



## Title 17 – Zoning

### Article II

#### Zoning Districts, Allowed Uses, and Development Standards

Chapter 17.18	Establishment of Zoning Districts and Land Use Classification System	17.18-1
Chapter 17.20	Allowed Land Uses and Requirements .....	17.20-1
Chapter 17.22	Allowed Use Definitions.....	17.22-1
Chapter 17.24	Development Standards by Zoning District .....	17.24-1
Chapter 17.26	Special Purpose Zoning Districts .....	17.26-1

**Revisions:**

The following revisions have been made to Article II of Title 17:

Date of Adoption	Ordinance Number	Subject	Section	Page Number



Chapter 17.18 Establishment of Zoning Districts and Land Use Classification System

Sections:

17.18.010	Purpose.....	17.18-1
17.18.020	Zoning Districts.....	17.18-1
17.18.030	Conformance with Zoning District Regulations.....	17.18-4
17.18.040	Zoning Map.....	17.18-4
17.18.050	Classification of Land Uses .....	17.18-6
17.18.060	Allowed Land Uses.....	17.18-6
17.18.070	Similar Use Determination .....	17.18-7

**Draft Zoning Code Changes:**

*This chapter includes comprehensive reorganization of land use classification system.*

*Zoning Districts have been updated and clarified consistent with new General Plan and the Three Corridor Specific Plan.*

*Allowed land uses were modified and updated using the land use classification system.*

**17.18.010 Purpose**

This Chapter establishes the framework of Zoning Districts within the City of Pinole and their relationships to the City's General Plan Land Use Categories. This Chapter also establishes the Zoning Map as the official designation of Zoning District boundaries.

**17.18.020 Zoning Districts**

Zoning Districts are established in order to classify, regulate, restrict and segregate the uses of land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces about buildings; and to regulate the density of population, classes of land use zoning districts are established.

The City of Pinole is divided into Zoning Districts that are generally grouped into two categories: A) Base Zoning Districts, and B) Special Purpose Zoning Districts. These districts conform to and implement the City's General Plan Land Use Categories as described in Table 17.18.020-1. Subsequent Chapters in this Article identify allowed uses and requirements for planning entitlements, as well as development standards unique to each zoning district.

- A. **Base Zoning Districts.** The Base Zoning District is the primary Zoning District that applies to a property. Every parcel located outside of the Specific Plan area throughout the City has a Base Zoning District that establishes the primary type and intensity of land use for the parcel, along with development regulations for that particular type and intensity of land use for the parcel, along with development regulations for that particular type and intensity of land use. Base districts are grouped into five categories as follows:
  - 1. Residential Zoning Districts
  - 2. Rural Zoning Districts

3. Commercial Zoning Districts
4. Mixed Use Zoning Districts
5. Public, Quasi-Public, and Recreational Zoning Districts

B. **Special Purpose Zoning Districts.** The Special Purpose Zoning District either functions as the Base Zoning District or supplements the Base Zoning District and requires special project entitlement, which allows for flexibility from traditional development standards. There are two Special Purpose Zoning Districts:

1. Specific Plan Zoning Districts that require submittal for a Specific Plan document for proposed development that will replace the City’s zoning regulations for the subject parcel(s). This designation is typically applied to larger land areas that warrant master planning.
2. Planned Development Zoning Districts are limited to property zoned PD-Planned Development as of the effective date of Ordinance \_\_\_\_ adopting this Title. .

In the event of a conflict between the regulations of the Base Zoning District and the Special Purpose Zoning District, the provisions of the Special Purpose Zoning District shall apply.

**TABLE 17.18.020-1:  
ZONING DISTRICTS**

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
<b>Residential Zoning Districts</b>		
R-1	<b>Low Density Residential Zoning District.</b> This zoning district provides for larger lot single-family dwellings and includes sites located adjacent to open space areas or near environmental resources where a development transition from suburban to rural land use is desirable.	Low Density Residential
SR	<b>Suburban Residential Zoning District.</b> This zoning district provides for single-family development that is typical of most residential areas of the city. This is the single largest residential category.	Suburban Residential
R-2	<b>Medium Density Zoning District.</b> This zoning district provides for detached or attached dwellings, townhomes, apartments with on-site usable open space. Dwellings in this district are typically two or three stories	Medium Density Residential
R-3	<b>High Density Zoning District.</b> This zoning district provides for higher-density multi-family units, townhomes, and apartments usually located near transit corridors or arterial roadway and in close proximity to commercial services. Dwellings in this zoning district are typically two and three stories.	High Density Residential
R-4	<b>Very High Density Zoning District.</b> This zoning district provides for multi-family units at the highest residential densities allowed, including townhomes, condominiums, and apartment complexes found along arterial roadways, near transit and/or commercial services. Dwellings in this zoning district are typically three or more stories.	Very High Density Residential

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
<b>Rural Zoning District</b>		
R	<b>Rural Zoning District.</b> This zoning district includes sites characterized by steep slopes, which have geologic constraints, visual significance in the community, sensitive environmental resources, or which have been identified as having limited development due to service delivery constraints.	Rural
<b>Commercial Zoning District</b>		
RC	<b>Regional Commercial Zoning District.</b> This zoning district provides for large regional commercial shopping center area along Interstate 80. This designation would apply to areas along Interstate 80 that are not within the Corridor Specific Plan Area.	Regional Commercial
<b>Mixed Use Zoning Districts</b>		
RMU	<b>Residential Mixed Use Zoning District.</b> The predominant use of this zoning district is residential. It also encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development. This zoning district does not preclude development that is solely residential, but rather encourages a mix of uses.	RMU
CMU	<b>Commercial Mixed Use Zoning District.</b> The predominant use of this zoning district is commercial. This category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses.	CMU
OPMU	<b>Office Professional Mixed Use Zoning District.</b> The predominant use of this zoning district is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings.	OPMU
OIMU	<b>Office Industrial Mixed Use Zoning District.</b> This zoning district allows a wide range of office and light industrial development as well as emergency housing. It is intended for office and light industrial uses with supporting retail and service uses. Retail must be ancillary to the principal industrial activity of the property.	OIMU
<b>Public, Quasi Public, and Recreational Zoning Districts</b>		
SPBCD	<b>San Pablo Bay Conservation District.</b> This zoning district is reserved for the portion of the Pinole Planning Area that extends into San Pablo Bay and the land immediately adjacent to San Pablo Bay. This is primarily an open space designation with a few other possible uses such as for expansion of the Pinole-Hercules Water Pollution Control Plant; railroad corridors; passenger rail stations, recreation facilities such as the Bay Trail; or flood protection improvements. In addition, very limited commercial development which is directly related to, and enhances the public use of, the waterfront may also be allowed.	San Pablo Bay Conservation Area
PQI	<b>Public/Quasi-Public/Institutional Zoning District.</b> This zoning district provides for uses which are primarily public-serving in nature, including City and other government offices public school facilities, publicly owned recreation facilities, and fire and police facilities. This district also allows for quasi-public and institutional uses such as places of worship.	Public Facilities

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
PR	<b>Parks and Recreation Zoning District.</b> This zoning district includes public parks, City-owned or East Bay Regional Park District owned conservation lands, and private open space or recreation facilities for active sport use.	Parks and Recreation
OS	<b>Open Space Zoning District.</b> This zoning district includes undeveloped lands which are vacant of structures and improvements and which are primarily maintained in their natural condition and designated as open space.	Open Space
<b>Special Purpose Zoning Districts</b>		
SP	<b>Specific Plan Zoning District.</b> This zoning district designates areas for master planning with unique zoning and design standards through adoption of a Specific Plan to govern development of land within the plan area.	All
PD	<b>Planned Development Zoning District.</b> This zoning district recognizes Planned Development zoning adopted prior to the effective date of the 2010 comprehensive Zoning Code update..	All

**17.18.030 Conformance with Zoning District Regulations**

Except as otherwise provided in this Title:

- A. No building shall be erected, and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than listed in this title, or amendments thereto, as permitted in the zoning districts in which such land, building or premises is located.
- B. No building shall be erected nor any existing building be moved, reconstructed or structurally altered to exceed in height the limit established by this title, or amendments thereto, for the zoning district in which such building is located.
- C. No building shall be erected nor shall any existing building be moved, altered or enlarged nor shall any open spaces surrounding any building be encroached upon or reduced in any manner except in conformity with the building-site requirements and the area and yard regulations established by this title, or amendments thereto, for the zoning district in which such building is located.

**17.18.040 Zoning Map**

The City Council hereby adopts the City of Pinole Zoning Map (hereafter referred to as the "Zoning Map") as the official designation of Zoning District boundaries on real property within the City. The Zoning Map shall be regulated as set forth:

- A. **Incorporated by Reference.** The Zoning Map is hereby incorporated into this Zoning Code by reference.

- B. **Relationship to the General Plan.** The Zoning Map shall implement and shall be consistent with the City's adopted General Plan. Specifically, the Zoning Map shall be consistent with the General Plan Land Use Plan.
- C. **Relationship to Specific Plans.** The Specific Plans adopted in the City of Pinole establish special zoning regulations and other design and development provisions in designated portions of the City. As such, the Specific Plans essentially replace the citywide zoning regulations in those areas and are shown on the Zoning Map with the adopted Specific Plan name and/or number, referring the reader to the adopted Specific Plan document to govern subsequent land development within the plan area. The Zoning Code shall be relied upon for development topics not included within the Specific Plan. In the event of a conflict between the Specific Plan and the Zoning Code, the Specific Plan shall prevail.
- D. **Planned Developments.** In addition to the Zoning District Symbol for the PD district, a reference to the PD-Planned Development ordinance for the site shall be included on the Zoning Map whenever possible.
- E. **Zoning District Symbol.** Zoning Districts shall be illustrated on the Zoning Map as follows:
1. Each Base Zoning District shall be described on the Zoning Map by use of its identified Zoning District Symbol, as listed in Table 17.18.020-1.
  2. Special Purpose Zoning Districts shall be delineated with a name, number, symbol, or other delineation, as determined by the Community Development Director, which distinguishes it from other Special Purpose Zoning Districts or Base Zoning Districts. The assignment of the Special Purpose designation serves to provide a reference to the corresponding Special Purpose Zoning document (e.g. Specific Plan, Planned Development) adopted by ordinance of the City Council.
- F. **Zoning Map Interpretation.** If there is uncertainty about the location of any Zoning District Boundary shown on the Zoning Map, the precise location of the boundary shall be determined by the Community Development Director as follows:
1. Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries.
  2. In unsubdivided property or where a zone boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the map.
  3. In case any uncertainty exists, the Planning Commission shall determine the location of boundaries.
  4. Where any public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.
  5. Where any private right-of-way or easement of any railroad, railway, canal, transportation or public utility company is vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned property.

### 17.18.050 Classification of Land Uses

In order to simplify land use regulations, land uses listed in this Article and throughout this Title have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These allowed use categories are called “Use Classifications.” Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. Each land use is described in Chapter 17.22 (Allowed Use Definitions). For example, “personal service use” includes a wide range of individual personal service uses (beauty parlor, dry cleaning, tanning salons, tailors). Rather than listing all such uses individually throughout this Title, “personal service use” is listed once and is further defined in Chapter 17.22 (Allowed Use Definitions).

The following rules apply to use classifications:

- A. **Special Use Regulations.** Additional use regulations for special land uses are listed in Article IV. (Standards for Specific Land Uses).
- B. **Uses Not Listed.** Land uses that are not listed in the Zoning District tables are not allowed, except as otherwise provided for in this Title.
- C. **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any Zoning District within the City.
- D. **Special Purpose Zoning District.** When a property is located within a Special Purpose Zoning District, the allowed use provisions of that Special Purpose Zoning District shall prevail. When a Special Purpose Zoning District is silent (Planned Developments) on allowed use provisions, it defers the allowed use provisions to the Base Zoning District. Only where there is a conflict do the Special Purpose Zoning District provisions prevail.
- E. **Similar Uses.** When a use is not specifically listed in this Code, it shall be understood that the use may be permitted if the Community Development Director determines that the use is substantially similar to other uses listed based on established criteria and required findings outlined in Section 17.18.070 (Similar Use Determination). It is further recognized that every conceivable use cannot be identified in this Title and, anticipating that new uses will evolve over time, the City Planner may make a Similar Use Determination to compare a proposed use and measure it against those uses listed.

### 17.18.060 Allowed Land Uses

Zoning District allowed uses and corresponding requirements for entitlements are listed in Table 17.20.030-1 (Allowed Uses and Required Entitlements) for all of the City’s Base Zoning Districts. Generally, a use is either allowed by right, allowed through issuance of a conditional use permit, or not permitted. In addition to the requirements for planning entitlements of this Title, other permits may be required prior to establishment of the use (e.g., Building Permit or permits required by other agencies). The requirements for planning entitlements identified in Table 17.20.030-1 include:

- A. **Permitted (P).** A land use shown with a “P” indicates that the land use is permitted by right in the designated Zoning District, subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards) as well state and federal law.

- B. **Conditional (C).** A land use shown with a “C” indicates that the land use is permitted in the designated Zoning District upon issuance of a Conditional Use Permit from the designated Approving Authority, subject to compliance with all applicable provisions of this Zoning Code (e.g., development standards) as well state and federal law.
- C. **Not Permitted (N).** A land use shown with an “N” in the table is not allowed in the applicable Zoning District. Additionally, uses not shown in the table are not permitted, except as otherwise provided for in this Title.

#### 17.18.070 Similar Use Determination

When a use is not specifically listed in this Title, it shall be understood that the use may be permitted if the Community Development Director determines that the use is substantially similar to other uses listed. It is further recognized that every use cannot be identified in this Title and, anticipating that new uses will evolve over time, this Section establishes the Community Development Director’s authority to compare a proposed use and measure it against those uses listed in this Title for determining similarity. In determining “similarity” the Community Development Director shall make all of the following findings:

- A. The characteristics of, and activities associated with the proposed use are equivalent to one or more of the listed uses, and will not involve a higher level of activity or population density than the uses listed in the district;
- B. The proposed use will be consistent with the purposes of the applicable zoning district; and
- C. The proposed use will be consistent with the General Plan.

Determinations shall be made in writing and shall contain the facts that support the determination. The Department shall maintain all such determinations on record at the public counter for review by the general public. All recorded determinations shall be provided to the Planning Commission, City Council, City Manager, City Attorney, and City Clerk. The Community Development Director’s decision may be appealed as provided in Section 17.10.070 (Appeals). Interpretations shall be made consistent with the provisions outlined in Chapter 17.06 (Interpretations).



**Chapter 17.20 Allowed Land Uses and Requirements**

*Sections:*

17.20.010	Purpose.....	17.20-1
17.20.020	Allowed Uses and Required Entitlements.....	17.20-1

***Draft Zoning Code Changes:***

*Allowed use regulations have been consolidated to a single table and updated to reflect current laws, best practices, and consistency with the General Plan and Specific Plans.*

**17.20.010 Purpose**

The purpose of this Chapter is to establish allowed land uses and requirements for planning entitlements for each of the City’s base zoning districts. Allowed uses herein are consistent with and implement the City’s General Plan corresponding land use designations as shown in Table 17.18.020-1 (Zoning Districts).

**17.20.020 Allowed Uses and Required Entitlements**

Table 17.20.030-1 below identifies allowed uses and corresponding requirements for planning entitlements for all base zoning districts within the City of Pinole. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.22 (Allowed Use Definitions). See additional use requirements in Article IV (Special Use Standards). In the table below, any land use shown with a “P” indicates that the land use is permitted by right, a “C” indicates that the land use is permitted in the designated zoning district upon issuance of a Conditional Use Permit (pursuant to Section 17.12.140 (Conditional Use Permit), and an “N” indicates that the use is not allowed. Except as otherwise provided for in this Title, uses not shown in the table are not permitted. Zoning district names for the zoning district symbols used in the table are as follows:

- |   |   |
|---|---|
| R-1 = Low Density Residential Zoning District | OPMU = Office Professional Mixed Use Zoning District    |
| SR = Suburban Residential Zoning District     | OIMU = Office Industrial Mixed Use Zoning District      |
| R-2 = Medium Density Zoning District          | OS = Open Space Zoning District                         |
| R-3 = High Density Zoning District            | PR = Parks and Recreation Zoning District               |
| R-4 = Very High Density Zoning District       | PQI = Public Quasi-Public Institutional Zoning District |
| R = Rural Zoning District                     | SPBCA = San Pablo Bay Conservation Zoning District      |
| RC = Regional Commercial Zoning District      |   |
| RMU= Residential Mixed Use Zoning District    |   |
| CMU = Commercial Mixed Use Zoning District    |   |

**TABLE 17.20.030-1:  
ALLOWED USES AND REQUIRED ENTITLEMENTS FOR CITY OF PINOLE BASE ZONING DISTRICTS**

Land Use \ Zoning District	R-1	SR	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PF	SPBCA
<b>Residential Uses</b>															
Adult Day Care Home	P	P	P	P	P	N	N	P	P	P	P	N	N	N	N
Caretaker Housing	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Dwelling, Multifamily	N	N	P	P	P	N	N	P	P	N	N	N	N	N	N
Dwelling, Second Unit (1)	P	P	P	N	N	N	N	P	N	N	N	N	N	N	N
Dwelling, Single Family	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Dwelling, Two-Family	N	N	P	P	N	N	N	N	N	P	P	N	N	N	N
Dwelling, Three- and Four-Family	N	N	P	P	P	N	N	P	P	N	N	N	N	N	N
Emergency Shelter (2)	N	N	C	C	C	N	N	C	C	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	C	N	C	C	N	N	N	N	N	N
Family Day Care Home, Small	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Group Residential	P	P	P	P	P	N	N	C	C	N	N	N	N	N	N
Home Occupations (3)	P	P	P	P	P	P	N	P	P	P	P	N	N	N	N
Manufactured Home	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Mobile Home Park	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
Residential Care Facilities	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Single Room Occupancy Facilities	N	N	C	C	C	N	N	C	C	N	N	N	N	N	N
Transitional Housing (2)	N	P	C	C	P	N	N	C	C	N	N	N	N	N	N
<b>Agriculture, Resource, and Open Space Uses</b>															
Animal Keeping, Domestic Pets (4)	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Animal Keeping, Exotic Animals (4)	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Animal Keeping, Livestock (4)	N	N	N	N	N	P	N	N	C	N	N	N	N	N	N
Animal Keeping, Poultry, Rabbits (4)	P	P	C	C	C	P	N	N	N	N	N	N	N	N	N
Equestrian Facility, Commercial	N	N	N	N	N	C	N	N	N	N	N	N	C	N	N
Equestrian Facility, Hobby	N	N	N	N	N	P	N	N	N	N	N	N	C	N	N
Kennels, Hobby	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>															
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	N	N	N	N	C	C	C	N	N	C	C
Community Centers/Civic Uses	C	C	C	C	C	N	N	C	C	C	N	N	P	P	C
Community Garden	P	P	P	P	P	N	N	P	P	P	P	P	P	P	N
Indoor Amusement/Entertainment Facility	N	N	N	N	N	N	C	N	C	N	N	N	N	N	N
Indoor Fitness and Sports Facility	N	N	N	N	N	P	P	C	N	C	C	N	N	P	N
Libraries and Museums	C	C	C	C	N	N	N	C	C	C	C	N	N	C	C
Outdoor Commercial Recreation	C	C	C	C	N	N	N	N	N	N	N	N	P	P	N
Parks and Public Plazas	P	P	P	P	P	P	N	P	P	P	P	N	P	P	N
Public Safety Facility	P	P	P	P	P	P	P	C	C	C	C	N	C	P	C

Land Use \ Zoning District	R-1	SR	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PF	SPBCA
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious Institutions	C	C	C	C	C	N	N	N	C	C	C	N	N	N	N
Resource Protection and Restoration	P	P	P	P	P	P	C	N	N	N	N	P	P	P	P
Resource-Related Recreation	P	P	P	P	P	P	N	N	N	N	N	P	P	P	P
Schools, Private and Special/Studios	N	N	N	N	N	N	P	N	C	C	C	N	N	N	N
Schools, Public	P	P	P	P	P	N	N	P	P	P	P	N	N	C	N
Theaters and Auditoriums	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
<b>Utility, Transportation, and Communication Uses</b>															
Broadcasting and Recording Studios	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Bus and Transit Shelters	N	P	P	P	P	N	P	P	P	P	P	N	P	P	P
Heliports	N	N	N	N	N	N	N		N	N	N	N	N	N	N
Park and Ride Facility	N	N	C	C	N	C	P	C	C	C	C	N	N	N	N
Parking Facility	N	N	P	P	P	N	P	P	P	P	P	N	N	N	N
Wireless Communication Facility, Freestanding Tower (5)	N	N	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless Communication Facility, co-location, antenna, satellite (5)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transit Facilities	N	N	N	N	N	N	P	N	N	C	C	N	N	N	C
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Retail, Service, and Office Uses</b>															
Adult Oriented Business (6)	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Adult Day Care Facility	C	C	C	C	P	N	N	P	C	N	N	N	N	N	N
Alcoholic Beverage Sales	N	N	N	N	N	N	P	C	C	C	C	N	N	N	N
Ambulance Service	N	N	N	N	N	N	N	C	N	N	P	N	N	N	N
Animal Sales and Grooming	N	N	N	N	N	N	P	C	C	P	P	N	N	N	N
Art, antique, collectable.	N	N	N	N	N	N	P	P	P	C	C	N	N	N	N
Artisan Shops	N	N	N	N	N	N	P	P	P	P	C	N	N	N	N
Artist Studio	N	N	P	P	P	P	N	C	C	C	P	N	N	N	N
Banks and Financial Services	N	N	N	N	N	N	P	P	P	P	C	N	N	N	N
Bars and Nightclubs	N	N	N	N	N	N	C	C	C	C	N	N	N	N	N
Bed and Breakfast Inns	N	N	N	N	N	C	N	P	C	N	N	N	N	N	N
Building Materials Store and Yard	N	N	N	N	N	N	P	N	C	N	C	N	N	N	N
Business Support Services	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N
Call Centers	N	N	N	N	N	N	N	C	C	P	P	N	N	N	N
Card Room	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Check Cashing Business	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Child Day Care Facility	C	C	C	C	C	N	C	P	P	P	C	N	N	N	N
Convenience Stores	N	N	N	N	N	C	P	P	P	P	P	N	N	N	N
Drive-in and Drive-through Sales and Service (7)	N	N	N	N	N	C	P	N	C	C	C	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	C	C	N	P	C	P	N	N	N	N

Land Use \ Zoning District	R-1	SR	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PF	SPBCA
Furniture, Furnishings, and Appliance Stores	N	N	N	N	N	N	P	C	P	C	C	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	N	N	C	N	C	C	P	N	N	N	N
Grocery Stores/Supermarket	N	N	N	N	N	P	P	P	P	C	N	N	N	N	N
Home Improvement Supplies	N	N	N	N	N	P	P	C	C	C	C	N	N	N	N
Hotels and Motels	N	N	N	N	N	P	P	C	C	C	N	N	N	N	N
Hotels and Motels, Extended Stay	N	N	N	N	N	N	P	C	C	C	N	N	N	N	N
Kennels, Commercial	N	N	N	N	N	C	N	N	C	N	C	N	N	N	N
Maintenance and Repair, Small Equipment	N	N	N	N	N	N	P	C	C	C	P	N	N	N	N
Massage Therapy Establishment (8)	N	N	N	N	N	N	C	P	P	P	C	N	N	N	N
Medical Services, General	N	N	N	N	N	N	P	C	C	P	P	N	N	N	N
Medical Services, Extended Care	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Medical Services, Hospitals	N	N	N	N	N	N	N	N	C	P	N	N	N	N	N
Mortuaries and Funeral Homes	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Neighborhood Market	N	N	N	N	N	N	N	P	P	C	C	N	N	N	N
Office, Temporary	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Offices, Business and Professional	N	N	N	N	N	C	P	P	P	P	P	N	N	N	N
Offices, Accessory	N	N	N	N	N	P	P	P	P	C	P	N	N	N	N
Pawn Shop	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Personal Services	N	N	N	N	N	P	P	P	P	C	N	N	N	N	N
Restaurants	N	N	N	N	N	P	P	C	P	P	P	N	N	N	N
Retail, Accessory	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N
Retail, General	N	N	N	N	N	P	P	P	P	P	C	N	N	N	N
Retail, Warehouse Club	N	N	N	N	N	N	P	N	C	N	N	N	N	N	N
Temporary Real Estate	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N
Thrift Store	N	N	N	N	N	N	C	C	C	C	N	N	N	N	N
Veterinary Facility	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N
<b>Automobile and Vehicle Uses</b>															
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto and Vehicle Storage	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	P	N	N	N	P	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Service Stations	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
<b>Industrial, Manufacturing, and Processing Uses</b>															
Manufacturing, Major	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Manufacturing, Minor	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N

Land Use \ Zoning District	R-1	SR	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PF	SPBCA
Manufacturing, Small Scale	N	N	N	N	N	N	N	C	C	P	P	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Research and Development	N	N	N	N	N	N	N	C	P	P	P	N	N	N	N
Storage, Personal Storage Facility	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N
Storage, Warehouse	N	N	N	N	N	N	N	N	N	C	P	N	N	N	N
Storage, Yards	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Wholesaling and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N

Notes:

- (1) See additional regulations for Second Dwelling Units in Chapter 17.70.
- (2) See additional regulations for Emergency Shelters and Transitional Housing in Chapter 17.62.
- (3) See additional regulations for Home Occupations in Chapter 17.64
- (4) Additional regulations applicable to animal keeping where permitted are as follows:
  - a. Domestic Pets. Keeping of any combination of five or more cats and dogs is considered a kennel for the purposes of this Title.
  - b. Exotic Animals. All exotic animals shall be kept and maintained a minimum distance of 40 feet from any property line, unless contained within the dwelling.
  - c. Livestock. Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained a minimum distance of 40 feet from any property line and a minimum distance of 75 feet from any residential dwelling.
  - d. Poultry and Rabbits. All poultry animals shall be kept and maintained a minimum distance of 40 feet from any property line.
- (5) See additional regulations for Wireless Communication Facilities in Chapter 17.76.
- (6) See additional regulations for Adult Entertainment Businesses in Chapter 17.58
- (7) See additional regulations for Drive-In and Drive-Through Facilities in Chapter 17.40.
- (8) See additional regulations for Massage Therapy in Chapter 17.66.



**Chapter 17.22 Allowed Use Definitions**

*Sections:*

17.22.010	Purpose.....	17.22-1
17.22.020	Allowed Use Definitions.....	17.22-1

***Draft Zoning Code Changes:***

*The allowed use definitions were relocated from the glossary to improve organization and user friendliness of the consolidated allowed use table in Chapter 17.20.*

**17.22.010 Purpose**

The purpose of this Chapter is to define use classifications listed in Chapter 17.20 (Allowed Land Uses and Required entitlements) and throughout this Title. Use classifications are land uses that have been grouped into general categories on the basis of common function, product, or compatibility characteristics. This chapter should be used as a reference to Additional definitions for specialized terms used in the Zoning Code can be found in Article VI (Glossary).

**17.22.020 Allowed Use Definitions**

The following list represents the complete list of allowed uses and corresponding definitions as used in Table 17.20.030-1 and throughout this Title. Individual use classifications describe one or more uses having similar characteristics, but do not list every use or activity that may appropriately be within the classification. Additional definitions are found in Article VI (Glossary). Allowed uses are organized into the following seven use categories as follows:

- Residential Uses
- Agriculture, Resource, and Open Space Uses
- Recreation, Education, and Public Assembly Uses
- Utility, Transportation, and Communication Uses
- Retail, Service, and Office Uses
- Automobile and Vehicle Uses
- Industrial, Manufacturing, and Processing Uses

**A. Residential Uses**

1. **Adult Day Care Home.** Defined by state law as the provision of non-medical care to six or fewer adults, including seniors, in the provider’s own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in “Adult Day Care Facility.”

2. **Caretaker Housing.** A residence that is accessory to a site with a non-residential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.
3. **Dwelling, Multi-Family.** A building designed and intended for occupancy by three or more households living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).
4. **Dwelling, Second Unit.** An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.
5. **Dwelling, Single-Family.** A building designed exclusively for occupancy by one household on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.
6. **Dwelling, Two-Family.** An attached building (e.g., duplex) designed for occupancy by two households living independently of each other, where both dwellings are located on a single lot. For the purposes of this Title, this definition also includes half-plexes (two attached units, each with a separate lot). Does not include second dwelling units (see “Dwelling, Second Unit”).
7. **Dwelling, Three- and Four-Family.** An attached building (e.g., triplex) designed for occupancy by three or four households living independently of each other, where each dwelling is located on a single lot. Does not include second dwelling units (see “Dwelling, Second Unit”).
8. **Emergency Shelter.** A facility for the temporary shelter and feeding of indigents or disaster victims and operated by a public or nonprofit agency.
9. **Family Day Care Home.** Facilities that provide care, protection, and supervision of children, in the caregiver’s home, for periods of less than 24 hours per day, while the parents or authorized representatives are away. These facilities include the following, all of which are required to be licensed by the State of California Department of Social Services. These capacities include children under age 10 who live in the licensee’s home.
  - i. Large family. A home that provides family child care for up to 12 children, or for up to 14 children. These capacities include children under age 10 who live in the licensee’s home and the assistant provider’s children under age 10. A large family day care home is required to comply with the requirements of Section 7.060.
  - ii. Small family. A home that provides family child care for up to six children, or for up to eight children.
10. **Home Occupation.** The conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices

for construction businesses (no equipment or material storage), and real estate sales.

11. **Manufactured Home.** The California Health and Safety Code, Section 18007, defines a manufactured home as a structure that meets the following criteria:
  - i. Transportable in one or more sections;
  - ii. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet;
  - iii. Built on a permanent chassis;
  - iv. Designed to be used as a residential dwelling;
  - v. Erected with or without a permanent foundation when connected to the required utilities;
  - vi. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.
  - vii. This term shall include any structure which meets all the requirements of this paragraph except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this part. Manufactured home includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401 et seq.).
12. **Mobile Home Park.** Consistent with definitions of state law (Welfare and Institution Code Section 18214), a mobile home park is any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.
13. **Residential Care Facilities.** Consistent with the definitions of state law, residential care facilities provide 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "Medical Services, Extended Care."
14. **Single Room Occupancy (SRO) Facilities.** Multi-unit housing for very low-income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency.

15. **Transitional Housing.** Consistent with Health and Safety Code Section 50675.2, transitional housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

**B. Agriculture, Resource, and Open Space Uses**

1. **Animal Keeping.** Care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article II. (Zoning Districts, Allowed Uses, and Development Standards). This classification is distinct from “Animal Sales and Grooming,” and “Equestrian Facility” (commercial or hobby). Also see “Kennels, Commercial,” which provides for the boarding of animals (e.g., “doggie day-care”).
  - i. Domestic pets. Small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).
  - ii. Exotic animals. Wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including potbelly pigs, snakes, reptiles, and large tropical birds (including peacocks).
  - iii. Livestock animals. Domesticated animals that may be kept or raised in pens, barns, houses, and pastures whether for commercial or private use. Livestock includes, but is not limited to, cattle, sheep, swine, goats, equine, and fowl.
  - iv. Poultry. Domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.
2. **Equestrian Facility, Commercial.** Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.
3. **Equestrian Facility, Hobby.** Stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.
4. **Kennels, Hobby.** Facility for the keeping, boarding, or maintaining of five or more dogs (four months of age or older) or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. Includes a kennel where the animals are owned or kept by the owner or occupant for personal, non-commercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

5. **Resource Protection and Restoration.** Activities and management of an area to preserve, recreate, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.
6. **Resource-Related Recreation.** Facility related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

C. **Recreation, Education, and Public Assembly Uses**

1. **Cemetery, Mausoleum.** Land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see “Mortuaries and Funeral Homes.”
2. **Clubs, Lodges, and Private Meeting Halls.** Permanent, headquarters-type, and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.
3. **Community Centers/Civic Uses.** Multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.
4. **Community Garden.** A site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.
5. **Indoor Amusement/Entertainment Facility.** Establishment providing indoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an amusement device arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.
6. **Indoor Fitness and Sports Facilities.** Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see “Schools, Private and Special/Studio.”
7. **Libraries and Museums.** Public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.
8. **Outdoor Commercial Recreation.** Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with

outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

9. **Parks and Public Plazas.** Public parks include playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."
10. **Public Safety Facility.** Facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.
11. **Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.
12. **Religious Institution.** A building or space primarily used for an assembly of persons to conduct worship or other religious ceremonies, including, but not limited to, churches, synagogues, temples, mosques, or shrines.
13. **Schools, Private and Special/Studio.** Private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or on-line) and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."
14. **Schools, Public.** Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, and high schools.
15. **Theaters and Auditoriums.** Indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

D. **Utility, Transportation, and Communication Uses**

1. **Broadcasting and Recording Studio.** Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of "Telecommunication Facility."

2. **Bus and Transit Shelter.** A small structure designed for the protection and convenience of waiting transit passengers and that has a roof and usually two or three sides.
  3. **Heliport.** A designated, marked area on the ground or the top of a structure where helicopters may land at any time.
  4. **Park and Ride Facility.** A designated area where a vehicle may be left in order for the driver to carpool with other commuters or to ride public transit.
  5. **Parking Facility.** A parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.
  6. **Transit Facilities.** Maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, monorail, etc.
  7. **Utility Facility and Infrastructure.** Includes the following:
    - i. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use entitlements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices") or equipment and material storage yards.
    - ii. Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal, and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits.
  8. **Wireless Communication Facility.** Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and/or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.
- E. **Retail, Service, and Office Uses**
1. **Adult Day Care Facility.** State-licensed facility that provides non-medical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.
  2. **Adult Oriented Business.** Those businesses defined as follows:

- i. Adult Bookstore or Adult Video Store. A commercial establishment which has as a significant or substantial portion of its stock-in-trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising to the sale, rental for any form of consideration, of any one or more of the following:
  - a. Books, magazines, periodicals or other printed matter or photographs, films, motion pictures, video cassette tapes, slides, tapes, records or other forms of visual or audio representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas;
  - b. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.
- ii. Adult Cabaret. A nightclub, theater, concert hall, auditorium, bar or other similar establishment which regularly features live or media presentations of performances by topless or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers where such performances are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.
- iii. Adult Motel. A motel, hotel or similar commercial establishment which:
  - a. Offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television;
  - b. Offers a sleeping room for rent for a period of time less than ten hours; or
  - c. Allows a tenant or occupant to subrent the sleeping room for a time period of less than ten hours.
- iv. Adult Theater. An enclosed or unenclosed building, to which the public is permitted or invited, used for presenting any form of audio or visual material, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis on depiction or description of specified sexual activities or specified anatomical areas.
- v. Adult Newsrack. Any coin-operated machine or device which dispenses material substantially devoted to the depiction of specified sexual activities or specified anatomical areas.

- vi. **Adult Viewing Area.** An area in any adult book and/or novelty store, cabaret, theater, motion picture arcade or other adult entertainment business, where a patron or customer would ordinarily be positioned for the purpose of viewing or watching a performance, picture show or film.
  - vii. **Bathhouse.** An establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy during which specified anatomical areas are displayed or specified sexual activity occurs.
3. **Alcoholic Beverage Sales.** The retail sale of beverages containing alcohol for off-site consumption subject to regulation by the State Department of Alcoholic Beverage Control (ABC) as an off-sale establishment.
  4. **Ambulance Service.** Emergency medical care and transportation, including incidental storage and maintenance of vehicles.
  5. **Animal Sales and Grooming.** Retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of 72 hours conducted entirely within an enclosed building with no outdoor use.
  6. **Art, Antique, Collectable.** Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan Shops."
  7. **Artisan Shop.** A retail store selling art glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.
  8. **Artist Studio.** A detached accessory building, used by residents of a main dwelling unit on the same lot, to create original works of art and crafts products, but not for living quarters or sleeping purposes.
  9. **Banks and Financial Services.** Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Does not include exterior automated teller machines (ATM).
  10. **Bar and Nightclub.** Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or microbrewery. Bars and nightclubs may include outdoor food and beverage areas.
  11. **Bed and Breakfast Inn.** A residential structure with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels and Motels."

12. **Building Materials Store and Yard.** A retail establishment selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific Zoning District. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "Retail, General," even if they sell some building materials. Also see "Home Improvement Supplies" for smaller specialty stores.
13. **Business Support Services.** Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:
  - i. Equipment repair services (except vehicle repair, see "Vehicle Services");
  - ii. Commercial art and design (production);
  - iii. Computer-related services (rental, repair);
  - iv. Copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing");
  - v. Equipment rental businesses within buildings (rental yards are "Storage Yards");
  - vi. Film processing laboratories;
  - vii. Heavy equipment repair services where repair occurs on the client site;
  - viii. Janitorial services;
  - ix. Mail advertising services (reproduction and shipping);
  - x. Mail box services and other "heavy service" business services;
  - xi. Outdoor advertising services; and
  - xii. Photocopying and photofinishing.
14. **Call Center.** An office equipped to handle a large volume of calls, especially for taking orders or servicing customers.
15. **Card Room.** A gambling establishment that offers card games for play by the public.
16. **Check Cashing Business.** An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union, or similar financial institution (see "Banks and Financial Services").

17. **Child Care Facility.** A facility installed, operated, and maintained for the nonresidential care of children as defined under applicable state licensing requirements for the facility. Such facilities include, but are not limited to, infant centers, preschools, extended day care facilities, or school-age child care centers as defined in this Title.
18. **Convenience Store.** An easy access retail store of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be part of a service station or an independent facility. Also see "Neighborhood Market" and "Grocery Store/Supermarket" for larger stores or stores oriented toward the daily shopping needs of residents.
19. **Drive-In/Drive-Through Use.** A use where a customer is permitted or encouraged, either by the design of physical facilities or by the service and/or packaging procedures offered, to be served while remaining seated within an automobile including, but not limited to, drive-through food, financial services, and automatic car washes.
20. **Equipment Sales and Rental.** Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).
21. **Furniture, Furnishings, and Appliance Stores.** Stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.
22. **Garden Center/Plant Nursery.** Establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.
23. **Grocery Store/Supermarket.** A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate but related listings for "Neighborhood Market" and "Convenience Store."
24. **Home Improvement Supplies.** Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger building materials stores and yards use classification and may be combined with or separate from such uses.
25. **Hotels and Motels.** Facilities with guest rooms or suites, provided without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway and typically

include a variety of services in addition to lodging, for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail use, etc.

26. **Hotels and Motels, Extended Stay.** Facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging, for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.
27. **Kennels, Commercial.** These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for animals (e.g., "doggie day-care") and ancillary grooming facilities. Also see "Animal Sales and Grooming."
28. **Maintenance and Repair, Small Equipment.** Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. Does not include maintenance and repair of vehicles.
29. **Massage Parlor.** Establishment where customers can receive a massage either as a primary or secondary function.
30. **Medical Services, Extended Care.** Residential facilities providing nursing and health-related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Home."
31. **Medical Services, General.** Facility primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which is separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under "Offices, Business and Professional."
32. **Medical Services, Hospitals.** Hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of "Retail, Accessory"), and emergency heliports.
33. **Mortuaries and Funeral Homes.** Funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.
34. **Neighborhood Market.** A pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from

the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see "Grocery Store/Supermarket." Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

35. **Offices, Accessory.** Offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leasable floor area of the tenant space for a single use development or the combined floor area of an integrated development for a mixed-use project.
36. **Offices, Business and Professional.** This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies, management consulting), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services, General"), temporary offices, or offices that are incidental and accessory to another business or sales activity that is the primary use (see "Offices, Accessory"). Outdoor storage of materials is prohibited.
37. **Pawn Shop.** Any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.
38. **Personal Services.** Establishments providing non-medical services as a primary use, including, but not limited to, barber and beauty shops, clothing rental, dry cleaning pickup stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.
39. **Restaurant.** A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. Includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.
40. **Retail, Accessory.** The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products

sold, distributed, or manufactured on-site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single use development or the combined floor area of an integrated development in a mixed-use project.

41. **Retail, General.** Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include, but are not limited to, art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only; outdoor sales are plant nurseries and included in the definition of "Garden Center/Plant Nursery"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.
42. **Retail, Warehouse Club.** Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.
43. **Temporary Real Estate.** The temporary use of a dwelling unit within a residential development project as a sales office for the units on the same site, which is converted to residential use at the conclusion of its office use.
44. **Thrift Store.** A retail establishment selling secondhand goods donated by members of the public.
45. **Veterinary Facility.** Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

F. **Automobile and Vehicle uses**

1. **Auto and Vehicle Sales and Rental.** Retail establishments selling and/or renting automobiles, trucks, and vans. Includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail, General"), tire recapping establishments (see "Vehicle Services – Major"), businesses dealing exclusively in used parts (see "Recycling Facility - Scrap and Dismantling"), or "Service Station," all of which are separately defined.
2. **Auto and Vehicle Sales, Wholesale.** Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard. Conventional automobile dealerships are listed under "Auto and Vehicle Sales and Rental."
3. **Auto and Vehicle Storage.** Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes, but is not limited to, storage of

parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include retail sales (see "Auto and Vehicle Sales, Wholesale").

4. **Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services – Major" or businesses dealing exclusively in used parts, which are included under "Auto and Vehicle Sales, Wholesale."
5. **Car Washing and Detailing.** Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.
6. **Service Station.** A retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under "Vehicle Services – Minor."
7. **Vehicle Services – Major.** The repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.
8. **Vehicle Services – Minor.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility – Scrap and Dismantling."

G. **Industrial, Manufacturing, and Processing Uses**

1. **Manufacturing, Major.** Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include, but are not limited to, batch plants, rendering plants, aggregate processing facilities, and plastics and rubber products manufacturing. Also see "Manufacturing, Minor" and "Manufacturing, Small Scale."
2. **Manufacturing, Minor.** Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include, but are not limited to, furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and

food and beverage manufacturing. Also see “Manufacturing, Major” and “Manufacturing, Small Scale.”

3. **Manufacturing, Small Scale.** Establishments manufacturing and/or assembling small products primarily by hand, including, but not limited to, jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. Also see “Manufacturing, Major” and “Manufacturing, Minor.”
4. **Printing and Publishing.** Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing which are included in “Business Support Services.”
5. **Recycling Facility – Collection.** A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. Also includes so-called “reverse vending machines,” an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container’s redemption value as determined by the state.
6. **Recycling Facility – Processing.** A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Collection of recycling materials as the sole activity is included in the definition of “Recycling Facility – Collection.”
7. **Recycling Facility – Scrap and Dismantling.** Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see “Auto Vehicle Dismantling” for related use for automobiles. Collection of recycling materials as the sole activity is included in the definition of “Recycling Facility – Collection.”
8. **Recycling Redemption Center.** A facility, use, or structure for the collection of recyclable goods, including, but not limited to, beverage containers and newspapers.
9. **Research and Development.** Indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes, but is not limited to, chemical and biotechnology research and development. Does not include computer software companies (see “Offices, Business and Professional”),

soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services, General").

10. **Storage, Personal Storage Facility.** A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.
11. **Storage, Warehouse.** Facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see "Storage, Personal Storage Facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution").
12. **Storage, Yards.** The storage of various materials outside of a structure other than fencing, either as an accessory or principal use.
13. **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.



**Chapter 17.24 Development Standards by Zoning District**

**Sections:**

17.24.010	Purpose.....	17.24-1
17.24.020	Development Standards .....	17.24-1
17.24.030	Additional Standards for Multi-Family Zoning Districts.....	17.24-3

***Draft Zoning Code Changes:***  
*Development standards were consolidated into a single table and updated to reflect consistency with the General Plan, Specific Plans, and best practices.*

**17.24.010 Purpose**

The purpose of this chapter is to establish development standards for lot area, allowed density, building setbacks, height, and lot coverage as appropriate for each of the City’s base zoning districts as listed in Table 17.18.020-1 (Zoning Districts). These standards, along with other development standards (e.g., fences and walls, parking, sign standards) listed in Article III (Site Planning Standards) are intended to assist property owners and project designers in understanding the City’s minimum requirements and expectations for high quality development.

**17.24.020 Development Standards**

Table 17.24.020-1 (Development Standards for City of Pinole Base Zoning Districts) includes lot area, allowed density, building setbacks, height, and lot coverage requirements for each of the City’s base zoning districts. Additional site planning requirements (e.g., landscaping, lighting) are listed in Article III (Site Planning Standards). Development within the City of Pinole is also subject to compliance with all adopted Uniform Building and Fire Codes. Zoning district names for the zoning district symbols used in the table are as follows:

- |   |   |
|---|---|
| R-1 = Low Density Residential Zoning District | OPMU = Office Professional Mixed Use Zoning District    |
| SR= Suburban Residential Zoning District      |   |
| R-2 = Medium Density Zoning District          | OIMU = Office Industrial Mixed Use Zoning District      |
| R-3 = High Density Zoning District            | OS = Open Space Zoning District                         |
| R-4 = Very High Density Zoning District       | PR = Parks and Recreation Zoning District               |
| R = Rural Zoning District                     | PQI = Public Quasi-Public Institutional Zoning District |
| RC = Regional Commercial Zoning District      |   |
| RMU= Residential Mixed Use Zoning District    | SPBCA = San Pablo Bay Conservation Zoning District      |
| CMU = Commercial Mixed Use Zoning District    |   |

**TABLE 17.24.020-1:  
DEVELOPMENT STANDARDS FOR CITY OF PINOLE BASE ZONING DISTRICTS**

Development Standard\ Zoning District	R-1	SR	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PF	SPBCA				
Lot Area ( minimum square footage/unit)	43,560	6,000	3,000	1,500	N/A	5 ac. (1)	5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
<b>Allowed Density (units per acre)</b>																			
• Minimum Density	0.21	1.1	7.1	15.1	30.1	N/A	N/A	10.1	10.1	N/A	N/A	N/A	N/A	N/A	N/A				
• Maximum Density	1.0	7.0	15	30	50	0.2	N/A	35	30	N/A	N/A	N/A	N/A	N/A	N/A				
<b>Setback (minimum distance between structure and property line in feet)</b>																			
• Front Yard	20	20	0	0	0	30	0	0	0	0	0	0	10	0	10				
• Side Yard	5 (2)	8 (3)	5	5	0	15	0	0	0	10	0	0	10	10	10				
• Side Yard for Second Story	15	12	10	0	0	15	0						0	10	0	0	10	10	10
• Street Side Yard	15 (4)	12 (4)	10	0	0	20	0						0	10	0	0	10	0	10
• Rear Yard	20 (4)	20 (4)	15	15 (5)	15 (5)	30	0	15 (5)	15 (5)	15 (5)	15 (5)	0	10	10	10				
<b>Distance Between Buildings (minimum feet)</b>																			
• For Dwelling Purposes	6	6	6	6	0	6	0	0	0	0	0								
• Accessory Buildings	6	6	3	3	3	6													
<b>Building Height (maximum feet)</b>																			
• Primary Buildings	35	35	35	35	50	35	50	35	35	50	50	0	35	40	35				
• Accessory Buildings	35	35	35	35	35	35													
Floor Area Ratio (maximum ratio of building to lot square footage)	N/A	N/A	N/A	N/A	N/A	N/A	0.40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A				

Notes:

- (1) The Approving Authority may approve lots less than 5 acres in size for clustering of units to preserve open space or other resources as part of Comprehensive Design Review.
- (2) The combined side yard setbacks shall not be less than 15 feet.
- (3) Within required side yards, at least one side shall provide 4 feet of unobstructed surface to allow unobstructed access between the front and rear yards.
- (4) Listed setback distance or 20% of lot width in side yard and 20% of lot depth in rear yard, whichever is less.
- (5) If abutting non-residential property, there is no minimum rear yard setback.

**17.24.030 Additional Standards for Multi-Family Zoning Districts**

In addition to the development standards listed in Table 17.24.040-1, the following development standards apply to multi-family residential development in the Medium Density Residential (R-2), High Density Residential (R-3), Very High Density Residential (R-4), and mixed use zoning districts including residential uses.

**A. Open Space Requirements for Multi-Family Residential.**

1. Multi-family, attached dwelling units that are all or partially located at ground level shall have not less than 80 square feet of private open space.
2. Not less than 20 percent of the total lot area of multiple-family residential projects shall be provided as improved, private or semi-private useable open space and not less than 300 square feet of improved useable open space per dwelling unit shall be provided in each multi-family development project.
3. Not less than 30 percent of the total lot area of multiple-family residential projects shall be provided as improved, landscaped open space.

**B. Screening and Vegetation for Multi-Family Residential.** Projects within Multi-Family Residential zoning districts shall include vegetative screening at the project perimeter to ensure the privacy of existing and future homeowners. The City shall determine the location and extent of vegetative screening required based on site conditions and surrounding existing and planned land uses. Where required, such vegetative screening shall be maintained in a healthy and vigorous condition. Areas used as vegetative screening shall not be counted as open space.



**Chapter 17.26 Special Purpose Zoning Districts**

*Sections:*

17.26.010 Purpose..... 17.26-1  
 17.26.020 Specific Plan (SP) Zoning District..... 17.26-1  
 17.26.030 Planned Development (PD) Zoning Districts..... 17.26-2

***Draft Zoning Code Changes:***

*This chapter establishes the Specific Plan as a Zoning District to allow for zoning flexibility and master planning of larger areas of the City consistent with Government Code Section 65450.*

*This chapter clarifies the Planned Development regulations to allow flexibility in development standards in exchange for public benefit.*

**17.26.010 Purpose**

The purpose of this Chapter is to identify all Special Purpose Districts within the City. Special Purpose Districts require special project entitlement, which allows for flexibility from traditional development standards. These districts are consistent with and implement the City’s General Plan Special Planning land use designation as shown in Table 17.24.020-1 (Zoning Districts).

**17.26.020 Specific Plan (SP) Zoning District**

- A. **Purpose of the Specific Plan Zoning District.** The purpose of the Specific Plan Zoning District is to designate unique planning areas within the City for which the City Council has adopted or requires adoption of a separate planning document (a Specific Plan) consistent with the General Plan and State law. The contents, requirements, and adoption and amendment procedures for Specific Plans are listed in Section 17.12.160 (Specific Plans).
- B. **Designation.** Specific Plan Zoning Districts shall be delineated on the Zoning Map in a manner similar to that of any other Zoning District except that each Specific Plan-zoned area shall also bear a name, number, symbol, or other delineation, as determined by the Zoning Administrator, which distinguishes it from other Specific Plan Zoning Districts, Base Zoning Districts, or Overlay Zoning Districts. The assignment of the Specific Plan Zoning District serves to provide a reference to the corresponding Specific Plan Zoning document adopted by Ordinance of the City Council. Applicable zoning regulations and standards applicable to the land area shall be provided in the Specific Plan document, and shall be adopted by reference in this Title.
- C. **Allowed Uses.** Allowed uses within the Specific Plan area are those listed uses in the adopted Specific Plan document as permitted, conditionally permitted, or not permitted.
- D. **Development Standards.** Development standards within the Specific Plan area are those standards listed in the adopted Specific Plan.

**17.26.030 Planned Development (PD) Zoning Districts**

- A. **Purpose.** The purpose of a planned development district is to encourage and provide the means for promoting desirable development in the city which may be characterized by variations in siting, mixed land use, mixed housing types and integrated design techniques which result in complementing surrounding uses. The planned development district allows diverse building setbacks, lot size and building height while complying with the intent of the general plan and development standards necessary to ensure the requirement of public health, safety and general welfare. By enacting the 2010 comprehensive zoning code update, it is the intent of the City to recognize PD-Planned Development zoning districts adopted before the update, but after the update, to use other mechanisms instead of PD zoning to implement flexible zoning standards.
- B. **Applicability.** The provisions of this Section apply to property zoned PD-Planned Development as of the effective date of Ordinance \_\_\_\_ adopting this Title. Existing PD zoning may be amended but no new PD-Planned Development zoning shall be approved after the effective date of Ordinance \_\_\_\_\_.
- C. **Relation to Existing PD Zoned Sites.**
1. Continued effect. The ordinances applying PD zoning to affected sites shall continue in effect until amended or the site is rezoned to another district.
  2. Other zoning regulations. Except as specifically provided in the applicable PD ordinance, all development in the PD-Planned Development district site shall be subject to the regulations of the closest comparable zoning district as determined by the Community Development Director, and of this Title.
- D. **Amendments to Existing PD Zoning.** The Community Development Director by administrative action may approve minor amendments to an adopted PD-Planned Development zoning upon a finding that the amendment substantially complies with and does not otherwise materially change the provisions or intent of the PD ordinance for the site. All other amendments to the adopted PD ordinance for a site shall be pursuant to the procedures in Section 17.12.180 (Zoning Code (Text and Map) Amendment).
- E. **Findings for approval of PD Zoning Amendments.** In addition to any findings required in Section 17.12.180 (Zoning Code (Text and Map) Amendment), amendments to a PD ordinance shall require any findings that were required for the original PD ordinance.