

ARTICLE 2

Zoning Districts & Allowable Land Uses

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Contents

CHAPTER 106.20 - ZONING MAP

Sections:

- 106.20.010 - Purpose
- 106.20.020 - Zoning Map and Zoning Districts

106.20.010 - Purpose

This Chapter establishes the zoning districts applied to property within the City and adopts the City's Zoning Map.

106.20.020 - Zoning Map and Zoning Districts

The Council hereby adopts the City of Citrus Heights Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Code by reference as though it were fully included here.

- A. **Zoning districts established.** The City of Citrus Heights shall be divided into zoning districts that implement the Citrus Heights General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the Zoning Map.
- B. **Interpretation of zoning district boundaries.** If there is uncertainty about the location of any zoning district boundary shown on the official Zoning Map, the location of the boundary shall be determined by the Director as follows.
 - 1. Where a zoning district boundary approximately follows a lot, alley, or street line, the lot line and street and alley centerlines shall be construed as the district boundary;
 - 2. If a zoning district boundary divides a parcel and the boundary line location is not specified by distances printed on the Zoning Map, the location of the boundary will be determined by using the scale appearing on the Zoning Map; and
 - 3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zoning district of the adjoining property on either side of the vacated or abandoned street or alley.

TABLE 2-1 - ZONING DISTRICTS

Zoning District Symbol	Name of Zoning District	General Plan Land Use Designation Implemented by Zoning District
Residential Districts		
RD-1, 2, 3, 4	RD-1, 2, 3, 4	Very Low Density Residential
RD-5, 7	RD-5, 7	Low Density Residential
RD-10, 15, 20	RD-10, 15, 20	Medium Density Residential
RD-25, 30	RD-25, 30	High Density Residential
MH	Mobile Home	Medium Density Residential
Commercial and Industrial Districts		
BP	Business and Professional Office	Business Professional
LC	Limited Commercial	General Commercial
SC	Shopping Center	General Commercial
GC	General Commercial	General Commercial
AC	Auto Commercial	General Commercial
CR	Commercial Recreation	Open Space
MP	Industrial Office Park	Industrial
Special Purpose Districts		
O	Recreation	Open Space/Public
SPA	Special Planning Area	All
Overlay/Combining Districts		
COR	Corridor Overlay	Transition Overlay

CHAPTER 106.22 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

Sections:

- 106.22.010 - Purpose
- 106.22.020 - General Requirements for Development and New Land Uses
- 106.22.030 - Allowable Land Uses and Permit Requirements
- 106.22.040 - Exemptions from Planning Permit Requirements
- 106.22.050 - Temporary Uses

106.22.010 - Purpose

This Chapter describes the City's requirements for the approval of proposed development and new land uses. The permit requirements established by this Zoning Code for specific land uses are in Chapters 106.24 through 106.30.

106.22.020 - General Requirements for Development and New Land Uses

Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. **Allowable use.** The land use must be allowed by this Zoning Code in the zoning district applied to the site. The basis for determining whether a use is allowable is described in Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit and approval requirements.** Any planning permit or other approval required by Section 106.22.030 (Allowable Land Uses and Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 106.22.040 (Exemptions from Planning Permit Requirements).
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, the provisions of Article 3 (Site Planning and Project Design Standards), and any applicable conditions imposed by a previously granted planning permit.
- D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and the City's subdivision ordinances.

106.22.030 - Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** The uses of land allowed by this Zoning Code in each zoning district are listed in Chapters 106.24, Table 2-2, and 106.26, Table 2-5, together with the type of planning permit required for each use. Each land use listed in Tables 2-2 and 2-5 is defined in Article 8 (Glossary).
 - 1. **Establishment of an allowable use.**
 - a. Any one or more land uses identified by Tables 2-2 and 2-5 as being allowable within a specific zoning district may be established on any parcel within that zoning district, subject to the planning permit requirements of Subsection B., and compliance with all applicable requirements of this Zoning Code.
 - b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B. for any individual use. For example, a new building proposed in the BP zoning district with a health

club on the ground floor and professional offices on the second floor would require Use Permit (UP) approval because Table 2-5 requires Use Permit approval for "fitness/health facility," even though an "Office" is listed in the BP zone as a permitted use, requiring only a Zoning Clearance.

2. Use not listed.

- a. A land use that is not listed in Tables 2-2 or 2-5, and is determined by the Director to not be included in Article 8 (Glossary) under the definition of a listed land use is not allowed within the City, except as otherwise provided by Subsection A.3, or Section 106.22.040 (Exemptions from Planning Permit Requirements).
- b. A land use that is not listed in the tables within a particular zoning district is not allowed within that zoning district, except as otherwise provided in Subsection A.3, or Section 106.22.040 (Exemptions from Planning Permit Requirements).

3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in this Article is allowable as follows:

- a. **Required findings.** The Director may determine that a proposed use is similar to and compatible with a listed use and may be allowed only after first making all of the following findings:
 - (1) The characteristics of, and activities associated with, the use are similar to one or more of the listed uses and will not involve a greater intensity than the uses listed in the applicable zoning district;
 - (2) The use will be consistent with the purposes of the applicable zoning district;
 - (3) The use will be consistent with the General Plan and any applicable specific plan;
 - (4) The use will be compatible with the other uses allowed in the district; and
 - (5) The use is not listed as allowable in another zoning district.

A determination that a use qualifies as a "similar use" and the findings supporting the determination shall be in writing.

- b. **Applicable standards and permit requirements.** When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Code apply.
- c. **Referral for determination.** The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
- d. **Appeal.** A determination of similar and compatible use may be appealed in compliance with Chapter 106.72 (Appeals).

B. Permit requirements. Tables 2-2 and 2-5 within Chapters 106.24 and 106.26 provide for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Zoning Code, subject to first obtaining a Zoning Clearance (Section 106.62.020). These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Use Permit (Section 106.62.050), and shown as "MUP" uses in the tables;
3. Allowed subject to the approval of a Use Permit (Section 106.62.050), and shown as "UP" uses in the tables;
4. Allowed subject to the type of City approval required by a specific provision of Chapter 106.42 (Standards for Specific Land Uses), and shown as "S" uses in the tables; and
5. Not allowed in particular zoning districts.

Note: a land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require Design Review approval (Section 106.62.040), a Building Permit, or other permit required by the Municipal Code.

106.22.040 - Exemptions from Planning Permit Requirements

The planning permit requirements of this Zoning Code do not apply to the land uses, structures, and activities identified by this Section. These are allowed in all zoning districts subject to compliance with this Section.

A. General requirements for exemption. The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Zoning Code only when:

1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Article (Zoning Districts and Allowable Land Uses), Article 3 (Site Planning and Project Design Standards), and, where applicable, Chapter 106.70 (Nonconforming Uses, Structures, and Parcels); and
2. Any permit or approval required by regulations other than this Zoning Code is obtained (for example, a Building Permit).

B. Exempt activities and land uses. The following are exempt from the planning permit requirements of Tables 2-2 and 2-5 when in compliance with Subsection A. above.

1. **Decks, paths and driveways.** Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.
2. **Fences and walls.** See Section 106.30.050 (Fences and Walls).
3. **Interior remodeling.** Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
4. **Repairs and maintenance.**
 - a. **Single dwellings.** Ordinary repairs to, and maintenance of single dwellings, provided that the work does not change the approved land use or structure.

- b. **Multi-unit dwellings, and non-residential structures.** Ordinary repairs to, and maintenance of multi-unit residential and non-residential structures, if:
- (1) The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
 - (2) Any exterior repairs employ the same design, materials, and color as the original construction.
5. **Small, portable residential accessory structures.** A single portable structure per lot or unit, including pre-manufactured storage sheds and other small structures in residential zoning districts that are exempt from Building Permit requirements in compliance with the Municipal Code and the Uniform Building Code. Additional structures may be approved in compliance with Section 106.42.200 (Residential Accessory Uses and Structures), where allowed by the applicable zoning district. All accessory structures shall comply with the maximum lot coverage requirements of the applicable zoning district.
6. **Solar collectors.** The addition of solar collectors to the roof of a building, provided that the collectors comply with applicable height limit requirements.
7. **Spas, hot tubs, and fish ponds.** Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed three feet in depth.
8. **Utilities.** The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. See Section 106.30.120 for utility undergrounding requirements. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 106.44 (Telecommunications Facilities).

106.22.050 - Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are in Section 106.62.030 (Temporary Use Permit).

CHAPTER 106.24 - RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS

Sections:

- 106.24.010 - Purpose
- 106.24.020 - Purposes of the Residential and Open Space Zoning Districts
- 106.24.030 - Residential and Open Space District Allowable Land Uses and Permit Requirements
- 106.24.040 - Residential and Open Space District Subdivision Standards
- 106.24.050 - Residential and Open Space District Residential Density Standards
- 106.24.060 - Residential and Open Space District Site Planning and Building Standards

106.24.010 - Purpose

This Chapter lists the land uses that may be allowed within the residential and open space zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

106.24.020 - Purposes of the Residential and Open Space Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **RD-1 through RD-4 (Very Low Density Residential) zoning districts.** The RD-1 through RD-4 districts are applied to areas appropriate for large-lots and detached single dwellings, together with hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. The RD-1 through RD-4 zoning districts are consistent with and implement the Very Low Density Residential land use designation of the General Plan.
- B. **RD-5 and RD-7 (Low Density Residential) zoning districts.** The RD-5 and RD-7 districts are applied to areas appropriate for detached single dwellings, duplexes in specified circumstances, and related, compatible uses. The RD-5 and RD-7 zoning districts are consistent with and implement the Low Density Residential land use designation of the General Plan.
- C. **RD-10 through RD-20 (Medium Density Residential) zoning districts.** The RD-10 through RD-20 districts are applied to areas appropriate for a variety of housing types, including small-lot single dwellings, and various types of multi-unit housing (for example, duplexes, triplexes, and apartments). The RD-10 through RD-20 zoning districts are consistent with and implement the Medium Density Residential land use designation of the General Plan.
- D. **RD-25 and RD-30 (High Density Residential) zoning district.** The RD-25 and RD-30 districts are applied to areas appropriate for various types of small lot housing products, multi-unit housing, including duplexes, group houses, and apartments. The RD-25 and RD-30 zoning districts are consistent with and implement the High Density Residential land use designation of the General Plan.
- E. **MH (Mobile Home) zoning district.** The MH district is applied to areas appropriate for mobile home parks and manufactured housing. The MH zoning district is consistent with and implements the Medium Density Residential land use designation of the General Plan.
- F. **O (Recreation/Open Space) zoning district.** The O zoning district is applied to open space and scenic areas, waterways, and other areas of recreational value to protect the physical, social, recreational, aesthetic, and economic resources of the City. Land uses allowed in the O zoning district will encourage and protect the City's tourist and recreation resources. The O zoning district is consistent with and implements the Open Space and Public land use designations of the General Plan.

106.24.030 - Residential and Open Space District Allowable Land Uses and Permit Requirements

- A. **General permit requirements.** Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).

- B. **Permit requirements for certain specific land uses.** Where the last column in Table 2-2 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also refer to other requirements and standards applicable to the use.

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential and Open Space Zones	P Permitted use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use, Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
	PERMIT REQUIRED BY ZONE						
LAND USE (1)	RD-1 - 2	RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O

AGRICULTURAL & OPEN SPACE USES

Animal keeping	S	S	S	S	S	S	S	106.42.030
Beekeeping	P	P	P	—	—	—	P	106.42.030
Community garden	P	P	P	P	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	—	—	—	—	P	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facility	UP	UP	—	—	—	—	UP	106.42.030
Golf course	UP	UP	—	—	—	—	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	—	
Park or playground, public	P	P	P	P	P	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
School, elementary through secondary	UP	UP	UP	UP	UP	—	—	

RESIDENTIAL USES

Accessory dwelling unit	P	P	P	P	P	—	P	106.42.015
Condominium conversion	—	—	UP	UP	UP	—	—	106.42.050, 060
Condominium, townhouse, row house, or cluster development	—	—	—	P	P	—	—	106.42.050
Duplex - Corner parcel	—	—	P	P	P	—	—	
Duplex - Interior parcel	—	—	UP	P	P	—	—	106.42.150
Home occupation	P	P	P	P	P	P	P	106.42.100
Mobile home park	UP	UP	UP	UP	UP	UP	—	106.42.140
Mobile/manufactured home	P	P	P	P	P	P	P	106.42.140
Multi-unit dwelling - 3 or more units	—	—	—	P	P	—	—	106.42.150
Residential accessory uses and structures	P	P	P	P	P	P	P	106.42.200
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facility, 7 to 20 clients	UP	UP	UP	UP	P	—	—	
Residential care facility, 21 or more clients	—	—	—	UP	UP	—	—	
Rooming or boarding house	—	—	—	UP	UP	—	—	
Single dwelling	P	P	P	P	P	P	MUP	106.42.220
Small Lot Housing Product	—	—	—	S	S	—	—	106.42.230
Supportive/Transitional Housing, 6 or fewer clients	P	P	P	P	P	P	P	
Supportive/Transitional Housing, 7 or more clients	UP	UP	UP	UP	UP	—	—	

RETAIL TRADE

Accessory retail and services	—	—	—	MUP	MUP	MUP	—	
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Key to Zone Symbols

RD	Residential	O	Recreation/Open Space
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TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential and Open Space Zones	P Permitted use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use, Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed							
	LAND USE (1)	PERMIT REQUIRED BY ZONE						
RD-1 - 2		RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Extended care	UP	UP	UP	UP	UP	—	—	
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SERVICES

Adult day care - 6 or fewer clients	P	P	P	P	P	P	—	
Adult day care - 7 or more clients	UP	UP	UP	UP	UP	UP	—	
Cemetery	UP	UP	UP	UP	UP	—	UP	
Child day care - Small and large family day care homes	P	P	P	P	P	P	P	
Child day care center	UP	UP	UP	UP	UP	UP	—	
Lodging - Bed and breakfast inn (B&B)	UP	UP	UP	UP	UP	—	—	
Public safety facility	P	P	P	P	P	P	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Telecommunications facility	S	S	S	S	S	S	S	106.44
Transmission facility	P	P	P	P	P	P	P	106.42.180
Utility facility	P	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	P	

Key to Zone Symbols

RD	Residential	O	Recreation/Open Space
MH	Mobile Home		

Notes:

(1) See Article 8 for land use definitions.

106.24.040 - Residential and Open Space District Subdivision Standards

Each subdivision shall comply with the minimum parcel size requirements in Table 2-3. Minimum lot depth shall be determined by the review authority in the subdivision review process. Subdividers are advised that Chapter 106.42 (Standards for Specific Land Uses) may require a specific land use to be on a parcel larger than required by this Section.

TABLE 2-3 - MINIMUM PARCEL SIZE STANDARDS

Zone	Lot Type (2)	Minimum Parcel Size (1)	
		Net Area (3)	Width
RD-1	All	1 acre	75 ft
RD-2	All	20,000 sf	75 ft
RD-3	All	10,000 sf	65 ft
RD-4	All	8,500 sf	65 ft
RD-5	Single family – Interior lot	5,000 sf	50 ft
	Single family – Corner lot	6,000 sf	60 ft
	Duplex – Interior lot	6,000 sf	60 ft
	Duplex – Corner lot	7,000 sf	70 ft
RD-7	Single family – Interior lot	4,000 sf	40 ft
	Single family – Corner lot	5,000 sf	50 ft
	Duplex – Interior lot	6,000 sf	60 ft
	Duplex – Corner lot	7,000 sf	70 ft
RD-10, 15	Single family – Interior lot	3,000 sf	40 ft
	Single family – Corner lot	4,000 sf	50 ft
	Duplex – Interior lot	4,000 sf	60 ft
	Duplex – Corner lot	5,000 sf	70 ft
	Multi-unit – Interior lot	5,000 sf	50 ft
	Multi-unit – Corner lot	6,000 sf	60 ft
RD-20, 25, 30	Single family – Interior lot	2,500 sf	40 ft
	Single family – Corner lot	3,000 sf	40 ft
	Duplex – Interior lot	3,500 sf	40 ft
	Duplex – Corner lot	4,000 sf	40 ft
	Multi-unit – Interior lot	5,000 sf	50 ft
	Multi-unit – Corner lot	6,000 sf	60 ft
MH	See Section 106.42.140 (Mobile Homes and Mobile Home Parks)		
O	All	3 acres	200 ft

Notes:

- (1) A condominium, townhouse, small lot housing product development or common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any dwellings is in compliance with the maximum density for the applicable zone.
- (2) Minimum parcel size requirements for lot types not listed shall be determined by the review authority in the subdivision process.
- (3) Net area is the gross area of the parcel, subtracting any existing or proposed access easements within the parcel, but including drainage and public utility easements.

106.24.050 - Residential and Open Space District Residential Density Standards

Each residential development shall not exceed the following maximum residential density (number of dwelling units per acre) requirement for the applicable zoning district, except in compliance with Chapter 106.32 (Affordable Housing Requirements and Incentives).

A. RD districts.

1. **Maximum density - All RD districts.** For a subdivision of five lots or more, the maximum allowable residential density shall be as identified for the applicable residential zoning district on the Zoning Map by the numerical suffix to the "RD" zoning symbol, which expresses the maximum allowable number of dwelling units per gross acre. For example, RD-1 allows a maximum of one dwelling per acre, RD-15 allows a maximum of 15 dwellings per acre, etc. This requirement does not apply to a proposed subdivision of four or fewer lots.
2. **Maximum density - RD-1 through RD-4.** No more than one detached single family dwelling is allowed on a single parcel in the RD-1, 2, 3, and 4 zones, provided that an accessory dwelling unit may also be allowed in compliance with Section 106.42.015 (Accessory Dwelling Units).
3. **Minimum density - RD-20 and above.** Within the RD-20 and higher density zoning districts, each proposed residential development shall provide a minimum of 50 percent of the maximum density of the applicable zoning district. For example, a project in the RD-20 zone shall provide a minimum density of 10 units per acre. This standard shall not apply to parcels under 2 acres in net area prior to subdivision.

B. MH district.

1. The maximum allowable residential density within the MH zoning district is established for mobile home parks by Section 106.42.140 (Mobile Homes and Mobile Home Parks).
2. The maximum residential density for residential uses other than a mobile home park is one dwelling unit per parcel.

- C. O district.** The maximum allowable residential density within the O zoning district is one dwelling unit per parcel.

106.24.060 - Residential and Open Space District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-4, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and Project Design Standards) of this Zoning Code.

TABLE 2-4 - RESIDENTIAL AND OPEN SPACE DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District					
	RD-1, 2, 3, 4	RD-5, 7	RD-10, 15	RD-20, 25, 30	MH	O
Setbacks	<i>Minimum setbacks required. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>					
Front	20 ft	15 ft 20 ft for garage facade	25 ft	20 ft	20 ft	20 ft
Side - Interior (each)	5 ft	5 ft	1 story - 10 ft 2 story - 20 ft 3 story - 30 ft	10 ft	10 ft	10 ft
Side - Corner	15 ft	12.5 ft	25 ft	20 ft	20 ft	20 ft
Rear	RD-1, 2 - 25 ft RD-3, 4 - 20 ft	20 ft	20 ft	10 ft	10 ft	10 ft
Garage	20 ft from a garage door to the back of the nearest sidewalk, or the front property line where there is no sidewalk.					
Fences	See Section 106.30.050 (Fences and Walls)					
Accessory structures	See 106.42.200 (Residential Accessory Uses and Structures)					
Lot coverage (1)	<i>Maximum percentage of total net lot area occupied by primary structures, all accessory structures, and accessory dwelling units, but not including swimming pools.</i>					
Maximum coverage	30%	50%	50%	60%	40%	5%
Floor area ratio (FAR)	<i>Maximum floor area ratio for non-residential structures.</i>					
	0.40	0.40	0.50	0.50	0.50	0.10
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions. See Section 106.42.150 for special height limits for multi-unit projects.</i>					
Maximum height	30 ft	40 ft	50 ft	30 ft	30 ft	30 ft

Landscaping See Chapter 106.34 (Landscaping Standards)

Parking See Chapter 106.36 (Parking and Loading)

Signs See Chapter 106.38 (Signs)

Notes:

(1) Setbacks and Lot Coverages for Small Lot Housing Product (RD-10 through RD-30) shall be determined by the Review Authority or as specified in 106.42.230

CHAPTER 106.26 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 106.26.010 - Purpose
- 106.26.020 - Purposes of Commercial and Industrial Zoning Districts
- 106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements
- 106.26.040 - Commercial and Industrial District General Development Standards

106.26.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial and industrial zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

106.26.020 - Purposes of Commercial and Industrial Zoning Districts

The purposes of the individual commercial and industrial zoning districts and the manner in which they are applied are as follows.

- A. BP (Business and Professional Office) district.** The BP zoning district is applied to areas appropriate for various types of office uses, together with similar and related compatible uses. Multi-unit housing and mixed-use projects may be allowed. The BP zoning district is consistent with and implements the Business Professional land use designation of the General Plan.
- B. LC (Limited Commercial) district.** The LC zoning district is applied to areas appropriate for a mixture of land uses, with primarily small-scale retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on upper floors. The LC zoning district is consistent with and implements the General Commercial land use designation of the General Plan.
- C. SC (Shopping Center) district.** The SC zoning district is applied to areas appropriate for a wide range of retail and service land uses, promoting the unified grouping of these uses with convenient off-street parking and loading. Residential uses may also be accommodated as part of mixed use projects. Projects within this zone are intended to be designed to be an integral part of the surrounding neighborhood, and the larger community. The SC zoning district is consistent with the General Commercial land use designation of the General Plan.
- D. GC (General Commercial) district.** The GC zoning district is applied to areas appropriate for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial zones. Multi-unit housing and mixed-use projects may be allowed. The GC zoning district is consistent with the General Commercial land use designation of the General Plan.
- E. AC (Auto Commercial) district.** The AC zoning district is applied to areas appropriate for providing automotive sales and services, and compatible related uses. The zone is intended to promote the unified grouping of auto-oriented uses in locations where they will be convenient to the community. The AC zoning district is consistent with the General Commercial land use designation of the General Plan.
- F. CR (Commercial Recreation).** The CR zoning district is applied to areas for commercial uses normally considered to be recreation oriented and for commercial uses associated with major recreation areas. The CR zoning district is consistent with and implements the open space land use designation of the General Plan.

- G. MP (Industrial/Office Park) district.** The MP zoning district is applied to areas appropriate for light industrial and business park land uses, including low-intensity manufacturing and assembly processes, research and development, and corporate headquarters offices. The land uses allowed and development standards required within the MP district are intended to protect adjacent areas from impacts while allowing indoor, clean, and quiet industry. Land uses in the MP zoning district are expected to be organized as a business park, with tenants that may include some commercial activities. The MP zoning district is consistent with and implements the Industrial land use designation of the General Plan.

106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. General permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in each commercial and industrial zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. Permit requirements for certain specific land uses.** Where the last column in Table 2-5 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also establish other requirements and standards applicable to the use.
- C. Permit requirements based on scale of use.** Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts		PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
		BP	LC	SC	GC	AC	CR	MP		
		LAND USE (1)								
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING										
Contract construction service - Indoor		—	—	—	P	—	—	P		
Contract construction service - Outdoor storage		—	—	—	MUP	—	—	MUP		
Contract construction service - Outdoor work area		—	—	—	UP	—	—	UP		
Manufacturing/processing - Light		—	—	—	UP	—	—	P		
Manufacturing/processing - Medium intensity		—	—	—	—	—	—	—		
Manufacturing/processing - Heavy		—	—	—	—	—	—	—		
Medical marijuana cultivation		S	S	S	S	S	S	S	50-702	
Non-medical marijuana cultivation		S	S	S	S	S	S	S	50-802	
Recycling - Small collection facility		—	MUP	MUP	MUP	—	—	MUP	106.42.190	
Storage - Outdoor		—	—	—	UP	—	—	UP	106.42.170	
Storage - Personal storage facility (mini-storage)		—	UP	—	UP	—	—	MUP		
Storage - RVs, boats		—	—	—	UP	—	UP	—		
Storage - Warehouse, indoor storage		—	—	—	P	—	—	P		
Wholesaling and distribution		—	—	—	P	—	—	P		
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES										
Adult entertainment business		—	S	—	S	—	—	S	106.40	
Bingo parlor		—	—	—	UP	—	—	—	10.81 - 10.100	
Card room		—	—	UP	UP	—	—	—	10.26 - 10.54	
Commercial recreation facility - Indoor, Minor		—	P	P	P	—	P	P		
Commercial recreation facility - Indoor, Major		—	UP	UP	UP	—	MUP	UP		
Commercial recreation facility - Outdoor		UP	—	—	UP	—	MUP	UP		
Conference/convention facility		UP	—	UP	UP	—	UP	—		
Fitness/health facility		UP	P	P	P	—	P	UP		
Golf Course		—	—	—	UP	—	MUP	UP		
Library, museum		P	P	P	P	—	—	—		
Meeting facility, public or private		UP	UP	UP	UP	—	—	UP		
Park, play ground		P	P	P	P	—	P	UP		
School - College, university		UP	UP	UP	UP	—	—	—		
School - Elementary, middle, secondary		—	UP	UP	UP	—	—	—		
School - Specialized education/training - Minor		P	P	P	P	—	—	P		
School - Specialized education/training -Major		UP	UP	UP	UP	—	—	UP		
Sports and entertainment assembly facility		—	—	UP	MUP	—	MUP	MUP		
Studio - Art, dance, martial arts, music, etc.		S	P	P	P	—	—	S	106.26.030.C	
Theater		—	—	MUP	MUP	—	MUP	—		
Key to Zone Symbols										
BP	Business and Professional Office	AC	Auto Commercial							
LC	Limited Commercial	CR	Commercial Recreation							
SC	Shopping Center	MP	Industrial/Office Park							
GC	General Commercial	Notes:	(1) See Article 8 for land use definitions.							

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
	PERMIT REQUIRED BY DISTRICT						
LAND USE (1)	BP	LC	SC	GC	AC	CR	MP

RESIDENTIAL USES

Emergency shelter	—	—	—	S	—	—	—	106.42.090
Home occupation	P	P	P	P	—	—	—	106.42.100
Live/work unit	MUP	MUP	UP	UP	—	—	—	106.42.110
Mixed use project residential component	S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling	P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility	—	—	—	UP	—	—	—	
Small Lot Housing Product	S	S	S	S	—	—	—	106.42.230
Work/live unit	UP	—	UP	UP	—	—	UP	106.42.110

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	S	S	S	—	S	—	106.42.020
Bar	—	UP	UP	UP	—	UP	—	106.42.020
Brew Pub/Tavern	—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales	—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental	—	—	—	UP	P	—	P	
Convenience store	S	S	S	S	S	—	S	106.42.070
Drive-through retail	—	UP	UP	UP	—	—	—	106.42.080
Fuel dealer (propane for home and farm use, etc.)	—	—	—	P	—	—	—	
General retail	—	P	P	P	P	—	—	
Groceries, specialty foods	—	P	P	P	—	—	—	
Mixed use project	—	S	S	S	S	—	—	106.42.130
Night club	—	—	UP	UP	—	—	—	
Office-supporting retail	S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales	—	P	P	P	P	—	—	106.42.160
Public auction, flea market	—	—	—	UP	—	—	—	
Restaurant, café, coffee shop	S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment	S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)	—	—	—	MUP	—	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed							
	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
LAND USE (1)	BP	LC	SC	GC	AC	CR	MP	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	—	P	—	—	—	
Medical services - Hospital	UP	—	—	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	

SERVICES - GENERAL

Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	UP	UP	UP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	UP	UP	P	P	—	—	P	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed							
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT						
	BP	LC	SC	GC	AC	CR	MP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	MUP	MUP	MUP	MUP	—	MUP	
Broadcasting studio	P	P	P	P	—	—	P	
Freight terminal	—	—	—	MUP	—	—	P	
Parking facility, public or commercial, surface	MUP	—	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial, structured	UP	—	UP	UP	UP	UP	UP	
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
Vehicle storage	—	—	—	UP	UP	—	—	

VEHICLE SALES AND SERVICES

Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	UP	UP	P	P	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

106.26.040 - Commercial and Industrial District General Development Standards

- A. **General standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-6 and 2-7 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and Project Design Standards) of this Zoning Code.

TABLE 2-6 - BP, SC, LC, AND GC DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	BP Business and Professional Office	LC Limited Commercial	SC Shopping Center	GC General Commercial
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>			
Area, width, depth	No minimum			
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>			
Maximum density	20 units per net acre	20 units per net acre	40 units per net acre	40 units per net acre
Setbacks (3)	<i>Minimum setbacks required for primary structures. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>			
Front	25 ft (1)	20 ft (1)	20 ft (1)	20 ft (1)
Side - Interior (each)	20 ft (2)	25 ft (2)	25 ft (2)	25 ft (2)
Side - Corner	25 ft (1)	20 ft (1)	20 ft (1)	20 ft (1)
Rear	25 ft (2)	25 ft (2)	25 ft (2)	25 ft (2)
Garage	20 ft from a garage door to the back of the nearest sidewalk			
Floor area ratio (FAR)	<i>Maximum floor area ratio allowed for non-residential uses.</i>			
	0.50	0.60	0.60	0.60
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	24 ft and 2 stories within 50 feet of a residential zone, 50 ft and 4 stories elsewhere.			
Landscaping	See Chapter 106.34 (Landscaping Standards).			
Parking	See Chapter 106.36 (Parking and Loading).			
Signs	See Chapter 106.38 (Signs).			

Notes:

- (1) Setback area shall be used only for landscaping and pedestrian space. The front and/or side-corner setback may be reduced or eliminated by the review authority to accommodate the placement of a building at the back of the street sidewalk, and/or pedestrian space including outdoor sitting or eating areas. May not be reduced to allow parking closer to street.
- (2) Setback only required when adjacent to a residential or open space zone.
- (3) Setback for Small Lot Housing Product shall be determined by the Review Authority or as specified in 106.42.030

TABLE 2-7 - AC, CR, AND MP DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	AC Auto Commercial	CR Commercial Recreation	MP Industrial/Office Park
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>		
Area, width, depth	No minimum		
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>		
Maximum density	20 units per acre	No dwellings allowed; 1 lodging unit per 500 sf of site area	None allowed
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>		
Front	20 ft (1)	50 ft (1)	25 ft
Side - Interior (each)	25 ft (2)	25 ft (2)	50 ft adjacent to a residential zone, 20 ft elsewhere.
Side - Corner	20 ft (1)	50 ft (1)	25 ft
Rear	25 ft (2)	25 ft (2)	50 ft adjacent to a residential zone, 20 ft elsewhere.
Floor area ratio (FAR)	<i>Maximum FAR for non-residential structures</i>		
	0.60	0.10	0.50
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	24 ft if within 100 feet of a residential zone, 40 ft elsewhere.		50 ft
Landscaping	See Chapter 106.34 (Landscaping Standards).		
Parking	See Chapter 106.36 (Parking and Loading).		
Signs	See Chapter 106.38 (Signs).		

Notes:

- (1) Setback area shall be used only for landscaping and pedestrian space. The front and/or side-corner setback may be reduced or eliminated by the review authority to accommodate the placement of a building at the back of the street sidewalk, and/or pedestrian space including outdoor sitting or eating areas. May not be reduced to allow parking closer to street.
- (2) Setback only required when adjacent to a residential or open space zone.

B. Location of allowable activities. Within all commercial and industrial zones, no equipment, material, furniture, or appliances shall be stored and/or displayed outside of an enclosed building, or outside of a solid screen fenced area and be visible from a public street, unless they are normally used outdoors.

CHAPTER 106.28 - SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS

Sections:

- 106.28.010 - Purpose
- 106.28.020 - Applicability of Overlay Zoning Districts
- 106.28.030 - Special Planning Area (SPA) Zoning District
- 106.28.040 - Corridor Overlay Zoning District

106.28.010 - Purpose

The provisions of this Chapter regulate development and new land uses in the special purpose and overlay zoning districts established by Section 106.20.020 (Zoning Map and Zoning Districts), and provide guidance for development within the overlay zoning districts in the form of standards that apply to proposed development in addition to the standards and regulations of the primary zoning district, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

106.28.020 - Applicability of Overlay Zoning Districts

The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. Any perceived conflict between the provisions of this Chapter and any other provision of this Zoning Code shall be resolved in compliance with Chapter 106.12 (Interpretation of Zoning Code Provisions).

- A. **Mapping of overlay districts.** The applicability of any overlay zoning district to a specific site is shown by the overlay Zoning Map symbol established by Section 106.20.020 (Zoning Map and Zoning Districts), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map. The overlay districts are applied to property through the rezoning process (Chapter 106.74).
- B. **Allowed land uses, permit requirements, development standards.** Except as may be otherwise provided by this Chapter for a specific overlay district:
 1. Any land use normally allowed in the primary zoning district by this Article may be allowed within an overlay district, subject to any additional requirements of the overlay district;
 2. Development and new land uses within an overlay district shall obtain the zoning approvals required by this Article for the primary zoning district; and
 3. Development and new land uses within an overlay district shall comply with all applicable development standards of the primary zoning district, all other applicable provisions of this Zoning Code (e.g., Article 3 - Site Planning and Project Design Standards), and the City's Design Guidelines.

106.28.030 - Special Planning Area (SPA) Zoning District

- A. **Purpose.** The SPA zoning district is intended to provide for flexibility in the application of Zoning Code standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. The City expects each project within a Special Planning Area to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards.
- B. **Allowable land uses and planning permit requirements.** Allowable land uses within each SPA district are specified by each SPA adopting ordinance.

- C. Zoning district development standards.** Development standards that apply in a particular SPA district are as specified by the applicable SPA adopting ordinance.
- D. Required findings.** The Commission may recommend the approval of a requested rezoning to apply the SPA zoning district, and the Council may approve rezoning to SPA only after first making all of the following findings, in addition to those required for a rezoning by Section 106.74.060 (Findings).
1. The project is consistent with the General Plan and any applicable specific plan;
 2. The project complies with all applicable provisions of this Zoning Code other than those modified by the SPA ordinance;
 3. The approved modifications to the development standards of this Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;
 4. The project complies with all applicable provisions of the City's Design Guidelines;
 5. The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities;
 6. The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;
 7. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;
 8. The site is adequate for the project in terms of size, shape, topography, and circumstances; and
 9. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

106.28.040 - Corridor (COR) Overlay Zoning District

A. Purpose. Portions of some major transportation corridors, where residential development fronts directly onto the street, have been identified in the General Plan as "transitional." These are areas that present special challenges for continued single-family residential uses, and where certain "light" ("low-impact" and/or "low intensity") commercial uses and a mixture of residential and light commercial uses are appropriate.

1. The Corridor (COR) overlay zone is to be applied in conjunction with a residential zoning district to expand on the uses and standards of that zoning district. The purpose of the COR overlay is to allow existing residential uses to continue, but also to allow a mix of new residential, business service, and professional office uses that are compatible with existing single-family residential uses in identified transition areas along major transportation corridors. This overlay zone is not intended to accommodate citywide demand for office space, most of which is better met in other "traditional" office and commercial zones, nor is the purpose to allow or foster strip-commercial / retail uses.
2. The COR overlay zone is intended to accomplish the following:
 - a. Allow compatible use conversions that extend the economic life of the existing residential structures;
 - b. Allow owners to justify expenditures for repairs and modernization of their residential structures;
 - c. Create both a buffer, and a true transition, between pure residential uses and major transportation corridors;
 - d. Allow for the conversion of existing structures, creating economic advantages for new users;
 - e. Allow properties to take advantage of easy access onto major streets;
 - f. Allow properties to take advantage of visibility from major streets; and
 - g. Develop well designed and aesthetically pleasing mixed uses.

B. Allowable land uses and permit requirements.

1. **Permitted uses.** The following uses are permitted within the COR overlay zone:
 - a. All uses listed by Article 2 (Zoning Districts and Allowable Land Uses) as permitted in the applicable residential zone, including home occupations; and
 - b. Non-residential uses legally in existence on or before November 13, 2005.
2. **Conditional uses.** The following uses are allowed within the COR overlay zone subject to Use Permit approval (Section 106.62.050).
 - a. All conditional uses permitted in the underlying residential zone;
 - b. New non-residential uses that meet the development and operating standards in Subsection C., and are consistent with the purposes in Subsection A.
 - (1) Examples of the type of uses that would be consistent in this overlay zone include various business and professional offices including those for insurance, real estate, law, photography, and advertising.

- (2) Uses generating a high volume of traffic, and Commercial/Industrial or other uses that create heightened levels of noise, odor, or nuisance conditions for surrounding residents, are prohibited in this zone (e.g. certain retail sales; certain medical offices);
 - c. Expansion or enlargement of non-residential uses legally in existence on or before November 13, 2005; and
 - d. Expansion of existing retail sales and medical offices, only if the review authority determines that the resulting traffic generation is minimal.
- 3. **Accessory uses.** The following accessory uses are permitted within the COR overlay zone:
 - a. All accessory uses permitted in the underlying residential zone;
 - b. Accessory uses legally in existence on or before November 13, 2005 [the effective date of the revised Corridor overlay]; and
 - c. Existing residential uses shall be allowed to construct a wood fence, masonry wall or other acceptable buffering feature 10 feet back from the front property line. Landscaping shall be required in the 10-foot setback area. The design of the wall and landscaping shall comply with the traffic safety visibility area requirements of Section 106.30.060.E (Height Limits and Exceptions - Height limits at street corners). The design of the wall and landscaping shall be reviewed by the Department to ensure compatibility of design, materials, and species.
- 4. **Prohibited uses.** The following uses are prohibited within the COR overlay zone.
 - a. Automotive uses;
 - b. Check cashing;
 - c. Eating, drinking, and lodging uses, except for bed and breakfast inns;
 - d. Entertainment uses;
 - e. Food, drug, and liquor sales;
 - f. Kennels;
 - g. Liquor sales;
 - h. Manufacturing and processing uses;
 - i. Recreation equipment sales;
 - j. Repair services, except for small appliance and minor household equipment repair;
 - k. Retail sales exceeding 1,000 square feet;
 - l. Tattoo parlors;
 - m. Transportation facilities and services, except for transit shelters or bus benches;
 - n. Other uses determined by the Commission to be of a similar nature, but not specifically named in this Section.

- C. Development and operating standards.** Each use requiring Use Permit approval within the COR overlay zone shall comply with each of the following standards.
1. **Height.** Height regulations, shall be the same as otherwise provided for within the underlying residential zone.
 2. **Area and setback requirements.** The area, lot width and yard requirements shall be the same as those of the underlying residential zone. Setbacks for rear and side yards, for any new construction, or addition to the dwelling, for purposes of housing a conditional use, shall be twice those required for residential uses. Front yard setbacks shall be the same as those of the underlying residential zone.
 3. **Subdivision requirements.** The intent of the COR overlay zone is to apply only to parcels fronting on a major corridor. If there is a request to subdivide a parcel within the COR overlay zone, there shall be a zone change hearing held simultaneously, to rezone the parcel no longer fronting on the major corridor, to remove the COR designation.
 4. **Other required conditions.** Other required conditions shall be the same as those of the underlying residential zone.
 5. **Driveway consolidation.** Wherever possible, new uses shall provide for consolidation of driveway access through parcel consolidation or reciprocal easements.
 6. **Hours of operation.** Traffic generating hours shall reflect the underlying residential zoning, and shall be restricted to the hours of 8:00 am to 8:00 pm, or shorter, as deemed appropriate by the Commission, through the Use Permit process, to maintain compatibility with adjoining residential uses.
 7. **Signs.** One freestanding monument sign is allowed per parcel. Maximum area is 24 square feet. Three feet of landscaping is required in every direction from the exterior portions of any part of the monument sign. Maximum height of the sign is six feet. Spacing of freestanding signs shall be a minimum of 50 feet from adjacent freestanding signs on adjacent parcels. Parcels that have no public street frontage shall be allowed to advertise on a freestanding sign located on a contiguous parcel which fronts on a public street. Sign area may be increased by a maximum of 12 square feet in area and shall be in addition to the sign area allowed for the parcel having public street frontage. Wall mounted tenant identification signage to guide customers to a particular office is allowed, up to a maximum of 24 inches by 36 inches. The front yard setback for signage is 10 feet.
 8. **Equipment.** No equipment shall be used that creates electrical or electronic interference, noise, vibration, fumes, odor, glare, smoke, dust, visual blight, conditions that constitute a nuisance, or hazardous conditions not normally associated with residential uses. Each application for a conditional use shall be reviewed by the City to ensure compatibility with adjoining uses.
 9. **Employees, clients, patrons.** The number of employees, clients, and/or patrons may be limited by the availability of on-site parking and/or by traffic considerations. New high-traffic generating uses shall not be allowed.
 10. **Architecture/design modification.** New structures or modification of existing structures for new uses must be architecturally compatible with adjoining residential uses, and shall require the submittal of a Design Review application in conjunction with the Use Permit application, for review and approval by the Commission.
 11. **Parking.** Parking shall be provided as required by Chapter 106.36 (Parking and Loading). The location of parking within the subject site shall be determined through Use Permit or Design Review, and shall be

limited to those areas of the site which minimize parking related impacts on adjoining residences. Under no circumstances shall parking be located closer than 10 feet from any property boundary.

12. **Exterior lighting.** Exterior lighting shall be minimal and shall not exceed typical lighting for a residence. Allowed lighting shall not spill-over onto nor cause glare for adjoining properties. Any lighting associated with a use requiring a Use Permit and Design Review, shall be reduced in output or turned off during non-business hours. Under no circumstances shall any lighting exceed a one foot-candle level in any location along the perimeter of the subject property, nor shall any luminaire be closer than 10 feet to any property line. Exterior lighting shall also comply with Chapter 106.35 (Outdoor Lighting).
 13. **Walls and fencing.** Masonry walls may be required along the side and rear property lines to protect adjoining residential uses, refer to section 106.30.090 (Screening). Sound walls along the street are generally not allowed except where determined by the City to be necessary to protect sensitive uses. Landscaping shall be installed adjacent to any required masonry wall. Each wall or fence shall also comply with the requirements of Section 106.30.050 (Fences and Walls).
 14. **Unique environmental features.** Unique environmental features of the site including creeks, trees, and original landscaping (where desirable) shall be protected and incorporated into the site plan.
 15. **Other applicable regulations.** Each use shall comply with provisions of health code regulations, the Americans with Disabilities Act, relevant uniform building codes, applicable provisions of the Alcohol, Tobacco, and Firearms Division of the federal Department of Treasury, and all other applicable federal, state, or local regulations.
- D. **Approval process.** Except as otherwise provided in this Section, the requirements of Section 106.62.050 (Use Permit and Minor Use Permit) shall apply.
1. Each conditional use within the COR overlay zone shall require the submittal and approval of individual Use Permit and Design Review applications. Each application shall be prepared, submitted to the Department, and scheduled for public review and hearing before the Commission in compliance with Chapters 106.60 (Permit Application Filing and Processing), and 106.62 (Permit Review and Decisions).
 2. The notice of the public hearing before the Commission for the Use Permit and Design Review required by Chapter 106.76 (Public Hearings) shall be mailed to property owners within a 500 foot radius of the project site, or greater distance at the discretion of the Department.
 3. Public comment shall be included as part of the record for consideration by the Commission at the public hearing.
 4. Upon acceptance of a properly filed application, the Commission shall determine whether to approve, approve with conditions, or deny the application. Applicants shall receive written notice of the decision, circulate it for public review, and schedule the application for public hearing before the Commission.
 5. Decisions of the Commission may be appealed to the Council in compliance with Chapter 106.72 (Appeals).
- E. **Required findings for approval.** The approval of a conditional use allowed by Subsection B. shall require that the review authority first make all of the following findings:
1. The use is compatible with adjacent land uses;
 2. The proposed site layout and building designs are compatible with adjoining residential land uses;

3. The site is of an appropriate size and configuration for the new use, and is efficiently and aesthetically designed for the proposed operations;
4. The use complies with the development standards in Subsection C., and all applicable design guidelines; and
5. The parking design emphasizes safety, minimizes traffic congestion, avoids aesthetic impacts, and does not negatively impact pedestrian circulation.