

Zoning Code Amended Tables

Table from City Code [§ 9.10.040 Noise or sound regulation.](#)

Schedule A

Exterior Sound or Noise Limits

<u>Receiving Zone Zoning Category</u>	<u>Time Period</u>	<u>Noise Level (dBA)</u>
<u>Category 1</u>		
Single-family and duplex residential (R1, R2)	Commencing at 7:00 A.M. and ending at 10:00 P.M. that evening	55
	Commencing at 10:00 P.M. and ending at 7:00 A.M. the following morning	50
<u>Category 2</u>		
Multiple-family residential, public space (R3, R4, R5, R6, UC, UV, PQP)	Commencing at 7:00 A.M. and ending at 10:00 P.M. that evening	55
	Commencing at 10:00 P.M. and ending at 7:00 A.M. the following morning	50
<u>Category 3</u>		
Commercial, Mixed Use (C-C, C-N, C-R, MU-NC, MU-CC, MU-RD, MU-MD, MU-VHD, HD-Flex)	Commencing at 7:00 A.M. and ending at 10:00 P.M. that evening	65
	Commencing at 10:00 P.M. and ending at 7:00 A.M. the following morning	60
<u>Category 4</u>		
Office and Light Industrial (LO-RD, HO-RD, LI)	Anytime	70
Heavy Industrial (HI)	Anytime	75

**Table 2-1
Residential Zones Allowed Uses and Permit Requirements**

Residential Zones						
Permit Requirements						
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed						
Land Use (see Article 8 for land use definitions).	R1-6L R1-8L	R2	R3 R4	R5	R6	Additional Regulations
Residential Uses						
Dwelling, Accessory Units	P	P	P	P	P	Chapter 18.60.020
Dwelling, Multifamily	-	P	P	P	P	
Dwelling(s), Single-Family	P	P	P	-	-	
Dwelling, Two-Family	P	P	P	-	-	Chapter 18.24
Employee Housing	P	P	P	P	P	
Home Occupations	P	P	P	P	P	Chapter 18.60.120
Live-Work Facilities	-	-	MUP	MUP	MUP	Chapter 18.60.130
Mobile Home Park	-	-	CUP	CUP	-	
Organizational Houses	-	-	MUP	MUP	-	
Rooming and/or Boarding Houses	-	-	MUP	MUP	-	
Supportive Housing	P	P	P	P	P	
Transitional Housing	P	P	P	P	P	
Human Services Uses						
Assisted Living Facilities	-	-	-	CUP	CUP	Chapter 18.60.080
Child Day Care Homes, Up to 14 Children	P	P	P	P	P	
Residential Care Facilities, six or fewer residents	P	P	P	P	P	
Residential Care Facilities, seven or more residents	MUP	MUP	MUP	MUP	MUP	
Community Care Facilities	-	CUP	CUP	CUP	CUP	
Low-barrier Navigation Centers	-	-	P	P	-	
Emergency Shelters	-	-	P	P	-	Chapter 18.60.110
Recreation, Education, and Public Assembly Uses						
Community Gardens	P	P	P	P	P	
Parks and Public Plazas	P	P	P	P	P	
Places of Assembly	-	CUP MUP	CUP MUP	CUP MUP	CUP MUP	
Public Schools	P	P	P	P	-	
Private Schools	CUP	CUP	CUP	CUP	-	
Utility, Transportation, and Communication Uses						
Public Safety Facilities	-	-	P	P	P	
Wireless Telecommunications Facilities, Co-location/Small Cell	P	P	P	P	P	Chapter 18.66
Photovoltaic Systems	P	P	P	P	P	
Retail, Service, and Office Uses						

**Table 2-1
Residential Zones Allowed Uses and Permit Requirements**

Residential Zones						
Permit Requirements						
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed						
Land Use (see Article 8 for land use definitions).	R1-6L R1-8L	R2	R3 R4	R5	R6	Additional Regulations
Bed and Breakfast Inns	P	P	CUP	-	-	Chapter 18.60.050

**Table 2-2
Patrick Henry Drive Residential Zones Allowed Uses and Permit Requirements**

Residential Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	PH-R5	UV HD- Flex	VR	UC	Additional Regulations
Residential Uses					
Dwelling, Accessory Units	P	P	P	P	Chapter 18.60.020
Dwelling, Multifamily	P	P	P	P	
Dwelling, Single-Family	-	-	-	-	
Dwelling, Two-Family	-	-	-	-	Chapter 18.24
Employee Housing	P	P	P	P	
Home Occupations	P	P	P	P	Chapter 18.60.120
Live-Work Facilities	MUP	MUP	MUP	MUP	Chapter 18.60.130
Mobile Home Park	-	-	-	-	
Organizational Houses	-	-	-	-	
Rooming and/or Boarding Houses	-	-	-	-	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Human Services Uses					
Assisted Living Facilities	CUP	CUP	CUP	CUP	Chapter 18.60.080
Day Care Homes, Up to 14 Children	P	P	P	P	
Community Care Facility Small	P	P	P	P	
Community Care Facility, Large	CUP	CUP	CUP	CUP	
Emergency Shelters	-	-	-	-	Chapter 18.60.110
Recreation, Education, and Public Assembly Uses					

Table 2-2
Patrick Henry Drive Residential Zones Allowed Uses and Permit Requirements

Residential Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	PH-R5	UV HD-Flex	VR	UC	Additional Regulations
Community Gardens	P	P	P	P	
Parks and Public Plazas	P	P	P	P	
Places of Assembly	CUP MUP	CUP MUP	CUP MUP	CUP MUP	
Public Schools	CUP	CUP	CUP	CUP	
Private Schools	CUP	CUP	CUP	CUP	
Utility, Transportation, and Communication Uses					
Public Safety Facilities	P	P	P	P	
Wireless Telecommunications Facilities, Co-location/Small Cell	P	P	P	P	Chapter 18.66
Retail, Service, and Office Uses					
Bed and Breakfast Inns	-	-	-	-	Chapter 18.60.050
Retail	P	P	P	P	
Off-sale of alcohol	P	P	P	P	
Restaurants, including on-sale of alcohol	P	P	P	P	
Bars	CUP	CUP	CUP	CUP	
Office	P	P	P	P	For Office Uses in the HD-Flex zone, see Table 2-5

**Table 2-3
Residential Zone Development Standards**



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
Parcel Area (minimum) area required for each NEWLY CREATED parcel.								
Parcel Area	6,000	8,000	7,000 4,550	8,500	8,500	10,000	None	
A Street Frontage (feet)	60	70	50	60	70	70	None	
Structure Coverage (maximum percentage)								
Parcel Area (less than 10,000 sq. ft.)	40%	40%	45%	60%	80%	None	None	
Parcel Area (10,000 sq. ft. or greater)	40%	40%	45%	None	None	None	None	
Setbacks (minimum) -Property lines are measured in feet, with those adjacent to the street measured from the face of the curb., adopted plan line, or edge of right-of-way.								
B Front	20	20	15	10	10	10	10	Section 18.30.050
C Front, second story	25	25	n/a	n/a	n/a	n/a	n/a	
Side, Corner	10	10	10	10	15	15	15	
Side, corner second story	15	15	n/a	n/a	n/a	n/a	n/a	
D Side, Interior	5	6 and 9	5	5	10	10	10	Section 18.10.040(B) Section 18.30.050
E Side, interior, second story	10	11 and 14	n/a	n/a	n/a	n/a	n/a	
F Rear, single-story	20	20	10	10	20	20	20	Section 18.30.050
Rear, multi-story	20	20	15	15	20	20	20	Section 18.30.050

**Table 2-3
Residential Zone Development Standards**



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
G Length of driveway approach	20	20	20	20	20	20	20	
Height (maximum) measured in feet								
Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	25	25	32	32	32	32	32	Section 18.30.040
H Height (all other zones)	25	25	32	40	80	100	200	Section 18.30.040
Number of Stories (maximum)								
Number of Stories and the Daylight Plane	All structures adjacent to R1 and R2 zones shall include a 45-degree daylight plan off the property line to implement a compatible transition between structures.							
Number of Stories	2	2	2	4	8	10	20	
Gross Net Residential Density (minimum to maximum) shown in number of dwelling units per acre								
Allowable Density	0.1-10	0.1-10	8-19	20-36	37-50	51-100 99	60 100-350	Section 18.10.040 D
Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit								
Private Recreation Space (required for a minimum of 50 percent of units)	None	None	None	60	60	40	40	
Common Recreation Space (per unit)	None	None	None	200	200	200	200	
Additional Regulations								
Residential Accessory Structures	Chapter 18.32							
Density Bonus and Affordable Housing	Chapter 18.64							

**Table 2-3
Residential Zone Development Standards**



Development Feature (minimum unless otherwise indicated)	R1-6L	R1-8L	R2	R3	R4	R5	R6	Additional Regulations
Fences, Walls, Hedges, and Screens	Chapter 18.34							
Landscaping Standards	Chapter 18.36							
Off-Street Parking Regulations and Design Standards	Chapter 18.38							
Performance Standards	Chapter 18.40							
Sign Standards	Chapter 18.42							

**Table 2-4
Patrick Henry Residential Zone Development Standards**

Development Feature (minimum unless otherwise indicated)	PH-R5	UV	VR	UC	HD Flex	Additional Regulations
Parcel Area (minimum) area required for each NEWLY CREATED parcel.						
Parcel Area	10,000	10,000	10,000	8,500	8,500	
Street Frontage (feet)	70	70	70	60	70	
Structure Coverage (maximum percentage)						

Table 2-4
Patrick Henry Residential Zone Development Standards

Development Feature (minimum unless otherwise indicated)	PH-R5	UV	VR	UC	HD Flex	Additional Regulations
Parcel Area (less than 10,000 sq. ft.)	None	None	None	None	None	
Parcel Area (10,000 sq. ft. or greater)	None	None	None	None	None	
Setbacks (minimum) - Setback lines are measured from the back of walk.						
Residential (front, side corner and interior)	10	10	10	10	10	
Mixed-Use (front, side corner and interior)	0	0	0	0	0	
Office (front, side corner and interior)	0	0	0	0	0	
Setback Encroachments (i.e., awning, balconies, stoops)	Setback encroachments are allowed per the quantitative standards of the PHD plan.					
Height (maximum) measured in feet						
Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	32	32	32	32	32	Section 18.30.040
Height (all other zones)	135	160	160	FAA	160	Section 18.30.040
Number of Stories (maximum)						
Number of Stories (all other zones)	10	12	12	FAA	12	
Gross Net Residential Density (minimum to maximum) shown in number of dwelling units per acre						
Allowable Density	51- 99 100	100-149	60-149	120-250	60-149	
Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit						
Private Recreation Space (required for a minimum of 50 percent of units)	Per the PDO and PHD plan					
Common Recreation Space (per unit)	Per the PDO and PHD plan					
Additional Regulations						
Residential Accessory Structures	Chapter 18.32					
Density Bonus and Affordable Housing	Chapter 18.64					
Fences, Walls, Hedges, and Screens	Chapter 18.34					

Table 2-4
Patrick Henry Residential Zone Development Standards

Development Feature (minimum unless otherwise indicated)	PH-R5	UV	VR	UC	HD Flex	Additional Regulations
Landscaping Standards	Chapter 18.36					
Off-Street Parking Regulations and Design Standards	Chapter 18.38					
Performance Standards	Chapter 18.40					
Sign Standards	Chapter 18.42					

Table 2-4
Patrick Henry Residential Zone Development Standards

Development Feature (minimum unless otherwise indicated)	PH-R5	UV	VR	UC	HD Flex	Additional Regulations
Parcel Area (minimum) area required for each NEWLY CREATED parcel.						
Parcel Area	10,000	10,000	10,000	8,500	8,500	
Street Frontage (feet)	70	70	70	60	70	
Structure Coverage (maximum percentage)						
Parcel Area (less than 10,000 sq. ft.)	None	None	None	None	None	
Parcel Area (10,000 sq. ft. or greater)	None	None	None	None	None	
Setbacks (minimum) - Setback lines are measured from the back of walk.						
Residential (front, side corner and interior)	10	10	10	10	10	
Mixed-Use (front, side corner and interior)	0	0	0	0	0	
Office (front, side corner and interior)	0	0	0	0	0	
Setback Encroachments (i.e., awning, balconies, stoops)	Setback encroachments are allowed per the quantitative standards of the PHD plan.					
Height (maximum) measured in feet						
Height (within 20 feet of the R1-6L, R1-8L, and R2 zones)	32	32	32	32	32	Section 18.30.040
Height (all other zones)	135	160	160	FAA	160	Section 18.30.040

Table 2-4
Patrick Henry Residential Zone Development Standards

Development Feature (minimum unless otherwise indicated)	PH-R5	UV	VR	UC	HD Flex	Additional Regulations
Number of Stories (maximum)						
Number of Stories (all other zones)	10	12	12	FAA	12	
Gross Net Residential Density (minimum to maximum) shown in number of dwelling units per acre						
Allowable Density	51-99 100	100-149	60-149	120-250	60-149	
Recreation Space for Multi-Family Dwellings (minimum) measured in square feet per dwelling unit						
Private Recreation Space (required for a minimum of 50 percent of units)	Per the PDO and PHD plan					
Common Recreation Space (per unit)	Per the PDO and PHD plan					
Additional Regulations						
Residential Accessory Structures	Chapter 18.32					
Density Bonus and Affordable Housing	Chapter 18.64					
Fences, Walls, Hedges, and Screens	Chapter 18.34					
Landscaping Standards	Chapter 18.36					
Off-Street Parking Regulations and Design Standards	Chapter 18.38					
Performance Standards	Chapter 18.40					
Sign Standards	Chapter 18.42					

Table 2-8
Commercial Zones Allowed Uses and Permit Requirements

Commercial Zones Permit Requirements				
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed				
Land Use (see Article 8 for land use definitions).	C-N	C-C	C-R	Additional Regulations
Residential Uses				
Caretaker Housing	-	P	P	Section 18.60.060

P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed				
Land Use (see Article 8 for land use definitions).	C-N	C-C	C-R	Additional Regulations
Dwelling, Multifamily	MUP	MUP	MUP	Section 18.12.040(A)(7)
Employee Housing	-	-	-	
Home Occupations	-	-	-	Section 18.60.120
Live-Work Facilities	MUP	MUP	MUP	Section 18.60.130
Single-Room Occupancy (SRO) Facilities	-	P	P	
Supportive Housing	-	-	P	
Transitional Housing Facilities	-	-	P	
Human Services Uses				
Assisted Living Facilities	-	CUP	-	Section 18.60.080
Child Day Care Facilities	P	P	P	Section 18.60.070
Residential Care Facilities, six or fewer residents	P	P	P	
Residential Care Facilities, seven or more residents	MUP	MUP	MUP	
Community Care Facilities	CUP	CUP	CUP	
Child Day Care Homes, Up to 14 Children	-	-	-	
Low-barrier Navigation Centers		P	P	
Emergency Shelters	-	P	P	Section 18.60.110
Recreation, Education, and Public Assembly Uses				
Cemeteries and Mausoleums	-	CUP	-	
Commercial Recreation Facilities, Indoor	CUP	P	P	
Commercial Recreation Facilities, Outdoor	-	P	P	
Fitness Facilities	MUP	P	P	
Libraries	P	P	P	
Mortuaries and Funeral Homes	-	P	P	
Museums	-	P	P	
Parks and Public Plazas	P	P	P	
Recreational Vehicle Parks	-	-	CUP	
Places of Assembly	P	P	P	
Public Schools	P	P	P	
Private Schools	CUP	CUP	CUP	
Public/Private Colleges and Universities	P	P	P	
Theaters and Auditoriums	-	P	P	
Vocational/Trade Schools <u>Specialized Education and Training</u>	P	P	P	
Utility, Transportation, and Communication Uses				
Broadcasting and Recording Studios	-	P	P	
Parking Structures <u>Facilities</u>	-	CUP	CUP	
Public Safety Facilities	P	P	P	

P	Allowed by Right
MUP	Minor Use Permit (Chapter 18.114)
CUP	Conditional Use Permit (Chapter 18.114)
TUP	Temporary Use Permit (Chapter 18.122)
-	Not allowed

Land Use (see Article 8 for land use definitions).	C-N	C-C	C-R	Additional Regulations
Wireless Telecommunication Facilities and Towers, Co-location/Small Cell	P	P	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	CUP	CUP	CUP	Chapter 18.66
Transit Stations and Terminals	-	CUP	CUP	
Utility Facilities and Infrastructures	CUP	CUP	CUP	
Diesel Back-up Generators	P	P	P	Section 18.60.260
Photovoltaic Systems	P	P	P	

Retail, Service, and Office Uses

Adult Businesses Uses	-	-	CUP	Chapter 18.62
Alcoholic Beverage Sales and Service	P	P	P	Section 18.60.040
Ambulance Services	-	CUP	CUP	
Animal Sales and Grooming Facilities	P	P	P	
Banks and Financial Establishments, General	P	P	P	
Banks and Financial Establishments, Stand-alone ATM	P	P	P	
Bars	CUP	CUP	CUP	
Bed and Breakfast Inns	CUP	-	-	Chapter 18.60.050
Building Material Stores and Yards	-	P	P	
Business Support Centers	P	P	P	
Drive-in/Drive-through Establishments	CUP	CUP	CUP	Section 18.60.100
Equipment Sales and Rentals	-	P	P	
Garden Centers/Plant Nurseries	-	P	P	
Hotels and Motels	CUP	CUP	CUP	
Kennels	-	CUP	CUP	
Live Entertainment, Incidental	P	P	P	
Live Entertainment, Standalone Uses	MUP/CUP	MUP/CUP	MUP/CUP	Section 18.12.040(A)(5)
Maintenance and Repair Services	-	P	P	
Medical Services, General	P	P	P	
Mobile Food Vendors	P/MUP	P/MUP	P/MUP	18.60.280
Nightclubs	CUP	CUP	CUP	
Offices	P	P	P	
Outdoor Displays and Sales	MUP	CUP	CUP	Section 18.60.150
Outdoor Dining and Seating	MUP	MUP	MUP	Section 18.60.140

P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed				
Land Use (see Article 8 for land use definitions).	C-N	C-C	C-R	Additional Regulations
Personal Services	P	P	P	
Personal Services, Restricted	-	MUP	MUP	Section 18.60.170
Restaurants	P	P	P	
Retail Establishments				
General, Small Format	P	P	P	
General, Medium Format	-	MUP	MUP	
General, Large Format	-	CUP	CUP	
Smoke Shops	-	CUP	CUP	
Smoking Lounges	-	MUP	CUP	Chapter 8.37
Veterinary Facilities	-	MUP	P	
Vehicle Oriented Uses				
Car Wash and Detailing Facilities, Full-Service	-	CUP	MUP	
Car Wash and Detailing Facilities, Self-Service	-	MUP	P	
Mobile Fueling Delivery	P	P	P	
Vehicle Service Stations	-	MUP	CUP	Section 18.60.220
Vehicle Rental Facilities, General	-	CUP	MUP	
Vehicle Rental Facilities, Limited	-	P	P	
Vehicle Rental Facilities, Office Only	P	P	P	
Vehicle Sales Facilities, General	-	-	CUP	Section 18.60.210
Vehicle Sales Facilities, Wholesale	-	CUP	CUP	Section 18.60.210
Vehicle Repair Facilities, Minor	-	-	P	Section 18.60.200
Vehicle Repair Facilities, Major	-	CUP	CUP	Section 18.60.200
Vehicle Parts Sales	-	P	P	
Industrial, Manufacturing, and Processing Uses				
Personal Storage Facilities	-	-	CUP	
Printing and Publishing Facilities	-	P	P	
Wineries, Distilleries, Breweries, and Micro-Breweries	-	MUP	MUP	

Table 2-11
Mixed Use Zones Allowed Uses and Permit Requirements

Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Residential Uses					
Caretaker Housing	CUP	-	-	P	Section 18.60.060

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Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Dwelling, Multifamily	P	P	P	P	
Employee Housing	P	-	-	-	
Home Occupations	P	P	P	P	Section 18.60.120
Live-Work	P	P	P	P	Section 18.60.130
Single-Room Occupancy (SRO) Facilities	-	P	P	-	
Supportive Housing	P	P	P	P	
Transitional Housing	-	-	-	P	
Human Services Uses					
Assisted Living Facilities	-	CUP	-	CUP	Section 18.60.080
Child Day Care Facilities	P	P	P	P	Section 18.60.070
Community Care Facilities	CUP	CUP	-	CUP	
Residential Care Facilities, six or fewer residents	P	P	-	P	
Residential Care Facilities, seven or more residents	MUP	MUP	-	MUP	
Day Care Homes, Up to 14 Children	P	P	P	-	
Low Barrier Navigation Centers	P	P	P	P	
Emergency Shelters	-	-	-	P	Section 18.60.110
Recreation, Education, and Public Assembly Uses					
Cemeteries and Mausoleums	-	-	-	CUP	
Community Gardens	MUP	MUP	MUP	-	
Commercial Recreation Facilities, Indoor	MUP	P	P	CUP	
Commercial Recreation Facilities, Outdoor	-	-	-	P	
Fitness Facilities	P	P	P	P	
Libraries	P	P	-	P	

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Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Museums	P	P	P	P	
Parks and Public Plazas	P	P	P	P	
Places of Assembly	MUP	CUP	CUP	P	
Public Schools	P	P	P	P	
Private Schools	CUP	CUP	CUP	CUP	
Public/Private Colleges and Universities	P	P	P	P	
Theaters and Auditoriums	P	P	P	P	
Vocational/Trade Schools <u>Specialized Education and Training</u>	-	P	P	P	
Utility, Transportation, and Communication Uses					
Broadcasting and Recording Studios	-	-	-	P	
Park and Ride Facilities	P	P	P	-	
Parking Structures <u>Facilities</u>	MUP	MUP	MUP	P	Section 18.14.040 (I)
Public Safety Facilities	P	P	P	P	
Wireless Telecommunications Facilities and Towers, Co-location/Small Cell	P	P	P	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	-	CUP	CUP	CUP	Chapter 18.66
Transit Stations and Terminals	P	P	P	CUP	
Utility Facilities and Infrastructure	CUP	CUP	CUP	CUP	Section 18.14.040 (M)

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Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Photovoltaic Systems	P	P	P	P	
Retail, Service, and Office Uses					
Alcoholic Beverage Sales and Service	P	P	P	P	Section 18.60.040
Animal Sales and Grooming Facilities	P	P	P	P	
Banks and Financial Establishments, General	P	P	P	P	
Banks and Financial Establishments, Stand-alone ATM	P	P	P	P	
Bars	CUP	CUP	CUP	CUP	
Bed and Breakfast Inns	-	-	-	CUP	
Business Support Centers	P	P	MUP	P	
Drive-in/Drive-through Establishments	CUP	-	-	CUP	Section 18.60.100
Equipment Sales and Rentals	-	-	-	P	
Garden Centers/Plant Nurseries	-	-	-	P	
Hotels and Motels	P	P	P	CUP	Section 18.14.040 (O)(2)
Kennels	MUP	MUP	-	-	
Live Entertainment, Incidental	P	P	P	P	
Live Entertainment, Standalone	MUP/CUP	MUP/CUP	MUP/CUP	MUP/CUP	Section 18.14.040 (K)
Maintenance and Repair Services	P	P	P	P	
Medical Services, General	P	P	P	P	
Mobile Food Vendors	P/MUP	P/MUP	P/MUP	P/MUP	18.60.280
Nightclubs	CUP	-	CUP	CUP	
Offices	P	P	P	P	
Outdoor Dining and Seating	MUP	MUP	MUP	MUP	Section 18.60.140
Outdoor Displays and Sales	CUP	CUP	CUP	CUP	Section 18.60.150
Personal Services	P	P	P	P	

Table 2-11
Mixed Use Zones Allowed Uses and Permit Requirements

Mixed Use Zones Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.114) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Personal Services, Restricted	MUP	MUP	MUP	MUP	Section 18.60.170
Restaurants	P	P	P	P	
Retail Establishments:					
General, Small Format	P	P	P	P	
General, Medium Format	P	MUP	P	MUP	
General, Large Format	CUP	-	CUP	CUP	
Smoke Shops	-	CUP	CUP	-	
Veterinary Facilities	P	P	P	MUP	
Vehicle Oriented Uses					
Vehicle Service Stations	-	CUP	CUP	-	
Vehicle Rental Facilities, Limited	MUP	-	-	-	
Vehicle Rental Facilities, Office Only	P	-	-	-	
Vehicle Repair Facilities, Minor	MUP	-	-	-	Section 18.60.200
Industrial, Manufacturing, and Processing Uses					
Printing and Publishing Facilities	P	P	P	P	
Wineries, Distilleries, Breweries, and Micro-Breweries	MUP	MUP	MUP	MUP	

Table 2-14
Office and Industrial Zones
Allowed Uses and Permit Requirements

Office and Industrial Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Residential Uses					
Caretaker Housing	CUP	CUP	CUP	CUP	Section 18.60.060
Transitional Housing Facilities	-	-	MUP	-	
Human Services Uses					
Community Care Facilities	MUP	-	-	-	
Low-barrier Navigation Centers	-	-	MUP	-	
Emergency Shelters	-	-	MUP	-	Section 18.60.110
Recreation, Education, and Public Assembly Uses					
Cemeteries and Mausoleums	-	-	CUP	CUP	
<u>Places of Assembly</u>	<u>MUP</u>	<u>MUP</u>	-	-	<u>Required to be located in a General Plan Exception Area</u>
Commercial Recreation Facilities, Indoor	MUP	MUP	-	-	Required to be located in a General Plan Exception Area
Commercial Recreation Facilities, Outdoor	MUP	MUP	-	-	Required to be located in a General Plan Exception Area
Commercial recreation Facilities, Outdoor Ancillary	P	P	-	-	
Crematories	-	-	CUP	CUP	
Fitness Facilities	P	P	-	-	
Parks and Public Plazas	P	P	P	P	
Public Schools	P	-	-	-	
Private Schools	CUP	-	-	-	
Public/Private Colleges and Universities	CUP	-	-	-	
Equipment/Machine/Vehicle Training Facilities	CUP	CUP	P	-	
Vocational/Trade Schools	CUP	-	<u>-CUP</u>	-	
Utility, Transportation, and Communication Uses					
Broadcasting and Recording Studios	P	-	-	-	
Fuel Storage and Distribution Centers	-	-	-	CUP	
Park and Ride Facilities	P	P	P	P	
Parking Facilities	CUP	CUP	CUP	CUP	

Table 2-14
Office and Industrial Zones
Allowed Uses and Permit Requirements

Office and Industrial Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Wireless Telecommunications Facilities and Towers, Co-location/Small Cell	P	P	P	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	CUP	CUP	CUP	CUP	Chapter 18.66
Transit Stations and Terminals	P	P	P	P	
Utility Facilities and Infrastructure	CUP	CUP	CUP	CUP	
Electric Power Plants	MUP	MUP	MUP	MUP	Section 18.60.260
Diesel Back-up Generators	P	P	P	P	Section 18.60.260
Water Wells	MUP	MUP	MUP	MUP	
Photovoltaic Systems	P	P	P	P	
Fuel Cells	P	P	P	P	
Retail, Service, and Office Uses					
Ambulance Services	P	P	P	-	
Banks and Financial Establishments, General	P	P	-	-	
Banks and Financial Establishments, Stand-alone ATM	P	P	-	-	
Business Support Centers	P	P	P	P	
Call Centers	P	P	CUP	-	
Data Centers	CUP	CUP	CUP	CUP	Section 18.60.090
Data Centers, Ancillary	P	P	P		Section 18.60.090
Hotels and Motels	P	P	CUP	CUP	
Kennels	P	-	P	-	
Maintenance and Repair Services	P	P	P	-	
Medical Services, <u>General</u>	P	P	-	-	
Mobile Food Vendors	P/MUP	P/MUP	P/MUP	P/MUP	18.60.280
Offices	P	P	-	-	
Outdoor Dining and Seating (Ancillary)	P	P	CUP	-	Section 18.16.040(B) Section 18.60.140
Personal Services (Ancillary)	P	P	-	-	Section 18.16.040(B)

Table 2-14
Office and Industrial Zones
Allowed Uses and Permit Requirements

Office and Industrial Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Restaurants (Ancillary)	P	P	MUP	MUP	Section 18.16.040(B)
Retail Establishments (Ancillary)	P	P	P	P	Section 18.16.040(B)
Vehicle Oriented Uses					
Mobile Fueling Delivery	P	P	P	P	
Transit Services and Dispatch	MUP	-	MUP	MUP	
Vehicle Service Stations	-	-	-	CUP	Section 18.60.220
Vehicle Rental, General	MUP	-	P	-	
Vehicle Repair Facilities, Minor	-	-	P	-	Section 18.60.200
Vehicle Repair Facilities, Major	-	-	CUP	P	Section 18.60.200
Vehicle Storage <u>Facilities Yard</u>	MUP	P	MUP	P	
Vehicle Dismantling Facilities	-	-	-	CUP	
Vehicle Impound Facility	-	-	-	CUP	
Industrial, Manufacturing, and Processing Uses					
Freight Yards/Truck Terminals	-	-	CUP	CUP	
Hazardous Material Storage Facilities	-	-	-	CUP	
Equipment Sales and Rental Facilities	P	P	P	P	
Industrial, Minor	P	P	P	P	
Industrial, Major	-	-	CUP	P	
Outdoor Storage, no on-site building	-	-	CUP	MUP	Section 18.16.040. C.3.e.(4), C.4.c Section 18.60.160
Laundry and Dry-Cleaning Plants	-	-	P	P	
Printing and Publishing Facilities	P	P	P	P	
Recycling Facilities					
Reverse Vending and Collection Boxes	-	-	P	P	Section 18.60.180
Collection Small	-	-	P	P	Section 18.60.180
Collection, Processing, and Transfer	-	-	MUP	MUP	Section 18.60.180
Research and Development Facilities	P	P	P	P	
Storage					
Personal Storage Facilities	CUP	-	CUP	-	

Table 2-14
Office and Industrial Zones
Allowed Uses and Permit Requirements

Office and Industrial Zones					
Permit Requirements					
P Allowed by Right MUP Minor Use Permit (Chapter 18.114) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed					
Land Use (see Article 8 for land use definitions).	LO-RD	HO-RD	LI	HI	Additional Regulations
Warehouse	P	P	P	P	
Wholesaling and Distribution Centers	-	CUP	P	P	

Table 2-17
Special Purpose Zones Allowed Uses and Permit Requirements

Special Purpose Zones			
Permit Requirements			
P Allowed by Right MUP Minor Use Permit (Chapter 18.124) CUP Conditional Use Permit (Chapter 18.124) TUP Temporary Use Permit (Chapter 18.122) - Not allowed			
Land Use (see Article 8 for land use definitions).	OS	PQP	Additional Regulations
Residential Uses			
Supportive Housing Facilities	-	CUP	
Transitional Housing Facilities	-	CUP	
Human Services Uses			
Child Day Care Facilities	-	MUP	Section 18.60.070
Community Care Facilities	-	MUP	
Low-barrier Navigation Centers	-	MUP	
Emergency Shelters	-	MUP	Section 18.60.110
Medical Services, Hospitals	-	CUP	18.18.040 (C)
Medical Services, General	-	P	
Recreation, Education, and Public Assembly Uses			
Cemeteries and Mausoleums	-	CUP	
Community Gardens	MUP	P	Section 18.18.040
Libraries	P	P	
Museums	-	P	
Parks and Public Plazas	P	P	
Commercial Recreation Facilities, Outdoor	P	CUP	Section 18.18.040(B)
Places of Assembly	-	CUP	
Public Schools	-	P	
Private Schools	-	CUP	
Public/Private Colleges and Universities	-	CUP	18.18.040 (C)
Theaters and Auditoriums	-	CUP	

Vehicle Oriented Uses			
Mobile Fueling Delivery	-	P	
Utility, Transportation, and Communication Uses			
Public Safety Facilities	-	P	
Wireless Telecommunications Facilities and Towers, Co-location	-	P	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less than 70 feet)	MUP	MUP	Chapter 18.66
Wireless Telecommunication Facilities and Towers, Major (70 feet or higher)	-	CUP	Chapter 18.66
Transit Stations and Terminals	-	P	
Utility Facilities and Infrastructure	CUP	CUP	
Electric Power Plants	-	MUP	Section 18.60.260
Diesel Back-up Generators	-	MUP	Section 18.60.260
Water Wells	-	MUP	
Photovoltaic Systems	-	P	
Fuel Cells	-	P	
Retail, Service, and Office Uses			
Mobile Food Vendors	-	P/MUP	18.60.280
Offices	-	P	
Outdoor Dining and Seating	-	MUP	
Retail Establishments, Ancillary	-	MUP	

Table 2-18
Special Purpose Zone Development Standards

Development Feature (minimum unless otherwise indicated)	OS	PQP	Additional Regulations
Setbacks (minimum) -Property lines are measured in feet, with those adjacent to the street measured from the face of the curb., adopted plan line, or edge of right-of-way. See Code Section 18.30.050 for setback measurement standards and methods.			
Front	10	10	
Side, Corner	10	10	
Side, Interior	10	10	
Rear	10	10	
Height (maximum) measured in feet			
Height (within 20 feet of the R1 and R2 zones)	25	32	
Height (all other zones)	32	60	18.18.040 (C)
Maximum Number of Stories	2	6	18.18.040 (C)
Additional Regulations			
Fences, Walls, Hedges, and Screens	Chapter 18.34		
Landscaping Standards	Chapter 18.36		
Open Space Standards	City Code Chapter 17.35		
Off-Street Parking Regulations and Design Standards	Chapter 18.38		
Performance Standards	Chapter 18.40		
Sign Standards	Chapter 18.42		
Solid Waste Enclosures	Section 18.30.060		

**Table 3-4
Bicycle Parking Requirements**

Use	For Residents/Employees	For Visitors/Customers
Residential (such as apartments and condominiums, with a common parking area)	Minimum: 1 per unit In Class 1 bike rooms: 1 electrical outlet per 10 bicycle parking spaces All Class 1 bike rooms are also required to have a bike repair station, with a repair stand, pump, and tools for maintenance.	Minimum: 1 per 20 units, <u>provided within 200' of the primary building entrance</u>
Schools • Elementary schools • Middle schools • High schools • Colleges - Student residences • Academic buildings and other university facilities	Minimum: 1 per 20 employees Minimum: 1 per 20 employees Minimum: 1 per 20 employees Minimum: 1 per 3 beds + 1 per 20 employees Minimum: 1 per 10 employees + 1 per 10 student seats	Minimum: 1 per 10 students (in secure area) Minimum: 1 per 8 students (in secure area) Minimum: 1 per 6 students (in secure area) Minimum: 4 per building entrance Minimum: 1 per 8 student seats
Parking Garages not associated with specific land use type(s)	Minimum: 5% of auto parking Goal: Provide 25% of ground-floor auto parking space to secure bicycle parking	Minimum: 5% of Auto Parking

**Table 3-4
Bicycle Parking Requirements**

Use	Required Long- Term Spaces	Required Short- Term
Retail Sales/Shopping Center/Financial Institutions/Supermarkets	Minimum: 1 per 20 employees	Minimum: 1 per 4,000 sq. ft.
Office Buildings/Offices	Minimum: 1 per 4,000 sq. ft.	Minimum: 4 per building entrance
Hotels/Motels/Bed -&-Breakfasts	Minimum: 1 per 20 rooms + 1 per 20 employees	Minimum: 1 per 20 rooms
Hospitals	Minimum: 1 per 20 employees	Minimum: 1 per 45 beds
Restaurants	Minimum: 1 per 20 employees	Minimum: 1 per 800 sq. ft. of dining space
Industrial	Minimum: 1 per 20 employees OR per 10,000 sq. ft.	Minimum: 1 per 5,000 sq. ft.
Day Care Facilities	Minimum: 1 per 20 employees	Minimum: 1 per 40 children
Auto-Oriented Services	Minimum: 1 per 20 employees	--
Amphitheaters or Event Centers	Minimum: 1 per 20 employees	Minimum: 1 per 500 seats
Other Uses	Same as most similar use listed	Same as most similar use listed
Notes. - The minimum number of required long-term bicycle parking spaces is 4, except when the code would require 1 or less, in which case, 2 bicycle spaces must be provided. - Employees = maximum number of employees on duty at any one time.		

**Table 3-9
Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones**

Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Notes
Freestanding Signs				
Sites with up to 150 lineal ft of structure frontage	1 per primary structure frontage	1 square foot for each linear foot of primary structure frontage	Freestanding Signs- 12 ft	Sites with up to 150 lineal ft of structure frontage
Sites with over 150 lineal ft of structure frontage	1 per primary structure frontage	1 square foot for each linear foot of primary structure frontage	Freestanding Signs- 12 <u>20</u> ft	18.42.120 May be used in combination with allowed structure signs.
	1 per secondary structure frontage	Max 50 percent of area of primary sign		
Structure Signs				
Canopy	Two per canopy if both are not visible at the same time.	N/A	Minimum of one foot below the top of the parapet; the sill of a second-floor window; or the lowest point of any cornice or roof overhang, whichever is applicable.	18.42.120(A) May be used in combination with allowed structure signs.
Primary Frontage				
Awning/Canopy	One sign per awning	N/A	Minimum of one foot below the top of the parapet; the sill of a second-floor window; or the lowest point of any cornice or roof overhang, whichever is applicable.	18.42.120(A) May be used in combination with allowed structure signs.
	Two per canopy if both are not visible at the same time.			
Projecting Signs	One projecting sign per establishment	8 sq ft	N/A	18.42.120(J) May be used in combination with allowed structure signs.

Table 3-9
Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones

Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Notes
Painted or Wall Signs	One wall sign per primary frontage	32 sq ft; or one square foot per lineal foot of structure frontage, whichever is greater, up to a maximum sign area of 150 sq ft	N/A	18.42.120(H) and (K) May be used in combination with allowed structure signs.
	One accessory wall sign per establishment for a structure with a gross leasable area of over 10,000 sq ft	Area of all accessory wall signs not to exceed area of primary wall signs		Total area of all primary and accessory wall signs not to exceed 150 sq ft
Secondary Frontage				
Awning/Canopy Signs	One sign per awning	N/A	Minimum of one foot below the top of the parapet; the sill of a second-floor window; or the lowest point of any cornice or roof overhang, whichever is applicable.	18.42.120(A)
	Two per canopy if both are not visible at the same time.			
Projecting Signs	One projecting sign per establishment	4 sq ft		18.42.120(J)
Painted or Wall Signs	One additional wall sign per establishment with a gross leasable area of 10,000 sq feet or greater with a public side street	32 sq ft; or one square foot per lineal foot of structure frontage, whichever is greater, up to a maximum sign are of 100 sq ft		18.42.120(H) and (K) Total area of all primary and accessory wall signs not to exceed 150 sq ft
	One wall sign per secondary frontage for structures with less than 10,00 sq ft of gross leasable area	50 percent of sign area allowed for primary frontage total for any combination of structure signs.		
Other Signs (also see Sections 18.42.150, and 170)				
Subdivision Entry Signs	See Subsection 18.42.120(B) (Standards for Specific Sign Types)			
Directional and Directory Signs	See Subsection 18.42.120(C) (Standards for Specific Sign Types)			

Table 3-9
Signs Allowed in Commercial, Mixed-Use, Office, and Industrial Zones

Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Notes
Electronic Digital Display Message Signs	See Subsection 18.42.120(D) (Standards for Specific Sign Types)			
Freeway- and Expressway-Oriented Signs	See Subsection 18.42.120(F) (Standards for Specific Sign Types)			
Iconic Signs	See Subsection 18.42.130 (Iconic Signs)			
Luminous Tube Signs (neon)	See Subsection 18.42.120(G) (Standards for Specific Sign Types)			
Price and Menu Boards	See Subsection 18.42.120(I) (Standards for Specific Sign Types)			
Temporary Signs	See Section 18.42.100 (Temporary Signs)			
Window Signs	See Subsection 18.42.120(L) (Standards for Specific Sign Types)			