority. The IP consisted of portions of the City's Municipal Code, along with some Planned District Ordinances (PDOs) and Council Policies. In 1999, the Commission certified the City's Land Development Code? (LDC) that primarily includes Chapters 11 through 14 of the municipal code. It replaced the first IP and took effect in the coastal zone on January 1, 2000. The Commission has certified many IP amendments since 2000.

### **ADDITIONAL INFORMATION**

Further information on the City of San Diego LCP Amendment No. LCP-6-SAN-15-0035-4 (Part B) may be obtained from Lisa Schlembach, Coastal Planner, at (619) 767-2370

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**PART I. OVERVIEW**

**A. LCP HISTORY**

The City of San Diego has a long history of involvement with the community planning process, and in 1977, requested that the Coastal Commission permit segmentation of its Land Use Plan (LUP) into twelve parts in order to conform, to the maximum extent feasible, with the City's various community plan boundaries. In the intervening years, the City has intermittently submitted all of its LUP segments, which are all presently certified, in whole or in part.

When the Commission approved segmentation of the LUP, it found that the implementation phase of the City's LCP would represent a single unifying element. This was achieved in January 1988, and the City of San Diego assumed permit authority on October 17, 1988, for the majority of its coastal zone. Several isolated areas of deferred certification remained at that time, but some have since been certified as LCP amendments. Other areas of deferred certification still remain today and will be acted on by the Coastal Commission in the future.

**B. STANDARD OF REVIEW**

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan(s). The Commission shall take action by a majority vote of the Commissioners present.

**C. PUBLIC PARTICIPATION**

Section 30503 of the Coastal Act requires local governments to provide the public with the maximum opportunities to participate in the development of the LCP amendment prior to submittal to the Commission for review. The City has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

**PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTION**

Following a public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to the resolution.

- I. MOTION I:** *I move that the Commission reject the City of San Diego LCP Amendment No. LCP-6-SAN-0035-4, as submitted*

**STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:**

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED**

The Commission hereby certifies the Implementation Program Amendment for the City of San Diego LCP, as submitted, and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified City of San Diego Land Use Plans as amended, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program, as amended.

**PART III. FINDINGS FOR APPROVAL OF THE CITY OF SAN DIEGO IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED**

**A. AMENDMENT DESCRIPTION**

The proposed amendment includes a new land use category for the Shopkeeper Unit; a new provision that 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, provided certain conditions are met; a new provision that the minimum ground-floor height for structures with commercial uses on the ground floor shall be the average of 15 feet; the establishment of a new residential-townhouse zone and revisions to support the development of townhomes; the creation of new commercial zones; and a provision for a floor area ratio bonus up to 1.0 as an incentive for providing underground parking in all commercial zones that allow mixed-use residential. The goal of this amendment is to create neighborhoods that incorporate mobility, connectivity, and sustainability.

The substantive changes are as follows:

**Shopkeeper Unit**

The amendment includes the creation of the Shopkeeper Unit, defined as a dwelling unit with both living quarters and commercial space, of which, the commercial use is located on the ground floor and operated by the resident of the dwelling unit. The Shopkeeper Unit will be a new permitted use in the following land use categories: Commercial Use, Commercial-Residential Mixed Use, and within the Mercado District of the Barrio Logan

community. It's also permitted in multiple zones including: Commercial-Neighborhood, Commercial-Community, Commercial-Regional, Commercial-Office, Commercial-Visitor, and the Mid-City PDO. Depending on the zoning, commercial uses are required to occupy the front 50% of the lot or the front 30 feet of the lot. Residential use on the ground floor, in the back of the lot, is optional for properties located outside of the Coastal Overlay Zone. Within the Coastal Overlay Zone, required parking cannot occupy more than 50 percent of the ground floor in the CV-1-1 or CV-1-2 zones, which are the principal visitor-commercial nodes in the City's coastal zone, and residential uses are not permitted on the ground floor.

### **Height Measurement**

The amendment includes the exclusion of certain features from the measurement of structure height, such as 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. In addition to other limitations, to qualify for these exclusions, structures must be outside of the Coastal Height Limit Overlay, outside of the Clairemont Mesa Height Limit Overlay Zone, outside of designated view corridors within the Coastal Overlay Zone, the structure height must be 45 feet or greater, and the development must be a commercial and residential mixed-use project.

### **Ground Floor Height**

Section 131.0451 is also modified to apply ground-floor height requirements 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.

### **Residential-Townhomes**

The creation of the Residential-Townhome (RT) Zone RT-1-5 expands the range of RT zoning and allows for a minimum lot size of 1,600 square feet. In all RT zones, two off-street parking spaces are required and the same standard is retained. The LDC modifications proposed to Section 131.0451 remove a restriction that townhouse development will only be permitted if there is concurrent development of at least 300 feet of street frontage or a contiguous 50 percent of the lots in a block.

### **Floor Area Ratio Bonus**

As an incentive to provide underground parking, in all commercial zones that allow mixed-use residential development, a floor area ratio bonus shall be provided equal to the gross floor area of any proposed underground parking structure.

### **Commercial Zones**

New Commercial-Neighborhood (CN) zone classifications CN-1-4 and CN-1-5 are being created to allow a maximum density of 1 dwelling unit for each 1,000 square feet of lot area and 800 square feet of lot area, respectively.

New Commercial-Office (CO) zone classifications CO-2-1 and CO-2-2 are being created to prohibit residential development, but accommodate office uses with a neighborhood scale and orientation, and accommodate office uses that serve as an employment center, respectively.

New CO zone classifications CO-3-1 and CO-3-2 are being created to allow residential development in a pedestrian oriented project that will accommodate a mix of office and residential uses, and permits a density of one dwelling unit for each 800 square feet of lot area and each 600 square feet of lot area, respectively for each zone classification.

A new Commercial-Community (CC) zone classification CC-2-4 is being created to accommodate development with a pedestrian orientation, and CC-2-5 is being created to accommodate development with a high intensity, pedestrian orientation. Both CC-2-4 and CC-2-5 zones allow for a maximum density of one dwelling unit for each 1,500 square feet of lot area.

New zones CC-3-6, CC-3-7, CC-3-8, and CC-3-9 are being created to accommodate development with a high intensity, pedestrian orientation, and permit one dwelling unit for each 1,000 square feet of lot area, 800 square feet of lot area, 600 square feet of lot area, and 400 square feet of lot area, respectively.

New CC zones CC-4-6 and CC-5-6 are being created to accommodate development with a high intensity, pedestrian orientation and permit a maximum density of one dwelling unit for each 1,000 square feet of lot area

The primary goal of this zoning package is to address shortcomings in the commercial/residential mixed use zones. No revisions to any certified LUP are required, and no rezonings are being proposed herein. Rezoning may occur in the future for particular sites, at which time each proposal's consistency with the certified land use plan's permitted uses, density, and zone regulations would be considered.

## **B. SPECIFIC FINDINGS FOR APPROVAL**

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

### **1. Major Provisions/Purpose and Intent of Ordinance Revisions**

Many of the proposed amendments represent changes in wording, minor corrections, and clarifications to the LDC. The more substantive proposed amendments are divided into six distinct parts below:

#### **Shopkeeper Unit**

The addition of a Shopkeeper Unit will encourage mixed-use development and sustainability. It will also incentivize the area for use by smaller business owners and make the streetscape more engaging. It is not expected to impact visual resources as this use will still be subject to existing height limitations. The parking requirements for the Shopkeeper Unit are the same as other designated uses within the same zone.

### **Height Measurement**

Since the height measurement revisions deal with structural improvements that may be excluded from the measurement of structure height, but does not apply to structures within the Coastal Height Limit Overlay, designated view corridors within the Coastal Overlay Zone, or the Clairemont Mesa Height Limit Overlay Zone, the likelihood that this will affect coastal resources is significantly reduced. Furthermore, outside of the above-mentioned overlay areas, the exceptions still must adhere to specific conditions and the visual qualities of neighborhoods will be protected.

### **Ground Floor Height**

This architectural modification will create more volume for leaseholds along the street frontage, in the hope that it will make the building more appealing and more usable for a variety of businesses. It will enliven the streetscape as business will be able to create engaging storefronts and window displays, which will encourage a pedestrian-oriented streetscape experience. It will not impact visual resources as the overall height of the building is not increasing.

### **Residential-Townhomes**

In order to encourage the development of townhomes, the creation of the new RT-1-5 zoning classification will increase density and allow for more concentrated development. This revision will not impede the public's access to the coast as the parking requirements for this zone are as stringent as other RT zones. It will not impact visual resources as the height limitations and setback requirements are as stringent as other RT Zones.

### **Floor Area Ratio Bonus**

The FAR Bonus will not impact visual resources as it does not increase the overall height of buildings, nor does it lessen required setbacks, thus protecting visual resources within neighborhoods located in the Coastal Zone.

### **Commercial Zones**

The LDC currently has no commercial zone that permits a density in excess of 29 dwelling units per acre. By increasing density in pedestrian oriented neighborhoods and mixed-use neighborhoods, a more sustainable community will be created. Parking will be required at the same standards as current regulations with the exception that in some of the zones, the amount of required parking is even increased.

## **2. Adequacy of the Ordinance Revisions to Implement the Certified LUP Segments**

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified Land Use Plans. In the case of the City of San Diego, it has developed community planning areas based on its established neighborhoods and future urbanizing area. Predicated on those community planning areas, the City utilized the geographic segmentation provisions of the LCP regulations and developed its land use plan component covering twelve different communities (i.e., North City, La Jolla, Pacific Beach, Mission Beach, Ocean Beach,

Peninsula, Otay-Mesa Nestor). Each community plan or LCP Land Use Plan contains policies that protect public views, scenic resources, public access, recreational opportunities and sensitive coastal resources including, but not limited to, beaches, bluffs, slopes, hillsides and environmentally sensitive lands in that community. The Commission's review of the proposed changes to the Land Development Code must assure that development is approved only when consistent with the certified LCP.

Listed below are typical policies contained in the certified Land Use Plan segments in the Coastal Overlay Zone for the City of San Diego.

### **Pacific Beach Community Plan**

- Enhance pedestrian activity by requiring entryways and windows at the street level, and encourage the development of first floor retail and upper floor residential mixed-use projects through the use of floor area ratio bonuses.
- Retain existing square footage of commercial development on the site. Residential use is only allowed on upper floors with commercial development on the ground floor.

### **Ocean Beach Community Plan**

- Section 2.2.2 states, "Maintain and enhance commercial districts in Ocean Beach by promoting locally-owned businesses."
- Section 4.3.4 states, "Commercial parking should be provided at the rear of commercial buildings with ingress and egress from the alley wherever possible."

### **Barrio Logan Community Plan**

- Policy 2.2.5 states, "Enable rental and ownership opportunities in all types of housing including alternate housing units such as companion units, live/work studios and shopkeeper units as well as small-lot housing typologies with reduced and for-sale townhomes."
- Policy 2.3.5 states, "Encourage the development of shopkeeper units and live/work units that allow residents to own and operate office, professional and retail uses."
- Policy 3.4.1 states, "Encourage new residential, office and commercial developments, as well as any new parking garages to provide spaces for carsharing."
- Policy 4.1.15 states, "Place parking underground wherever site conditions allow."

The creation of the Shopkeeper Unit promotes locally-owned businesses as it provides a new option for small business owners to have a commercial space. It also requires that the commercial use occupy the front of the lot, thus, should parking occur on site, it



would be at the rear of the building as encouraged in Ocean Beach's Community Plan. Within the Coastal Zone, the Shopkeeper Unit mandates that residential use is not permitted on the ground floor, thus, it is in compliance with Pacific Beach's LUP policies. As provided in the Barrio Logan Community Plan, the creation of the Shopkeeper Unit will directly increase the housing options available for rental and ownership. Additionally, it will allow for the direct implementation of Policy 2.3.5 as it creates the shopkeeper unit.

Furthermore, the creation of new commercial zones will directly increase available residential, office, and commercial options, thus encouraging new development as outlined in Barrio Logan's Community Plan Policy 3.4.1.

The ground floor height modification complies with Pacific Beach's LUP policies as it will create an engaging streetscape which will encourage pedestrian activity. Finally, the Floor Area Ratio Bonus encourages underground parking through the allowance of a floor area bonus equal to the gross floor area of the underground parking structure, which directly aligns with Barrio Logan's Policy 4.1.15.

The above-mentioned policies are provided to demonstrate how the proposed amendments do not conflict with certified LUPs. The modified regulations remain consistent with the certified LUPs as development standards are not being lessened in any zone. The critical resource protection measures of the LDC are not being modified. The action of adopting these new zones does not rezone any property in the City. The new zones will be implemented with future rezones that either accompanies a community plan update or a standalone rezone requested by the applicant. Therefore, the Commission finds that the amendment is consistent with, and adequate to carry out, the certified LUPs.

#### **PART IV. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

An EIR (No. 96-0333) was prepared and certified by the City, on November 18, 1997, for the original project, the adoption of the Land Development Code; and a Program EIR (No. 104495) was prepared and certified on March 10, 2008 for the General Plan Update. The proposed amendments to the Land Development Code were reviewed by the Environmental Analysis Section for consistency with the above referenced environmental documents and it was determined that, in accordance with Public Resources Code 21166 and CEQA Guidelines Section 15162(a): (1) no substantial changes are proposed to the

project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR's were certified. Therefore, no subsequent EIR or other environmental document is needed as all of the impacts were adequately addressed and disclosed in previously certified EIR No. 96-0333 and Program EIR No. 104495 (Draft General Plan).

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In this particular case, the LCP amendment will not have any significant adverse effects on the environment and there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact on the environment. Therefore, the Commission finds the subject LCP implementation plan, as amended, conforms with CEQA provisions.

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**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.

EXHIBIT NO. 1
APPLICATION NO.
<b>LCP-6-SAN-15-0035-4/Part B</b>
<b>Strikeout Ordinance</b>
 California Coastal Commission

§113.0103 Definitions

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

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

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

§113.0270 Measuring Structure Height

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

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

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

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

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

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

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

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

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

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

#### Legend for Table 131-02B

[No change in text.]

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

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

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(11)</sup> -
		3rd >>	1-	2-	1-	1-	1-
		4th >>	1	1	1	1	2
Residential, <i>Single Dwelling Units</i> 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 131-02B [No change in text.]

### §131.0322 Use Regulations Table for Agricultural Zones

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

#### Legend for Table 131-03B

[No change in text.]

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

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

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

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

- (a) [No change in text.]
- (b) The RT zones are differentiated based on the minimum *lot* size as follows:

- RT-1-1 requires minimum 3,500-square-foot *lots*
- RT-1-2 requires minimum 3,000-square-foot *lots*
- RT-1-3 requires minimum 2,500-square-foot *lots*
- RT-1-4 requires minimum 2,200-square-foot *lots*
- RT-1-5 requires minimum 1,600-square-foot *lots*

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

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

#### Legend for Table 131-04B

[No change in text.]

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

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>  3rd >>  4th >>	RE-	RS-														RX-		RT-						
		1-	1-														1-		1-						
		123123456789101112131412112345																							
Open Space																									
Active Recreation		P	P														P		P						
Passive Recreation		P	P														P		P						
Natural Resources Preservation		P	P														P		P						
Park Maintenance Facilities		-	-														-		-						
Agriculture																									
Agricultural Processing		-	-														-		-						
Aquaculture Facilities		-	-														-		-						
Dairies		-	-														-		-						

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



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

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd >>  3rd >>  4th >>	RE-	RS-														RX-		RT-							
		1-	1-														1-		1-							
		123123456789101112131411212345																								
6 or Fewer Persons	P	P														P		P								
7 or More Persons	C	C														C		C								
Watchkeeper Quarters	-	-														-		-								
Institutional																										
Separately Regulated Institutional Uses																										
Airports	-	-														-		-								
Botanical Gardens & Arboretums	C	C														C		C								
Cemeteries, Mausoleums, Crematories	-	-														-		-								
Correctional Placement Centers	-	-														-		-								
Educational Facilities:																										
Kindergarten through Grade 12	C	C														C		C								
Colleges / Universities	C	C														C		C								
Vocational / Trade School	-	-														-		-								
Energy Generation & Distribution Facilities	-	-														-		-								
Exhibit Halls & Convention Facilities	-	-														-		-								
Flood Control Facilities	L	L														L		L								
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C														C		C								
Homeless Facilities:																										
Congregate Meal Facilities	-	-														-		-								
Emergency Shelters	-	-														-		-								

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

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

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

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				
Bed & Breakfast Establishments:																													
1-2 Guest Rooms		N	N														N		-										
3-5 Guest Rooms		N	C														C		-										
6+ Guest Rooms		C	C														-		-										
Boarding Kennels / Pet Day Care		-	-														-		-										
Camping Parks		-	-														-		-										
Child Care Facilities:																													
Child Care Centers		C	C														C		C										
Large Family Child Care Homes		L	L														L		L										
Small Family Child Care Homes		L	L														L		L										
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	-														-		-										
Fairgrounds		-	-														-		-										
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C	C														C		C										
Helicopter Landing Facilities		-	-														-		-										
Massage Establishments, Specialized Practice		-	-														-		-										
Medical Marijuana Consumer Cooperatives		-	-														-		-										
Mobile Food Trucks		-	-														-		-										
Nightclubs & Bars <u>e</u> Over 5,000 <u>s</u> quare <u>f</u> eet in <u>s</u> ize		-	-														-		-										
Parking Facilities as a <i>Primary Use</i> :																													
Permanent Parking Facilities		-	-														-		-										

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																	
	1st & 2nd >>	RE-			RS-														RX-		RT-														
		3rd >>	1-			1-														1-		1-													
			4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	5								
	Temporary Parking Facilities		-	-																											-	-			
Private Clubs, Lodges and Fraternal Organizations		-	-																											-	-				
Privately Operated, Outdoor Recreation Facilities <u>o</u> ver 40,000 <u>s</u> quare <u>f</u> oot in <u>s</u> ize <sup>(4)</sup>		-	-																											-	-				
Pushcarts:																																			
Pushcarts on Private Property		-	-																											-	-				
Pushcarts in <u>p</u> ublic <u>r</u> ight-of- <u>w</u> ay		-	-																											-	-				
Recycling Facilities:																																			
Large Collection Facility		-	-																											-	-				
Small Collection Facility		-	-																											-	-				
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-																											-	-				
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-																											-	-				
<del>Drop-off Facility</del>		-	<del>-</del>																											-	<del>-</del>				
Green Materials Composting Facility		-	-																											-	-				
Mixed Organic Composting Facility		-	-																											-	-				
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-																											-	-				
Large Processing Facility Accepting All Types of Traffic		-	-																											-	-				

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



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

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	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
Industrial																									
Heavy Manufacturing		-	-														-		-						
Light Manufacturing		-	-														-		-						
Marine Industry		-	-														-		-						
Research & Development		-	-														-		-						
Trucking & Transportation Terminals		-	-														-		-						
Separately Regulated Industrial Uses																									
Hazardous Waste Research Facility		-	-														-		-						
Hazardous Waste Treatment Facility		-	-														-		-						
Marine Related Uses Within the Coastal Overlay Zone		-	-														-		-						
Mining and Extractive Industries		-	-														-		-						
Newspaper Publishing Plants		-	-														-		-						
Processing & Packaging of Plant Products & Animal By- products Grown Off-premises		-	-														-		-						
Very Heavy Industrial Uses		-	-														-		-						
Wrecking & Dismantling of Motor Vehicles		-	-														-		-						
Signs																									
Allowable Signs		P	P														P		P						
Separately Regulated Signs Uses																									
Community Entry Signs		L	L														L		L						
Neighborhood Identification Signs		N	N														N		N						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd >>	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
Comprehensive Sign <u>Sign</u> Program		-	-														-		-						
Revolving <i>Projecting Signs</i>		-	-														-		-						
<i>Signs</i> with Automatic Changing Copy		-	-														-		-						
Theater <i>Marquees</i>		-	-														-		-						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Residential, Rooming House [No change in text.]		[No change in text.]											
<u>Shopkeeper Units</u>		=			=			<u>P</u>			<u>P</u>		<u>P</u>
<u>Single Dwelling Units</u>		P <sup>(1312)</sup>			P <sup>(1312)</sup>			P <sup>(1312)</sup>			P <sup>(1312)</sup>		P <sup>(1312)</sup>
Residential, Separately Regulated Residential Uses, through Garage, Yard, & Estate Sales [No change in text.]		[No change in text.]											
Guest Quarters		L <sup>(140)</sup>			-			-			-		-
Residential, Separately Regulated Residential Uses, Home Occupations through Retail Sales, Building Supplies & Equipment [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
Food, Beverages and Groceries		-			-			P <sup>(8L)</sup>			P <sup>(8L)</sup>		P <sup>(8L)</sup>
Consumer Goods, Furniture, Appliances, Equipment		-			-			-			-		-
Pets & Pet Supplies		-			-			-			-		-
Sundries, Pharmaceuticals, & Convenience Sales		-			-			P <sup>(8L)</sup>			P <sup>(8L)</sup>		P <sup>(8L)</sup>
Wearing Apparel & Accessories		-			-			<u>-P</u>			<u>-P</u>		<u>-P</u>
Retail Sales, Separately Regulated Retail Sales Uses, Agriculture Related Supplies & Equipment through Commercial Services, Building Services [No change in text.]		[No change in text.]											
Business Support		-			-			<u>- P<sup>(7)</sup></u>			<u>- P<sup>(7)</sup></u>		<u>P<sup>(7)</sup></u>
Eating & Drinking Establishments		-			-			-			-		-
Financial Institutions		-			-			-			-		-
Funeral & Mortuary Services		-			-			-			-		-
Instructional Studios		P			P			P			P		P
Maintenance & Repair		-			-			-			-		-
Off-Site Services		-			-			-			-		-
Personal Services		-			-			P <sup>(8L)</sup>			P <sup>(8L)</sup>		P <sup>(8L)</sup>
Radio & Television Studios		-			-			-			-		-
Tasting Rooms		-			-			-			-		-
Visitor Accommodations		-			-			-			P <sup>(6)</sup>		P <sup>(6)</sup>

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

**Footnotes for Table 131-04B**

1 through 6 [No change in text.]

7

See Section 131.0423(a).

8

See Section 131.0423(b).

9B

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

- <sup>402</sup> A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a *single dwelling unit* when the occupancy of the *dwelling unit* would consist of six or more persons eighteen years of age and older residing in the *dwelling unit* for a period of 30 or more consecutive days.
- <sup>4110</sup> A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306 only as an *accessory use* to a *single dwelling unit*.
- <sup>4211</sup> This use is permitted by right on the property of a *school*, university, hospital, religious facility, or construction site. It is permitted as a limited use only in association with a ~~multiple dwelling unit~~ *multiple dwelling unit development* with at least 16 *dwelling units* and only if the commercial service is limited to the residents and their guests, and the use is designed and operated in compliance with Section 141.0612.
- <sup>43-12</sup> *Development* of a small *lot subdivision* is permitted in accordance with Section 143.0365.

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

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

- (a) Medical, dental, and health practitioner offices that do not allow overnight patients are permitted; ~~subject to the following~~
- (1) ~~No overnight patients are permitted; and~~
- (2) ~~Not more than two practitioners, and not more than three employees of each practitioner, shall work on the premises.~~
- (b) ~~Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:~~
- (1b) ~~Identified retail and commercial services~~ Uses are ~~is~~ permitted only as in a mixed-use ~~in developments where the density complies with the applicable land use plan with 25 or more residential dwelling units;~~
- (2c) ~~Retail and commercial~~ Uses must ~~may~~ be located only on the ground floor; ~~and~~
- (3) ~~Retail and commercial uses shall not occupy more than a total of 25 percent of the gross floor area of the ground floor.~~
- (d) Operation shall be limited to hours between 6:00 a.m. and 10:00 p.m.

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

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

(a) RE Zones

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

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

(b) RS Zones

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

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

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

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

(c) RX Zones



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

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

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

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

(d) RT Zones

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

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
Maximum <del>p</del> Permitted <del>d</del> Density (DU per lot)		1	1	1	1	<u>1</u>
Min lot <del>Lot</del> <del>a</del> Area (sf) [See Section 131.0441]		3,500	3,000	2,500	2,200	<u>1,600</u>
Min lot <del>Lot</del> <del>d</del> Dimensions						
Lot <del>w</del> Width (ft)		25	25	25	25	<u>18</u>
<del>s</del> Street <del>f</del> Frontage (ft)		25	25	25	25	<u>18</u>
Let <del>Lot</del> <del>w</del> Width (corner) (ft)		25	25	25	25	<u>25</u>
Let <del>Lot</del> <del>d</del> Depth (ft)		100	100	90	80	<u>80</u>
Setback <del>r</del> Requirements						
Min Front <del>s</del> Setback (ft) [See Section		5	5	5	5	<u>5</u>

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
131.0443(c)(1) Max Front <i>Setback</i> (ft) [See Section 131.0443(c)(1)]		15	15	15	15	<u>10</u>
Side <i>Setback</i> (ft) [See Section 131.0443(c)(2)]		0	0	0	0	<u>0</u>
Min Street <i>Side Setback</i> (ft)		5	5	5	5	<u>5</u>
Min Rear <i>Setback</i> (ft)		3	3	3	3	<u>3</u>
Max <i>Structure Height</i> [See 131.0444(d)]						
1 and 2 story buildings (ft)						
slab floor		21	21	21	21	<u>21</u>
raised floor		25	25	25	25	<u>25</u>
3 story buildings (ft)						
slab floor		31	31	31	31	<u>31</u>
raised floor		35	35	35	35	<u>35</u>
Max <i>Lot Coverage</i> (%) [See Section 131.0445(b)]		60	65	70	75	<u>75</u>
Max <i>Floor Area Ratio</i> [See 131.0446(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 <i>Uses and Structures</i> [See Sections 131.0448 and 141.0306]		applies	applies	applies	Applies	<u>applies</u>
Garage <i>Regulations</i> [See Section 131.0449(b)]		applies	applies	applies	Applies	<u>applies</u>
Min <i>development</i> [See Section 131.0451]		applies	applies	applies	Applies	
Parkway <i>Requirement</i> [See Section 131.0452]		applies	applies	applies	Applies	<u>applies</u>
Architectural <i>Projections and Encroachments</i> [See Section 131.0461(b)]		applies	applies	applies	Applies	<u>applies</u>
Supplemental <i>Requirements</i> [See Section 131.0464(c)]		applies	applies	applies	Applies	<u>applies</u>
Refuse and Recyclable Material Storage		applies	applies	applies	applies	<u>applies</u>

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones				
	1st & 2nd >>	RT-				
	3rd >>	1-	1-	1-	1-	<u>1-</u>
	4th >>	1	2	3	4	<u>5</u>
[See Section 142.0805]						

(e) RM Zones

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

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd >>	RM-					
	3rd >>	1-	1-	1-	2-	2-	2-
	4th >>	1	2	3	4	5	6
<b>Maximum permitted density density,</b> <sup>(1),(2)</sup> (sf per DU) through <b>Accessory uses and structures</b> [See Section 131.0448] [No change in text.]		[No change in text.]					
<b><u>Ground-floor Height</u></b> [See Section 131.0451]		=	=	=	=	=	=
<b>Lot consolidation regulations</b> [See Section 131.0453(a)] through <b>Refuse and Recyclable Material Storage</b> [See Section 142.0805] [No change in text.]		[No change in text.]					

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

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

#### §131.0443 Setback Requirements in Residential Zones

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

(c) *Setbacks* in RT Zones

(1) [No change in text.]

(2) *Side Setbacks* in RT Zones

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

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

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

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

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

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

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

- (g) [No change in text.]

**§131.0449 Garage Regulations in Residential Zones**

- (a) [No change in text.]

- (b) Garages in RT Zones

- (1) Two off-street parking spaces are required. An enclosed and detached ~~two~~one-car garage is required except as otherwise provided in this section. The second off-street parking space may be provided in an enclosed and detached garage or an unenclosed space located consistent with the garage location requirements in Section 131.0449(b)(5).
- (2) Notwithstanding Chapter 13, Article 2, Division 9 (Residential Tandem Parking Overlay Zone), a two-car garage may provide parking in tandem spaces.
- (23) Access to required parking shall be from an *alley* abutting the *premises*. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.
- (34) The garage shall provide at least ~~two~~one 9-foot by 20-foot off-~~street parking spaces~~ parking space perpendicular to, and directly accessible from, the abutting *alley*.
- (45) The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance

between the edge of the garage and the edge of the *alley* opposite the *lot*.

- (56) The detached garage may shall not exceed 12 feet in height.
- (67) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (78) The garage shall abut one interior *property line*.
- (89) The garage may be attached to the ~~dwelling unit~~ dwelling unit, subject to the following conditions:
  - (A) through (C) [No change in text.]
- (910) Habitable space may be located above an attached garage.

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



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

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

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

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

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(1) The following zones allow residential development:

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

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

(2) The following zones prohibit residential development:

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

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

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

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

- (a) [No change in text.]
- (b) The CV zones are differentiated based on *development* size and orientation as follows:

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

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

- (a) [No change in text.]
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
  - (1) The following zones allow a mix of community-serving commercial uses and residential uses:
    - CC-1-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
    - CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
    - CC-1-3 is intended to accommodate *development* with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area

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

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

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

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

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

- CC-3-7 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square feet of lot area

- CC-3-8 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area

- CC-3-9 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 400 square feet of lot area

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

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

- CC-4-3 is intended to accommodate *development* with an auto orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CC-4-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CC-4-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
- (5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:
- CC-5-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area
  - CC-5-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area

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

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

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

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**Legend for Table 131-05B**

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[No change in text.]

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

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



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

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

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

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

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

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

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

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

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																																
	Designator	CC-CC-																																
	1st & 2nd >>																																	
	3rd >>	1-			2-			3-			4-			5-																				
4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6		
Horticulture Nurseries & Greenhouses		-			-			-			-			-							-			-			-							
Raising & Harvesting of Crops		-			-			-			-			-							-			-			-							
Raising, Maintaining & Keeping of Animals		-			-			-			-			-							-			-			-							
Separately Regulated Agriculture Uses																																		
Agricultural Equipment Repair Shops		P			P			-			P			-							P			-			P							
Commercial Stables		-			-			-			-			-							-			-			-							
Community Gardens		L			L			L			L			L							L			L			L							
Equestrian Show & Exhibition Facilities		-			-			-			-			-							-			-			-							
Open Air Markets for the Sale of Agriculture- Related Products & Flowers		-			-			-			-			-							-			-			-							
Residential																																		
Mobilehome Parks		-			-			-			-			-							-			-			-							
Multiple Dwelling Units		P <sup>(2)</sup>			-			P <sup>(2)</sup>			P <sup>(2)</sup>			P <sup>(2)</sup>							P <sup>(2)</sup>			-			P <sup>(2)</sup>							
Rooming House <del>House</del> [See Section 131.0112(a)(3)(A)]		P			-			P			P			P							P			-			P							
Shopkeeper Units		P			-			P			P			P							P			-			P							
Single Dwelling Units		-			-			-			-			-							-			-			-							
Separately Regulated Residential Uses																																		
Boarder & Lodger Accommodations		L			-			L			L			L							L			-			L							
Companion Units		-			-			-			-			-							-			-			-							
Employee Housing:																																		
6 or Fewer Employees		-			-			-			-			-							-			-			-							
12 or Fewer Employees		-			-			-			-			-							-			-			-							
Greater than 12 Employees		-			-			-			-			-							-			-			-							
Fraternities, Sororities and Student Dormitories		C			-			C			C			C							C			-			C							
Garage, Yard, & Estate Sales		-			-			-			-			-							-			-			-							
Guest Quarters		-			-			-			-			-							-			-			-							
Home Occupations		L			-			L			L			L							L			-			L							
Housing for Senior Citizens		C			-			C			C			C							C			-			C							
Live/Work Quarters		L			-			L			L			L							L			-			L							
Residential Care Facilities:																																		
6 or Fewer Persons		P			-			P			P			P							P			-			P							
7 or More Persons		C			-			C			C			C							C			-			C							
Transitional Housing:																																		
6 or Fewer Persons		P			-			P			P			P							P			-			P							
7 or More Persons		C			-			C			C			C							C			-			C							
Watchkeeper Quarters		-			L			-			-			-							-			-			-							
Institutional																																		



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																																																											
	Designator																																																												
	1st & 2nd >>	CC-CC-																																																											
	3rd >>	1-			2-					3-					4-					5-																																									
4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6																													
Separately Regulated Institutional Uses																																																													
Airports																																	C			C					C					C					C					C					
Botanical Gardens & Arboretums																																	C			C					C					C					C					C					
Cemeteries, Mausoleums, Crematories																																	C			C					C					C					C					C					
Correctional Placement Centers																																	C			C					C					C					C					C					
Educational Facilities:																																																													
Kindergarten through Grade 12																																	C			C					C					C					C					C					
Colleges / Universities																																	C			C					-					C					C					C					
Vocational / Trade School																																	P			P					-					P					P					P					
Energy Generation & Distribution Facilities																																	P			C					C					C					C					P					
Exhibit Halls & Convention Facilities																																	C			C					C					C					C					C					
Flood Control Facilities																																	L			L					L					L					L					L					
Historical Buildings Used for Purposes Not Otherwise Allowed																																	C			C					C					C					C					C					
Homeless Facilities:																																																													
Congregate Meal Facilities																																	C			-					C					C					C					C					
Emergency Shelters																																	C			-					C					C					C					C					
Homeless Day Centers																																	C			-					C					C					C					C					
Hospitals, Intermediate Care Facilities & Nursing Facilities																																	C			C					C					C					C					C					
Interpretive Centers																																	-			-					-					-					-					-					
Museums																																	C			C					C					C					C					C					
Major Transmission, Relay, or Communications Switching Stations																																	C			C					C					C					C					C					
Satellite Antennas																																	L			L					L					L					L					L					
Social Service Institutions																																	C			C					C					C					C					C					
Wireless eCommunication fFacility:																																																													
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use																																	L			L					L					L					L					L					
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use																																	N			N					N					N					N					N					
Wireless communication facility in the public right-of-way with above ground equipment																																	C			C					C					C					C					C					
Wireless communication facility outside the public right-of-way																																	L			L					L					L					L					L					

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																														
	Designator	CC-CC-																														
	1st & 2nd >>																															
	3rd >>	1-			2-					3-					4-					5-												
4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
Retail Sales																																
Building Supplies & Equipment																																
Food, Beverages and Groceries																																
Consumer Goods, Furniture, Appliances, Equipment																																
Pets & Pet Supplies																																
Sundries, Pharmaceutical, & Convenience Sales																																
Wearing Apparel & Accessories																																
Separately Regulated Retail Sales Uses																																
Agriculture Related Supplies & Equipment																																
Alcoholic Beverage Outlets																																
Farmers' Markets																																
Weekly Farmers' Markets																																
Daily Farmers' Market Stands																																
Plant Nurseries																																
Retail Farms																																
Retail Tasting Rooms																																
Swap Meets & Other Large Outdoor Retail Facilities																																
Commercial Services																																
Building Services																																
Business Support																																
Eating & Drinking Establishments																																
Financial Institutions																																
Funeral & Mortuary Services																																
Instructional Studios																																
Maintenance & Repair																																
Off-site Services																																
Personal Services																																
Radio & Television Studios																																
Tasting Rooms																																
Visitor Accommodations																																
Separately Regulated Commercial Services Uses																																
Adult Entertainment Establishments:																																
Adult Book Store																																

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																																					
	1st & 2nd >>		<del>CC-CC-</del>																																					
	3rd >>		1-			2-					3-									4-						5-														
	4th >>		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6						
Adult Cabaret			L			L					L						L					L						L												
Adult Drive-In Theater			L			L					L						L					L						L												
Adult Mini-Motion Picture Theater			L			L					L						L					L						L												
Adult Model Studio			L			L					L						L					L						L												
Adult Motel			L			L					L						L					L						L												
Adult Motion Picture Theater			L			L					L						L					L						L												
Adult Peep Show Theater			L			L					L						L					L						L												
Adult Theater			L			L					L						L					L						L												
Body Painting Studio			L			L					L						L					L						L												
Massage Establishment			L			L					-						-					-					-													
Sexual Encounter Establishment			L			L					L						L					L						L												
Assembly and Entertainment Uses, Including Places of Religious Assembly			L			L					L						L					L						L												
Bed & Breakfast Establishments:																																								
1-2 Guest Rooms			P			P					P						P					P						P												
3-5 Guest Rooms			P			P					P						P					P						P												
6+ Guest Rooms			P			P					P						P					P						P												
Boarding Kennels/Pet Day Care			L			L					L						L					L						L												
Camping Parks			C			C					C						C					C						C												
Child Care Facilities:																																								
Child Care Centers			L			-					L						L					L						L												
Large Family Child Care Homes			L			-					L						L					L						L												
Small Family Child Care Homes			L			-					L						L					L						L												
Eating and Drinking Establishments with a Drive-in or Drive-through Component			P			P					P						P					P						P												
Fairgrounds			C			C					C						C					C						C												
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C					C						C					C						C												
Helicopter Landing Facilities			C			C					C						C					C						C												
Massage Establishments, Specialized Practice			L			L					L						L					L						L												
Medical Marijuana Consumer Cooperatives			-			C					-						-					-					-													
Mobile Food Trucks			L <sup>(15)</sup>			L <sup>(15)</sup>					L <sup>(15)</sup>						L <sup>(15)</sup>					L <sup>(15)</sup>						L <sup>(15)</sup>												
Nightclubs & Bars e <u>Over 5,000 s</u> quare f <u>Feet in</u> s <u>Size</u>			C			C					C						C					C						C												
Parking Facilities as a <i>Primary Use</i> :																																								

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																																			
	1st & 2nd >>		<del>CC-CC-</del>																																			
	3rd >>		1-			2-					3-					4-					5-																	
	4th >>		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6				
Permanent Parking Facilities			P			C					P					P					P																	
Temporary Parking Facilities			N			C					N					N					N																	
Private Clubs, Lodges and Fraternal Organizations			P			P					P					P					P																	
Privately Operated, Outdoor Recreation Facilities <u>o</u> ver 40,000 Square Feet in Size <sup>(9)</sup>			C			C					C					C					C																	
Pushcarts:																																						
Pushcarts on Private Property			L			L					L					L					L																	
Pushcarts in <del>p</del> <u>Public</u> <del>r</del> <u>Right-of-Way</u>			N			N					N					N					N																	
Recycling Facilities:																																						
Large Collection Facility			N			N					N					N					N																	
Small Collection Facility			L			L					L					L					L																	
Large Construction & Demolition Debris <i>Recycling Facility</i>			-			-					-					-					-																	
Small Construction & Demolition Debris <i>Recycling Facility</i>			-			-					-					-					-																	
Drop-off Facility			L			L					L					L					L																	
Green Materials Composting Facility			-			-					-					-					-																	
Mixed Organic Composting Facility			-			-					-					-					-																	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-					-					-					-																	
Large Processing Facility Accepting All Types of Traffic			-			-					-					-					-																	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic			-			-					-					-					C																	
Small Processing Facility Accepting All Types of Traffic			-			-					-					-					C																	
Reverse Vending Machines			L			L					L					L					L																	
Tire Processing Facility			-			-					-					-					-																	
Sidewalk Cafes			L			L					L					L					L																	
Sports Arenas & Stadiums			C			C					C					C					C																	
Theaters <del>t</del> <u>h</u> at <u>A</u> re Outdoor or <u>o</u> ver 5,000 Square Feet in Size			C			C					C					C					C																	
Urgent Care Facilities			N			N					N					N					N																	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																														
	1st & 2nd >>  3rd >>  4th >>	<del>CC-CC-</del>																														
		1-			2-					3-					4-						5-											
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5
Veterinary Clinics & Animal Hospitals		L			L					L					L						L						L					
Zoological Parks		-			-					-					-						-						-					
Offices																																
Business & Professional		P			P					P					P						P						P					
Government		P			P					P					P						P						P					
Medical, Dental & Health Practitioner		P			P					P					P						P						P					
Regional & Corporate Headquarters		P			P					P					P						P						P					
Separately Regulated Office Uses																																
Real Estate Sales Offices & Model Homes		L			-					L					L						L						L					
Sex Offender Treatment & Counseling		L			L					L					L						L						L					
Vehicle & Vehicular Equipment Sales & Service																																
Commercial Vehicle Repair & Maintenance		-			-					-					P						P						P					
Commercial Vehicle Sales & Rentals		-			-					-					P						P						P					
Personal Vehicle Repair & Maintenance		P			P					-					P						P						P					
Personal Vehicle Sales & Rentals		P			P					-					P						P						P					
Vehicle Equipment & Supplies Sales & Rentals		P			P					-					P						P						P					
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																																
Automobile Service Stations		N			N					N					N						N						N					
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		C			C					-					C						C						C					
Distribution and Storage																																
Equipment & Materials Storage Yards		-			-					-					-						-						-					
Moving & Storage Facilities		-			-					-					P						P						P					
Distribution Facilities		-			-					-					-						-						-					P <sup>(8)</sup>

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

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

# §131.0531 Development Regulations Tables of for Commercial Zones

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

## (a) CN Zones

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

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone dDesignator	Zones				
	1st & 2nd >>	CN CN-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
Max pPermitted rResidential dDensity <sup>(1)</sup>		3,000	1,500	1,500	1,000	800
Supplemental rResidential rRegulations [See Section 131.0540]		applies	applies	applies	applies	applies
<b>Lot Lot aArea</b>						
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
<b>Lot Lot dDimensions</b>						
Min Lot Lot Width (ft)		25	50	50	25	25
Min sStreet fFrontage (ft)		25	50	50	25	25
Min Lot Lot Depth (ft)		100	--	--	--	--
<b>Setback rRequirements</b>						
Min Front sSetback (ft)		--	--	--	--	--
Max Front sSetback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)(1)(1)]						
Min Side sSetback (ft)		10	10	10	10	10
Optional Side sSetback (ft)		0	0	0	0	0
[See Section 131.0543(b)]						
Side Setback aAbutting rResidential		applies	applies	applies	applies	applies
[See Section 131.0543(c)]						
Min Street Side sSetback (ft)		--	--	--	--	--
Max Street Side sSetback (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
[See Section 131.0543(a)(1)(1)(1)]						
Min Rear sSetback (ft)		10	10	10	10	10
Optional Rear sSetback (ft)		0	0	0	0	0
[See Section 131.0543(b)]						
Rear Setback aAbutting rResidential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
Max sStructure hHeight (ft)		30	30	30	65	65
Max fFloor aArea rRatio		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
Floor Area Ratio bBonus for Residential		0.5	0.75	0.75	1.2	1.2
mMixed aUse / Minimum percentage of bonus		/100/100	/50/50	/50/50		

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

Footnotes for Table 131-05C

Footnotes for Table 131-05C

Footnotes for Table 131-05C Footnotes for Table 131-05C

[No change in text.]

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

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

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



<b>Setback Requirements</b>										
Min Front <u>s</u> Setback (ft)	10	10	10	10	10	10	10	10	10	10
Max Front <u>s</u> Setback (ft)	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
[See Section 131.0543(a)(1)(1)]										
Min Side <u>s</u> Setback (ft)	10	10	10	10	10	10	10	10	10	10
Optional Side <u>s</u> Setback (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	--
Side Setback <u>a</u> Butting										
<u>r</u> Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min Street Side <u>s</u> Setback (ft)	10	10	10	10	10	10	10	--	--	--
Max Street Side <u>s</u> Setback (ft)	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
[See Section 131.0543(a)(1)(1)]										
Min Rear <u>s</u> Setback (ft)	10	10	10	10	10	10	10	10	10	10
Optional Rear <u>s</u> Setback (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear Setback <u>a</u> Butting										
<u>r</u> Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Max <u>s</u> Structure <u>h</u> Height (ft)	60	45	60	45	65	65	70	60	45	30
Min <u>l</u> Lot <u>e</u> Coverage (%)	--	--	--	--	--	--	--	--	35	--
Max <u>f</u> Floor <u>a</u> Area <u>r</u> Ratio	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
Floor Area Ratio <u>b</u> Bonus for Residential <u>m</u> Mixed <u>u</u> Use/										
Minimum percentage of bonus required for /Minimum percentage of bonus required for residential use - residential use	1.0/50/50	1.0/100/100	1.5/50	---	---	2.5	2.5	--	--	--
[See Section 131.0546(a)]										
Minimum Floor Area Ratio for Residential <u>U</u> /Minimum percentage of bonus required-se	0.5	1.0	0.75	---	---	1.5	1.5	--	--	--
Floor Area Ratio <u>b</u> Bonus for <u>e</u> Child <u>e</u> Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	--	--	--
Ground-floor Height [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Pedestrian <u>p</u> Paths [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Transparency [See Section 131.0552]	--	applies	--	applies	--	applies	applies	--	applies	--
Building <u>a</u> Articulation [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	applies	applies	--
Street <u>y</u> Yard <u>p</u> Parking <u>r</u> Restriction [See Section 131.0555]	--	applies	--	applies	--	applies	applies	--	--	--
Parking lot <u>L</u> at <u>e</u> Orientation [See Section 131.0556]	applies	--	applies	--	applies	--	--	applies	applies	--
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	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  
 Footnotes for Table 131-05D [No change in text.]

## (c) CC Zones

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

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones															
		CC-CC-															
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
		1				2				3				4			
Max pPermitted rResidential dDensity <sup>(1)</sup>		1,500				1,500				1,500				1,500			
Supplemental rResidential rRegulations [See Section 131.0540]		applies				applies				applies				applies			
Lot Lot aArea																	
Min Lot Lot Area (sq. ft.)		5,000				5,000				5,000				2,500			
Max Lot Lot Area (ac)		--				--				--				--			
Lot dDimensions																	
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 rRequirements																	
Min Front sSetback (ft)		--				--				--				--			
Max Front sSetback (ft) [See Section 131.0543(a)(1)(1)]		100 <sup>(2,3)</sup>				100 <sup>(2,3)</sup>				--				10 <sup>(2)</sup>			
Min Side sSetback (ft)		10				10				10				10			
Optional Side sSetback (ft) [See Section 131.0543(b)]		0				0				0				0			
Side Setback aAbutting rResidential [See Section 131.0543(c)]		applies				applies				applies				applies			
Min Street Side sSetback (ft)		--				--				--				--			
Max Street Side sSetback (ft) [See Section 131.0543(a)(1)(1)]		--				--				--				10 <sup>(2)</sup>			
Min Rear sSetback (ft)		10				10				10				10			
Optional Rear sSetback (ft) [See Section 131.0543(b)]		0				0				0				0			
Rear Setback aAbutting rResidential [See Section 131.0543(c)]		applies				applies				applies				applies			
Max sStructure hHeight (ft)		30				60				45				30			
Min tLot eCoverage (%)		--				--				--				35			
Max fFloor aArea rRatio		0.75 <sup>(4,5)</sup>				2.0 <sup>(4,5)</sup>				0.75 <sup>(4,5)</sup>				1.0 <sup>(4,5)</sup>			
Floor Area Ratio bBonus for Residential mMixed aUse/Minimum percentage of bonus required for		§0.75/75/7				--				0.75/75/75				0.5/50/50			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	<del>CC-CC</del>															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3				4			
residential use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]																	
Minimum <u>Floor Area Ratio</u> for Residential Use		0.56				--				0.56				0.25			
Ground-floor <u>Height</u> [See Section 131.0548]		--				applies				applies				--			
Pedestrian <u>p</u> aths [See Section 131.0550]		applies				applies				applies				applies			
Transparency [See Section 131.0552]		---				---				---				applies			
Building <u>a</u> rticulation [See Section 131.0554]		applies				applies				applies				applies			
Parking <u>l</u> ot <u>o</u> rientation [See Section 131.0556]		applies				applies				applies				-			
Refuse and Recyclable Material Storage [See Section 142.0805]		applies				applies				applies				applies			
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies				applies				applies				applies			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones											
	1st & 2nd >>	CC-CC											
	3rd >>	2-	3-	4-	5-	3-	4-	5-	3-	3-	3-		
	4th >>	5			6			7		8		9	
Max permitted <del>r</del> Residential <del>d</del> Density <sup>(1)</sup>		1,500			1,000			800		600		400	
Supplemental <del>r</del> Residential <del>r</del> Regulations [See Section 131.0540]		applies			applies			applies		applies		applies	
Lot <del>Lot</del> <del>a</del> Area													
Min Lot <del>Lot</del> Area (sq. ft.)		2,500			2,500			2,500		2,500		2,500	
Max Lot <del>Lot</del> Area (ac)		--			--			--		--		--	
Lot <del>Lot</del> <del>d</del> Dimensions													
Min Lot <del>Lot</del> Width (ft)		25			25			25		25		25	
Min <del>s</del> Street <del>f</del> Frontage (ft)		25			25			25		25		25	
Min Lot <del>Lot</del> Depth (ft)		--			--			--		--		--	
Max Lot <del>Lot</del> Depth (ft)		--			--			--		--		--	
Setback <del>r</del> Requirements													
Min Front <del>s</del> Setback (ft)		--			--			--		--		--	
Max Front <del>s</del> Setback (ft)		10 <sup>(2)</sup>			10 <sup>(2)</sup>			10 <sup>(2)</sup>		10 <sup>(2)</sup>		10 <sup>(2)</sup>	
[See Section 131.0543(a)(1)(1)]													
Min Side <del>s</del> Setback (ft)		10			10			10		10		10	
Optional Side <del>s</del> Setback (ft)		0			0			0		0		0	
[See Section 131.0543(b)]													
Side Setback <del>a</del> Abutting <del>r</del> Residential [See Section 131.0543(c)]		applies			applies			applies		applies		applies	

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		CC-CC									
		2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
		5			6			7		8	9
Min <i>Street Side s</i> Setback (ft)		10 <sup>(2)</sup>			10 <sup>(2)</sup>			10 <sup>(2)</sup>		10 <sup>(2)</sup>	10 <sup>(2)</sup>
Max <i>Street Side s</i> Setback (ft)		10			10			10		10	10
[See Section 131.0543(a)(1)(1)]		0			0			0		0	0
Min <i>Rear s</i> Setback (ft)		applies			applies			applies		applies	applies
Optional <i>Rear s</i> Setback (ft)		applies			applies			applies		applies	applies
[See Section 131.0543(b)]		applies			applies			applies		applies	applies
Rear <i>Setback a</i> Butting <i>r</i> Residential [See Section 131.0543(c)]		100			65			65		100	=
Max <i>s</i> Structure <i>h</i> Height (ft)		35			35			35		35	35
Min <i>Lot e</i> Coverage (%)		2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>		2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>
Max <i>f</i> Floor <i>a</i> Area <i>r</i> Ratio		2.0/50			2.0			2.5		2.5	3.0
<i>Floor Area Ratio b</i> Bonus for <i>Residential m</i> Mixed <i>u</i> Use/Minimum percentage of bonus required for residential use/Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		1.0			1.0			1.5		1.5	2.0
Minimum <i>Floor Area Ratio</i> for <i>Residential Use</i>		applies			applies			applies		applies	applies
Ground-floor <i>Height</i> [See Section 131.0548]		applies			applies			applies		applies	applies
Pedestrian <i>p</i> Paths [See Section 131.0550]		applies			applies			applies		applies	applies
Transparency [See Section 131.0552]		applies			applies			applies		applies	applies
Building <i>a</i> Articulation [See Section 131.0554]		applies			applies			applies		applies	applies
Parking <i>Lot e</i> Orientation [See Section 131.0556]		-			=			=		=	=
Refuse and Recyclable Material Storage [See Section 142.0805]		applies			applies			applies		applies	applies
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies			applies			applies		applies	applies

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

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

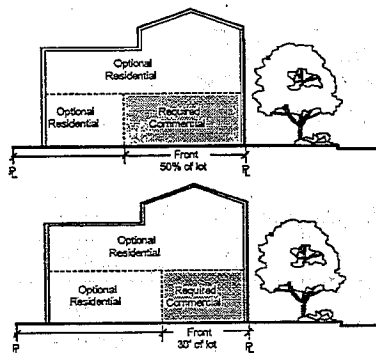
The following regulations apply to all residential *development* within commercial zones where indicated in Table 131-05B:

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

(c) Ground *Floor* Restrictions.

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

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



- (2) Within the Coastal Overlay Zone<sub>2</sub>
- (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 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.~~

~~(E) 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 ~~minimum~~ percentage of the FAR bonus required residential floor area ratio is shown in the tables, ~~which which and~~ must be applied toward the residential portion of the project. The remainder of the bonus may be used for either commercial or residential uses.

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

floor area ratio must be applied toward the residential portion of the development.

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

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

**§131.0548     Ground-floor Height**

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

**§131.0555     Parking Restriction**

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

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

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

## Legend for Table 131-06B

[No change in text.]

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

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	<del>IP</del> <u>IP</u> -			<del>IL</del> <u>IL</u> -			<del>IH</del> <u>IH</u> -		<del>IS</del> <u>IS</u> -	<del>IBT</del> <u>IBT</u> -
	3rd >>	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
	4th >>	1	1	1	1	1	1	1	1	1	1
Open Space through Residential, <i>Rooming House</i> [See Section 131.0112(a)(3)(A)] [No change in text.]		[No change in text.]									
<u><i>Shopkeeper Units</i></u>		-	-	-	-	-	-	-	-	-	-
Residential, <i>Single Dwelling Units</i> through Commercial Services, Funeral & Mortuary Services [No change in text.]		[No change in text.]									
Instructional Studios		-	-	-	-	-	P <sup>(16)</sup>	-	-	- <u>P</u>	-
Commercial Services, Maintenance & Repair 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 131-06B [No change in text.]

**§142.0530 Nonresidential Uses — Parking Ratios**

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Six major land use categories, described in Figure 2 of the Barrio Logan Planned Districts, are permitted within the Redevelopment Subdistrict. ~~They are~~

Commercial Use, Mercado District, Commercial/Residential Mixed Use, Residential Use, Public/Quasi-Public Use, and Light Industry/Commercial Use.

The permitted land use classifications within each of these ~~six~~ land use categories are described in Section 152.03167 (Redevelopment Subdistrict - Land Use Classifications) and ~~are further set out in Table 152-03A.~~

#### **Legend for Table 152-03A**

**P Permitted**

**CUP Conditional Use Permit**

**- Not Permitted**

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

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

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

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

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

determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code Section 151.0401.

- (a) Residential
  - (1) through (6) [No change in text.]
  - (7) Shopkeeper units
- (b) through (k) [No change in text.]

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

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

**Legend for Table 155-02C**

[No change in text.]

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

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

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

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

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

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

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

(33) Shopkeeper Units (See Section 113.0103)

(334) Sporting goods stores

(345) Stationers

(356) Travel agencies

(367) Variety stores

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

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

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

**Legend for Table 1512-03I**

"P" = Permitted

"-" = Not Permitted

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

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

<p><u>Development Review Services</u>          Director to be appropriate in character          and placement in relationship to a          primary use. [No change in text.]</p>	
---	--

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

(b) [No change in text.]

#### **§1516.0301 Permitted Uses**

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

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

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

(3) Core.

(A) [No change in text.]

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

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

(v) Shopkeeper Units (See Section 113.0103)



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

(b) [No change in text.]

SMT:mcm  
05/26/2015  
Or.Dept: DSD - Planning  
Doc. No.: 921287\_11

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

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

Date of final passage JUL 10 2015.

AUTHENTICATED BY:

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

(Seal)

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

By Mary Hernandez, Deputy

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

JUN 09 2015, and on JUL 10 2015.

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

(Seal)

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

By Mary Hernandez, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- 20512

