



ARTICLE 5. **USE**

[FORM - FRONTAGE - STANDARDS] [**USE** - DENSITY]

Part 5A. **Introduction**

Part 5B. **Use Districts**

Part 5C. **Use Rules**

Part 5D. **Use Definitions**

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DIV. 5A.1. **ORIENTATION**

SEC. 5A.1.1. **RELATIONSHIP TO ZONE STRING**

A zone string is composed of the following Districts:



The Use District is a separate and independent component of each zone.

SEC. 5A.1.2. **HOW TO USE ARTICLE 5. (USE)**

A. **Identify the Applicable Use District**

The fourth component in a zone string identifies the Use District applied to a property.

B. **Determine What Uses are Permitted**

1. **Reference the Use District Table**

The Use District table in *Part 5B. (Use Districts)* identifies the uses permitted in a district, as well as their standards and limitations. The Use District table is organized into four columns. The first column, titled "Use", lists the use, to which a permission level and applicable standards, if any, are assigned in the subsequent table columns to the right. The second column, titled "Permission", lists the permission level applied to the use. The third column, titled "Use Standard" includes any applicable standards regulating the use, and the fourth column, titled "Specification", includes additional specifications establishing the parameters or details for the applicable standards.

2. **Reference the Use Permissions**

Permission levels are outlined in *Div. 5A.3. (Use Permissions)*, and a key is also included in the footer of each page of the Use District table for each Use District.

3. **Reference the Use Definitions**

Refer to *Part 5D. (Use Definitions)* to confirm the definition of any use listed in each Use District. Text in italics below a heading provides a definition of that heading.

C. **Identify Use District Rules**

1. Use District rules are outlined in *Part. 5C. (Use Rules)*. The use standard column in each Use District page identifies the applicable rules, if any, specific to each use within that Use District. The specification column identifies the details or parameters for the applicable general use standard, supplemental use standard, supplemental use finding, or special use program, if any. Any supplemental use standard or findings or standards applicable to the use can be found in

the code Section referenced in the Specification column. General use standards are provided in *Sec. 5C.1. (General Use Standards)*, Supplemental use standards and findings are provided in *Sec. 5C.2. (Supplemental Use Standards & Findings)*, and special use programs are provided in *Sec. 5C.3. (Special Use Programs)*.

2. Some general use standards apply to an entire use category. When this is the case, the general standard is listed in the row below the use category heading (see, e.g., Light Industrial use category in the Industrial Use Districts.). If the general use standard reads "Use standard applicability" that standard only applies if the specification criteria listed below "Use standard applicability" is met (e.g., "Adjoining lot" in the use standard column and "Sensitive use, Residential, Residential-Mix, or Agricultural Use District" listed in the specification column, means the standards listed below only apply when the lot adjoins a lot within a residential, residential-mix, or agricultural use district).

3. **Identify General Use Standards**

Every general use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.1. (General Use Standards)*, where the use standard is explained in detail.

4. **Identify Supplemental Standards**

The Use District table identifies required supplemental standards, if any. The required supplemental standards for a use are established in *Div. 5C.2. (Supplemental Use Standards & Findings)*.

5. **Identify Supplemental Findings**

The Use District table identifies required supplemental findings, if any. The required supplemental findings for a use are established in *Div. 5C.2. (Supplemental Use Standards & Findings)*.

6. **Relief From Use Standard**

When "relief" is provided within the standard column in the Use District table, the specified relief option is from the standard(s) shown indented directly above the word "relief." Where multiple standards are shown indented, relief is available for each of those standards. Relief from a general use standard in *Division 5C.1. (General Use Standards)* may also be allowed if a relief process is indicated in the relief subsection of the standard.

Use District Example:

Zone String

[LLM2-MU2-5] [**RG1** -FA]

Part 5B. (Use Districts)

Find Your Use District

For Illustrative Purposes Only

SEC. 5B.3.1. **RESIDENTIAL 1 (RG1)**

A. Intent

The RG1 housing municipality... to accommodate a wide variety of housing types for a variety of residential setting and facilitate the efficient management of

Find Your Subject Use

B. Allowed Uses & Use Limitations

Use Category	Use	Permission	Use Standard	Specification
RESIDENTIAL				
	Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1
	Household Business: Family Child Care	P		
	Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1
	Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2
	Joint Living & Work Quarters Live/Work	--		
	Mobile Home Park	P*		T-Screen 1
	Supportive Housing: General	P		
	Medical Care	P*	In conjunction with:	Supportive housing... general
	Transitional	P		
PUBLIC & INSTITUTIONAL				
	Cemetery	--		
	Civic Facility: Local			
	Regional			
	Civic Fleet Services			
	Detention Facility	CU3		
	Hospital: Local	CU2		
	Regional	CU3		

Find the Use Permissions

Find the Use Definitions

Use Groups Organize Similar Uses

Use Category → Use Group → Uses → Use Group → Uses

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

Part 5D. (Use Definitions)

For Illustrative Purposes Only

DIV. 5D.2. **RESIDENTIAL USES**

Residential uses are defined as uses that provide housing accommodations, residential support services, and home-based enterprise.

SEC. 5D.2.1. **DWELLING**

A dwelling is defined as a housing accommodation serving as a primary residency or having an occupancy of greater than 30 consecutive days. A dwelling includes household dwelling unit, efficiency dwelling unit, and group dwelling.

SEC. 5D.2.2. **HOUSEHOLD BUSINESS**

A household business is a use that combines a dwelling with productive uses and entrepreneurial activities within a unit or building.

A. Family Child Care

Household business: family child care is defined as the provision of non-medical care and supervision for children in the provider's primary residence for periods of less than 24 hours per day. No more than 14 children shall be in care, unless Use District standards specify otherwise. Any children under the age of 10 years who reside within the dwelling unit and are in care count toward the maximum number of children in care. This use shall comply with all regulations set forth in California Health and Safety Code Sec. 1597465 (Family Day Care Home).

B. Home Occupation

Household business: home occupation is defined as the limited use of a dwelling unit for the intent of conducting a business enterprise by a primary resident of the dwelling unit.

C. Home-Sharing

Household business: home-sharing is defined as the use of a primary residence for lodging for periods of 30 days consecutively or less, and no more than 120 days annually. The use of a dwelling unit for home-sharing shall be in conjunction with a dwelling use. The use of a dwelling unit for home-sharing shall be licensed and meet the standards in Sec. 5C.3.2 (Home-Sharing Program).

D. Joint Living & Work Quarters

Household business: joint living & work quarters is defined as the adaptive reuse of a building or portion of a building, which is part of an adaptive reuse project, from commercial or industrial uses to household business: live/work use.

Part 5A. (Introduction)

For Illustrative Purposes Only

DIV. 5A.3. **USE PERMISSIONS**

SEC. 5A.3.1. **GENERAL**

Use permission levels set out in each Use District table indicate how a use is permitted within the district. Permission levels range from permitted without requiring conformance to any additional standards or conditions of approval, permitted only when specific standards are met, or permitted only through a process requiring approval by a decision maker or decision-making body. Permission levels may be assigned to individual uses, use groups, or entire use categories. Permission levels are represented within each Use District table using symbols that indicate which permission level is assigned to a particular use, or use category. The following Sections summarize the meaning of each permission level.

SEC. 5A.3.2. **PERMITTED (P)**

A use that is permitted without requiring conformance to specific standards is indicated in the Use District table by the letter P.

SEC. 5A.3.3. **USE STANDARD APPLIES (*)**

A use that is permitted only when conforming to a specific set of standards is indicated in the Use District table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an "*" in order to cross-reference a specific set of general use standards, supplemental standards, or supplemental findings, that shall be applied. General use standards, supplemental standards, or supplemental findings indicated by the presence of an "*" are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use District.

SEC. 5A.3.4. **CONDITIONAL USES (CU1, CU2 & CU3)**

A use that requires approval by an authority or decision-making body with input from the members of the public who are most likely to be affected by the existence of that use. The use may be approved under certain conditions that address potential issues the use may introduce to its surroundings. Uses that may require specific conditions of approval applied through a discretionary process are indicated within the Use District tables by the following permission levels: CU1, CU2, and CU3, as described below.

A. Class 1 Conditional Use (CU1)

A CU1 permission level indicates that a Class 1 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in Sec. 15B.2.1. (Class 1 Conditional Use Permit).

Part 5C. (Use Rules)

Part 5B. (Use Districts)

Find the Supplemental Findings

Part 5B. (Use Districts)

Part 5C. (Use Rules)

Find the Supplemental Standards

Find the Special Use Program

SEC. 5A.1.3. **USE DISTRICT NAMING CONVENTION**

All Use District names are comprised of two components: a use category and a variation number.

A. **Use District Category**

The first component of each Use District name is a use category. A use category groups all districts with similar characteristics. The use categories are organized as follows:

1. Open Space (OS)
2. Agricultural (A)
3. Residential (RG)
4. Residential-Mixed (RX)
5. Commercial-Mixed (CX)
6. Industrial-Mixed (IX)
7. Industrial (I)
8. Public (P)

B. **Variation Number**

The last component of each Use District name is a variation number. All Use Districts are numbered in the order they fall within this *Article (Use)*.



DIV. 5A.2. **GENERAL RULES**

SEC. 5A.2.1. **USE INTENT**

The intent of this *Article (Use)* is to establish the Use Districts, use standards, and use definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities, to protect public health, safety, and welfare.

SEC. 5A.2.2. **USE APPLICABILITY**

A. **General**

1. Most lots, operations, and facilities will contain more than one use. Where more than one use occurs on the same lot or in the same operation or facility:
 - a. Allowed uses are specified by the applicable Use District in accordance with *Div. 5A.3. (Use Permissions)*, and combinations of allowed uses are also permitted. Certain uses are allowed only as accessory to (pursuant to *Sec. 5C.1.1.*), incidental to (pursuant to *Sec. 5C.1.2.*), or in conjunction with (pursuant to *Sec. 5C.1.3.*) another use.
 - b. If all proposed uses are permitted by the applied Use District, but there are conflicts between the required use standards, the most restrictive of the use standards shall prevail, including where multiple uses overlap on the same portion of a lot or portion of a building.
2. All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Use District standards and all other provisions in this *Article (Use)*, as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. **Applicable Components of Lots, Buildings, & Structures**

1. Unless otherwise provided, use regulations apply to all portions of a lot.
2. Unless otherwise provided, use regulations apply to all portions of buildings and structures on a lot.
3. Specific use regulations may further limit which components of buildings and lots are required to comply with *Part 5C. (Use Rules)*.

C. **Nonconformity**

Article 12. (Nonconformities) provides relief from the requirements of this *Article (Use)* for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations at the time they were established, but do not conform to current Use District standards or permission levels. For lots with nonconforming uses as to the provisions of *Div. 5A.3. (Use Permissions)*, *Div. 5C.1. (General Use Standards)*, or *Part 5D. (Use Definitions)* specified by the applied Use District (Part 5B.), no project activity may decrease the conformance with any regulations specified in this *Article (Use)*, unless otherwise specified by *Div. 12.5. (Use Exceptions)*.

SEC. 5A.2.3. **RELATIONSHIP TO FORM, FRONTAGE, & DEVELOPMENT STANDARDS**

Regardless of allowed uses, the form of a building, its architectural elements, and site improvements are regulated by, and shall comply with the standards in *Form Districts (Part 2B.)*, *Frontage Districts (Part 3B.)*, and *Development Standards Districts (Part 4B.)*. For example, an eating & drinking use might be allowed, but the Development Standard District regulations may prohibit drive-through facilities.

SEC. 5A.2.4. **RELATIONSHIP TO DENSITY DISTRICTS**

Use Districts that contain provisions for residential uses do not include regulations regarding the number of dwelling units that are permitted. The *Density District (Part 6B.)* component of the zone string, as described in *Article 6. (Density)*, is the mechanism that regulates the number of dwelling units permitted on any lot.

DIV. 5A.3. **USE PERMISSIONS**

SEC. 5A.3.1. **GENERAL**

Use permission levels set out in each Use District table indicate how a use is permitted within the district. Permission levels range from permitted without requiring conformance to any additional standards or conditions of approval, permitted only when specific standards are met, or permitted only through a process requiring approval by a decision maker or decision-making body. Permission levels may be assigned to individual uses, use groups, or entire use categories. Permission levels are represented within each Use District table using symbols that indicate which permission level is assigned to a particular use, or use category. The following Sections summarize the meaning of each permission level.

SEC. 5A.3.2. **PERMITTED (P)**

A use that is permitted without requiring conformance to specific standards is indicated in the Use District table by the letter P.

SEC. 5A.3.3. **USE STANDARD APPLIES (*)**

A use that is permitted only when conforming to a specific set of standards is indicated in the Use District table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an * to cross-reference a specific set of general use standards, supplemental standards, or supplemental findings, that shall be applied. General use standards, supplemental standards, or supplemental findings indicated by the presence of an * are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use District.

SEC. 5A.3.4. **CONDITIONAL USES (CU1, CU2 & CU3)**

A use that requires approval by an authority or decision-making body with input from the members of the public who may be affected by the existence of that use. The use may be approved under certain conditions that address potential issues the use may introduce to its surroundings. Uses that may require specific conditions of approval applied through a discretionary process are indicated within the Use District tables by the following permission levels: CU1, CU2, and CU3, as described below.

A. **Class 1 Conditional Use (CU1)**

A CU1 permission level indicates that a Class 1 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in Sec. 13B.2.1. (*Class 1 Conditional Use Permit*).

B. **Class 2 Conditional Use (CU2)**

A CU2 permission level indicates that a Class 2 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in Sec. 13B.2.2. (*Class 2 Conditional Use Permit*).

C. Class 3 Conditional Use (CU3)

A CU3 permission level indicates that a Class 3 Conditional Use Permit shall be obtained through approval granted by the City Planning Commission in accordance with the processes and procedures described in Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).

SEC. 5A.3.5. SPECIAL USE PROGRAM (S)

A use that is permitted as established by, and in conformance with an applied Special Use Program is indicated in the Use District table by the letter S. Special Use Program uses are subject to the use permission levels and are considered generally appropriate within a Use District when in compliance with the applied Special Use Program to achieve a certain performance outcome or to moderate potential effects a use may have on its surroundings.

SEC. 5A.3.6. DEPENDENT ON ADJOINING ZONING (A- & A+)

When an A- or A+ permission level is indicated the use shall assume the same use permissions, use standards, supplemental standards, and any supplemental procedures required by a Use District applied to the zoning of an adjoining lot.

A. Dependent on Most Restrictive Adjoining Zone (A-)

1. Uses assigned an A- permission level are regulated as follows:
 - a. The subject use shall be permitted, restricted, or disallowed according to the most restrictive set of use permissions, use standards, supplemental standards, and supplemental procedures applied to the same use by the Use District of any adjoining lot.
 - b. Only joint public and private developments that are approved in accordance with the processes and procedures described in Sec. 13B.2.5. (*Director Determination*) and satisfying the finding requirements in Div. 5C.2. (*Supplemental Use Standards & Findings*) shall be permitted when a use is assigned an A- permission level. No solely private developments are permitted when a use is assigned an A- permission level.

B. Dependent on Most Permissive Adjoining Zone (A+)

1. The subject use shall be permitted, restricted, or disallowed according to the most permissive set of use permissions, use standards, supplemental standards, and supplemental procedures applied to the same use by the Use District of any adjoining lot.
 - a. Only joint public and private developments that are approved in accordance with the processes and procedures described in Sec. 13B.2.5. (*Director Determination*) shall be permitted when a use is assigned an A+ permission level. No solely private developments are permitted when a use is assigned an A+ permission level.

C. Special Findings for Adjoining Zoning (A- & A+)

1. Regardless of *Subsection A (Dependent on Most Restrictive Adjoining Zoning (A-))*, when an A- permission level is indicated, any use that is not permitted by the most restrictive use permission applied to the same use by the Use District of any adjoining lot may be permitted by a Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall also find:
 - a. The use provides a public benefit as a result of increased tax revenue or the provision of public facilities; and
 - b. The benefit of the project providing the use is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.
2. Regardless of *Subsection B (Dependent on Most Permissive Adjoining Zoning (A+))*, when an A+ permission level is indicated, any use that is not permitted in the most permissive use permission applied to the same use by the Use District of any adjoining lot may be permitted by a Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall also find:
 - a. The use provides a public benefit as a result of increased tax revenue or the provision of public facilities; and
 - b. The benefit of the project providing the use is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

SEC. 5A.3.7. NOT PERMITTED (--)

When a double-dash line (--) is indicated as the permission level for a use, the use is not permitted. A -- permission level signifies that under no circumstances shall the use be allowed to be established in the Use District.

PART 5B. USE DISTRICTS

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DIV. 5B.1. OPEN SPACE USE DISTRICTS

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities.

SEC. 5B.1.1. OPEN SPACE 1 (OS1)

A. Intent

The OS1 Use District is intended to protect and preserve natural resources, provide outdoor recreation opportunities, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	--		
Regional	--		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	--		
Regional	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Open Space Use Districts -

Use	Permission	Use Standard	Specification
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	--		
Social Services	--		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	CU2*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	CU2		
Golf Course	CU3		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	--		
Passenger Transit Facility	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Open Space Use Districts -

Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	CU1*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special Use Program: Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	CU2		
Regional	CU3		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services	--		
Postmortem Services	--		
Retail:			
General	CU1		
Alcohol	CU1		
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec 5C.3.4.
Firearms	--		
Food & Beverage	CU1		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec 5C.3.5.
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Open Space Use Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Other allowed use
		Outdoor storage screening	S-Screen 2
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	CU3		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Open Space Use Districts -

Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:	--		
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:	--		
Collection	--		
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	<i>Sec. 5C.2.7.H.1.</i>
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to: Supplemental Standards:	Other allowed use <i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	--		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--	Supplemental Standards:	<i>Sec. 5C.2.8.G.1.</i>

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

DIV. 5B.2. **AGRICULTURAL USE DISTRICTS**

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses.

SEC. 5B.2.1. **AGRICULTURAL 1 (A1)**

A. **Intent**

The A1 Use District is intended to protect and preserve agricultural resources and facilitate the efficient management of municipal resources.

B. **Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening Transition screen	T-Screen 1
Supportive Housing:			
General	P		
Medical Care	P*	In conjunction with:	Supportive housing: general
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening Frontage screen Transition screen	F-Screen 2 T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Agricultural Use Districts -

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	CU2		
K-12	CU2		
Post-secondary	--		
Social Services	--		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	CU2*	Minimum area:	0.1 FAR
		Relief:	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	CU2		
Golf Course	P		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Agricultural Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services	--		
Postmortem Services	CU2		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	p*	Hours of operation (open/close)	7AM / 9PM
		Special use program: Certified Farmers' Market Program	Sec 5C.3.4.
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--	Special use program:	
		Seasonal Market Program	Sec 5C.3.5.
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Agricultural Use Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Other allowed use
		Outdoor storage screening	S-Screen 2
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	CU2		
Soundstages & Backlots	CU2		
Wholesale Trade & Warehousing	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Agricultural Use Districts -

Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Public & institutional use
		Minimum area:	200 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	CU3		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	P*	Supplemental standards:	Sec. 5C.2.8.B.1.
Equine, Commercial	CU2*	Supplemental standards:	Sec. 5C.2.8.C.1.
Equine, Non-commercial	P*	Supplemental standards:	Sec. 5C.2.8.D.1.
Livestock	P*	Supplemental standards:	Sec. 5C.2.8.E.1.
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Supplemental standards:	Sec. 5C.2.8.F.1.
Wild Animals	CU2		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

DIV. 5B.3. RESIDENTIAL USE DISTRICTS

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

SEC. 5B.3.1. RESIDENTIAL 1 (RG1)

A. Intent

The RG1 Use District is intended to: accommodate a wide variety of housing types for a variety of housing needs, in a predominately residential setting and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening Transition screen	T-Screen 1
Supportive Housing:			
General	P		
Medical Care	P*	In conjunction with:	Supportive housing: general
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential Use Districts -

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	CU2*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
		Hours of operation (open/close)	7AM / 7PM
Farmers' Market, Certified	CU1*	Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential Use Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:	--		
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	CU3		
Wholesale Trade & Warehousing	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential Use Districts -

Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Public & institutional use
		Minimum area:	200 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Supplemental standards:	Sec. 5C.2.8.D.1.
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

DIV. 5B.4. RESIDENTIAL-MIXED USE DISTRICTS

Residential-Mixed Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.

SEC. 5B.4.1. RESIDENTIAL-MIXED 1 (RX1)

A. Intent

The RX1 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs, in a primarily residential setting supported by neighborhood-serving commercial uses and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening Transition screen	T-Screen 1
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	CU2*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
		Size, tenant space (max)	1,500 SF
Commercial	P*	Relief	CU2
		Location	Ground story
		Hours of operation (open/close)	6AM / 10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential-Mixed Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	1,500 SF
		Relief	CU2
		Location	Ground story
		Hours of operation (open/close)	6AM / 10PM
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	--		
Medical Clinic	--		
Office	P*	General Commercial Use Category Standards apply, as listed above	
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	--		
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential-Mixed Use Districts -

Use	Permission	Use Standard	Specification
		Hours of operation (open/close)	7AM / 7PM
Farmers' Market, Certified	CU1*	Special use program: Certified Farmers' Market Program	Sec 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential-Mixed Use Districts -

Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	CU3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Public & institutional use
		Minimum area:	200 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Residential-Mixed Use Districts -

Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to: Supplemental standards:	Other allowed use <i>Sec. 5C.2.8.A.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Supplemental standards:	<i>Sec. 5C.2.8.D.1.</i>
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.H.1.</i>

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DIV. 5B.5. COMMERCIAL-MIXED USE DISTRICTS

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential.

SEC. 5B.5.1. COMMERCIAL-MIXED 1 (CX1)

A. Intent

The CX1 Use District allows for commercial uses generally within a 10,000 square foot establishment size on the ground story, as well as a wide range of housing types. This District is intended to support the clustering of commercial, cultural, entertainment, and institutional uses that cater to immediately surrounding neighborhoods.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Designated Work Space	Required
Live/Work	S*	Size, dwelling unit average (min)	750 SF
		Designated Work Space	Required
		Special Use Program: Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P*	Size, tenant space (max)	15,000 SF
		Relief	CU2
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		
GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	15,000 SF
		Relief	CU2
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure	Indoors
Kennel	--		
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure	Indoors
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P*	General Commercial Use Category Standards apply, as listed above	
Regional	CU3		
Financial Services:		General Commercial Use Category Standards apply, as listed above	
General	P*		
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.B.1.
		Project exceptions:	
		Intensification of use	Exempt
		Intensification threshold	
		Lodging units	25% max
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P*	General Commercial Use Category Standards apply, as listed above	
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	CU2*	General Commercial Use Category Standards apply, as listed above	
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	S*	Hours of operation (open/close)	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	P	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	
Seasonal Market	P*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to: Supplemental standards:	Other allowed use Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	CU2		
Soundstages & Backlots	CU3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	200 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

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SEC. 5B.5.2. **COMMERCIAL-MIXED 2 (CX2)**

A. **Intent**

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground story, as well as a wide range of housing types. This District is intended to support a broad range of residential, commercial, and civic facility uses to serve surrounding neighborhoods as well as visitors to the area. Public & institutional use services and amenities are also allowed.

B. **Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.3.
Joint Living & Work Quarters	P*	Designated Work Space	Required
Live/Work	P*	Size, dwelling unit average (min)	750 SF
		Designated Work Space	Required
		Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P*	Size, tenant space (max)	50,000 SF
		Relief	CU2
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	50,000 SF
		Relief	CU2
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure	Indoors
Kennel	--		
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure	Indoors
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P*	General Commercial Use Category Standards apply, as listed above	
Regional	P*	General Commercial Use Category Standards apply, as listed above	
Financial Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alternative	CU2*	General Commercial Use Category Standards apply, as listed above	
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.B.1.
		Project exceptions:	
		Intensification of use	Exempt
		Intensification threshold	
		Lodging units	25% max
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P*	General Commercial Use Category Standards apply, as listed above	

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	CU2*	General Commercial Use Category Standards apply, as listed above	
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above Special use program: Alcohol Sales Program	
		Hours of operation (open/close)	7AM / 9PM
Farmers' Market, Certified	P*	Special use program: Certified Farmers' Market Program	
			Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	
Seasonal Market	P*	Special use program: Seasonal Market Program	
			Sec. 5C.3.5.
Smoke & Vape Shop	P*	General Commercial Use Category Standards apply, as listed above Separation:	
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
Sexually Oriented Business		General Commercial Use Category Standards apply, as listed above Separation (min)	
General	P*	Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P*	Accessory to:	Other allowed use
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to: Supplemental standards:	Other allowed use Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	P*	Incidental to:	Retail: General Merchant Market
Alcoholic Beverage	P*	Incidental to:	Eating & Drinking: Alcohol Service
Artistic & Artisanal	P		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	P*	Incidental to:	Commissary Kitchen Eating & Drinking: General
Garment & Accessory	P		
Textile	--		
Research & Development	CU2		
Soundstages & Backlots	CU3		
Wholesale Trade & Warehousing	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.3.
Joint Living & Work Quarters	P*	Designated Work Space	Required
Live/Work	S*	Size, dwelling unit average (min)	750 SF
		Designated Work Space	Required
		Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		
Parking	P*	In conjunction with:	Other allowed <u>use</u>

KEY: "P"= Permitted Use; "*" = Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure	Indoors
Kennel	--		
Veterinary Care	P*	Enclosure	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	CU2		
Instructional Services	P		
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.B.1.
		Project exceptions:	
		Intensification of use	Exempt
		Intensification threshold	
		Lodging units	25% max
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	CU2		
Retail:			
General	P		
Alcohol	S	Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P		
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation: Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
Sexually Oriented Business			
General	P*	Separation (min) Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Incidental to: Separation (min) Sensitive use	Motor vehicle sales & rental 200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	--		
Large Vehicle	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Car Wash	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.B.1.
Fueling Station:			
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.C.1.
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	Incidental to:	Storage, Indoor: Self-Service Facility
		Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Storage, Indoor:			
General	P*	Accessory to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Retail: General Food & Beverage
		Minimum area	0.1 FAR
		Separation (min)	
		Other self-service facility	500'
		Relief	CU2
		Supplemental Findings	Sec. 5C.2.5.E.1.
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	P*	Incidental to:	Retail: General Merchant Market
			Eating & Drinking: Alcohol Service
Alcoholic Beverage	P*	Incidental to:	
Artistic & Artisanal	P		
Cosmetic & Pharmaceutical	--		
Electronics	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Food & Drink	P*	Incidental to:	Commissary Kitchen Eating & Drinking: General
Garment & Accessory	P		
Textile	--		
Research & Development	CU2		
Soundstages & Backlots	CU2		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

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SEC. 5B.5.4. COMMERCIAL-MIXED 4 (CX4)

A. Intent

The CX4 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Designated Work Space	Required
Live/Work	S	Size, dwelling unit average (min)	750 SF
		Designated Work Space	Required
		Special Use Program: Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed <u>use</u>
Public Safety Facility	P		
Community Assembly:			

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure	Indoors
Kennel	--		
Veterinary Care	P*	Enclosure	Indoors

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions Relief	Applicable CU2
Alcohol Service	S*	Supplemental Standards: Amplified Sound Restrictions Relief Special use program: Alcohol Sales Program	Sec. 5C.2.4.B. Applicable CU2 Sec. 5C.2.4.B. Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	CU2		
Instructional Services	P		
Lodging	CU3*	Supplemental findings: Project exceptions: Intensification of use Intensification threshold Lodging units	Sec. 5C.2.4.B.1. Exempt 25% max
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	CU2		
Retail:			
General	P		
Alcohol	S	Special use program: Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	P*	Hours of operation (open/close) Special use program: Certified Farmers' Market Program	7AM / 9PM Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P*	Enclosure Relief	Covered and enclosed CU2
Pet Shop	P		
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Smoke & Vape Shop	P*	Separation: Residential, Residential-Mixed, or Agricultural Use District Relief	500' CU2
Sexually Oriented Business			
General	P*	Separation (min) Other sexually oriented business Residential, Residential-Mixed, or Agricultural Use District Sensitive uses Relief Supplemental Procedure:	1,000' 500' 500' CU2 Sec. 5C.2.4.G.
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Incidental to: Enclosure Screening Frontage screen Transition screen Hours of operation (open/close) Supplemental standards:	Motor vehicle sales & rental Indoors F-Screen 3 T-Screen 1 7AM / 7PM Sec. 5C.2.5.A.1.
Heavy	--		
Large Vehicle	--		
Car Wash	P*	Incidental to: Enclosure Screening Frontage screen Transition screen Hours of operation (open/close) Supplemental standards:	Motor vehicle sales & rental Covered F-Screen 3 T-Screen 1 7AM / 7PM Sec. 5C.2.5.B.1.
Fueling Station:			
Standard Vehicle	P*	Incidental to: Screening Frontage screen Transition screen Hours of operation (open/close) Supplemental standards:	Motor vehicle sales & rental F-Screen 3 T-Screen 1 7AM / 7PM Sec. 5C.2.5.C.1.
Large Vehicle	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P*	Accessory to:	Other allowed use
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		
LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	P*	Incidental to:	Retail:
			General
			Merchant Market
Alcoholic Beverage	P*	Incidental to:	Eating & Drinking:
			Alcohol Service
Artistic & Artisanal	P		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	P*	Incidental to:	Commissary Kitchen
			Eating & Drinking:
			General
Garment & Accessory	P		
Textile	--		
Research & Development	CU2		
Soundstages & Backlots	CU2		
Wholesale Trade & Warehousing	--		

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- Commercial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

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DIV. 5B.6. INDUSTRIAL-MIXED USE DISTRICTS

Industrial-Mixed Use Districts accommodate a mixture of light industrial use, office, and research & development activity, with limited residential uses and other compatible uses.

SEC. 5B.6.1. INDUSTRIAL-MIXED 1 (IX1)

A. Intent

The IX1 District is intended to accommodate a wide variety of employment, cultural, and recreational opportunities while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Residential Use Category Standards		Separation (min)	
		Heavy industrial uses	50'
		Relief	C1
Dwelling	S*	Residential Use Category Standards apply, as listed above Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business: Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close) Supplemental standards:	8AM / 8PM Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	S*	Residential Use Category Standards apply, as listed above Designated Work Space Special use program: Inclusionary Housing Program	Required Sec. 5C.3.1.
Live/Work	S*	Residential Use Category Standards apply, as listed above Size, dwelling unit average (min) Designated Work Space Special use program: Inclusionary Housing Program	750 SF Required Sec. 5C.3.1.
Mobile Home Park	--		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Supportive Housing:			
General	P*	Residential Use Category Standards apply, as listed above	
Medical Care	P*	Residential Use Category Standards apply, as listed above	
Transitional	P*	Residential Use Category Standards apply, as listed above	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
		Separation (min)	
Kennel	P*	Residential or Residential-Mixed Use District	200'
		Relief	CU2
		Enclosure	Indoors
Veterinary Care	P*	Enclosure	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Amplified Sound Restrictions	Applicable
		Relief	CU2
Alcohol Service	S*	Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P		
Regional	P		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	CU2		
Retail:			
General	P		
Alcohol	S	Special use program: Alcohol Sales Program	Sec. 5C.3.3.
		Hours of operation (open/close)	7AM / 9PM
Farmers' Market, Certified	P*	Special use program: Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.C.1.
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P		
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	--		
Sexually Oriented Business			
General	--		
Sexual Encounter	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screening	S-Screen 2
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.I.1.

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability	
		Adjoining lot	Sensitive use
			Residential, Residential-Mixed, or Agricultural Use District
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
Transition screen	T-Screen 2		
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	--	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
		Size, tenant space (max):	50,000 SF
		Relief	CU2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

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SEC. 5B.6.2. INDUSTRIAL-MIXED 2 (IX2)**A. Intent**

The IX2 District is intended to accommodate light industrial uses, office space, and research & development activity. This District also allows a wide range of commercial uses as well as Joint Living & Work Quarters.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Residential Use Category Standards		Separation (min)	
		Heavy industrial uses	50'
		Relief	C1
Dwelling	P*	Residential Use Category Standards apply, as listed above	
Household Business:			
Family Child Care	--		
Home Occupation	P*	Hours of operation (open/close)	8AM / 8PM
Home-Sharing	--	Supplemental standards:	Sec. 5C.2.1.A.1.
Joint Living & Work Quarters	CU1*	Residential Use Category Standards apply, as listed above	
		Designated Work Space	Required
		Supplemental findings:	Sec. 5C.2.1.B.1.
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	P*	Residential Use Category Standards apply, as listed above	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening Frontage screen Transition screen	F-Screen 3 T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with: Minimum area: Relief	Other allowed use 0.1 FAR CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	P*	Separation (min)	
		Residential or Residential-Mixed Use District	200'
		Relief	CU2
		Enclosure	Indoors
Veterinary Care	P*	Enclosure	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	CU2		
Retail:			
General	P		
Alcohol	S	Special Use Program:	
		Alcohol Sales Program	Sec. 5C.3.3.
		Hours of operation (open/close)	7AM / 9PM
Farmers' Market, Certified	P*	Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P		
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation: Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
Sexually Oriented Business			
		Separation (min)	
		Other sexually oriented business	1,000'
General	P*	Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
		Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
Light	P*	Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
		Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
Heavy	P*	Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Large Vehicle	--		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Car Wash	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.B.1.
Fueling Station:			
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.C.1.
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	P*	Incidental to:	Storage, Indoor:
			Self-Service Facility
		Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Storage, Indoor:			
General	P		
Self-Service Facility	P		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screening	S-Screen 2
Standard Vehicle	P*	In Conjunction with:	Motor vehicle sales & rental
		Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District "	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.I.1.
LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability	
			Sensitive use
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to: Supplemental standards:	Other allowed use <i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.G.1.</i>

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SEC. 5B.6.3. INDUSTRIAL-MIXED 3 (IX3)**A. Intent**

The IX3 District is intended to promote a mixing of uses that support creative production industries, accommodate a wide variety of employment, cultural and recreational opportunities, while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Residential Use Category Standards		Separation (min)	
		Heavy industrial uses	50'
		Relief	C1
Dwelling	S*	Residential Use Category Standards apply, as listed above	
		In conjunction with:	Manufacturing, Light:
			General
			Artistic & Artisanal
			Garment & Accessory
		Minimum area:	1.0 FAR
		Project category exceptions:	
		Campus Unified Development	Exempt
		Special Use Program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
		Project category exceptions:	
		Affordable Housing	Exempt
Dwelling unit threshold (min)	100%		
Change of use	Prohibited		
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close)	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	--		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Live/Work	S*	Residential Use Category Standards apply, as listed above	
		Size, dwelling unit average (min)	750 SF
		Designated Work Space	Required
		In conjunction with:	Manufacturing, Light: General
			Artistic & Artisanal
			Garment & Accessory
		Minimum area:	1.0 FAR
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Project category exceptions:			
Change of use	Prohibited		
Mobile Home Park	--		
Supportive Housing:			
General	P*	Residential Use Category Standards apply, as listed above	
Medical Care	--		
Transitional	P*	Residential Use Category Standards apply, as listed above	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		
GENERAL COMMERCIAL			
Animal Services:			
		Enclosure	Indoors
General	P*	Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	--		
Veterinary Care	P*	Enclosure	Indoors

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions Relief	Applicable CU2
Alcohol Service	S*	Supplemental Standards: Amplified Sound Restrictions Relief Special use program: Alcohol Sales Program	Sec. 5C.2.4.B. Applicable CU2 Sec. 5C.2.4.B. Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P*	Incidental to: Relief Project category exceptions: New construction	Other allowed use CU2 Exempt
Personal Services	P		
Postmortem Services	CU2		
Retail:			
General	P		
Alcohol	S*	Special use program: Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	P*	Hours of operation (open/close) Special use program: Certified Farmers' Market Program	7AM / 9PM Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P*	Enclosure Relief	Covered and enclosed CU2
Pet Shop	P		

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation: Residential, Residential-Mixed, or Agricultural Use District Relief	500' CU2
Sexually Oriented Business			
General	P*	Separation (min) Other sexually oriented business Residential, Residential-Mixed, or Agricultural Use District Sensitive uses Relief Supplemental Procedure:	1,000' 500' 500' CU2 Sec. 5C.2.4.G.
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min) Sensitive use Residential, Residential-Mixed, or Agricultural Use District Relief Enclosure Screening Frontage screen Transition screen Hours of operation (open/close) Supplemental standards:	200' 200' CU2 Indoors F-Screen 3 T-Screen 1 7AM / 7PM Sec. 5C.2.5.A.1.
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening Frontage screen Transition screen Supplemental standards:	F-Screen 3 T-Screen 1 Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Other allowed use
		Outdoor storage screening	S-Screen 2
		In Conjunction with:	Motor vehicle sales & rental
		Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
		Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.I.1.
LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability	
		Adjoining lot	Sensitive use Residential, Residential-Mixed, or Agricultural Use District
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
		Size, tenant space (max):	50,000 SF
		Relief	CU2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to: Supplemental standards:	Other allowed use <i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.G.1.</i>

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

SEC. 5B.6.4. INDUSTRIAL-MIXED 4 (IX4)

A. Intent

The IX4 District supports office and commercial uses, as well as research & development, wholesale, and light industrial uses. This District allows for a limited amount of live/work units. This District is intended to promote productive industries and entrepreneurial activities.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Residential Use Category Standards		Separation (min)	
		Heavy industrial uses	50'
		Relief	C1
Dwelling	P*	Residential Use Category Standards apply, as listed above	
		Affordable Housing	100%
		Project category exceptions:	
		Adaptive reuse project	Exempt
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close)	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	P*	Special use program	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Residential Use Category Standards apply, as listed above	
		Designated Work Space	Required
Live/Work	S*	Residential Use Category Standards apply, as listed above	
		Size, dwelling unit average	1,000 SF
		Designated Work Space	Required
		In conjunction with:	Office
			Manufacturing, Light:
			General
			Artistic & Artisanal
			Garment & Accessory
		Minimum area:	1.5 FAR
		Special Use Program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		

KEY: "P"= Permitted Use; "*" = Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Supportive Housing:			
General	P*	Residential Use Category Standards apply, as listed above	
Medical Care	--		
Transitional	P*	Residential Use Category Standards apply, as listed above	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	--		
Veterinary Care	P*	Enclosure	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special Use Program:	
		Alcohol Sales Program	Sec. 5C.3.3.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	CU3*	Supplemental findings:	<i>Sec. 5C.2.4.B.1.</i>
		Project exceptions:	
		Intensification of use	Exempt
		Intensification threshold	
		Lodging units	25% max
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	CU2		
Retail:			
General	P		
Alcohol	S*	Special use program:	
		Alcohol Sales Program	<i>Sec. 5C.3.3.</i>
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	<i>Sec. 5C.3.4.</i>
Firearms	CU2*	Supplemental findings:	<i>Sec. 5C.2.4.D.1.</i>
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	<i>Sec. 5C.2.4.E.1.</i>
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P		
Seasonal Market	P*	Special use program:	
		Seasonal Market Program	<i>Sec. 5C.3.5.</i>
Smoke & Vape Shop	P*	Separation:	
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2

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- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Sexually Oriented Business			
General	P*	Separation (min)	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Standard Vehicle	--		
Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P		
Self-Service Facility	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screening	S-Screen 2
Standard Vehicle	P*	In Conjunction with:	Motor vehicle sales & rental
		Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.I.1.
LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability	
			Sensitive use
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
		Size, tenant space (max):	50,000 SF
		Relief	CU2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial-Mixed Use Districts -

Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to: Supplemental standards:	Other allowed use <i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.G.1.</i>

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DIV. 5B.7. INDUSTRIAL USE DISTRICTS

SEC. 5B.7.1. INDUSTRIAL 1 (I1)

A. Intent

The I1 District allows heavy commercial uses and light industrial uses as well as a limited amount of commercial activity. This District intends to support employment, goods movement, and warehousing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening Frontage screen Transition screen	F-Screen 3 T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with: Minimum area: Relief	Other allowed use 0.1 FAR CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
TRANSPORTATION			
Airport	--		
Freight Railway Facility	CU3		
Freight Transfer Facility	CU3		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure Supplemental standards:	Indoors Sec. 5C.2.4.A.1.
Kennel	P*	Separation (min)	
		Residential or Residential-Mixed Use District	200'
		Relief	CU2
Veterinary Care	P*	Enclosure	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Accessory to:	Manufacturing, Light: Alcoholic Beverage Food & Drink
		Relief	CU2
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Alcohol Service	S*
Relief	CU2		
Amplified Sound Restrictions	Applicable		
Relief	CU2		
Supplemental Standards:	Sec. 5C.2.4.B.		
Special Use Program:			
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Accessory to:	Other allowed use
Personal Services	--		
Postmortem Services	P		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Retail:			
General	P*	Accessory to:	Manufacturing, Light: General Artistic & Artisanal Wholesale Trade & Warehousing Fueling Station
		Relief	CU1
Alcohol	S*	Accessory to:	Manufacturing, Light: Alcoholic Beverage Food & Drink
		Relief	CU2
		Special use program: Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM / 9PM
		Special use program: Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P*	Accessory to:	Manufacturing, Light: Food & Drink Wholesale Trade & Warehousing Fueling Station
		Relief	CU1
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P*	Accessory to:	Wholesale Trade & Warehousing
		Relief	CU1
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*		Manufacturing, Light: General Artistic & Artisanal Wholesale Trade & Warehousing
		Relief	CU1
		Separation:	
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Sexually Oriented Business			
General	P*	Separation (min)	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	CU2*	Separation (min)	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Large Vehicle	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Car Wash	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.B.1.</i>
Fueling Station:			
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.C.1.</i>
Large Vehicle	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.C.1.</i>

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Household Moving Truck Rental	P*	Screening	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screening	S-Screen 2
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Large Vehicle	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Cargo Container	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.H.1.
Official Motor Vehicle Impound	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.I.1.
LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability	
		Adjoining lot	Sensitive use Residential, Residential-Mixed, or Agricultural Use District
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.A.1.
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.C.1.
Recycling Facility:			
Collection	P*	Separation (min)	
		Sensitive use	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	1,000'
		Relief	CU3
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
Supplemental standards:	Sec. 5C.2.7.D.1.		

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Sorting & Processing	P*	Separation (min)	
		Sensitive use	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	1,000'
		Relief	CU3
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
Waste Facility:		Supplemental standards:	Sec. 5C.2.7.E.1.
Organic Waste	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.F.1.
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	P*	Supplemental standards:	Sec. 5C.2.8.B.1.
Equine, Commercial	P*	Supplemental standards:	Sec. 5C.2.8.C.1.
Equine, Non-commercial	--		
Livestock	P*	Supplemental standards:	Sec. 5C.2.8.E.1.
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Supplemental standards:	Sec. 5C.2.8.F.1.
Wild Animals	CU2		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

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SEC. 5B.7.2. INDUSTRIAL 2 (I2)**A. Intent**

The I2 District allows heavy commercial uses, light industrial uses, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	CU3		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
TRANSPORTATION			
Airport	CU3		
Freight Railway Facility	CU3		
Freight Transfer Facility	CU3	Accessory to:	Other allowed use
Heliport	CU2*		
Passenger Transit Facility	P		

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure Supplemental standards:	Indoors Sec. 5C.2.4.A.1.
Kennel	P*	Separation (min)	
		Residential or Residential-Mixed Use District	200'
		Relief	CU2
Veterinary Care	P*	Enclosure	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Accessory to:	Manufacturing, Light: Alcoholic Beverage Food & Drink
		Relief	CU2
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
		Alcohol Service	S*
Relief	CU2		
Amplified Sound Restrictions	Applicable		
Relief	CU2		
Supplemental Standards:	Sec. 5C.2.4.B.		
Special Use Program:			
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Accessory to:	Other allowed use
Personal Services	--		
Postmortem Services	P		

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Retail:			
General	P*	Accessory to:	Manufacturing, Light: General Artistic & Artisanal Wholesale Trade & Warehousing Fueling Station
		Relief	CU1
Alcohol	S*	Accessory to:	Manufacturing, Light: Alcoholic Beverage Food & Drink
		Relief	CU2
		Special Use Program: Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM / 9PM
		Special use program: Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P*	Accessory to:	Manufacturing, Light: Food & Drink Wholesale Trade & Warehousing Fueling Station
		Relief	CU1
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P*	Enclosure	Covered and enclosed
		Relief	CU2
Pet Shop	P*	Accessory to:	Wholesale Trade & Warehousing
		Relief	CU1
Seasonal Market	P*	Special use program: Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*		Manufacturing, Light: General Artistic & Artisanal Wholesale Trade & Warehousing
		Relief	CU1
		Separation:	
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Sexually Oriented Business			
General	P*	Separation (min)	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	CU2*	Separation (min)	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Large Vehicle	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.A.1.</i>
Car Wash	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.B.1.</i>
Fueling Station:			
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.C.1.</i>
Large Vehicle	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	<i>Sec. 5C.2.5.C.1.</i>

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Household Moving Truck Rental	P*	Screening	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Outdoor storage screening	S-Screen 2
Standard Vehicle	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Large Vehicle	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
Donation Bin	P*	Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
		Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Cargo Container	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.H.1.
Official Motor Vehicle Impound	P*	Separation (min)	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.I.1.
LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability	
		Adjoining lot	Sensitive use Residential, Residential-Mixed, or Agricultural Use District
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above		
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above		
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above		
HEAVY INDUSTRIAL				
Heavy Industrial Use Category Standards		Use standard applicability		
		Adjoining lot	Sensitive use	
			Residential, Residential-Mixed, or Agricultural Use District	
		Screening		
		Frontage screen	F-Screen 4	
		Transition screen	T-Screen 2	
Animal Products Processing	P*	Separation (min)		
		Sensitive use	500'	
		Residential, Residential-Mixed, or Agricultural Use District	500'	
		Relief	CU2	
		Enclosure	Indoors	
		Screening		
		Frontage screen	F-Screen 4	
		Transition screen	T-Screen 2	
Manufacturing, Heavy:		Supplemental standards:		Sec. 5C.2.7.A.1.
General	P*	Heavy Industrial Use Category Standards apply, as listed above		
		Separation (min)		
		Sensitive use	1,000'	
		Residential, Residential-Mixed, or Agricultural Use District "	1,000'	
		Relief	CU3	
		Enclosure	Indoors	
Chemical Products	P*	Heavy Industrial Use Category Standards apply, as listed above		
		Separation (min)		
		Sensitive use	1,000'	
		Residential, Residential-Mixed, or Agricultural Use District	1,000'	
		Relief	CU3	
		Enclosure	Indoors	

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Petroleum & Coal Products	P*	Heavy Industrial Use Category Standards apply, as listed above	
		Separation (min)	
		Sensitive use	1,500'
		Residential, Residential-Mixed, or Agricultural Use District	1,500'
		Relief	CU3
		Enclosure	Indoors
		Supplemental standards:	Sec. 5C.2.7.B.1.
Salvage Yard	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.C.1.
Recycling Facility:			
Collection	P*	Separation (min)	
		Sensitive use	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	1,000'
		Relief	CU3
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	P*	Separation (min)	
		Sensitive use	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	1,000'
		Relief	CU3
		Enclosure	Indoors
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.E.1.

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- Industrial Use Districts -

Use	Permission	Use Standard	Specification
Waste Facility:			
Organic Waste	P*	Separation (min)	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
Hazardous Waste	CU3*	Supplemental standards:	Sec. 5C.2.7.F.1.
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.G.1.
Solid Waste	CU3*	Supplemental findings:	Sec. 5C.2.7.G.2
		Enclosure	Indoors
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.7.G.1.
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.7.F.1.
Oil, Gas, or Hydrocarbon Well	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	P*	Supplemental standards:	Sec. 5C.2.8.B.1.
Equine, Commercial	P*	Supplemental standards:	Sec. 5C.2.8.C.1.
Equine, Non-commercial	--		
Livestock	P*	Supplemental standards:	Sec. 5C.2.8.E.1.
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Supplemental standards:	Sec. 5C.2.8.F.1.
Wild Animals	CU2		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

DIV. 5B.8. PUBLIC USE DISTRICTS

Public Use Districts promote public & institutional uses and allow a limited amount of compatible uses.

SEC. 5B.8.1. PUBLIC 1 (P1)

A. Intent

The P1 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most restrictive adjoining Use District.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	A-		
Household Business:			
Family Child Care	A-		
Home Occupation	A-		
Home-Sharing	A-		
Joint Living & Work Quarters	A-		
Live/Work	A-		
Mobile Home Park	A-		
Supportive Housing:			
General	A-		
Medical Care	A-		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	A-		
Civic Facility:			
Local	P		
Regional	CU3		
Civic Fleet Services	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		
Parking	A-		
Public Safety Facility	P		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Public Use Districts -

Use	Permission	Use Standard	Specification
Community Assembly:			
Local	A-		
Regional	A-		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	CU3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	A-		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	A-		
Golf Course	A-		
TRANSPORTATION			
Airport	A-		
Freight Railway Facility	A-		
Freight Transfer Facility	A-		
Heliport	A-		
Passenger Transit Facility	A-		

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- Public Use Districts -

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Services:			
General	A-		
Kennel	A-		
Veterinary Care	A-		
Commissary Kitchen	A-		
Eating & Drinking:			
General	A-		
Alcohol Service	A-		
Entertainment Venue, Indoor:			
Local	A-		
Regional	CU3		
Financial Services:			
General	A-		
Alternative	A-		
Instructional Services	A-		
Lodging	A-		
Medical Clinic	A-		
Office	A-		
Personal Services	A-		
Postmortem Services	A-		
Retail:			
General	A-		
Alcohol	A-		
Farmers' Market, Certified	A-		
Firearms	A-		
Food & Beverage	A-		
Large Format	A-		
Merchant Market	A-		
Pet Shop	A-		
Seasonal Market	A-		
Smoke & Vape Shop	A-		
Sexually Oriented Business	A-		
General	A-		
Sexual Encounter	A-		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Public Use Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	A-		
Heavy	A-		
Large Vehicle	A-		
Car Wash	A-		
Fueling Station:			
Standard Vehicle	A-		
Large Vehicle	A-		
Motor Vehicle Sales & Rental:			
Standard Vehicle	A-		
Large Vehicle	A-		
Household Moving Truck Rental	A-		
Storage, Indoor:			
General	A-		
Self-Service Facility	A-		
Storage, Outdoor:			
General	A-		
Standard Vehicle	A-		
Large Vehicle	A-		
Donation Bin	A-		
Cargo Container	A-		
Official Motor Vehicle Impound	A-		
LIGHT INDUSTRIAL			
Machine Shop	A-		
Manufacturing, Light:			
General	A-		
Alcoholic Beverage	A-		
Artistic & Artisanal	A-		
Cosmetic & Pharmaceutical	A-		
Electronics	A-		
Food & Drink	A-		
Garment & Accessory	A-		
Textile	A-		
Research & Development	CU3		
Soundstages & Backlots	A-		
Wholesale Trade & Warehousing	A-		

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- Public Use Districts -

Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL			
Animal Products Processing	A-		
Manufacturing, Heavy:			
General	A-		
Chemical Products	A-		
Petroleum & Coal Products	A-		
Salvage Yard	A-		
Recycling Facility:			
Collection	A-		
Sorting & Processing	A-		
Waste Facility:			
Organic Waste	A-		
Hazardous Waste	A-		
Solid Waste	A-		
Mineral & Ore Extraction	A-		
Oil, Gas, or Hydrocarbon Well	A-		
AGRICULTURAL			
Animal Keeping:			
Bees	A-		
Dairy	A-		
Equine, Commercial	A-		
Equine, Non-commercial	A-		
Livestock	A-		
Pets	A-		
Small Animals	A-		
Wild Animals	A-		
Plant Cultivation:			
Community Garden	A-		
Farming	A-		

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SEC. 5B.8.2. PUBLIC 2 (P2)**A. Intent**

The P2 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most permissive adjoining Use District.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	S	Special use program: Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	A+		
Home Occupation	A+		
Home-Sharing	A+		
Joint Living & Work Quarters	A+		
Live/Work	A+		
Mobile Home Park	A+		
Supportive Housing:			
General	A+		
Medical Care	A+		
Transitional	P		
PUBLIC & INSTITUTIONAL			
Cemetery	A+		
Civic Facility:			
Local	P		
Regional	CU3		
Civic Fleet Services	P*	Screening Frontage screen Transition screen	F-Screen 4 T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		
Parking	A+		
Public Safety Facility	P		
Community Assembly:			
Local	A+		
Regional	A+		

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- Public Use Districts -

Use	Permission	Use Standard	Specification
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	CU3		
Social Services	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
		In conjunction with:	Other allowed use
Solar Energy Facility	P*	Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	A+		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	A+		
Golf Course	A+		
TRANSPORTATION			
Airport	A+		
Freight Railway Facility	A+		
Freight Transfer Facility	A+		
Heliport	A+		
Passenger Transit Facility	A+		
GENERAL COMMERCIAL			
Animal Services:			
General	A+		
Kennel	A+		
Veterinary Care	A+		
Commissary Kitchen	A+		

KEY: "P" = Permitted Use; "*" = Use Standard Applies; "CU1" = Approval by Zoning Administrator; "CU2" = Public Hearing by Zoning Administrator; "CU3" = Review by City Planning Commission; "S" = Special Use Program; "A-" = Dependent on Most Restrictive Adjoining Zone; "A+" = Dependent on Most Permissive Adjoining Zone; "--" = Use Not Permitted

- Public Use Districts -

Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	A+		
Alcohol Service	A+		
Entertainment Venue, Indoor:			
Local	A+		
Regional	CU3		
Financial Services:			
General	A+		
Alternative	A+		
Instructional Services	A+		
Lodging	A+		
Medical Clinic	A+		
Office	A+		
Personal Services	A+		
Postmortem Services	A+		
Retail:	A+		
General	A+		
Alcohol	A+		
Farmers' Market, Certified	A+		
Firearms	A+		
Food & Beverage	A+		
Large Format	A+		
Merchant Market	A+		
Pet Shop	A+		
Seasonal Market	A+		
Smoke & Vape Shop	A+		
Sexually Oriented Business			
General	A+		
Sexual Encounter	A+		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	A+		
Heavy	A+		
Large Vehicle	A+		
Car Wash	A+		

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- Public Use Districts -

Use	Permission	Use Standard	Specification
Fueling Station:			
Standard Vehicle	A+		
Large Vehicle	A+		
Motor Vehicle Sales & Rental:			
Standard Vehicle	A+		
Large Vehicle	A+		
Household Moving Truck Rental	A+		
Storage, Indoor:			
General	A+		
Self-Service Facility	A+		
Storage, Outdoor:			
General	A+		
Standard Vehicle	A+		
Large Vehicle	A+		
Donation Bin	A+		
Cargo Container	A+		
Official Motor Vehicle Impound	A+		
LIGHT INDUSTRIAL			
Machine Shop	A+		
Manufacturing, Light:			
General	A+		
Alcoholic Beverage	A+		
Artistic & Artisanal	A+		
Cosmetic & Pharmaceutical	A+		
Electronics	A+		
Food & Drink	A+		
Garment & Accessory	A+		
Textile	A+		
Research & Development	CU3		
Soundstages & Backlots	A+		
Wholesale Trade & Warehousing	A+		
HEAVY INDUSTRIAL			
Animal Products Processing	A+		
Manufacturing, Heavy:			
General	A+		
Chemical Products	A+		
Petroleum & Coal Products	A+		
Salvage Yard	A+		

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- Public Use Districts -

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	A+		
Sorting & Processing	A+		
Waste Facility:			
Organic Waste	A+		
Hazardous Waste	A+		
Solid Waste	A+		
Mineral & Ore Extraction	A+		
Oil, Gas, or Hydrocarbon Well	A+		
AGRICULTURAL			
Animal Keeping:			
Bees	A+		
Dairy	A+		
Equine, Commercial	A+		
Equine, Non-commercial	A+		
Livestock	A+		
Pets	A+		
Small Animals	A+		
Wild Animals	A+		
Plant Cultivation:			
Community Garden	A+		
Farming	A+		

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PART 5C. USE RULES

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DIV. 5C.1. **GENERAL USE STANDARDS**

SEC. 5C.1.1. **ACCESSORY TO**

A. Intent

The intent of the standards of this *Section (Accessory To)* is to allow an accessory use to complement a primary use by limiting its scale in proportion to the primary use, thereby ensuring that the accessory use does not undermine the mix of primary uses that the Use District is intended to accommodate.

B. Applicability

This *Section (Accessory To)* applies to new construction, a major remodel, a lot modification, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Accessory to" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be accessory to the use identified in the Specification column in the Use District table and comply with all of the following:

1. Accessory uses are only allowed when provided on the same lot or within the same building as the primary use.
2. The floor area of the accessory use shall not exceed 25 percent of the floor area designated for the primary use.
3. For outdoor uses located at-grade, the total lot coverage occupied by the accessory use shall not exceed 25 percent of the lot coverage occupied by the primary use. In instances where the accessory use is located outdoors and the primary use is within a building, the lot coverage of the accessory use shall not exceed 25 percent of the building coverage area occupied by the primary use.
4. Where there are conflicts between the use standards required for the accessory use and the primary use, the most restrictive of the use standards shall prevail.

D. Measurement

1. For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.
2. The maximum floor area allowed for an accessory use is calculated by multiplying the total floor area occupied by the primary use by 25 percent.
3. Lot coverage is measured by dividing the total at-grade surface area occupied by a use by the total lot area.
4. The maximum lot coverage allowed for an accessory use is calculated by multiplying the total lot coverage occupied by the primary use by 25 percent

- Where the accessory use is located outdoors and the primary use is within a building, the maximum lot coverage allowed for an accessory use is calculated by multiplying the total building footprint occupied by the primary use by 25 percent.

E. Relief

- A 20 percent or less square footage increase for the allowable accessory use may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
- See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.2. INCIDENTAL TO

A. Intent

The intent of the standards of this *Section (Incidental To)* is to allow an incidental use to complement a primary use in limited scale, to ensure that the incidental use does not undermine the mix of primary uses that the Use District is intended to accommodate.

B. Applicability

This *Section (Incidental To)* applies to new construction, a major remodel, a lot modification, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Incidental to" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be incidental to the use identified in the Specification column in the Use District table and comply with all of the following:

- Uses that are required to be incidental to a primary use are only allowed when provided on the same lot or within the same building as the primary use.
- The floor area of the incidental use shall not exceed the floor area designated for the primary use.
- For outdoor uses located at-grade, the total lot coverage occupied by incidental use shall not exceed the lot coverage occupied by the primary use. In instances where the incidental use is located outdoors and the primary use is within a building, the lot coverage of the incidental use shall not exceed the building coverage area occupied by the specified primary use.
- Where there are conflicts between the use standards required for the incidental use and primary use, the most restrictive of the use standards shall prevail.

D. Measurement

- For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.

2. The maximum floor area allowed for an incidental use is calculated by determining the total floor area designated for the primary use.
3. Lot coverage is measured by dividing the total at-grade surface area occupied by a use by the total lot area.
4. The maximum lot coverage allowed for an incidental use is calculated by determining the total lot coverage occupied by the primary use.
5. Where the incidental use is located outdoors and the primary use is within a building, the maximum lot coverage allowed for an incidental use is calculated by determining the total building footprint occupied by the primary use.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to Sec. 5A.1.2.C.6. (*Relief from Use Standard*).

SEC. 5C.1.3. IN CONJUNCTION WITH

A. Intent

The intent of the standards of this *Section (In Conjunction With)* is to ensure that a proposed use is consistently combined with other specified uses to help sustain the mix of uses that a Use District is intended to accommodate, and to achieve the benefits of multi-use facilities.

B. Applicability

This *Section (In Conjunction With)* applies to new construction, a major remodel, a lot modification, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "In conjunction with" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be provided in conjunction with the use or uses specified in the Specification column in the Use District table and comply with all of the following:

1. Uses that are required to be in conjunction with another specified use are only allowed when provided on the same lot or within the same unified development as the specified use.
2. The proposed use may exceed the size of the specified use.
3. When a Use District table includes a "Minimum area" requirement in the Use Standard column, the proposed use shall only be allowed when the specified use is provided with dedicated floor area that meets or exceeds the minimum floor area ratio cited in the Use District table's Specification column.
4. Where there are conflicts between the use standards of the specified use and the proposed use, the most restrictive of the use standards shall prevail.

D. Measurement

1. A use shall be measured as in conjunction with another use when both uses are present concurrently on the same lot, within the same building, or within the same unified development.
2. The minimum area that is required to be dedicated for a use is calculated by multiplying the total lot area or cumulative site area by the floor area ratio specified in the Use District table's Specification column.
 - a. For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.
 - b. For calculating the total lot area, see *Sec. 2C.1.1. (Lot Area)*.
 - c. Cumulative site area shall be calculated by determining the total square footage of all land area within a unified development.

E. Relief

1. A 20 percent or less reduction in the minimum floor area requirement for the specified use may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.4. SIZE**A. Intent**

The intent of the standards of this *Section (Size)* is to allow a proposed use while ensuring the scale of the use is compatible with the overall mix of uses that the Use District is intended to accommodate.

B. Applicability

This *Section (Size)* applies to new construction, a major remodel, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Size" in the Use Standard column of the Use District table.

C. Standards**1. Size, Entire Use**

Where the Use District Table specifies "Size, entire use", uses limited to a specified size for the entire use are allowed only when the total area dedicated to the proposed use on a lot is less than or equal to the size maximum specified in the Use District table.

2. **Size, Tenant Space**

Where the Use District Table specifies "Size, tenant space", uses limited to a specified size per tenant space are allowed only when the ground floor area of an individual tenant space dedicated to the proposed use is less than or equal to the size maximum specified in the Use District table.

- a. Multiple tenant spaces dedicated to the same subject use may be allowed on the same lot or within the same building, provided that each tenant space is less than or equal to the size maximum specified in the Use District table.
- b. Upper story floor area is exempt from tenant space size limits.

3. **Size, Dwelling Unit Average**

Where the Use District Table specifies "Size, dwelling unit average", dwelling uses required to conform to an average unit size are allowed only when the average floor area provided to dwelling units within the same building is equal to or greater than the average size specified in the Use District table.

D. **Measurement**

1. **Size, Entire Use**

The size of an entire use shall be measured by calculating the cumulative area dedicated to the proposed use on a single lot.

- a. For uses located within a building, the total floor area shall be used to determine cumulative area.
- b. For uses not located within a building, the total square footage shall be used to determine cumulative area.

2. **Size, Tenant Space**

The size of a tenant space shall be measured by calculating the floor area dedicated to the proposed use that meets the following criteria:

- a. Is located on the ground story of a building;
- b. Has a dedicated entrance, not shared with any other tenant space;
- c. Has no direct connections to another tenant space sharing a wall with the tenant space dedicated to the proposed use;
- d. Is not inclusive of common corridors and shared restrooms intended for all tenants of a building.

3. **Size, Dwelling Unit Average**

The average dwelling unit size shall be measured by determining the total floor area dedicated to dwelling units within a building; then dividing the total floor area allocated to dwelling units by the total number of dwelling units within the building. The result will be the average dwelling unit size.

4. For measuring floor area, see *Sec. 14.2.7. (Floor Area)*.

E. **Relief**

1. A 20 percent or less increase in the maximum size specified by the Use District may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.5. **LOCATION**

A. **Intent**

The intent of the standards of this *Section (Location)* is to limit proposed uses to lots having specific qualities in order to ensure the use is compatible with its surroundings and complies with the intent of the Use District.

B. **Applicability**

This *Section (Location)* applies to new construction, a lot modification, or a use modification when the applied Use District (*Part 5B.*) includes "Location" in the Use Standard column of the Use District table.

C. **Standards**

1. **Alley Abutting**

Where the Use District table specifies "Alley Abutting" for the location requirement, the proposed use may be permitted when the use is located on a lot that abuts an alley having a width of 15 feet or greater.

2. **Boulevard or Avenue Fronting**

Where the Use District table specifies "Boulevard or Avenue Fronting" for the location requirement, the proposed use may be permitted when the use is located on a lot sharing a lot line with a street designated as a boulevard or avenue. On through lots sharing a lot line with a street designated as a Collector or Local, the proposed use may only be permitted on the 1/2 portion of the lot that is fronting a street designated as a boulevard or avenue.

3. **Ground Story**

Where the Use District table specifies "Ground Story" as the location requirement, the proposed use shall be located at the ground story of a building and no portion of the use shall be located on any upper story of a building.

4. **Upper Story**

Where the applied Use District table specifies "Upper Story" as the location requirement, the proposed use shall be located in the upper stories of a building and no portion of the use shall be located on the ground story of a building.

5. **Corner Lot**

Where the Use District table specifies "Corner Lot" for the location requirement standard, the proposed use may be permitted when the use is located on a lot located at the intersection of two streets.

D. **Measurement**

1. Alley width is measured as the narrowest horizontal distance between opposite edges of a designated alley.
2. For lot line determination see *Sec. 14.2.12. (Lot Line Determination)*.
3. For lot area measurement see *Sec. 2C.1.1.D. (Lot Area, Measurement)*.

E. **Relief**

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.6. **HOURS OF OPERATION**

A. **Intent**

The intent of the standards of this *Section (Hours of Operation)* is to limit the negative impacts of the proposed use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. **Applicability**

This *Section (Hours of Operation)* applies to a use when the applied *Use District (Part 5B.)* includes "Hours of operation" in the Use Standard column of the Use District table.

C. **Standards**

1. The proposed use shall not open to the public or perform services for clients or customers earlier than the time of earliest open specified by the Use District table.

- General Use Standards -

2. The proposed use shall not be open to the public or performing services for clients or customers later than the time of latest close specified by the Use District table.
3. An additional hour prior to the earliest allowed opening time and after the latest allowed closing time is permitted for the following activities:
 - a. Opening preparations and closeout tasks associated with the use;
 - b. Clearing of all temporary installations, debris, trash and any other material associated with the use;
 - c. Trash service; and
 - d. Loading and unloading activities, including deliveries and shipments.

D. Measurement

Subject to *Subsection C. (Standards)*, hours of operation are measured as the hours during which the proposed use is open to the public or performing services for clients or customers.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.7. SCREENING**A. Intent**

The intent of the standards of this *Section (Screening)* is to mitigate negative external impacts from a proposed use on the surrounding area through filtering pollutants, reducing noise, and promoting visual interest in order to maintain comfort for users of the subject lot, adjacent lots, and the public realm.

B. Applicability

Screening standards apply to new construction, a major remodel, a lot modification, or a use modification when the applied *Use District (Part 5B.)* includes "Screening" in the Use Standard column of the Use District table.

C. Standards

Proposed uses shall be screened using the screen type specified by the Use District tables as described in *Div. 4C.8. (Screening)* subject to the following:

1. Frontage screens shall meet the standards provided in *Sec. 4C.8.1.C. (Frontage Screens)*.
2. Transition screens shall meet the standards provided in *Sec. 4C.8.2.C. (Transition Screens)*.

3. Outdoor storage screening shall meet the standards provided in *Sec. 4C.8.3. (Outdoor Storage Screening)*.

D. Measurement

1. Frontage screens shall be measured according to the provisions of *Sec. 4C.8.1.D. (Frontage Screens)*.
2. Transition screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Transition Screens)*.
3. Outdoor storage screening shall be measured according to the provisions of *Sec. 4C.8.3.D. (Outdoor Storage Screening)*.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A. 1.2.C.4. (Relief from Use Standard)*.

SEC. 5C.1.8. ENCLOSURE

A. Intent

The intent of the standards of this *Section (Enclosure)* is to mitigate potential external impacts from activities generated by a proposed use such as pollutants, debris or noise on surrounding areas.

B. Applicability

1. Enclosure standards apply to new construction, a major remodel, or a use modification when the applied *Use District (Part 5B.)* includes "Enclosure" in the Use Standard column of the Use District table.
2. Enclosure requirements shall not apply to motor vehicle parking and use areas, such as parking stalls, drive aisles, and maneuvering, loading, and staging areas, that serve the subject use.

C. Standards

1. Indoors

Where the Use District table specifies "Indoors" for the enclosure standard, the proposed use shall be located entirely within a building that meets the following criteria:

- a. Has an enclosure of 100 percent, with the exception of building entrances and bay doors, which shall remain closed except during the allowed hours of operation.
- b. Is sheltered by a solid roof, including mechanical ventilation to prevent fugitive emissions, unless another regulatory agency requires natural ventilation. A stack, vent and flare is exempt from this requirement.

2. Covered

Where the Use District table specifies "Covered" for the enclosure standard, any area containing the proposed use shall meet the standards of a covered area specified in Sec. 14.2.2. (Covered Area (%)).

3. Enclosed

Where the Use District table specifies "Enclosed" for the enclosure standard, any area containing the proposed use shall meet the standards of enclosed specified in Sec. 14.2.4. (Enclosure).

4. Covered & Enclosed

Where the Use District specifies "Covered & enclosed" for the enclosure standard, any area containing the proposed use shall meet the standards of both covered area specified in Sec. 14.2.2. (Covered Area (%)) and enclosed specified in Sec. 14.2.4. (Enclosure).

D. Measurement

1. For the measurement of indoors, see Sec. 14.2.2.A.3. (Sheltered), Sec. 14.2.2. (Covered Area (%)) and Sec. 14.2.4.B. (Measurement).
2. For the measurement of covered, see Sec. 14.2.2.A.1. (Covered Area (%)).
3. For the measurement of enclosed, see Sec. 14.2.4.B. (Measurement).

E. Exceptions

Motor vehicle use areas allowed in connection with the subject use are exempt from enclosure requirements.

F. Relief

See the Use Standard column in the Use District table for relief options pursuant to Sec. 5A.1.2.C.6. (Relief from Use Standard).

SEC. 5C.1.9. SEPARATION**A. Intent**

The intent of the standards of this Section (Separation) is to ensure appropriate distancing between a proposed use, that may be disruptive or hazardous, and residents and sensitive uses within its vicinity.

B. Applicability

This Section (Separation) applies to new construction, a lot modification, or a use modification when the applied Use District (Part 5B.) includes "Separation" in the Use Standard column of the Use District table.

C. Standards

The proposed use shall be located at least the minimum distance away from any specified use, Use District, or lot line as provided in the Use District table.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or building designated with the proposed use from one of the following:

1. When measured from a specified use, the nearest lot line of all lots containing that specified use.
2. When measured from a Use District, the nearest lot line of all lots zoned as that Use District.

E. Relief

1. A 20 percent or less reduction in required distance away from any specified use, Use District, or lot line may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.10. AMPLIFIED SOUND RESTRICTIONS**A. Intent**

The intent of the standards of this *Section (Amplified Sound Restrictions)* is intended to reduce potential negative external sound impacts from activities generated from a subject use on the surrounding area by regulating amplified sound for said subject use.

B. Applicability

This *Section (Amplified Sound Restrictions)* standard applies to new construction, a major remodel, a site modification, an exterior modification, or a use modification when the applied Use District (Part 5B.) includes "Amplified sound restrictions" in the Use Standard column of the Use District table.

C. Standards

Where the applied Use District table specifies "Amplified Sound Restrictions" are "Applicable", no amplified sound is permitted and all background music and permanently installed speakers are prohibited in areas dedicated to the subject use which meet one or more of the following criteria:

1. Are uncovered,
2. Are unenclosed, or
3. Meet the definition of an outdoor dining area.

D. Measurement

A subject use shall be measured as having no amplified sound if there is an absence of any permanently installed speakers in all areas on the lot that meet the criteria outlined in *Subsection C. (Standards)*, above.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to Sec. 5A.1.2.C.6. (*Relief from Use Standard*).

SEC. 5C.1.11. DESIGNATED WORK SPACE**A. Intent**

The intent of the standards of this *Section (Designated Work Space)* is to ensure that a specified amount of floor area as part of a dwelling unit is dedicated to uses that generate productive activity, creative enterprises, and employment.

B. Applicability

This *Section (Designated Work Space)* applies to new construction, a major remodel, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Designated work space" in the Use Standard column of the Use District table.

C. Standards

1. Where the applied Use District table specifies a "Designated Work Space" is "Required", the proposed use shall be combined with a space that meets all the following standards:
 - a. Contained within each dwelling unit provided;
 - b. Occupy a minimum of 48 percent of the total floor area of each live/work unit;
 - c. Designed and intended for general commercial uses and/or light industrial uses;
 - d. Have a minimum width of 10 feet;
 - e. Have a minimum depth of 15 feet;
 - f. Have a minimum floor to ceiling height of 16 feet when occupying the ground story of a building;
 - g. Have a minimum floor to ceiling height of 10 feet when occupying the upper stories of a building; and
 - h. Provide an open plan area, with no fixed interior separation walls for 70 percent of the total designated work space area.

2. Where the Use District table stipulates that live/work uses shall be provided in conjunction with a minimum area reserved for specified uses, the designated work space incorporated within each live/work unit can be included in the calculation of the minimum floor area required to be reserved for specified uses.

D. Measurement

1. Designated work space area as a percentage of each live/work unit shall be calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.
2. For determining the ground story, see Sec. 14.2.10.A. (*Ground Story*).
3. Designated work space width is measured as the shortest horizontal distance along the boundaries of the Designated Work Space.
4. Designated work space depth is measured from the primary entrance to the Designated Work Space inward to the closest edge of the Designated Work Space.
5. Floor to ceiling height is measured vertically from the top of the finished floor to the top of the ceiling above.
6. Only portions of the interior space that meet that minimum depth, width, and floor to ceiling height dimensions shall be counted towards meeting the designated work space standard.

E. Exceptions

1. Adaptive Reuse

Designated work space provided as part of an adaptive reuse project shall be exempt from all design and dimension standards listed in Subsection C. (*Standards*) above. Instead, the following standards shall apply to designated work space provided as part of an adaptive reuse project:

- a. Shall be contained within each live/work unit provided.
- b. Shall occupy a minimum of 10 percent of the total floor area of each live/work unit.

2. Industrial-Mixed 4

Standard provisions described in Subsection C. (*Standards*) above allowing the Designated Work Space incorporated within each live/work unit to be included in the calculation of the minimum floor area required to be reserved for specified uses shall not apply to projects in the Industrial-Mixed 4 Use District.

F. Relief

1. A reduction in any dimensional standard of 20 percent or less may be granted in accordance with Sec. 13B.5.2. (*Adjustment*).

2. A reduction in the minimum floor area required to be Designated Work Space of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.12. **PROJECT CATEGORY EXCEPTIONS**

A. **Intent**

The intent of the standards of this *Section (Project Category Exceptions)* is to allow or prohibit specific project types as an exception to permissions or standards applied to a proposed use.

B. **Applicability**

This *Section (Project Category Exceptions)* applies to new construction, a major remodel, a lot modification, a use modification, or a renovation when the applied *Use District (Part 5B.)* includes "Project category exceptions" in the Use Standard column of the Use District table.

C. **Standards**

1. **Project Category Exceptions**

- a. Where the Use District table specifies a "Project category exceptions", the use standard will cite one of the following project category listed below:
 - i. New construction
 - ii. Change of use
 - iii. Intensification of use
 - iv. Adaptive reuse project
 - v. Affordable Housing
 - vi. Campus Unified Development
- b. The Use District table will specify that the project category (or categories) cited are either "exempt" or "prohibited".

2. **Exempt**

When the Use District table specifies that one of the project categories listed in *Paragraph 1. (Project Category Exceptions)* above is "Exempt", the project shall be exempted from otherwise complying with any general use standards and restrictive permission levels that applies to the proposed use.

3. Prohibited

When the Use District table specifies that the one of the project types listed in *Paragraph 1. (Project Category Exceptions)* above is "Prohibited", the proposed use shall not be permitted in accordance with *Sec. 5A.3.2. (Permitted (P))* when the use is provided as part of the project type cited.

4. New Construction

Where the use standard cites "new construction" as the project category exception, any project involving new construction in order to accommodate the proposed use shall be either "exempt" in accordance with *Paragraph 2*, or "prohibited" in accordance with *Paragraph 3*, based on the exception cited in Use District table's specification column.

5. Change of Use

Where the use standard cites "new construction" as the project category exception, any project involving a change of use in order to accommodate the proposed use shall be either "exempt" in accordance with *Paragraph 2*, or "prohibited" in accordance with *Paragraph 3*, based on the exception cited in Use District table's specification column.

6. Intensification of Use

Where the use standard cites "intensification of use" as the project category exception, any project involving an intensification of use in order to accommodate the proposed use shall be either "exempt" in accordance with *Paragraph 2*, or "prohibited" in accordance with *Paragraph 3*, based on the exception cited in Use District table's specification column.

a. Intensification Threshold

When the Use District table includes an intensification threshold represented as a percentage (%), the use exception applies only to intensification of use projects that are less than or equal to the threshold cited.

i. Floor Area

The increase in the total floor area dedicated to the proposed use shall be limited to a percentage increase from the previously approved floor area dedicated to the use, based on the percentage cited in the Use District table's Specification column.

ii. Dwelling Units

The increase in the total number of dwelling units shall be limited to a percentage increase from the number of previously approved dwelling units, based on the percentage cited in the Use District table's Specification column.

iii. Lodging Units

The increase in the total number of lodging units shall be limited to a percentage increase from the number of previously approved lodging units, based on the percentage cited in the Use District table's Specification column.

7. Adaptive Reuse

Where the use standard cites "adaptive reuse" as the project category exception, any project involving an adaptive reuse project in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Program)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Program)* carried out order to accommodate the proposed use shall be either "exempt" in accordance with *Paragraph 2. (Exempt)*, or "prohibited" in accordance with *Paragraph 3. (Prohibited)*, based on the exception cited in Use District table's specification column.

8. Affordable Housing

Where the use standard cites "affordable housing" as the project category exception, any project reserving a specified percentage of dwelling units as restricted affordable units, in accordance with the definition of restricted affordable unit in *Div. 14.3. (Glossary)*, shall be "exempt" in accordance with *Paragraph 2. (Exempt)* when the exception is cited in the Use District table's specification column.

a. Dwelling Unit Threshold

When the Use District table includes a dwelling unit threshold, the exception applies to projects that reserve the minimum percentage of the total number of dwelling units as restricted affordable units, based on the percentage cited in the Use District table's Specification column.

9. Campus Unified Development

Where the use standard cites "campus unified development" as the project category exception, any project involving proposed use provided within a unified development shall be "exempt" in accordance with *Paragraph 2. (Exempt)*, when the exception is cited in the Use District table's specification column and the unified development meets the following criteria:

- a. The site comprises a total area of 15 acres or more.
- b. A total floor area equivalent to a floor area ratio of 0.5, or greater is designated to one or more of the following uses:
 - i. Hospital: regional
 - ii. School: post-secondary
 - iii. Office
 - iv. Manufacturing light: all

v. Research & development

vi. Soundstages & backlots

D. Measurement

1. New Construction

Measured as any project involving new construction, as defined in *Sec. 14.2.15.B.1. (New Construction)*.

2. Change of Use

Measured as any project involving a change of use, as defined in *Sec. 14.2.15.B.6.a. (Change of Use)*, in order to accommodate the proposed use.

3. Intensification of Use

Measured as any project involving an intensification of use, as defined in *Sec. 14.2.15.B.6.b. (Intensification of Use)*, in order to accommodate the proposed use.

4. Adaptive Reuse

Measured as any project involving the conversion of all or any portion of an eligible building from a commercial or industrial use to dwelling uses in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Program)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Program)*.

5. Affordable Housing

Measured as a project reserving a specified percentage of dwelling units as restricted affordable units, in accordance with the definition of restricted affordable unit in *Div. 14.3. (Glossary)*.

a. Dwelling Unit Threshold

Measured by dividing the total number of dwelling units a project sets aside as restricted affordable units by the total number of all dwelling units provided by the project.

E. Relief

1. Relief from a project category exception that prohibits a specified project type may be granted in accordance with *Sec. 13B.5.3. (Variance)*.
2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

SEC. 5C.1.13. **AFFORDABLE HOUSING**

A. Intent

The intent of the standards of this *Section (Affordable Housing)* is to limit housing development within a Use District to projects that include affordable housing.

B. Applicability

This *Section (Affordable Housing)* applies to projects involving new construction or a use modification when the applied *Use District (Part 5B.)* includes "Affordable housing" in the Use Standard column of the Use District table.

C. Standards

Projects including dwelling units shall provide, at minimum, the percentage of dwelling units specified by the Use District table as restricted affordable units.

D. Measurement

1. The percentage of dwelling units on a lot that are restricted affordable units is calculated by dividing the number of affordable units by the total number of dwelling units on the lot, exclusive of a manager unit or units.
2. Dwelling units are measured as restricted affordable units when provided in accordance with the definition of restricted affordable unit in *Div. 14.3. (Glossary)*.

E. Relief

See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

DIV. 5C.2. **SUPPLEMENTAL USE STANDARDS & FINDINGS**

SEC. 5C.2.1. **RESIDENTIAL USES**

A. **Household Business: Home Occupation**

1. **Supplemental Standards**

- a. Client visits related to the commercial use in a household business: home occupation shall be limited to one client visit per hour within the specified hours of operation.
- b. No more than one person not residing on the premises may be employed to work on the premises as part of the household business: home occupation.
- c. On-site deliveries and shipments related to the commercial use in a household business: home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every two months.

B. **Household Business: Joint Living & Work Quarters**

1. **Supplemental Findings**

- a. In addition to the findings otherwise required by *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator shall also consider all of the following:
 - i. That the uses of property surrounding the proposed location of the household business: joint living & work quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of prospective residents of the quarters;
 - ii. That the proposed household business: joint living & work quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses; and
 - iii. That an applicant for the proposed household business: joint living & work quarters involving the conversion of an existing building or portion of a building that was originally designed for non-residential occupancy has made good faith efforts to prevent the displacement of non-residential occupancy, and has submitted:
 - a) Documentation showing proof of at least five years of non-residential vacancy and efforts to replace non-residential tenants, such as rental listings or other forms of advertisements, etc.
 - b) Contact information of prior non-residential tenant(s) to allow the Zoning Administrator to confirm that the tenant wasn't offered money to break their lease, unjustly evicted or locked out, not offered lease renewal, subject to threats or intimidation, repeated interruptions of essential services such as heat, water, and electricity, or subject to other disruptions which caused them to leave their

commercial space including failure on behalf of the landlord to repair damages or deliberate construction-related disruptions like blocked entrances, excessive dust or debris.

SEC. 5C.2.2. **PUBLIC & INSTITUTIONAL USES**

A. **Utilities: Wireless Facility: All**

1. **Supplemental Standards**

The wireless facility shall meet all applicable standards required by Sec. 4C.12.4. (*Wireless Telecommunication Facilities*).

SEC. 5C.2.3. **TRANSPORTATION USES**

[Reserved]

SEC. 5C.2.4. **GENERAL COMMERCIAL USES**

A. **Animal Services: General**

1. **Supplemental Standards**

- a. The maximum number of adult dogs or cats is limited to no more than 20, or one for every 60 square feet of floor area of the facility, rounded up to the nearest whole number, whichever results in the greater number of animals.
- b. No more than 30 percent of the floor area of the facility shall be used for overnight boarding.
- c. Animal boarding areas shall not occupy the area within the first 20 feet, as measured from the storefront of the facility, and shall be separated from retail, grooming, or food storage areas.

B. **Eating & Drinking: All**

Any portion of any eating & drinking use on private property designed and intended for the service and consumption of food and drinks, that has less than 75 percent enclosure (regardless of covered area percentage), or less than 25 percent covered area (regardless of enclosure percentage) shall be considered an outdoor dining area and subject to the following:

1. **Supplemental Standards**

- a. The outdoor dining area must be provided in conjunction with an eating & drinking use that has 75 percent or more enclosure or 25 percent or more covered area pursuant to Sec. 5C.1.3. (*In Conjunction With*).

- b. The outdoor dining area supplemental standards may, at the applicant's request, supersede conditions associated with the outdoor dining area which were previously imposed as part of a discretionary approval.
- c. Hours of operation in the outdoor dining area shall end at 10:30 p.m. Sunday through Thursday and 11:00 p.m. on Friday and Saturday if the outdoor dining area is abutting or across an alley from a *Residential Use District (Div. 5B.3.)*. If the outdoor dining area is not abutting or across an alley from a *Residential Use District (Div. 5B.3.)*, then the outdoor dining area is subject to applicable hours limitation imposed by law, discretionary action, or other previously issued permit.
- d. Despite any provisions to the contrary, the noise levels of the area dedicated to the outdoor dining area shall not exceed the standards set forth in the *Noise Ordinance*.
- e. Live music, live entertainment including but not limited to disc jockeys, karaoke, dancing, and sexually oriented business uses are prohibited in outdoor dining areas.
- f. Pool tables and billiard tables are prohibited in outdoor dining areas.
- g. Television monitors and other similar audiovisual devices are prohibited in outdoor dining areas.
- h. Outdoor dining areas shall be cleaned nightly and adjoining sidewalk areas shall be kept free of debris, litter, and graffiti.
- i. A City-issued identification shall be posted in outdoor dining areas and made clearly visible to the public, indicating that the area is subject to the standards of the Al Fresco Ordinance. The identification shall include the City's MyLA311 portal as the contact information for complaints or concerns regarding the operation of the outdoor dining area during regular business hours. A hotline phone number and contact information for LADBS shall be provided for complaints or concerns regarding the operation of the outdoor dining area that occur after business hours. A telephone number of the restaurant operator or manager shall be provided for complaints or concerns regarding the operation of the outdoor dining area.
- j. A sign reminding guests to be respectful of surrounding neighbors shall be posted in outdoor dining areas.

2. **Relief**

Relief from the supplemental standards in *Paragraph 1. (Supplemental Standards)*, above may be granted through a variance, pursuant to *Sec. 13B.5.3. (Variance)*.

3. **Noncompliance/Revocation**

a. **Failure to Comply**

Failure to comply with any of the regulations and standards set forth in this *Subsection (Eating & Drinking: All)* shall constitute a violation of the Zoning Code (Chapter 1A) and may result in a citation, Administrative Citation, Orders to Comply and/or other available enforcement mechanisms identified herein or in the LAMC.

b. **Inspections**

The City shall have the authority to conduct inspections, consistent with *Chapter IX. (Building Regulations), Sec. 98.0105. (Inspections)* of this Code, to verify compliance with all of the requirements prescribed in this *Subsection (Eating & Drinking: All)*. The owner and restaurant operator shall be notified of the deficiency or violation and shall be required to timely correct and eliminate the deficiency or violation.

c. **Enforcement**

Enforcement of the requirements pursuant to this *Subsection (Eating & Drinking: All)* is not exhaustive and the City may pursue other remedies.

d. **Citations and/or Orders to Comply**

A citation for violating this *Subsection (Eating & Drinking: All)* shall include, but is not limited to, Administrative Citations and/or Notice to Appear Citations issued by the Los Angeles Police Department, and Orders to Comply and/or Notices of Violation issued by the Department of Building and Safety.

e. **Administrative Process Applicable to Administrative Citations**

Unless otherwise specified herein, all Administrative Citations issued for violations of this *Subsection (Eating & Drinking: All)* shall be subject to the provisions set forth in *Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations)* of this Code, including, but not limited to, an administrative hearing and appeal process as set forth in *Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations)* of this Code and the City's authority to use any civil remedy available to collect any unpaid administrative fine.

f. **Revocation**

Violations of the standards in *Paragraph 1. (Supplemental Standards)* above may result in revocation of the building permits for the outdoor dining area pursuant to *Sec. 13B.6.3. (Building Permit Revocation)*.

g. **Criminal and Other Remedies Available**

Any violation of *Paragraph 1. (Supplemental Standards)* above may be prosecuted as a misdemeanor. In cases where the City Attorney elects to criminally prosecute a violation,

the defendant shall be subject to all applicable penalties authorized by *Chapter I. (General Provisions and Zoning), Sec. 11.00. (m) (Provisions Applicable to Code)* of this Code and not the administrative fines authorized by this *Subsection (Eating & Drinking: All)*.

C. Lodging

1. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission, or the City Council on appeal, shall make findings on each of the following:

- a. Whether there is sufficient market demand for the proposed lodging use;
- b. That the granting of the application will not significantly impact the demand for housing, public transit, childcare and other social services in the surrounding area, taking into consideration the impact of the additional employees of the lodging use, the part-time or seasonal nature of work at the lodging use, and of the lodging use's employees' expected compensation;
- c. Whether applicant will take measures to employ residents of neighborhoods surrounding the lodging use in order to minimize increased demand for regional transportation and to reduce demand for motor vehicle trips and motor vehicle miles of travel;
- d. Whether the applicant will take measures to encourage lodging use employees and guests to use public transportation, cycling and other non-automotive means of transportation;
- e. Whether the lodging use will take measures to support small businesses in the immediate vicinity and whether the applicant will adopt any measures to increase demand for local goods and services;
- f. That the lodging use will negatively impact the availability of existing affordable and rent stabilized housing. That the applicant will take measures to replace any rent stabilized or restricted affordable units existing on the site within the past 10 years with affordable housing and any non-restricted or rent stabilized housing with moderate income housing.

D. Retail: Firearms

1. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or the Area Planning Commission on appeal, shall make findings on each of the following:

- a. That the proposed use will not result in an over-concentration of this use in the area; and
- b. That the number of firearms available for sale at the lot does not pose the potential to contribute to violent crimes involving firearms in the surrounding area.

E. Retail: Large Format

1. Supplemental Findings

- a.** In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new retail: large format uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:
 - i.** The economic impact on retail businesses within a three-mile radius, based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area, as well as the anticipated customer volume of the study area, shall be included in the report.
 - ii.** The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any residential use, civic facility, school, nature reserve, open space, public, or public recreation.
 - iii.** Contribution to the local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a three-mile radius. A survey of goods and services offered by retail uses within a three-mile radius shall be included within the report.
 - iv.** The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by the employment sector within the report.
 - v.** Fiscal impact on City tax revenue, either positive or negative.
 - vi.** Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.
 - vii.** Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.
 - viii.** Measures to mitigate any materially adverse impacts identified within the report.
- b.** If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:
 - i.** The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

- a) Is sufficient in size based on reasonably expected users;
 - b) Located along, but clear of a pedestrian accessway leading to a primary entrance;
and
 - c) Is covered to provide adequate shelter from the weather.
- ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.
 - iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot, directing users to dedicated congregation areas and amenities.

F. Retail: Pet Shop

1. Supplemental Standards

The total number of adult dogs and cats in a pet shop shall not exceed one for every 45 square feet of floor area of the facility, rounded up to the nearest whole number, up to a maximum of 40 adult dogs and cats.

G. Sexually Oriented Business: General

1. Supplemental Findings

Pursuant to *Paragraph 2. (Supplemental Procedure)* below, the Zoning Administrator shall allow a sexually oriented business: general to be established and maintained if a site does not meet distancing standards in the applied Use District table, and a site is not reasonably available elsewhere in the City for the establishment or relocation of the subject sexually oriented business: general use. A lot is reasonably available elsewhere in the City if it meets all of the following criteria:

- a. Its use as the proposed sexually oriented business: general is consistent with all applicable zoning regulations, including the Use District standards in the applied Use District table.
- b. It is available for use, purchase, or rental as a sexually oriented business: general.
- c. It has adequate street access, street lighting, and sidewalks.
- d. It is at least 500 feet away from any uses which are or may become obnoxious or offensive by reason or emission of odor, dust, smoke, noise, gas, fumes, cinders, refuse matter or water-carried waste.

2. Supplemental Procedure

- a. To apply for an exception to the distancing standards in the applied Use District table, an applicant shall file an application pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* with the Department of City Planning, on a form provided by the Department, identifying the present or proposed location of the sexually oriented business: general, and

accompanied by data supporting the supplemental findings in *Paragraph 1. (Supplemental Findings)* above. The procedures described in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* shall be replaced with the procedure listed in *Subparagraph b.* below.

- b. No additional findings other than those listed in *Paragraph 1. (Supplemental Findings)* above shall be required. If the Zoning Administrator disapproves an application for an exception, then it shall make findings of fact showing how a lot consistent with the Use District standards in the applied Use District tables is reasonably available elsewhere in the City for the establishment or relocation of the subject sexually oriented business: general.

SEC. 5C.2.5. **HEAVY COMMERCIAL USES**

A. **Motor Vehicle Services: Light, Heavy, & Large Vehicle**

1. **Supplemental Standards**

- a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street freight loading area, in compliance with development standard requirements for freight loading areas pursuant to *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by motor vehicle services use shall be stored on-site.
- d. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2))*.

B. **Motor Vehicle Services: Car Wash**

1. **Supplemental Standards**

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

C. **Fueling Station: All**

1. **Supplemental Standards**

An off-street freight loading area, in compliance with development standard requirements for freight loading areas pursuant to *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

D. Motor Vehicle Sales & Rental: All**1. Supplemental Standards**

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2))*.

E. Storage, Indoor: Self-Service Facility**1. Supplemental Findings**

In addition to the findings set forth in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or the Area Planning Commission on appeal, shall make findings on each of the following:

- a. That the granting of the application will not significantly detract from the intent of the Use District, including supporting quality employment and productive industries; and
- b. That the granting of the application will not significantly detract from any applicable community plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

F. Storage, Outdoor: Standard Vehicle, & Large Vehicle**1. Supplemental Standards**

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2))*.

G. Storage, Outdoor: Donation Bin**1. Supplemental Standards**

- a. The collection bin shall not be located within a frontage yard or within 10-feet of any property line.
- b. No more than one collection bin shall be located on any lot.
- c. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- d. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.
- e. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.
- f. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least one footcandle of light.

- g. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

H. Storage, Outdoor: Cargo Container

1. Supplemental Standards

- a. The entire lot shall be graded pursuant to *Chapter IX. (Building Regulations), Div. 70. (Grading, Excavation and Fills)* of this Code.
- b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.
- c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.
- d. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Department of Building and Safety.
- e. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

I. Storage, Outdoor: Official Motor Vehicle Impound

1. Supplemental Standards

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

SEC. 5C.2.6. LIGHT INDUSTRIAL USES

[Reserved]

SEC. 5C.2.7. HEAVY INDUSTRIAL USES

A. Animal Products Processing

1. Supplemental Standards

The curing, tanning, or storage of raw animal hides is not permitted within 500 feet of a sensitive use, or a *Residential Use District (Div. 5B.3.)*, *Residential-Mixed Use District (Div. 5B.4.)*, or *Agricultural Use District (Div. 5B.2.)*.

B. Manufacturing, Heavy: Petroleum & Coal Products

1. Supplemental Standards

In addition to a Conditional Use Permit with approval by the City Planning Commission, or the City Council, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new manufacturing, heavy: petroleum & coal products facilities and existing facilities expanding operations beyond the current property lines are required to:

- a. That any new or expanding manufacturing, heavy: petroleum & coal products facility comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance;
- b. Submit to the Department of City Planning and the City Planning Commission a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures; and
- c. Submit to the Department of City Planning and the City Planning Commission a truck routing plan that minimizes the incidence of a commercial truck traveling past sensitive uses.

C. Salvage Yard

1. Supplemental Standards

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

D. Recycling Facility: Collection

1. Supplemental Standards

- a. The recycling facility: collection shall not be located within a frontage yard or within 10-feet of any property line or any other building located on the same site.
- b. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.
- c. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.
- d. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

- e. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.
- f. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.
- g. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

E. Recycling Facility: Sorting & Processing

1. Supplemental Standards

- a. All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.
- b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring (Type 1))*.

F. Waste Facility: Organic Waste

1. Supplemental Standards

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

G. Waste Facility: Hazardous Waste, & Solid Waste

1. Supplemental Standards

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

2. Supplemental Findings

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

- a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.
- b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

- c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

H. Mineral & Ore Extraction

1. Supplemental Standards

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new mineral & ore extraction facilities and existing facilities expanding operations beyond the current property lines are required to:

- a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance;
- b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures;
- c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures; and
- d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

SEC. 5C.2.8. AGRICULTURAL USES

A. Animal Keeping: Bees

1. Supplemental Standards

- a. Beekeeping operators shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.
- c. The total number of beehives shall be limited to one for each 2,500 square feet of lot area.
- d. Beehives shall not be located within a frontage yard or within five feet of any property line.

B. Animal Keeping: Dairy

1. Supplemental Standards

- a. The lot area for an animal keeping: dairy shall not be less than 20 acres.
- b. Where bovines are being kept, the number kept shall not exceed one bovine for each 4,000 square feet of lot area.

C. Animal Keeping: Equine, Commercial

1. Supplemental Standards

- a. The lot area for an equine keeping use shall not be less than 17,500 square feet.
- b. The number of equines kept shall not exceed one equine for each 4,000 square feet of lot area.
- c. An animal which is under 12 months of age, and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept, shall not be considered an equine and shall be allowed by right on said property.

D. Animal Keeping: Equine, Non-commercial

1. Supplemental Standards

- a. The lot area for an equine keeping use shall not be less than 17,500 square feet.
- b. The number of equines kept shall not exceed one equine for each 4,000 square feet of lot area.
- c. An animal which is under 12 months of age, and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept, shall not be considered an equine and shall be allowed by right on said property.

E. Animal Keeping: Livestock

1. Supplemental Standards

- a. The lot area for an animal keeping: livestock use shall not be less than 17,500 square feet.
- b. The number of livestock kept shall not exceed one animal for each 4,000 square feet of lot area.

F. Animal Keeping: Small Animals

1. Supplemental Standards

- a. When used for commercial purposes, the lot area for an animal keeping: small animals use shall not be less than five acres. There is no lot size minimum required for non-commercial animal keeping: small animals.

G. Plant Cultivation: Farming

1. Supplemental Standards

One farm stand having a floor area no larger than 200 square feet is allowed accessory to plant cultivation: farming, provided it meets the following standards:

- a.** Only agricultural products produced on the lot may be sold at the farm stand.
- b.** The farm stand shall be set back a minimum of 10 feet from all frontage lot lines.

DIV. 5C.3. **SPECIAL USE PROGRAMS**

Special use programs are established for uses that require a detailed and prescriptive set of performance standards for safe, orderly, and efficient operation, in addition to any general use standards and supplemental standards or findings that may be included in the Use District table.

SEC. 5C.3.1. **INCLUSIONARY HOUSING PROGRAM**

A. Intent

The Inclusionary Housing Program is intended to ensure the development of housing that is affordable to a range of households at all income levels by requiring that a portion of all projects involving the construction of 10 or more dwelling units, referred to in this *Section (Inclusionary Housing Program)* as an inclusionary housing project, pursuant to this program includes restricted affordable units. When implemented, this program will help to increase the availability of dwelling units at all income levels, and help the City meet its share of regional housing needs in a manner that is consistent with the General Plan and other City policies related to housing.

B. Applicability

1. The requirements of this *Section (Inclusionary Housing Program)* apply to a project involving new construction, a major remodel, a use modification, or a renovation, that will result in new dwelling units on a lot included on the Inclusionary Housing Map, as established in *Sec. 1.5.10. (Inclusionary Housing Map)*, and as outlined in the Subsections below.
2. Lots that have not been designated on the Inclusionary Housing Map shall not be subject to the requirements of this *Section (Inclusionary Housing Program)*.
3. An adaptive reuse project in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Program)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Program)* shall not be subject to the requirements of this *Section (Inclusionary Housing Program)*.
4. A project subject to this *Section (Inclusionary Housing Program)* shall be referred to as an inclusionary housing project.

C. Inclusionary Standards

An inclusionary housing project shall comply with the following requirements in this *Subsection (Inclusionary Standards)*, or the requirements of an applicable Community Plan Implementation Overlay, unless a project otherwise complies with the alternatives established in *Subsection D. (Inclusionary Alternatives)* below.

1. Inclusionary Rental (IR)

An inclusionary housing project providing dwelling units which are for rent shall set aside the minimum required restricted affordable units for rent provided in the applicable Inclusionary Program Set Designation. Dwelling units within the project which are for sale shall not be subject to the minimum required restricted affordable units.

2. Inclusionary Rental & For-Sale (IRF)

An inclusionary housing project providing dwelling units which are either rental, for-sale, or a combination of both, shall set aside the minimum required restricted affordable units as required by the designated Affordability Requirement Set. The designated Affordability Requirement Set shall be determined for a lot by referring to the Inclusionary Housing Map.

3. Inclusionary Program Set Designations

An inclusionary housing project shall provide, at minimum, the percentage of restricted affordable units specified in at least one of the income ranges listed in the applicable Affordability Requirement Set, as established below. The applicable Affordability Requirement Set for an inclusionary housing project shall be based on the Inclusionary Housing Set the project is located within on the Inclusionary Housing Map.

AFFORDABILITY REQUIREMENT SETS					
Inclusionary Housing Set	Affordability Requirements				
	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Moderate Income
A	8%	8%	10%	12%	16%
B	12%	13%	15%	17%	28%
C	80%	80%	80%	80%	80%

a. Calculating Required Units

The minimum percentage of required restricted affordable units shall be calculated based on the total number of dwelling units in the inclusionary housing project. Any number resulting in a fraction shall be rounded up to the next whole number, and not calculated as specified in Sec. 6C.1.2. (*Lot Area Per Household Dwelling Unit*) or Sec. 6C.1.3. (*Lot Area Per Efficiency Dwelling Unit*). Restricted affordable units provided pursuant to this program may also count towards the affordable housing incentive programs established in Sec. 9.2.1. (*Density Bonus*) or Sec. 9.3.2. (*Local Affordable Housing Incentive Program*), provided they comply with the requirements in those Sections.

b. For-Sale Units

Restricted affordable units which are offered on a for-sale bases shall be subject to an applicant agreement with the Los Angeles Housing Department that ensures that a for-sale unit that qualified the applicant for the Inclusionary Housing Program meets either of the following conditions:

- i. The unit is initially occupied by a moderate income household, low income household, very low income household, or extremely low income household, as required, and it is offered at an affordable housing cost, as that cost is defined in *California Health and Safety Code, Sec. 50052.5. (Definitions)* and is subject to an equity sharing agreement; or

- ii. The unit is purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in the *California Revenue and Taxation Code, Sec. 402.1. (General Requirements), Paragraph (10).* and that includes all of the following:
 - a) A repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit housing corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser;
 - b) An equity sharing agreement, as specified in *Paragraph 4. (Equity Sharing Agreement) of Subsection E. (Records & Agreements)* below; and
 - c) Affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to moderate income households, low income households, very low income households, or extremely low income households, as defined in *California Health and Safety Code, Sec. 50052.5. (Definitions)*.

c. Restricted Affordable Unit Size & Distribution

The size, construction finishes, and distribution of all required restricted affordable units shall be provided in accordance with any guidelines established by the Los Angeles Housing Department.

4. Non Designated Lots

Lots that have not been designated on the Inclusionary Housing Map are not be subject to the requirements of this *Section (Inclusionary Housing Program)*. Residential uses on non-designated lots with an applied Use District assigning an S (Special Use Program) permission level shall be permitted in accordance with *Sec. 5A.3.2. (Permitted (P))*, in addition to any applicable general or supplemental use standards as indicated by an asterisk (*) in accordance with *Sec. 5A.3.3. (Use Standard Applies)*.

D. Inclusionary Alternatives

In lieu of compliance with the requirements in *Subsection C. (Inclusionary Standards)* above, the requirements of this *Section (Inclusionary Housing Program)* may be satisfied by implementing one of the following alternatives if approved pursuant to the applicable process in *Subsection F. (Procedures)* below.

1. In-Lieu Fee

The affordability provisions of this program may be satisfied by the payment of an in lieu fee to the City in lieu of constructing the restricted affordable units within the inclusionary housing project. The fee is due and payable to the Affordable Housing Trust Fund, established in *Chapter 122. (Affordable Housing Trust Fund), Div. 5. (Finance)* of the LAAC at the time of and

in no event later than issuance of the first building permit, concurrent with and proportional to project phases. The developer may defer payment of all or a portion of the in lieu fee until, but no later than issuance of the Certificate of Occupancy, by payment of a deferral surcharge, as established in *Paragraph d. (Deferral Surcharge)*, below, with the in lieu fee. The in lieu fee shall be determined by the City based on the following:

a. Fee

The amount of the in lieu fee shall be determined by the number of dwelling units equivalent to 1.1 times the required number of on-site restricted affordable units for the inclusionary housing project, in the same proportion of affordability, multiplied by the applicable affordability gap, as established in *Paragraph b. (Affordability Gap)* below.

b. Affordability Gap

The City shall identify the affordability gap for rental and ownership units of each bedroom size (studio, one bedroom, two bedroom and three bedroom) for each required affordability level supported by a study (affordability gap study) that considers the following:

i. Rental Units

For rental dwelling units, the study shall collect and determine, by unit type and affordability level, the following information from recently completed affordable housing projects funded by the City's Affordable Housing Trust Fund: total development costs and operating expenses. The study shall also determine the amount of permanent financing available based on restricted rents and prevailing interest rates. The difference between the total development cost and permanent financing amount shall be the affordability gaps per unit by unit type and affordability level.

ii. For-Sale Units

For for-sale dwelling units, the study shall identify the market median sales prices by unit type in the 34 Community Plan areas. It shall determine the restricted sales prices of for-sale units by unit type and affordability level. The difference between the market median sales price and the restricted sales price shall be the affordability gaps per unit by unit type and affordability level.

c. Bi-Annual Fee Adjustment

The City shall adjust the in lieu fee every two years, based on the results of a new affordability gap study. An affordability gap study, the proposed adjusted affordability gaps, and the adjusted fees shall be published within two years of the date that the original affordability gaps study is released, and consecutively thereafter by the date that is two years after the release of the previous affordability gaps study. If the City does not meet

the deadline in this paragraph, the in lieu fee will remain set at the existing level until the provisions of this paragraph are met.

d. Deferral Surcharge

The deferral surcharge will be assessed at the Wall Street Journal Prime Rate plus 200 basis points at the time such fee is due, (at the issuance of the building permit). The deferral surcharge fee shall be deposited into the Affordable Housing Trust Fund established in *Chapter 122. (Affordable Housing Trust Fund), Div. 5. (Finance)* of the LAAC.

E. Records & Agreements

Prior to the issuance of a building permit, the following requirements shall be met.

1. Restricted Affordable Unit Covenants

For any inclusionary housing project that contains restricted affordable units, a covenant acceptable to the Los Angeles Housing Department must be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 99 years, except as established in *Subparagraph a., Subparagraph b., and Subparagraph c.* below, from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. A copy of the covenant shall be filed with the Department of City Planning and the Department of Building and Safety. The following are exempt from the 99 year covenant length:

- a.** An inclusionary housing project in which 100 percent of all dwelling units, exclusive of a manager unit or units, are restricted affordable units, which are subject to a recorded affordability restriction of at least 55 years or utilize public subsidies that are tied to a specified covenant period. At minimum, all restricted affordable units in the inclusionary housing project shall be covenanted for at least 55 years; or
- b.** A mixed-income inclusionary housing project utilizing public subsidies that are tied to a specified covenant period. At minimum, all restricted affordable units in the inclusionary housing project shall be covenanted for at least 55 years; or
- c.** Inclusionary housing projects financed by low-income housing tax credits. At minimum, all restricted affordable units in the inclusionary housing project shall be covenanted for at least 55 years.

2. Conflicts of Duration of Affordability Covenants

If the duration of affordability covenants established in *Paragraph 1. (Restricted Affordable Unit Covenants)* above conflicts with the duration for any other government requirement, the longest duration controls.

3. Right of Enforcement

Any covenant described in this *Section (Inclusionary Housing Program)* must provide for a right of enforcement by the City, any tenant, and the owner of any building to which a covenant and agreement applies.

4. Equity Sharing Agreement

An inclusionary housing project that has opted to an equity sharing agreement for for-sale restricted affordable units shall be required to enter into an agreement with the Los Angeles Housing Department as outlined below, unless it is in conflict with the requirements of another public funding source or law.

- a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation.
- b. Except as provided in *Subparagraph e.* below, the local government shall recapture any initial subsidy, as defined in *Subparagraph c.* below, and its proportionate share of appreciation, as defined in *Subparagraph d.* below, which amount shall be used within five years for any of the purposes described in the *California Health and Safety Code Sec. 33334.2., Subdivision (e).* that promote home ownership.
- c. For purposes of the equity sharing agreement, the Los Angeles Housing Department's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.
- d. For purposes of the equity sharing agreement, the Los Angeles Housing Department's proportionate share of appreciation shall be equal to the ratio of the Los Angeles Housing Department's initial subsidy to the fair market value of the home at the time of initial sale.
- e. If the unit is purchased or developed by a qualified nonprofit housing corporation the Los Angeles Housing Department may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by *California Health and Safety Code, Sec. 50079.5.* within the jurisdiction of the Los Angeles Housing Department.

F. Procedures

The Department of Building and Safety shall issue a building permit for any inclusionary housing project that meets the requirements of this *Section (Inclusionary Housing Program)*.

1. Administrative Guidelines

An inclusionary housing project utilizing an alternative in *Subsection D. (Inclusionary Alternatives)* above, shall also require approval from the Department of City Planning pursuant to *Sec. 13B.3.1. (Administrative Review)*.

SEC. 5C.3.2. HOME-SHARING PROGRAM

A. Intent

To allow for the efficient use and sharing of a residential structure which is a host's primary residence, without detracting from the surrounding residential character or the City's available housing stock.

B. Definitions

The following definitions shall apply to this *Section (Home-Sharing Program)*:

1. Administrative Guidelines

The Department of City Planning or Office of Finance may promulgate regulations, which may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions, and consistent with the intent, of this Section (Home-Sharing Program).

2. Booking Service

A booking service is defined as any reservation or payment service provided by a person that facilitates a short-term rental transaction between a person and a prospective guest or transient user, and for which the person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment of services provided for the transaction.

3. Citation

Citation includes any enforcement citation, order, ticket or similar notice of violation, relating to the condition of or activities at a person's primary residence or property, issued by the Department of Building and Safety, Los Angeles Housing Department, Los Angeles Police Department, or Los Angeles Fire Department, including an Administrative Citation issued pursuant to Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code.

4. Extended Home-Sharing

Extended home-sharing is defined as home-sharing that is permitted for an unlimited number of days in a calendar year.

5. Host

Host is defined as an individual who is registered for home-sharing pursuant to this Section (Home-Sharing Program).

6. Hosting Platform

Hosting platform is defined as a person that participates in short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking service transaction using any medium of facilitation.

7. Person

Person shall have the same meaning as that term is defined in Chapter II. (Licenses, Permits, Business Regulations), Sec. 21.7.2. (Definitions) of this Code.

8. Platform Agreement

Platform agreement is defined as a signed agreement between a hosting platform and the City, which, among other things, provides that the platform will collect and submit the Transient Occupancy Tax to the City on behalf of hosts and persons listed for short-term rentals.

9. Primary Residence

Primary residence is defined as the sole residence from which the host conducts home-sharing and in which the host resides for more than six months of the calendar year.

10. Rental Unit

Rental unit is defined as a dwelling unit or residential structure, or portion thereof.

11. Short-Term Rental

Short-term rental is defined as a rental unit, rented in whole or in part, to any person(s) for use of 30 consecutive days or less. Rental units within City-approved lodging uses shall not be considered a short-term rental.

12. Transient

Transient shall have the same meaning as that term is defined in Chapter II. (Licenses, Permits, Business Regulations), Sec. 21.7.2. (Definitions) of this Code.

C. Home-Sharing Registration

To register a home-sharing, home-based business, the applicant shall provide the material below to the satisfaction of the Director of Planning within 45 days of when the application is first submitted:

1. Information verifying the host's identification and primary residence;
2. Identification of a local responsible contact person;

3. A list of all hosting platforms to be used;
4. Whether home-sharing is for an entire rental unit or a portion thereof;
5. Any other information required by the instructions on the application or by the guidelines promulgated by the Director of Planning; and
6. Payment of any filing fee required under *Article 15. (Fees)*.

D. Eligibility Requirements

The following requirements shall be met at the time of submitting an application for home-sharing registration:

1. The applicant has obtained a Transient Occupancy Registration Certificate from the Office of Finance pursuant to *Chapter II. (Licenses, Permits, Business Regulations), Sec. 21.7.6. (Registration)* of this Code, unless the applicant exclusively lists their primary residence on hosting platforms that have a platform agreement with the City of Los Angeles.
2. The proposed home-sharing is consistent with the provisions of this *Subsection (Eligibility Requirements)* and is limited to the host's primary residence.
 - a. A renter or lessee shall not engage in home-sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit home-sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.
 - b. A primary residence that is subject to affordable housing covenants, or *Chapter XV. (Rent Stabilization Ordinance)* of this Code, or are income-restricted under city, state, or federal law, is not eligible for home-sharing.
 - c. No primary residence which is the subject of any pending citation may be registered for home-sharing.
 - d. No person may apply for or obtain more than one home-sharing registration or otherwise operate more than one home-sharing rental unit at a time in the City of Los Angeles.

E. Expiration & Renewal

1. A home-sharing registration is valid for one year from the date of issuance. It may not be transferred or assigned and is valid only at the host's primary residence. A home-sharing registration may be renewed annually if the host:
 - a. Pays the renewal fee;
 - b. Has complied with the provisions of this *Section (Home-Sharing Program)* for the past year;

- c. Provides information concerning any changes to the previous application for, or renewal of, the home-sharing registration; and
 - d. Submits home-sharing records described in *Sec. 5C.3.2.H. (Host Requirements)* below for the last year to demonstrate compliance with this *Section (Home-Sharing Program)*, unless the host lists exclusively on a hosting platform with a platform agreement that includes a provision for pass-through registration for applicants for a home-sharing registration.
2. The records described in *Sec. 5C.3.2.H. (Host Requirements)* below shall be made public to the extent required by law.

F. **Suspensions & Revocations**

Notwithstanding any other provision to the contrary, the Director of Planning may require the suspension, modification, discontinuance or revocation of any home-sharing registration if it is found that the host has violated this *Section (Home-Sharing Program)* or any other city, state, or federal regulation, ordinance or statute.

1. **Suspension**

If a host receives two citations, the host's home-sharing registration shall be suspended for 30 days, or as long as at least one citation is open, whichever is longer. The suspension shall become effective 15 days after the mailing of a Notice of Intent to Suspend the host. If a host initiates an appeal of either citation, the suspension will take effect only if the appeal is not resolved entirely in the host's favor.

- a. A host may challenge a citation by submitting an appeal to the City department that issued the citation and providing notice to the Department of City Planning as described in the Administrative Guidelines.
- b. Where no process is described in the citation, a host may challenge a citation by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a commission or City Council.

2. **Revocation**

If three citations have been issued to the host and have been sustained (after exhaustion of any related remedies, including appeals) within a registration year, the host's home-sharing registration shall be revoked. The revocation of a host's home-sharing registration shall become effective 15 days after the mailing of a Notice of Intent to Revoke to the host.

- a. A host may challenge a Notice of Intent to Revoke by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a commission or City Council.
- b. Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for one year from the effective date of the Notice of Intent to Revoke.

3. Modification

The Zoning Administrator may modify, discontinue or revoke any home-sharing registration based upon an order to show cause, pursuant to *Sec. 13B.6.2.A.1. (Zoning Administrator Authority)*, why any proposed modifications, discontinuances or revocations of any home-sharing registration should not be issued. The Zoning Administrator shall provide notice to the host or recorded owner and lessees of the host's primary residence to appear at a public hearing at a time and place fixed by the Zoning Administrator to respond to the Zoning Administrator's order to show cause.

G. Prohibitions

1. No person shall offer, advertise, book, facilitate or engage in home-sharing or short-term rental activity in a manner that does not comply with this *Section (Home-Sharing Program)*.
2. No person or host may advertise a rental unit for short term rental or home sharing unless all advertisements clearly list a City-issued home sharing registration number for that rental unit.
3. No host shall engage in home-sharing for more than 120 days in any calendar year unless the City has issued the host an extended home-sharing registration pursuant to *Subsection K. (Extended Home-Sharing)* below.
4. Accessory dwelling units for which a complete building permit application was submitted on or after January 1, 2017, to the Department of Building and Safety pursuant to *Sec. 13B.10.1.B.2(a) (General Provisions; Permits and Vesting of Development Plan)* may not be used for home-sharing, unless an applicant demonstrates the accessory dwelling unit is the applicant's primary residence.
5. No host shall offer, advertise, or engage in home-sharing in a non-residential building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure, including, but not limited to, a tent.
6. If a host lists a primary residence on multiple listings on multiple hosting platforms, only one listing shall be booked at any given time.
7. A host shall not rent all or a portion of their primary residence for the purposes of home-sharing to more than one group of guests or under more than one booking, at any given time.
8. Home-sharing is not permitted in buildings that have been converted from units subject to *Chapter XV. (Rent Stabilization Ordinance)* of this Code to single-unit dwellings until five years after the date of conversion.
9. Except for allowable household business: home occupation uses, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during home-sharing activity.

10. A host shall only advertise on a hosting platform that was listed on the host's home-sharing application form, unless the host has submitted a written request and received written approval from the Department of City Planning to use another hosting platform.
11. No more than two overnight guests (not including children) are allowed per habitable room, not including kitchens, during home-sharing activities.
12. There shall be no use of sound amplifying equipment, as that term is defined in *Chapter XI. (Noise Regulation), Sec. 111.01. (j). (Definitions)* of this Code after 10:00 pm and no evening outdoor congregations of more than eight people (excluding children) during home-sharing activities. Home-sharing activities are subject to the noise regulations in *Chapter XI. (Noise Regulation)* of this Code.
13. A host whose home-sharing registration has been suspended is prohibited from participating in home-sharing for the duration of the suspension.
14. A host whose home-sharing registration has been revoked may not participate in home-sharing unless and until a new registration is authorized.

H. Host Requirements

1. A host, or owner of the host's primary residence if the host does not own it, may be responsible for any nuisance violations, as described in *Sec. 13B.6.2. (Nuisance Abatement/Revocation)*, arising at the host's primary residence during home-sharing activities. Either the host, or owner of the host's primary residence if the host does not own it, may be assessed a minimum inspection fee, as specified in *Chapter IX. (Building Regulations), Sec. 98.0412. (Inspection Fees)* of this Code for each site inspection.
2. The host shall keep and preserve, for a minimum period of three years, all records regarding each home-sharing stay, including the length of stay and the price paid for each stay, and any other records required by Administrative Guidelines promulgated by the Director of Planning.
3. On the home-sharing registration application, a host shall acknowledge and consent to Office of Finance and other City agencies' inspection of records at all reasonable times and places for purposes of enforcement of this *Section (Home-Sharing Program)*.
4. The host shall fully comply with all the requirements of *Chapter II. (Licenses, Permits, Business Regulations), Article 1.7. (Transient Occupancy Tax)* of this Code.
5. The host shall pay a per-night fee for each night of home-sharing, which will be deposited into the Short Term Rental Enforcement Fund per the requirements in *Sec. 5.576. (Creation and Administration of the Short-Term Rental Enforcement Trust Fund)* of the LAAC. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this *Section (Home-Sharing Program)*.
6. Every host shall provide and maintain working fire extinguishers, smoke detectors, and carbon monoxide detectors, in compliance with fire, life and safety codes; information related to emergency exit routes on the property and contact information, including the contact information of the host or a designated responsible agent of the host.

7. Every host that lists a primary residence located in a Very High Fire Hazard Severity Zone designated pursuant to *California Government Code Sec. 51178. (Moderate, High, and Very High Fire Hazard Severity Zones)* shall include in all host listings and post written notices on any patio or deck that smoking is not permitted in any exterior of the property.
8. Every host shall provide a code of conduct to guests that includes the relevant provisions of this *Section (Home-Sharing Program)* and other information to address behavioral, safety, security, and other matters, as required in the Department of City Planning Administrative Guidelines.
9. Every host shall authorize any hosting platform on which their primary residence is listed to provide to the City the host listing and other information described in *Paragraph 4. of Subsection I. (Hosting Platform Responsibilities)* below.
10. Every host shall consent to receive all City notices and citations regarding their home-sharing registration by U.S. mail.

I. Hosting Platform Responsibilities

1. Hosting platforms shall not process or complete any booking service transaction for any person, unless the person has a valid home-sharing registration number issued by the City.
2. Hosting platforms shall not process or complete any booking service transaction for any host listing that has exceeded the authorized 120-day limit in one calendar year, unless the host has obtained an extended home-sharing approval.
3. Within 45 days of the effective date of this *Section (Home-Sharing Program)*, hosting platforms with listings located in the City shall provide to the Department of City Planning the contact information for an employee or representative responsible for responding to requests for information, including requests related to possible violations of this *Section (Home-Sharing Program)*. Hosting platforms that commence listings in the City after the effective date shall provide this information prior to facilitating home-sharing activity or providing booking services within the City.
4. Subject to applicable laws, a hosting platform with listings in the City shall provide to the Department of City Planning, on at least a monthly basis, in a format as specified by the City, the home-sharing registration number of each listing, the name of the person responsible for each listing, the street address of each listing and, for each booking that occurs within the reporting period, the number of days booked.
5. In the event a hosting platform has entered into an agreement with the Office of Finance to collect and remit transient Occupancy Tax pursuant to *Chapter II. (Licenses, Permits, Business Regulations), Article 1.7. (Transient Occupancy Tax)* of this Code, and a host has assigned the responsibilities for the collection and remittance of the transient Occupancy Tax to the hosting platform, then the hosting platform and the host shall have the same duties and liabilities, including but not limited to the collection and remittance of the tax to the City on a monthly basis.

6. Exception

The provisions of this *Subsection I. (Hosting Platform Responsibilities)* shall not apply to a hosting platform whenever it,

- a. Complies with the Administrative Guidelines, issued by the Department of City Planning and approved by resolution of the City Council, that describe how the hosting platform shall satisfy the hosting platform responsibilities in this *Subsection I. (Hosting Platform Responsibilities)*, or
- b. Enters into a platform agreement, the terms of which shall be set forth in a master platform agreement approved by the City Council, that establishes the manner in which the hosting platform supports the City's enforcement of this *Section (Home-Sharing Program)* and meets the purposes of the hosting platform responsibilities in this *Subsection I. (Hosting Platform Responsibilities)*. Each individual platform agreement shall be approved by the City Council.

J. Enforcement of Violations

1. The provisions in this *Subsection (Enforcement of Violations)* shall be in addition to any criminal, civil, or other legal remedy established by law that may be pursued to address violations of this *Section (Home-Sharing Program)*.
2. Any person who has failed to comply with the provisions of this *Section (Home-Sharing Program)* may be subject to the provisions of *Chapter I. (General Provisions and Zoning), Sec. 11.00. (Provisions Applicable to Code)* of this Code. The owner or operator of any property used for home-sharing, including the host or owner of any host's primary residence, may be assessed a minimum inspection fee, as specified in *Chapter IX. (Building Regulations), Sec. 98.0412. (Inspection Fees)* of this Code for each site inspection.
3. The Director of Planning may, at any time, require the modification, discontinuance, or revocation of any home-sharing registration in the manner prescribed in *Subsection F. (Suspensions & Revocations)* above.
4. The Administrative Citation Enforcement (ACE) program in *Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations)* of this Code may be utilized to issue Administrative Citations and impose fines pursuant to this *Section (Home-Sharing Program)*. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the operator of the short-term rental, the host, or the property owner, if different than the operator or host, shown on the County's last equalized property tax assessment roll. Fines for violations of this *Section (Home-Sharing Program)* shall be as follows:
 - a. Hosting platform: a \$1,000 fine per day shall be imposed for any of the following violations:

- i. Completing a booking service transaction for each listing without a valid City home-sharing registration number or pending registration status number.
 - ii. Completing a booking service transaction for each listing where more than one property is affiliated with a single host, or each listing where the host's home address does not match the listing location.
 - iii. Completing a booking service transaction for any listing for a rental unit where the host's home-sharing or extended home-sharing registration has been revoked or suspended by the City.
 - iv. Completing a booking service transaction for any rental unit lacking extended home-sharing approval that has exceeded the authorized 120-day limit for hosting short-term rentals in one calendar year.
- b. Owner of primary residence or host or person:
- i. A daily fine of \$500, or two times the nightly rate charged, whichever is greater, for advertising a rental unit for the purposes of short-term rental in violation of this *Section (Home-Sharing Program)*.
 - ii. A daily fine of \$2,000, or two times the nightly rent charged, whichever is greater, for each day of home-sharing activity beyond the 120 day limit in a calendar year, unless the host has a valid extended home-sharing registration.
 - iii. For all other violations of this *Section (Home-Sharing Program)*, the administrative fine shall be levied according to the amounts described in *Chapter I. (General Provisions and Zoning), Sec. 11.2.04. (a)(2) (Administrative Fines)* of this Code. The square footage for the use in calculating the fine shall be the amount of indoor space to which the transient guest has access. If the square footage is unable to be ascertained, it shall be deemed to be between 500 and 2,499 square feet.
- c. The fine amounts listed above shall be updated annually, from the date of effective date of this ordinance, according to the Consumer Price Index for All Urban Consumers (CPI-U).

K. Extended Home-Sharing

For hosts who participate in extended home-sharing, the following shall apply:

1. Application & Eligibility Requirements

a. Ministerial Approval

Extended home-sharing may be approved by the Director of Planning if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met:

- i. The host maintains a current home-sharing registration and has maintained a home-sharing registration for at least six months or has hosted for at least 60 days based on substantial evidence provided by the host or hosting platform.

- ii. No more than one citation was issued within the prior three years.
- iii. The host provides proof of mailing of a notification concerning commencement of extended home-sharing, which includes a Director of Planning-issued publication outlining the complaint process, to abutting owners and occupants on a form provided by the Department of City Planning.

b. Discretionary Approval

A discretionary review of an extended home-sharing application is required if the host complies with *Sub-subparagraph i. of Subparagraph a. (Ministerial Approval)* above, but two citations have been issued within the prior three years.

- c. If the Director of Planning finds that the matter may have a significant effect on neighboring properties, the Director may set the matter for public hearing. Written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the hearing to the applicant, owners, and tenants of the property involved, owners and tenants of all properties abutting the proposed extended home-sharing activity, the City Councilmember representing the area in which the property is located, and the applicable Neighborhood Council. If the Director determines that the matter will not have a significant effect on neighboring properties, no hearing shall be held.
- d. The extended home-sharing application may only be approved if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met, to the satisfaction of the Director:
 - i. The host provides proof of mailing of a notification, which includes a Director of Planning-issued publication outlining the complaint process, to abutting owners and occupants on a form provided by the Department of City Planning.
 - ii. In consideration of any comments received by the public on the application, the Director finds the use is in substantial conformance with the following findings:
 - a) That the extended home-sharing will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, City, or region;
 - b) That the extended home-sharing operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety;
 - c) That the extended home-sharing substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable Specific Plan; and
 - d) That there is no substantial evidence of continued nuisance behavior from the location.

- e. If no appeal is filed within 15 days from the date of the Director's determination approving or denying an extended home-sharing application, the Director's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any abutting owner and occupant. An appeal shall be filed at the public counter of the Department of City Planning within 15 days of the date of the Director's decision. The appeal shall set forth specifically how the appellant believes the Director's findings and decision are in error. The Area Planning Commission may grant, conditionally grant, or deny the appeal. The failure of the Area Planning Commission to act upon an appeal within 75 days after the expiration of the appeal period, or within an additional period as may be agreed upon by the applicant and the Director, shall be deemed a denial of the appeal and the original action on the matter shall become final.

- i. **Ineligibility**

If the host's home-sharing registration has been suspended or revoked, the host is not eligible to apply for extended home-sharing for two years from the effective date of the revocation or suspension or as long as a citation remains open or unresolved, whichever is later.

- ii. **Expiration & Renewal**

An extended home-sharing registration is valid for one year from the date of issuance. An extended home-sharing registration is subject to the same expiration and renewal terms described in Subsection E. (*Expiration & Renewal*) above and may be renewed annually if the host meets the same renewal requirements in that Subsection.

- iii. **Revocations**

An extended home-sharing approval shall be revoked if there are two citations within a registration year in accordance with the process set forth in Subsection F. (*Suspensions & Revocations*) above. Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for two years from the effective date of the Notice of Revocation or as long as a citation remains open or unresolved, whichever is later.

L. Administration & Regulations

No person shall fail to comply with the Administrative Guidelines.

M. Effective Date

This effective date of this Section (*Home-Sharing Program*) is July 1, 2019.

SEC. 5C.3.3. **ALCOHOL SALES PROGRAM**

A. **Intent**

To enable regulations for alcohol sales to be applied through an opt-in program that serves as an alternative to traditional conditional use permit in compliance with the California Constitution. Alternative permission areas allow for the sale or dispensing of alcoholic beverages to be tailored to local neighborhoods and districts in accordance with the needs of the surrounding economic and social context, while protecting public health, safety, and welfare.

B. **Applicability**

1. For establishments on lots identified as being within an Alcohol Permission Area, as established in *Sec. 1.5.9. (Alcohol Permission Area Map)*, all uses involving the sale or dispensing of alcoholic beverages (eating & drinking: alcohol service, and retail: alcohol uses) shall be subject to the use permission levels and performance standards as established in *Subsection C. (Alcohol Permission Area Standards)* below that correspond to the specified Alcohol Permission Area designation.
2. Establishments on lots not designated as being within a specific Alcohol Permission Area as established in *Sec. 1.5.9. (Alcohol Permission Area Map)* shall require review and approval by the Zoning Administrator for the permission to sell or dispense of alcoholic beverages in accordance with *Paragraph 5. (Unmapped/Noncompliant Establishments)* of *Subsection G. (Process)* below.
3. If the establishment or property has been the subject of Nuisance Abatement/Revocation pursuant to *Sec. 13B.6.2. (Nuisance Abatement/Revocation)* resulting in the revocation of any permit or imposition of any corrective conditions, all uses involving the sale or dispensing of alcoholic beverages shall require review and approval by the Zoning Administrator in accordance with *Paragraph 5. (Unmapped/Noncompliant Establishments)* of *Subsection G. (Process)* below.
4. If the establishment is proposing to modify or expand existing alcohol service to an outdoor dining area, the operator may be permitted pursuant to the Outdoor Dining Area Administrative Alcohol Authorization Process in *Paragraph 6. (Outdoor Dining Area Administrative Alcohol Authorization)* of *Subsection G. (Process)*, below.

C. **Alcohol Permission Area Standards**

The allowance of eating & drinking: alcohol service and retail: alcohol uses shall be subject to the permission levels, performance standards, security standards, and supplemental procedures, which are applicable based on the designated Alcohol Permission Area as established in the table below. The standards are described fully in *Subsection D. (Performance Standards)*, *Subsection E. (Security Standards)*, and *Subsection F. (Supplemental Procedures)* below. Proposed uses shall be reviewed and permitted by their corresponding procedures as established in *Subsection G. (Process)* below.

- Special Use Programs -

Alcohol Permission Areas	ALCOHOL SALES STANDARD APPLICABILITY			
	Alcohol Sensitive Sales Area	Limited Restaurant Beverage Area	Restaurant Beverage Area	Restaurant & Bar Nightlife Area
Use Permission				
Eating & Drinking:				
Alcohol Service	Requires Class 2 CUP	Permitted	Permitted	Permitted
Retail:				
Alcohol	Not Permitted	Requires Class 2 CUP	Requires Class 2 CUP	Requires Class 2 CUP
Performance Standards (see Subsection D.)				
1. In Conjunction with Restaurant	Applicable	Applicable	Applicable	Not Applicable
2. Lodging Establishments	Applicable	Applicable	Applicable	Not Applicable
3. Food Halls/Courts	Applicable	Applicable	Applicable	Not Applicable
4. Amount of Patron Seating	Not Applicable	Applicable	Applicable	Not Applicable
5. Booth/Group Seating	Not Applicable	Applicable	Applicable	Not Applicable
6. Private Dining & Banquet Rooms	Not Applicable	Applicable	Applicable	Not Applicable
7. Hours of Operation	Applicable	Applicable	Applicable	Not Applicable
8. Alcohol License Type	Applicable	Applicable	Applicable	Applicable
9. Gross Sales Limit	Applicable	Applicable	Not Applicable	Not Applicable
10. Serving of Alcohol	Applicable	Applicable	Applicable	Applicable
11. Fixed Bar Areas	Applicable	Applicable	Applicable	Not Applicable
12. Live Entertainment	Applicable	Applicable	Applicable	Not Applicable
13. Dance Floors	Applicable	Applicable	Applicable	Not Applicable
14. Pool/Billiard Tables	Applicable	Applicable	Applicable	Not Applicable
15. Patron Access Requirements	Applicable	Applicable	Applicable	Not Applicable
16. Adult-Oriented Activities	Applicable	Applicable	Applicable	Not Applicable
17. Alcohol-Oriented Events	Applicable	Applicable	Applicable	Not Applicable
18. Proximity to Agricultural or Residential Use Districts	Applicable	Applicable	Applicable	Applicable
19. "Good Neighbor" Standards	Applicable	Applicable	Applicable	Applicable
20. On-Site Notices & Information	Applicable	Applicable	Applicable	Applicable
Security Standards (see Subsection E.)				
1. Interior Illumination	Applicable	Applicable	Applicable	Not Applicable
2. Exterior Illumination	Applicable	Applicable	Applicable	Applicable
3. Surveillance System	Applicable	Applicable	Applicable	Applicable
4. Loitering	Applicable	Applicable	Applicable	Applicable
5. Electronic Age Verification	Applicable	Applicable	Applicable	Applicable
6. Patron & Employee Conduct	Applicable	Applicable	Applicable	Applicable
7. On-Duty Authority	Applicable	Applicable	Applicable	Applicable
8. "Responsible Beverage Service" (RBS) Training	Applicable	Applicable	Applicable	Applicable

Alcohol Permission Areas	ALCOHOL SALES STANDARD APPLICABILITY			
	Alcohol Sensitive Sales Area	Limited Restaurant Beverage Area	Restaurant Beverage Area	Restaurant & Bar Nightlife Area
Supplemental Procedures (see <i>Subsection F.</i>)				
1. Notice of Application	Applicable	Applicable	Applicable	Applicable
2. Preliminary Outreach	Applicable	Applicable	Not Applicable	Not Applicable
3. Provisional Approval	Not Applicable	Applicable	Not Applicable	Not Applicable

D. Performance Standards

The following standards apply if "Applicable" is provided for the Alcohol Permission Area for that performance standard type.

1. In Conjunction With Restaurant

Eating & drinking: alcohol service uses shall only be permitted in conjunction with a restaurant which complies with all of the following provisions:

- a. The establishment is a restaurant, which shall include an operational kitchen where food is prepared on-site and with a full menu containing an assortment of foods. Food service is available at all times during operating hours.
- b. The restaurant shall not include drive-through facilities.
- c. All food and beverages, except for takeout or delivery orders, shall be delivered to tables by an employee.
- d. The restaurant has a business tax registration certificate issued by the City of Los Angeles.
- e. Outdoor food and beverage service shall be limited to seated patrons.

2. Lodging Establishments

The restaurant providing alcohol service shall not be located in a lodging establishment.

3. Food Halls/Courts

There shall be no shared seating between the restaurant providing alcohol service uses and other restaurants.

4. Amount of Patron Seating

The restaurant providing alcohol service shall have between a minimum of 10 patron seats and a maximum of 150 patron seats. Any patron seating provided in an outdoor dining area that has less than 75 percent enclosure (regardless of covered area percentage), or less than 25 percent covered area (regardless of enclosure percentage), shall not be counted toward the maximum number of patron seats allowed.

5. Booth/Group Seating

Where booth or group seating is provided, no walls or partitions separating the booth or seating area from the main dining room shall be installed which exceed 48 inches in height above the surface on which occupants' feet are intended to rest. This requirement shall not apply to any booth or group seating provided in an outdoor dining area that has less than 75 percent enclosure (regardless of covered area percentage), or less than 25 percent covered area (regardless of enclosure percentage).

6. Private Dining & Banquet Rooms

Where a private dining or banquet room is provided, a minimum of 50 percent of the vertical surface area of that portion, extending up to six feet above the floor, of any wall or partition separating the private dining or banquet room from the main dining room shall be composed of a transparent surface and ensure the occupants are visible to persons looking into the private dining or banquet room. Hours of operation may be further limited by a use standard listed in the Use District table for the applied Use District (Part 5B.).

7. Hours of Operation

Daily hours of operation shall be limited to the hours between 7:00 am and 11:00 pm for both indoor and outdoor areas. There shall be no after-hours use of the restaurant, other than for routine clean-up and maintenance.

8. Alcohol License Type

The restaurant shall operate under a valid Type 41 or Type 47 license as issued by the California Department of Alcoholic Beverage Control.

9. Gross Sales Limit

The establishment shall operate with gross annual sales of alcohol not in excess of 45 percent of the establishment's total sales.

10. Serving of Alcohol

The serving of alcoholic beverages shall be subject to the following requirements:

- a. All service of alcoholic beverages shall be conducted by an employee.
- b. The establishment shall not sell distilled spirits by the bottle, or wine or champagne bottles that exceed 750 milliliters.

11. Fixed Bar Areas

The establishment shall only use fixed bars that are depicted on floor plans submitted to the Department of City Planning. Portable bars are prohibited.

12. Live Entertainment

Live entertainment, karaoke, or disc jockeys on the premises are prohibited.

13. Dance Floors

Dance floors or other designated dance areas on the premises are prohibited.

14. Pool/Billiard Tables

Pool tables and billiard tables are prohibited.

15. Patron Access Requirements

The establishment shall not impose any of the following patron restrictions or requirements:

- a. Minimum drink purchase required of patrons.
- b. Charge for admission.
- c. Age limitation restricting access to any portion of the restaurant.
- d. No more than 50 percent of the entire restaurant may be closed to the public for private events at a given time. Any portion of the restaurant used for private events shall be subject to all the same applicable standards.

16. Adult-Oriented Activities

The establishment shall not engage in any of the following adult-oriented activities:

- a. Activities established in *Sec. 5D.6.13. (Sexually Oriented Business)*.
- b. Solicitation or acceptance of any alcoholic or non-alcoholic beverage from any customer by any employee while working.
- c. Engage any employee for the specific purpose of sitting with or otherwise spending time with customers while on the premises.

17. Alcohol-Oriented Events

The establishment shall not organize or participate in organized events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages at the restaurant.

18. Proximity to Agricultural or Residential Use Districts

For establishments on lots abutting or across an alley from a lot with an applied *Agricultural Use District (Div. 5B.2.)* or *Residential Use District (Div. 5B.3.)*:

- a. Outdoor seating shall be limited to the ground story and surrounding grade only; and

- b. A wholly enclosed building, at least eight feet in height above-grade and extending the full length of the outdoor dining area, shall be located between the outdoor dining area and a lot with an applied *Agricultural Use District (Div. 5B.2.)* or *Residential Use District (Div. 5B.3.)* that may or may not be separated by an alley. The wholly enclosed building shall extend at minimum along the full length of the outdoor dining area. This requirement shall not apply to outdoor dining areas that comply with *Sec. 5C.2.4.B. (Eating & Drinking: All)* or outdoor dining permitted on a public sidewalk by a revocable permit issued by the Department of Public Works, Bureau of Engineering.

19. "Good Neighbor" Standards

All participating establishments shall be responsible for maintaining conformance with the following "good neighbor" standards:

a. Debris & Litter

The establishment shall maintain the premises and adjoining rights-of-way free of debris and litter.

b. Graffiti Abatement

Within 24 hours of its occurrence, all graffiti on the property under the restaurant's control shall be removed or painted over to match the color of the surface to which it is applied.

c. Waste Receptacles

All trash and recycling bins under control of the restaurant shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow.

d. Entertainment Equipment

Entertainment equipment, including televisions monitors/screens, music/speakers shall be prohibited outdoors, and shall be limited to indoor ambient sound at a low volume that is not audible outside of the building.

20. On-Site Notices & Information

All participating establishments shall provide the following on-site notices and information on the premises:

a. City-Issued Placard

A placard pursuant to this *Section (Alcohol Sales Program)* issued by the Department of City Planning shall be posted by the establishment in an area clearly visible to the public, indicating that it is subject to the requirements and restrictions applicable to the designated Alcohol Permission Area.

b. Copy of Alcohol Sales Program

A copy of this *Section (Alcohol Sales Program)* shall be retained on the premises at all times and produced upon request by the Los Angeles Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

c. Complaint Number

A telephone number and email address shall be maintained for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be provided on the establishment's website or, if there is no website, on its social media pages. The phone number and email address also shall be posted on a sign at least 8.5 × 11 inches in size, which shall be updated to reflect any changes, at the following locations:

- i. Entry, visible to pedestrians; and
- ii. Customer service desk, front desk or near the reception area, and visible to patrons.

d. Complaint Response Time

The establishment shall respond to complaints within 24 hours. The establishment shall maintain a log of all calls and emails, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of Building and Safety upon request.

E. Security Standards

The following standards apply if "Applicable" is provided for the Alcohol Permission Area for that security standard type.

1. Interior Illumination

Within the establishment, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 footcandles (21.5 lx).

2. Exterior Illumination

In addition to the requirements in *Sec. 4C.10.1.C.2. (Lighting Quantity)*, all exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be installed in conformance with *Sec. 4C.10.1.C.1. (Light Trespass)*.

3. Surveillance System

A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days.

4. Loitering

Loitering is prohibited in all areas under the control of the establishment. A "No Loitering or Public Drinking" sign that is a minimum of 4 x 6 inches shall be posted outside next to every exit.

5. Electronic Age Verification

An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

6. Patron & Employee Conduct

The establishment shall monitor both patron and employee conduct on the premises, and take all reasonable steps to ensure that the conditions and activities on the premises and within the parking areas under its control do not adversely affect or detract from the quality of life for the adjoining residents, property owners, and businesses. Reasonable steps include, but are not limited to:

- a. Requesting that those persons engaging in conduct that constitutes a nuisance cease such conduct, unless the owner or operator has reasonable cause to believe such request may jeopardize personal safety;
- b. Contacting the Los Angeles Police Department or other law enforcement agency if the owner or operator's attempts to abate the nuisance conduct have been unsuccessful, or if the owner or operator has reasonable cause to believe such attempts may jeopardize personal safety; and
- c. Taking timely preventive actions to address conditions that facilitate loitering and other nuisance activity on the premises, such as removing furniture from areas adjacent to the entry of the restaurant, or prohibiting persons from using any portion of the premises for the installation or operation of a temporary business or other use.

7. On-Duty Authority

A minimum of one on-duty manager with authority over the activities within the establishment shall be on the premises at all times that the establishment is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable state laws, LAMC requirements and the conditions imposed by the California Department of Alcoholic Beverage Control. The establishment shall be responsible for

discouraging illegal and criminal activity on the subject premises and any exterior area under its control.

8. "Responsible Beverage Service" (RBS) Training

Within the first six months of the date of approval in accordance with the applicable process established in *Subsection G. (Process)* below, all employees involved with the sale of alcohol shall enroll in a training program as required by the California Department of Alcoholic Beverage Control and/or the Los Angeles Police Department, such as the California Department of Alcoholic Beverage Control "Responsible Beverage Service" (RBS) training program. Upon completion of such training, the establishment shall request the California Department of Alcoholic Beverage Control or Los Angeles Police Department to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. All required training shall be conducted for each new hire within three months of the start of employment.

F. Supplemental Procedures

In addition to the procedures established in *Sec. 13B.3.1. (Administrative Review)* or pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, whichever is applicable, the following supplemental procedures shall be carried out when "Applicable" to is provided for the Alcohol Permission Area:

1. Notice of Application

The City Council District office, the Los Angeles Police Department, and the Certified Neighborhood Council within which the establishment is located shall be notified by the Department of City Planning at the time an application is filed. If the establishment is not within the boundaries of a Neighborhood Council, then notification to only the applicable City Council District office shall be sufficient.

2. Preliminary Outreach

Prior to filing the application, the applicant shall conduct outreach by presenting information about the establishment at one or more Certified Neighborhood Council meetings, Business Improvement District meetings, or other meetings of such established community organization if the establishment is not within either a Certified Neighborhood Council or Business Improvement District boundary. Presentations shall include a flyer or other summary including the establishment name, contact information, projected opening date, menu and alcohol to be sold (beer, wine, and/or distilled spirits).

3. Provisional Approval

The sale of beer and wine within the establishment shall be limited to a one year provisional period that begins the day following the date of approval by the Department of City Planning and ends after 365 days. Upon completion of the one year provisional period, the Department shall conduct a review of the establishment's compliance with this section and any validated complaint received by the City and take actions consistent with the following:

a. Validated Complaints

Validated complaints are complaints that were either submitted by the public through a City complaint portal or initiated as a result of City-initiated inspections regarding violations of the provisions applicable to the designated alcohol permission area, and which result in an Order to Comply issued by the Department of Building and Safety, or citations issued by the Los Angeles Police Department, or any other City enforcement-related action.

b. Four or Fewer Validated Complaints

If an establishment receives four or fewer validated complaints upon completion of the one year provisional period, the establishment shall be allowed to continue participating in the Alcohol Sales Program pursuant to this *Section (Alcohol Sales Program)*. The restaurant shall continue to be subject to the provisions applicable to the designated Alcohol Permission Area.

c. Five or More Validated Complaints

If an establishment receives five or more validated complaints upon the completion of the one year provisional period, the provisional approval by the Department of City Planning shall be terminated. If the establishment wishes to continue the sale or dispensing of alcoholic beverages, it shall only be permitted with approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

G. Process**1. Alcohol Sensitive Sales Area**

- a.** For establishments on lots identified as being within an Alcohol Sensitive Sales Area, retail: alcohol uses are not permitted.
- b.** Eating & drinking: alcohol service uses shall be provided in conjunction with a restaurant which complies with all of the performance standards provided in *Subsection D. (Performance Standards)* and shall require review and approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* for permission to sell or dispense alcoholic beverages in accordance with *Paragraph 5. (Unmapped/ Noncompliant Establishments)* below.

2. Limited Restaurant Beverage Area

- a.** For establishments on lots identified as being within a Limited Restaurant Beverage Area, eating & drinking: alcohol service uses shall be permitted by the Department of City Planning, pursuant to *Sec. 13B.3.1. (Administrative Review)*, when in compliance with the applicable provisions established for the Limited Restaurant Beverage Area in *Sec. 5C.3.3.C. (Alcohol Permission Area Standards)*.

- b. For establishments that do not seek administrative review pursuant to *Sec. 13B.3.1. (Administrative Review)*, permission to sell or dispense alcoholic beverages shall require review and approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* in accordance with *Paragraph 5. (Unmapped/Noncompliant Establishments)* below.

3. Restaurant Beverage Area

- a. For establishments on lots identified as being within a Restaurant Beverage Area, eating & drinking; alcohol service uses may be permitted by the Department of City Planning, pursuant to *Sec. 13B.3.1. (Administrative Review)*, when in compliance with the applicable provisions established for the Restaurant Beverage Area in *Sec. 5C.3.3.C. (Alcohol Permission Area Standards)*.
- b. For establishments that do not seek administrative review pursuant to *Sec. 13B.3.1. (Administrative Review)*, permission to sell or dispense alcoholic beverages shall require review and approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* in accordance with *Paragraph 5. (Unmapped/Noncompliant Establishments)* below.

4. Restaurant & Bar Nightlife Area

- a. For establishments on lots identified as being within a Restaurant & Bar Nightlife Area, alcohol service may be permitted to sell or dispense alcoholic beverages by the Department of City Planning, pursuant to *Sec. 13B.3.1. (Administrative Review)*, when in compliance with the applicable provisions established for the Restaurant & Bar Nightlife Area in *Sec. 5C.3.3.C. (Alcohol Permission Area Standards)*.
- b. For establishments that do not seek administrative review pursuant to *Sec. 13B.3.1. (Administrative Review)*, permission to sell or dispense alcoholic beverages shall require review and approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* in accordance with *Paragraph 5. (Unmapped/Noncompliant Establishments)* below.

5. Unmapped/Noncompliant Establishments

For establishments on lots that do not have an Alcohol Use Permission Area designation, or establishments on lots identified as being within Alcohol Sales Area but do not seek compliance with the provisions applicable to the designated Alcohol Permission Area, or that have had a permit revoked or had corrective conditions applied as a result of Nuisance Abatement/Revocation pursuant to *Sec. 13B.6.2. (Nuisance Abatement/Revocation)*, eating & drinking; alcohol service and retail; alcohol uses shall require review and approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* for the sale or dispensing of alcoholic beverages and be subject to the following:

a. Supplemental Findings

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- i. Whether the granting of the application will result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. The existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. Whether the proposed use will not detrimentally affect nearby *Residential Use Districts (Div. 5B.3.)* or sensitive uses.

b. Multiple Approvals

With the exception of retail: alcohol, permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

- i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.
- ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.
- iii. Project review, as established in *Sec. 13B.2.2.H. (Modification of Entitlement)*, shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.
- iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.
- v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for approval of plans as established in *Sec. 13B.2.2.H. (Modification of Entitlement)*, in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

c. Process Exemption

Establishments that have outdoor dining areas that comply with *Sec. 5C.2.4.B. (Eating & Drinking: All)* shall be exempt from conditional use approval or a plan approval for the purposes of providing an outdoor dining area.

6. Outdoor Dining Area Administrative Alcohol Authorization**a. Eligibility Criteria & Standards**

Alcohol service provided in conjunction with a restaurant may be provided in an outdoor dining area on private property and/or in the public right-of-way through an administrative alcohol authorization, *pursuant to Sec. 13B.3.1. (Administrative Review)*, provided the establishment meets all of the following eligibility criteria and standards:

- i. The establishment is not located on a lot identified as being within an Alcohol Sensitive Sales Area or a Restaurant & Bar Nightlife Area.
- ii. The outdoor dining area complies with *Sec. 5C.2.4.B. (Eating & Drinking: All)* or is permitted on a public sidewalk by a revocable permit issued by the Department of Public Works, Bureau of Engineering
- iii. The eating & drinking establishment has a valid approval for the alcohol service use they wish to expand from the Department of City Planning or have existing alcohol sales with no conditional use approval prior to March 1, 1977;
- iv. The eating & drinking establishment has a license to sell alcohol from the California Department of Alcoholic Beverage Control;
- v. The eating & drinking establishment is not subject to any enforcement mechanisms set forth in *Sec. 5C.2.4.B. (Eating & Drinking: All)* that upon further investigation by the City, result in citation, the imposition of fines or penalties, or revocation;
- vi. The eating & drinking establishment has not been the subject of a wage claim, on or after January 31, 2024, under *Chapter XVIII. (Employee Wages and Protections), Article 8. (Los Angeles Office of Wage Standards Ordinance)* of this Code.

b. Performance Standards

- i. Any fixed or portable bars located in an outdoor dining area shall not used as a point of sale;
- ii. All alcohol shall be delivered to and served at tables by employees;
- iii. All patrons shall be seated.

c. Deemed Approved with LA Al Fresco Authorization

- i. Establishments that have a valid LA Al Fresco Authorization issued or renewed as of January 31, 2024 and have not been previously revoked for violations shall be considered deemed approved and authorized to continue alcohol service operations of the outdoor dining area in compliance with the eligibility criteria and standards set forth in *Subparagraph a. (Eligibility Criteria & Standards)*, above.
- ii. No fee shall be charged for administrative verification of Al Fresco deemed approved status. Deemed approved status must be obtained within six months of the expiration of the previously-issued temporary authorization (LA Al Fresco Temporary Authorization).

d. Expanded Outdoor Dining Area Clearance

- i. Establishments that did not receive deemed approved status through the LA Al Fresco Temporary Authorization shall be authorized to serve in outdoor dining areas pursuant to an Expanded Outdoor Dining Area Clearance issued in compliance with the eligibility criteria and standards set forth in *Subparagraph a. (Eligibility Criteria & Standards)*, above.
- ii. The "Building Permit Clearance - Minor" fee pursuant to *Sec. 15.3.2. (Ministerial Action Fees)* of this Code shall be charged for an Expanded Outdoor Dining Area Clearance.

H. Records & Agreements**1. Case File Material**

Upon submission of an application for the Alcohol Sales Program, the applicant shall submit the following with the application, which shall be kept as part of the case file:

- a. A floor plan and site plan to the Department of City Planning demonstrating compliance with the requirements and standards as established for the Alcohol Use Permission Area designation;
- b. When the establishment is in a Limited Restaurant Beverage Area, a flyer or other summary including the establishment name, contact information, projected opening date, menu and alcohol to be sold (beer, wine, and/or distilled spirits) prepared and presented for outreach purposes;
- c. When the establishment is in a Limited Restaurant Beverage Area, proof of outreach conducted pursuant to *Paragraph 2. (Preliminary Outreach) of Subsection F. (Supplemental Procedures)* above which shall include an official agenda listing the establishment as intending to apply for the Alcohol Sales Program or a letter on organization letterhead attesting to the appearance or presence of the applicant before the Board of the local Certified Neighborhood Council, Business Improvement District, or established community organization pursuant to *Paragraph 2. (Preliminary Outreach) of Subsection F. (Supplemental Procedures)* above; and

- d. A revocable permit from the Department of Public Works, Bureau of Engineering, is required for any outdoor dining area located in the public right-of-way. A copy of the approved revocable permit, including a plan and any conditions thereto, shall be provided to the Department of City Planning prior to placing any seating in the public right-of-way.
- e. Establishments seeking to expand an existing alcohol approval to an outdoor dining area and that are eligible for approval through an Outdoor Dining Area Administrative Alcohol Authorization shall submit materials required pursuant to *Paragraph 6. (Outdoor Dining Area Administrative Alcohol Authorization)* of *Subsection G. (Process)* above.

2. **Covenant & Agreement**

Prior to approval by the Department of City Planning pursuant to *Sec. 13B.3.1. (Administrative Review)*, or by the Zoning Administrator pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, a Covenant and Agreement acknowledging and agreeing to comply with all applicable performance and security standards or conditions of approval shall be recorded with the Los Angeles County Recorder. The Covenant and Agreement shall run with the land and shall be binding for any subsequent owners, heirs or assigns. After recordation, a certified copy bearing the recorder's number and date shall be provided to the Department of City Planning.

3. **Mandated Inspections**

The City shall have the authority to conduct inspections to verify compliance with any and all of the requirements and standards as established in this *Section (Alcohol Sales Program)*. Upon payment of fees pursuant to *Chapter I. (General Provisions and Zoning), Sec. 19.04. (Fees for Sign Off or Clearance Requests)* of this Code, the applicant is subject to the following:

- a. Within the first 24 months of the approval by the Department of City Planning, pursuant to *Sec. 13B.3.1. (Administrative Review)*, or by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, an inspector shall conduct a site visit to assess compliance with, or violations of, any of the applicable provisions of this *Section (Alcohol Sales Program)*. A second inspection shall take place within 36 months of the first inspection.
- b. The owner and operator shall be notified in writing of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed may result in additional corrective actions taken by the City.

4. **Violations**

If an establishment is issued three citations for violating the provisions applicable to the designated Alcohol Permission Area in any two-year period, the approval by the Department of City Planning shall be terminated and the establishment shall be made ineligible to participate in the Alcohol Service Program for a period of five years commencing on the date of the third citation. If the establishment wishes to continue the sale or dispensing of alcoholic beverages,

it shall only be permitted with approval by the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

- a. A citation shall include citations issued by the Los Angeles Police Department or Orders to Comply issued by the Department of Building and Safety.
- b. The California Department of Alcoholic Beverage Control shall be notified by the Los Angeles Police Department or other enforcement agency of the issued citations.

5. **Modification of Establishment**

The owner or the operator of the establishment shall reapply for approval by the Department of City Planning, pursuant to *Sec. 13B.3.1. (Administrative Review)*, if there is:

- a. A change in State alcohol license type;
- b. A change in the ownership or the operator of the establishment; or,
- c. A modification to the floor plan, including, but not limited to, floor area or number of seats, or a modification to outdoor seating. However, establishments that are eligible for an Outdoor Dining Area Administrative Alcohol Authorization pursuant to *Paragraph 6. (Outdoor Dining Area Administrative Alcohol Authorization) of Subsection G. (Process)* above shall not be required to reapply for approval pursuant to *Sec. 13B.3.1. (Administrative Review)* and may request approval through Outdoor Dining Area Administrative Alcohol Authorization instead.

SEC. 5C.3.4. **CERTIFIED FARMERS' MARKET**

A. **Intent**

To increase access to healthy food in neighborhoods and expand opportunities for small-scale entrepreneurs through a set of performance standards that ensure the safe, orderly, and efficient operation of farmer's markets.

B. **Performance Standards**

1. Retail: farmers' market, certified activities are limited to two days per week, and limited to the hours of operation specified by the applied *Use District (Part 5B.)*.
2. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
3. If selling fruits, nuts, or vegetables, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers these products that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops.

- Special Use Programs -

4. If selling eggs, honey, fish and other seafood and freshwater products, live plants, and other agricultural products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell these products directly to consumers, provided these products are raised, grown, caught, and processed, if necessary, in California.
5. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicle use areas and farmer's market activities are not separated by a permanent curb.
6. Trash containers shall be provided during the hours of operation.
7. Any portion of the lot used for market activities shall be cleaned at the close of hours of operation. For purposes of this *Section (Certified Farmers' Market)* only, "cleaned" shall include, but not be limited to, the removal of stalls, materials, debris and trash, etc., used in conjunction with market activities.
8. (EBT) card payments shall be accepted by all vendors for all hours of operation. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agriculture shall be available at the public's request as proof of Electronic Benefit Transfer (EBT) card acceptance.
9. Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry, and otherwise available at the public's request. The contact person shall be available during the hours of operation and shall respond to any complaints. The operator shall keep a log of complaints received, the date and time received, and their disposition.

SEC. 5C.3.5. SEASONAL MARKET PROGRAM**A. Intent**

To accommodate the seasonal retail sale of ornamental pumpkins and Christmas trees through a set of performance standards that ensure the safe, orderly, and efficient operation of temporary market activities on a lot.

B. Performance Standards

1. The operator of such sale of pumpkins and/or Christmas trees shall pay a business tax and post a \$200 clean-up deposit with the City's Office of Finance prior to any lot preparation or sales.

2. Pumpkin Sales

This use, including construction or preparation of the lot, fencing, trailers, tents, storage, equipment, installations, and sales is permitted between October 15th and October 31st inclusive. The lot must be cleaned and restored to its original condition by November 14th. Failure to do so will result in forfeiture of the clean-up deposit.

3. Christmas Tree Sales

This use, including construction or preparation of the lot, fencing, trailers, tents with aggregate area up to 600 sq. ft., storage, equipment, installations, and sales is permitted between December 1st and December 25th inclusive. The lot must be cleaned and restored to its original condition by January 8th. Failure to do so will result in forfeiture of the clean-up deposit.

4. Pumpkin & Christmas Tree Sales

This use, including construction or preparation of the lot, fencing, trailers, tents, storage, equipment, installations, and sales of pumpkins is permitted between October 15th and October 31st inclusive. The lot must be cleaned of pumpkins and accessory materials by November 7th. Thereafter, the lot must be maintained secure, clean, and not utilized. Existing fencing, trailers, and equipment may be maintained on the lot until the sale of Christmas trees commencing on December 1st through December 25th inclusive. The lot must be cleaned and restored to its original condition by January 8th. Failure to do so will result in forfeiture of the clean-up deposit.

5. Any lights to illuminate the site shall be arranged to reflect the light away from any lots zoned with a *Residential Use District (Div. 5B.3.)* or *Residential-Mixed Use District (Div. 5B.4.)*, except that this restriction does not apply to frosted light bulbs of 100 watts or less.
6. There shall be no use of any sound equipment in any *Residential Use District (Div. 5B.3.)* or *Residential-Mixed Use District (Div. 5B.4.)* in conjunction with the retail sale of pumpkins and Christmas trees.
7. A Los Angeles County Health Department approved chemical toilet shall be provided on the premises.

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DIV. 5D.1. **USE DEFINITIONS**

SEC. 5D.1.1. **INTENT**

Use definitions are intended to describe and classify land uses that share a common set of key attributes, such as general function, activity, intensity, and impact for the purposes of prescribing a common permission level and a set of use standards within a Use District. The Zoning Administrator may maintain a more comprehensive list of specific uses according to their use definition classification.

SEC. 5D.1.2. **QUALITATIVE DESCRIPTIONS**

Use definitions are often broad in nature and typically capture a wide variety of specific uses that share common attributes. Each definition provides a qualitative description of these attributes that is intended to guide the user toward the defined use that most closely describes the nature of the specific use in question.

SEC. 5D.1.3. **NUMERIC THRESHOLDS**

Use definitions may include a numerical threshold, such as size or capacity. Numeric thresholds are established based on the scale at which a particular use may require separate consideration of potential impacts, or may be inappropriate within the particular use mix that a Use District is intended to accommodate. Uses that contain a numeric threshold may be assigned a naming modifier, such as 'minor' or 'major', 'local' or 'regional', and 'light' or 'heavy'.

SEC. 5D.1.4. **SPECIFIED USES**

Use definitions may include a list of specific uses that share common attributes to support a definition's broader qualitative description. These specific uses are provided as illustrative examples to guide users in interpretation and implementation, but are not intended to represent an exhaustive list. The Zoning Administrator has the authority to establish and maintain a Specific Use List administratively as deemed necessary and appropriate for the purposes of ensuring consistent application and alignment of specific uses with the use definitions in this code.

DIV. 5D.2. **RESIDENTIAL USES**

Residential uses are defined as uses that provide housing accommodations, residential support services, and home-based enterprise.

SEC. 5D.2.1. **DWELLING**

A dwelling is defined as a housing accommodation serving as a primary residency or having an occupancy of greater than 30 consecutive days. A dwelling includes household dwelling unit, efficiency dwelling unit, and group dwelling.

SEC. 5D.2.2. **HOUSEHOLD BUSINESS**

A household business is a use that combines a dwelling with productive uses and entrepreneurial activities within a unit or building.

A. **Family Child Care**

Household business: family child care is defined as the provision of non-medical care and supervision for children in the provider's primary residence for periods of less than 24 hours per day. No more than 14 children shall be in care, unless Use District standards specify otherwise. Any children under the age of 10 years who reside within the dwelling unit and are in care count toward the maximum number of children in care. This use shall comply with all regulations set forth in California Health and Safety Code Sec. 1597.465 (Family Day Care Homes).

B. **Home Occupation**

Household business: home occupation is defined as the incidental use of a dwelling unit for the intent of conducting a business enterprise by a primary resident of the dwelling unit. Home occupation business enterprises are limited to instructional services, personal services, office uses, and industrial homework.

C. **Home-Sharing**

Household business: home-sharing is defined as the use of a primary residence for lodging for periods of 30 days consecutively or less, and no more than 120 days annually. The use of a dwelling unit for home-sharing shall be in conjunction with a dwelling use. The use of a dwelling unit for home-sharing shall meet the registration and eligibility requirements pursuant to Sec. 5C.3.2. (Home-Sharing Program).

D. **Joint Living & Work Quarters**

Household business: joint living & work quarters is defined as the adaptive reuse of a building or portion of a building, which is part of an adaptive reuse project, from commercial or industrial uses to household business: live/work use.

E. Live/Work

Household business: live/work is defined as the combination of a dwelling unit with a work space designated for productive uses and entrepreneurial activities within a single dwelling unit.

SEC. 5D.2.3. MOBILE HOME PARK

Mobile home park is defined as any lot or portion of a lot used to provide rental or lease sites for two or more individual manufactured homes, mobile homes, or park trailer used to provide housing accommodations.

SEC. 5D.2.4. SUPPORTIVE HOUSING

Supportive housing is defined as a residential use that provides housing accommodations and support services on a voluntary basis to residents on an ongoing basis.

A. General

Supportive housing: general is defined as a residential use with no limit on length of stay for persons with low incomes and/or who have one or more disabilities who may require support from on-site or off-site supportive services for daily living. Eligible populations may include seniors, children within the foster care system, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, individuals receiving rehabilitation or mental health support, veterans, and persons or families experiencing homelessness. The housing accommodations are linked to on-site or off-site supportive services, including, but not limited to: subsidized, permanent housing; intensive case management; medical or mental health care; substance abuse treatment; employment services; benefits advocacy; or other services or service referrals necessary to obtain and maintain housing. Any floor area used for office workspace accommodating the administration of supportive services shall be incidental to the residential use. Medical services shall not be provided on the premises, unless otherwise permitted by the applied Use District. Supportive housing: general includes a residential community care facility, residential care facility for elderly, and permanent supportive housing. Residential uses with six or fewer beds shall be classified as a dwelling rather than supportive housing: general. This use does not include non-residential community care facilities, for such uses see Sec. 5D.3.10. (Social Services).

B. Medical Care

Supportive housing: medical care is defined as a residential use of long, and short-term occupation, which may be licensed by the California Department of Health, to provide 24-hour non-acute medical services and supportive care on the premises. Supportive housing: medical care includes congregate living health facilities, skilled nursing homes, residential mental health facilities, and hospice care. Any floor area used for office workspace accommodating the administration of medical services and supportive care shall be incidental to the residential use. Supportive housing: medical care facilities may include dwelling units, common dining areas, or other community rooms.

C. Temporary

Supportive housing: temporary is defined as a facility providing temporary housing accommodations or services, including low barrier navigation, to persons or families experiencing homelessness. Supportive housing: temporary may provide housing for persons or families experiencing homelessness for a time period not to exceed six months within a calendar year. Supportive housing: temporary shall be provided by a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter or services for persons or families experiencing homelessness.

DIV. 5D.3. PUBLIC & INSTITUTIONAL USES

Public & institutional uses are defined as uses dedicated to serving the public through the provision of government services, utilities, healthcare, education, and culture.

SEC. 5D.3.1. CEMETERY

A cemetery is defined by California Health and Safety Code, Sec. 7003. (Definitions). A cemetery includes columbarium, crypt, and mausoleum facilities integrated within a burial ground. This use does not include crematoriums, for such uses see Sec. 5D.6.11. (Postmortem Services).

SEC. 5D.3.2. CIVIC FACILITY

Civic facility is defined as any publicly accessible facility that provides governmental or cultural services to the general public and is operated by or in partnership with a governmental institution. A civic facility includes a post office, civic center, community center, public museum, courthouse, government office, or library.

A. Local

A civic facility: local is defined as a civic facility that occupies no more than 50,000 square feet of total floor area. This use does not include similar uses that occupy more than 50,000 square feet of total floor area, for such uses see Sec. 5D.3.2.B. (Civic Facility: Regional).

B. Regional

A civic facility: regional is defined as a civic facility that occupies more than 50,000 square feet of total floor area. This use does not include similar uses that occupy 50,000 square feet or less of total floor area, for such uses see Sec. 5D.3.2.A. (Civic Facility: Local).

SEC. 5D.3.3. CIVIC FLEET SERVICES

Civic fleet services include maintenance, storage, and management of government or publicly operated motor vehicles, such as school buses, municipal transit vehicles, emergency response vehicles, public utility vehicles, or waste hauling vehicles, in service of any civic facility use. Where uses, such as dispatch, do not include motor vehicle maintenance or storage, they are allowed pursuant to Sec. 5D.3.2. (Civic Facility).

SEC. 5D.3.4. DETENTION FACILITY

Detention facility is defined as any facility where persons are incarcerated, or otherwise involuntarily confined under the jurisdiction and custody of a governmental entity. Detention facilities include correctional facilities and penal institutions.

SEC. 5D.3.5. HOSPITAL

Hospital is defined as an inpatient or outpatient healthcare facility that provides direct medical treatment to patients.

A. Local

Hospital: local is defined as an inpatient or outpatient acute or subacute care facility with a capacity of 100 or fewer beds that provides direct medical treatment to patients. This use does not include outpatient facilities not providing acute or sub-acute care, for such uses see Sec. 5D.6.8. (Medical Clinic).

B. Regional

Hospital: regional is defined as an inpatient acute care and sub-acute care facility with a capacity of more than 100 beds that provides direct medical treatment to patients. This use does not include inpatient facilities providing sub-acute care with a capacity of fewer than 100 beds, for such uses see Sec. 5D.3.5.A. (Hospital: Local).

SEC. 5D.3.6. PARKING

Parking is defined as a facility intended for the temporary storage of operable vehicles belonging to a site's occupants, employees, or visitors and is designed to meet the standards of Sec. 4C.4.4. (Parking Area Design). Includes parking structures and surface parking lots. This use does not include long term vehicle storage, for such uses see Sec. 5D.7.5. (Storage, Outdoor).

SEC. 5D.3.7. PUBLIC SAFETY FACILITY

A public safety facility is defined as any government facility that provides public safety services. Public safety facility includes fire stations and police stations.

SEC. 5D.3.8. COMMUNITY ASSEMBLY

Community assembly is defined as any non-residential and not-for-profit facility that is oriented around an assembly space used primarily for the temporary gathering of people for a shared social purpose. Access to the general public may be limited based on association. Community assembly includes any place of worship, community meeting room, private club, event space, assembly hall, social club, or union hall.

A. Local

Community assembly: local is defined as any community assembly use that includes an assembly space 2,000 square feet or less. This use does not include similar uses that occupy more than 2,000 square feet of total assembly space floor area, for such uses see Sec. 5D.3.8.B. (Community Assembly: Regional).

B. Regional

Community assembly: regional is defined as any community assembly use that includes an assembly space larger than 2,000 square feet. This use does not include similar uses that occupy 2,000 square feet or less of total assembly space floor area, for such uses see Sec. 5D.3.8.A. (Community Assembly: Local).

SEC. 5D.3.9. SCHOOL

School is defined as an institution of academic learning and social development that provides facilities for teaching and instruction to accommodate a student body. A school use is inclusive of preschool, K-12, post-secondary education, and associated athletic and recreational facilities. This use does not include avocational, recreational, or other educational or instruction-based uses, for such uses see Sec. 5D.6.6. (Instructional Services). This use does not include a campus auditorium or stadium facilities with a seating capacity greater than 3,000 seats, for such uses see Sec. 5D.4.1. (Amphitheater or Stadium).

A. Preschool/Daycare

School: preschool/daycare is defined as a facility providing care, supervision, and educational services to children during the day. A school: preschool/daycare includes all forms of early childhood education, daycare, and after school supervision. This use does not include in-home child care, for such uses see Sec. 5D.2.2.A. (Household Business: Family Child Care).

B. K-12

School: K-12 is defined as an institution of learning which offers instruction in grades Kindergarten through 12th grade, and associated recreation and athletic facilities serving its students.

C. Post-Secondary

School: post-secondary is defined as an institution offering a formal educational program beyond K-12, including programs whose intent is academic, vocational, or continuing professional education. School: post-secondary includes college, technical school, trade school, and university.

SEC. 5D.3.10. SOCIAL SERVICES

Social services are defined as publicly accessible administrative services and governmental services that support public welfare through social programs. Social services may be operated by a government entity, a non-profit or a non-governmental organization, and includes welfare service, foster family services, day treatment, adult day care, special needs care, and all other non-residential community care facilities.

SEC. 5D.3.11. UTILITIES

Utilities use is defined as utility infrastructure as a primary use of land, necessary for the public provision of services such as water, sewer, power, or communications. For the purposes of this

definition, utilities uses exclude the following off-site systems: transmission lines, pipes, or other systems for conveying and transmitting services within utility easements, as those systems are not regulated as a use of land by this Article (Use).

A. Minor

Utilities: minor is defined as utility infrastructure that does not require significant health, safety, and environmental precautions, and do not require on-site personnel. Utilities: minor includes renewable energy generation, including wind turbines, geothermal systems, and solar photovoltaic systems serving no more than 10 different lots with supporting on-site storage, control and transmission equipment, storm water retention or detention ponds, aeration and septic systems, reservoirs, lift stations, water supply wells and water tanks or towers, telecommunications switching facilities, and electrical substations.

B. Major

Utilities: major is defined as utility infrastructure that requires significant health, safety, and environmental precautions due to potential adverse impacts immediate surroundings, and requires on-site personnel. Utilities: major include non-solar power generation facilities, wastewater treatment, and water supply treatment.

C. Solar Energy Facility

Utilities: solar energy facility is defined as utility infrastructure that generates energy for the general public using a solar photovoltaic system primarily for off-site use or sale serving 11 or more lots.

D. Wireless Facility, Freestanding

Utilities: wireless facility, freestanding is defined as a freestanding device or system including a monopole, tower, or antenna for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A utilities: wireless facility, freestanding is a type of telecommunications facility.

E. Wireless Facility, Rooftop

Utilities: wireless facility, rooftop is defined as a device or system that is mounted on a building or structure rooftop for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, private antennas, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A utilities: wireless facility, rooftop is a type of telecommunications facility.

DIV. 5D.4. **OPEN SPACE & RECREATION USES**

Open space & recreational uses are defined as uses that provide opportunities for recreation, sport, and the enjoyment of open space and nature.

SEC. 5D.4.1. **AMPHITHEATER OR STADIUM**

A. **Local**

Amphitheater or stadium: local is defined as any outdoor or semi-outdoor assembly facility intended to accommodate a large number of spectators for performances or sporting events and having an associated seating capacity of less than 3,000 seats. This use does not include facilities with seating capacity of 3,000 seats or more, for such uses see Sec. 5D.4.1.B. (Amphitheater or Stadium: Regional). This use does not include an amphitheater or stadium associated with a school, for such uses see Sec. 5D.3.9. (School). This use does not include a fully indoor assembly facility intended to accommodate a large number of spectators for performances or sporting events, for such uses see Sec. 5D.6.4. (Entertainment Venue, Indoor).

B. **Regional**

Amphitheater or stadium: regional is defined as any outdoor or semi-outdoor assembly facility intended to accommodate a large number of spectators for performances or sporting events and having an associated seating capacity of 3,000 seats or more. This use includes an amphitheater or stadium associated with a school. This use does not include facilities with seating capacity of less than 3,000 seats, for such uses see Sec. 5D.4.1.A. (Amphitheater or Stadium: Local). This use does not include fully indoor assembly facilities intended to accommodate a large number of spectators for performances or sporting events, for such uses see Sec. 5D.6.4. (Entertainment Venue, Indoor).

SEC. 5D.4.2. **INDOOR RECREATION**

Indoor recreation is defined as any indoor use providing sports, fitness, leisure, amusement, or recreational facilities. Indoor recreation includes the following uses when fully indoors: sports courts, health clubs, spas, fitness, martial arts, and dance studios, gymnasiums, aquatics centers, bowling alleys, billiard halls, gaming arcades, ice skating and roller rinks, skate parks, play facilities, and amusement rides.

A. **Public**

Indoor recreation: public is defined as any indoor recreational use owned or operated by or in partnership with a public institution.

B. **Commercial**

Indoor recreation: commercial is defined as any indoor recreational use owned or operated by a private or commercial entity. This use does not include associated spectator facilities with seating capacity greater than 500 seats, for such uses see Sec. 5D.4.1. (Amphitheater or Stadium).

SEC. 5D.4.3. NATURE RESERVE

A nature reserve is defined as an area managed so as to protect its flora, fauna, and physical features. Nature reserve includes ecological preserve, marine preserve, natural resource preserve, and water conservation area.

SEC. 5D.4.4. OPEN SPACE, PUBLIC

Open space, public is defined as publicly accessible, outdoor areas for passive recreation, which include spaces such as parks, plazas, walking trails, lawns, and picnic benches.

SEC. 5D.4.5. OUTDOOR RECREATION

Outdoor recreation is defined as any outdoor use providing sports, fitness, leisure, amusement, or recreation facilities. Outdoor recreation includes the following uses when outdoors: sports courts and fields, aquatic centers, skate parks, play facilities, and amusement rides.

A. Public

Outdoor recreation: public is defined as any outdoor recreational use owned or operated by or in partnership with a public institution.

B. Commercial

Outdoor recreation: commercial is defined as any outdoor recreational use owned or operated by a private or commercial entity. This use does not include associated spectator facilities with seating capacity greater than 500 seats, for such uses see Sec. 5D.4.1. (Amphitheater or Stadium).

C. Golf Course

Outdoor recreation: golf course is defined as an area of land designed and intended for the game of golf with a series of holes each including tee, fairway, and putting green, and often one or more natural or artificial hazards. A outdoor recreation: golf course use includes any course having a total par of 65, or greater. This use also includes a clubhouse incidental to a standard-sized golf course. This use does not include miniature golf, pitch & putt, driving range, or 3-par courses, for such uses see Sec. 5D.4.5.A. (Outdoor Recreation: Public) or Sec. 5D.4.5.B. (Outdoor Recreation: Commercial).

DIV. 5D.5. **TRANSPORTATION USES**

Transportation uses are defined as uses that facilitate major modes of transportation for the loading or unloading of passengers and freight.

SEC. 5D.5.1. **AIRPORT**

An airport is defined as a runway landing area or other facility used for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars, passenger terminals, and warehousing facilities.

SEC. 5D.5.2. **FREIGHT RAILWAY FACILITY**

A freight railway facility is defined as any railway facility accommodating the transportation of cargo by train on a railway network. Freight railway facilities includes freight railway track networks and accompanying railway yards, stations, and maintenance facilities. This use does not include cargo transfer between vehicles; for such uses see Sec. 5D.5.3. (Freight Transfer Facility).

SEC. 5D.5.3. **FREIGHT TRANSFER FACILITY**

Freight transfer facility is defined as a facility intended for the transshipment of freight between different modes of transport, including ship transport, rail transport, and road transport, and accompanying warehousing used in connection with such activities. This use does not include the storage of empty cargo containers; for such uses; see Sec. 5D.7.5.E. (Storage, Outdoor: Cargo Container).

SEC. 5D.5.4. **HELIPORT**

Heliport is defined as any public-use, special-use, or personal-use airport, as defined by the California Code of Regulations, Title 21. Sec. 3527. (Definitions), suitable only for use by helicopters.

SEC. 5D.5.5. **PASSENGER TRANSIT FACILITY**

A passenger transit facility is defined as any facility that includes a structure accommodating publicly accessible passenger transport vehicles which regularly load and unload passengers along a fixed route. A passenger transit facility include bus terminals, light rail stations and right-of-ways, subway stations and right-of-ways, and passenger train stations and right-of-ways.

DIV. 5D.6. **GENERAL COMMERCIAL USES**

General commercial uses are defined as uses that involve business activity serving the general public, including retail, professional and personal services, hospitality, and entertainment.

SEC. 5D.6.1. **ANIMAL SERVICES**

Animal services is defined as a use involving the provision of services related primarily to domestic animal care and keeping.

A. **General**

Animal services: general is defined as animal services in which domestic dogs or cats are provided non-medical care, such as, grooming, training, supervision, or boarding. This does not include uses where the overnight boarding of dogs or cats exceeds 30 percent of the floor area of a facility, for such uses see Sec. 5D.6.1.B. (Animal Services: Kennel). This use does not include medical care of animals, for such uses see Sec. 5D.6.1.C. (Animal Services: Veterinary Care).

B. **Kennel**

Animal services: kennel is defined as animal services in which four or more dogs or cats, at least four months of age, are sheltered for periods beyond 24 hours per day. This definition does not include retail establishments dedicated to the commercial sale of animals, for such uses see Sec. 5D.6.12.H. (Retail: Pet Shop). This use does not include the breeding and raising of animals, for such uses see Sec. 5D. 10.1.G. (Animal Keeping: Small Animals).

C. **Veterinary Care**

Animal services: veterinary care is defined as animal services in which animals or pets are given medical or surgical treatment and care. This use does not include the non-medical treatment and care of dogs and cats, for such uses see Sec. 5D.6.1.A. (Animal Services: General).

SEC. 5D.6.2. **COMMISSARY KITCHEN**

A commissary kitchen is defined as a kitchen facility used for cooking and preparing food to be primarily served and consumed off-site. This definition includes multi-tenant shared kitchen facilities, order fulfillment kitchens, and catering kitchen facilities. The following uses are allowed when incidental to the kitchen facility: research and teaching facilities, commercial food processing, and order fulfillment pick-up lobbies.

SEC. 5D.6.3. **EATING & DRINKING**

Eating & drinking is defined as the sale of prepared, ready-to-consume meals or drinks for consumption by the public.

A. General

Eating & drinking: general is defined as an eating & drinking use that involves serving and sale of prepared food and drinks for on or off-site consumption. Eating & drinking: general uses includes table service at a restaurant, counter service for off-site consumption, and self-service cafeteria dining. This use does not include the dispensing of alcoholic beverages for consumption on-site, for such uses, see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service). This use does not include the sale of alcoholic beverages for off-site consumption, without prepared food orders, for such uses see Sec. 5D.6.12.B. (Retail: Alcohol).

B. Alcohol Service

Eating & drinking: alcohol service is defined as an eating & drinking use that involves the serving and dispensing of alcoholic beverages primarily for consumption on-site. Eating & drinking: alcohol service includes the provision of alcoholic beverages to customers in a dining setting, while gathered at a bar or tasting room, or in conjunction with another use, such as an entertainment venue, stadium, hotel, indoor recreation, brewery or distillery. This use does not include the sale of alcoholic beverages for off-site consumption, without prepared food orders, for such uses see Sec. 5D.6.12.B. (Retail: Alcohol).

SEC. 5D.6.4. ENTERTAINMENT VENUE, INDOOR

Entertainment venue, indoor is defined as any indoor assembly use designed or intended for entertainment, includes live music venues, performing arts theaters, movie theaters, dance clubs, comedy clubs, karaoke lounges, and banquet halls.

A. Local

Entertainment venue, indoor: local is defined as an entertainment venue, indoor use designed for an assembly capacity of less than 3,000 persons. For entertainment venue, indoors designed for an assembly capacity of 3,000 or greater, see Sec. 5D.6.4.B. (Entertainment Venue, Indoor: Regional). This use does not include activities established in Sec. 5D.6.13. (Sexually Oriented Business). For the inclusion of alcoholic beverages for on-site consumption, see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service).

B. Regional

Entertainment venue, indoor: regional is defined as any entertainment venue, indoor use designed for an assembly capacity of 3,000 persons or greater. For entertainment venue, indoors designed for an assembly capacity of less than 3,000 persons, see Sec. 5D.6.4.A. (Entertainment Venue, Indoor: Local). This use does not include activities established in Sec. 5D.6.13. (Sexually Oriented Business). For the inclusion of alcoholic beverages for on-site consumption, see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service).

SEC. 5D.6.5. **FINANCIAL SERVICES**

Financial services are defined as professional services involving the investment, lending, or management of money and assets in a publicly accessible setting rather than a private office setting. This use does not include private workspace settings, for such uses see Sec. 5D.6.9. (Office).

A. **General**

Financial services: general is defined as financial services uses that provide retail banking services. Financial services: general include only those institutions engaged in the transfer and circulation of money, such as banks and credit unions. This use does not include check-cashing businesses and payday lenders, for such uses see Sec. 5D.6.5.B. (Financial Services: Alternative).

B. **Alternative**

Financial services: alternative is defined as financial services uses involving for-profit lending facility offering small, unsecured, short-term loans, such as bail bonds, or a use that primarily consists of check cashing services for a fee, or any business where articles of personal property may be left as security in exchange for a loan of money. Financial services: alternative include pawnshops, precious metal buyback centers, short-term credit lenders, and title loan centers. This use does not include remittance services, for such uses see Sec. 5D.6.5.A. (Financial Services: General).

SEC. 5D.6.6. **INSTRUCTIONAL SERVICES**

Instructional services are defined as any establishment primarily engaged in offering avocational or recreational educational courses to adults or children for the purposes of play, amusement, or relaxation, including education offered for the intent of teaching the fundamentals, skills, or techniques of a hobby or activity. This use includes establishments offering programs in art, cooking, drama, driving, language, music, sewing, tutoring, or other similar forms of self-improvement. This use does not include vocational and other educational uses, for such uses see Sec. 5D.3.9. (School).

SEC. 5D.6.7. **LODGING**

Lodging is defined as commercial overnight accommodations for transient occupancy, often for periods of 30 consecutive days, or less. Lodging uses shall not serve as a primary residence. Lodging uses include, hotels, motels, and hostels. This use does not include uses defined in Sec. 5D.2.2.C. (Home-Sharing). This use does not include residential housing accommodations, for such uses see Div. 5D.2. (Residential Uses).

SEC. 5D.6.8. **MEDICAL CLINIC**

Medical clinic is defined as an outpatient healthcare facility that provides direct medical, dental, or therapeutic services to patients. This use does not include healthcare facilities providing acute, sub-acute or inpatient healthcare; for such uses see Sec. 5D.3.8.A. (Hospital: Local) and Sec. 5D.3.8.B. (Hospital: Regional).

SEC. 5D.6.9. OFFICE

Office is defined as any workspace accommodating administrative, creative and business services. Office uses may be operated independently or combined with other uses, provided each of the other uses is permitted and meets the applicable standards. An office use includes workspace accommodating the following activities: administrative, clerical, legal, accounting, design, consulting, graphics and sound editing, and dry lab research.

SEC. 5D.6.10. PERSONAL SERVICES

Personal services are defined as any commercial use providing an in-person service directly to individuals seeking cosmetic services, counseling services, document services, or servicing of consumer goods. Personal services include: cosmetic services such as hair cutting and styling, nail salon, day spas, licensed massage therapy, tattooing and piercing; counseling services, such as non-medical counseling, legal counseling, financial counseling, and psychic counseling; document services, such as printing, form and application assistance, notary services, photo developing, visa and passport services; garment services, such as garment tailoring and alterations, laundromat, dry-cleaning; and consumer goods repair services when occupying less than 3,000 square feet in area, such as electronics repair, jewelry repair, shoe repair, appliance repair, furniture restoration, and bicycle repair. This use does not include consumer goods repair services when occupying 3,000 square feet in area, or greater, for such uses see Sec. 5D.8.1. (Machine Shop). This use does not include maintenance and repair of motor vehicles, for such uses see Sec. 5D.7.1. (Motor Vehicle Services).

SEC. 5D.6.11. POSTMORTEM SERVICES

Postmortem services are defined as any establishment engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Postmortem service establishments include crematoriums, funeral homes, mortuaries, and pet crematoriums. This use does not include a cemetery, for such uses see Sec. 5D.3.1. (Cemetery).

SEC. 5D.6.12. RETAIL

Retail is defined as a commercial use involved in the sale or dispensing of consumer goods to the general public, including any associated indoor or outdoor display and point of sales.

A. General

Retail: general is defined as any retail use primarily involved in the sale or rental of new or used consumer goods to the general public. Retail: general includes but is not limited to, the sale or rental of household goods, clothing, books, toys, art supplies, pet supplies, house plants, medicine, consumer electronics, appliances, hardware, building supplies, mattresses, and furniture. This use does not include the sale or rental of motor vehicles, for such uses see Sec. 5D.7.3. (Motor Vehicle Sales & Rental).

B. Alcohol

Retail: alcohol is defined as a retail use involving the sale or dispensing of alcoholic beverages for off-site consumption and are licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site consumption, as defined by the California State Alcoholic Beverage Control Act (ABC). This use does not include the on-site consumption of alcoholic beverages, for such uses see Sec. 5D.6.3.B. (Eating & Drinking: Alcohol Service).

C. Farmers' Market, Certified

Retail: farmers' market, certified is defined as a retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users and is certified by the Los Angeles County Agricultural Commissioner.

D. Firearms

Retail: firearms is defined as a retail use where firearms, ammunition, or related accessories are sold.

E. Food & Beverage

Retail: food & beverage is defined as a retail use primarily involved in the retail sale of food and beverages for off-site consumption. Retail: food & beverage includes grocery stores, produce markets, seafood and meat markets, bakeries, delis, and on-site seating areas for dining accessory to the primary retail use. This use does not include alcoholic beverage sales; for such uses see Sec. 5D.6.12.B. (Retail: Alcohol).

F. Large Format

Retail: large format is defined as any retail use with a non-residential tenant size of 100,000 square feet or greater. This use may include but is not limited to any of the following types of retail when occupying a non-residential tenant size of 100,000 square feet or greater: superstore, department store, wholesale club, furniture store, and home improvement store. This use does not include any retail use with a non-residential tenant size of less than 100,000 square feet, for such uses see Sec. 5D.6.12.A. (Retail: General).

G. Merchant Market

Retail: merchant market is defined as a retail use that includes ten or more tenants or vendors within a shared facility with common entrances and walkways, where goods, products, groceries, and prepared food are offered or displayed for sale or exchange, and may include on-site seating areas for dining as incidental to the market use.

H. Pet Shop

Retail: pet shop is defined as a retail use possessing a pet shop permit issued by the Department of Animal Services where domestic animals such as dogs, cats, rabbits, rodents, birds, fish,

amphibians, and small reptiles are kept and offered for commercial sale, for hire, or adoption. This use does not include uses where the overnight keeping of dogs or cats exceeds 30 percent of the floor area of a facility, for such uses see Sec. 5D.6.1.B. (Animal Services: Kennel). This use does not include the breeding and raising of animals, for such uses see Sec. 5D.10.1.G. (Animal Keeping: Small Animals).

I. Seasonal Market

Retail: seasonal market is defined as a retail use involving the seasonal outdoor retail sale of ornamental holiday decor, primarily ornamental pumpkins and Christmas trees.

J. Smoke & Vape Shop

Retail: smoke & vape shop is defined as a retail use primarily involving the sale of tobacco products, substances intended for smoking, or smoking accessories, including but not limited to cigars, pipes, vaporizing devices, or other smoking paraphernalia. The use may include an enclosed smokers' lounge that is solely dedicated to smoking tobacco products. This use does not include medicinal or recreational cannabis establishments, for such uses see the Department of Cannabis Regulation.

SEC. 5D.6.13. SEXUALLY ORIENTED BUSINESS

A sexually oriented business is defined as any commercial use involving the retail sale, rental or exhibition, of any goods or services that are characterized by an emphasis on the exposure or display of specified sexual activities or specified anatomical parts. Each sexually oriented business use shall constitute a separate sexually oriented business, even if operated in conjunction with another sexually oriented business at the same establishment, for the intent of meeting applicable use standards. For the purposes of regulating the distance between each specific sexually oriented business, (such as adult arcade, adult bookstore, adult theaters, striptease venue, or sexual encounter accommodations) each specific use shall constitute a separate sexually oriented business.

A. General

Sexually oriented business: general is defined as any sexually oriented business use, other than a sexually oriented business: sexual encounter establishment. This use includes but is not limited to adult arcades, adult bookstores, adult cabaret theaters, adult motion picture theaters, or striptease venues.

B. Sexual Encounter

Sexually oriented business: sexual encounter is defined as any sexually oriented business use, other than lodging offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical parts. This use does not include a use where a medical practitioner, psychologist, psychiatrist, or similar professional licensed by the State of California engages in sexual therapy, for such uses see Sec. 5D.6.8. (Medical Clinic).

DIV. 5D.7. **HEAVY COMMERCIAL USES**

Heavy commercial uses are defined as uses that involve the servicing and sale of motor vehicles, and businesses dedicated primarily to storage.

SEC. 5D.7.1. **MOTOR VEHICLE SERVICES**

Motor vehicle services are defined as a use involving the diagnosing of malfunctions, repair, or maintenance of motor vehicles.

A. **Light**

Motor vehicle services: light is defined as any motor vehicle services use involving the mechanical or electrical repair, diagnosis, maintenance or servicing of standard motor vehicles. This use includes automotive emissions testing; electrical diagnostic, battery testing, and charging; tire removal, replacement, and repair; mechanical adjustment; oil change; lubrication; sound system or alarm service and installation; and window repair. This use does not include uses defined in the following Sections: Sec. 5D.7.1.B. (Motor Vehicle Services: Heavy), Sec. 5D.7.1.C. (Motor Vehicle Services: Large Vehicle), or Sec. 5D.7.1.D. (Motor Vehicle Services: Car Wash).

B. **Heavy**

Motor vehicle services: heavy is defined as any motor vehicle services use involving auto body repair or rebuilding, painting, or servicing of standard motor vehicles. This use includes the repair or rebuilding of a vehicle's frame, roof, doors, fenders, bumpers, hood, trunk, automobile painting, and electric vehicle battery reconditioning and replacement.

C. **Large Vehicle**

Motor vehicle services: large vehicle is defined as any motor vehicle services use performed for large vehicles, classified for this purpose as a vehicle having three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles.

D. **Car Wash**

Motor vehicle services: car wash is defined as any motor vehicle services use engaged in cleaning, washing, or waxing of motor vehicles, such as passenger cars, trucks, vans, and trailers. This use does not include wash facilities for large vehicles, for such uses see Sec. 5D.7.1.C. (Motor Vehicle Services: Large Vehicle).

SEC. 5D.7.2. **FUELING STATION**

A fueling station is defined as any use dedicated to the sale and dispensing of vehicle fuel.

A. **Standard Vehicle**

Fueling station: standard vehicle is defined as any fueling station dedicated to dispensing fuel for standard vehicles. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans.

B. Large Vehicle

Fueling station: large vehicle is defined as any fueling station dedicated to dispensing fuel for large vehicles. Large vehicles include vehicles possessing three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles.

SEC. 5D.7.3. MOTOR VEHICLE SALES & RENTAL

Motor vehicle sales & rental is defined as any heavy commercial use that sells, rents, or leases motor vehicles.

A. Standard Vehicle

Motor vehicle sales & rental: standard vehicle is defined as any motor vehicle sales & rental use involving indoor or outdoor display of three or more new or used standard vehicles for sale, rental, or lease. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. This use does not include the outdoor storage of vehicles that do not comprise an establishment's sale or rental inventory, for such uses see, Sec. 5D.7.5.B. (Storage, Outdoor: Standard Vehicle).

B. Large Vehicle

Motor vehicle sales & rental: large vehicle is defined as any motor vehicle sales & rental use involving indoor or outdoor display of three or more new or used large vehicles for sale, rental, or lease. Large vehicles include vehicles possessing three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles, in addition to recreational boats and watercraft. This use does not include the outdoor storage of vehicles that do not comprise an establishment's sale or rental inventory, for such uses see, Sec. 5D.7.5.C. (Storage, Outdoor: Large Vehicle).

C. Household Moving Truck Rental

Motor vehicle sales & rental: household moving truck rental is defined as any motor vehicle sales & rental use involving the rental of household moving rental trucks or utility trailers. This use does not include the outdoor storage of vehicles that do not comprise an establishment's rental inventory, for such uses see, Sec. 5D.7.5.C. (Storage, Outdoor: Large Vehicle).

SEC. 5D.7.4. STORAGE, INDOOR

Storage, indoor is defined as the indoor holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use.

A. General

Storage, indoor: general is defined as any storage, indoor use that is incidental to another use. This use does not include storage, indoor: self-service for such uses see Sec. 5D.7.4.B. (Storage, Indoor: Self-Service). This use does not include indoor storage that functions as the primary use on a lot and is not incidental to another use, for such uses see Sec. 5D.8.6. (Wholesale Trade & Warehousing).

B. Self-Service

Storage, indoor: self-service is defined as any storage, indoor use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, to which clients bring goods for storage and retrieve them at any time during normal business hours.

SEC. 5D.7.5. STORAGE, OUTDOOR

Storage, outdoor is defined as the outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractors' equipment storage yards and lumber yards.

A. General

Storage, outdoor: general is defined as any storage, outdoor use that is in conjunction with another use. This use does not include the keeping of empty cargo containers, for such uses see Sec. 5D.7.5.E. (Storage, Outdoor: Cargo Container). This use does not include inactive large vehicles, for such uses see Sec. 5D.7.5.C. (Storage, Outdoor: Large Vehicle). This use does not include towing and storage for official motor vehicle impound, for such uses see Sec. 5D.7.5.F. (Storage, Outdoor: Official Motor Vehicle Impound). This use does not include inactive standard vehicles, for such uses see Sec. 5D.7.5.B. (Storage, Outdoor: Standard Vehicle).

B. Standard Vehicle

Storage, outdoor: standard vehicle is defined as the outdoor storage of standard vehicles that are not actively used by the site's occupants, employees, or visitors. Standard vehicles include vehicles possessing two or fewer axles, such as cars, motorcycles, sport utility vehicles, pickup trucks, and vans. Includes storage of inoperable vehicles. This use does not include uses where vehicles are actively used by the site's occupants, employees, or visitors; for such uses see Sec. 5D.3.6. (Parking).

C. Large Vehicle

Storage, outdoor: large vehicle is defined as the outdoor storage of large vehicles that are not actively used by the site's occupants, employees, or visitors. Large vehicles include vehicles possessing three or more axles, such as trailer trucks, construction vehicles, motor homes, and recreational vehicles as well as recreational boats and watercraft. This use includes storage of inoperable vehicles. This use does not include uses where vehicles are actively used by the site's occupants, employees, or visitors; for such uses see Sec. 5D.3.6. (Parking).

D. Donation Bin

Storage, outdoor: donation bin is defined as any storage, outdoor use involving a box, canister, receptacle, or other container that can be opened and closed, and is used for collecting salvageable personal property, including, but not limited to, clothing, shoes, books, and household items for periodic off-site processing or redistribution. For purposes of this definition, salvageable personal property shall not include recyclable materials not intended for re-use, including, but not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste. For purposes of this definition, donation bins are limited dimensionally to 82-inches in height, 50-inches in depth, and 60-inches in width. For bins that are larger in size, see Sec. 5D.9.4.A. (Recycling Facility: Collection).

E. Cargo Container

Storage, outdoor: cargo container is defined as any storage, outdoor use involving the keeping of empty cargo containers. Storage, outdoor: cargo container may include storage of container chassis and commercial truck cabs, repair facilities, warehouses, and offices, incidental to the movement or storage of cargo containers. This use does not include the storage of cargo containers that are not empty, or uses which are part of any freight transfer, for such uses see Sec. 5D.5.3. (Freight Transfer Facility).

F. Official Motor Vehicle Impound

Storage, outdoor: official motor vehicle impound is defined as any vehicle towing and storage service that involves City-approved vendors that support the public safety mission of the Los Angeles Police Department and Department of Transportation.

DIV. 5D.8. **LIGHT INDUSTRIAL USES**

Light industrial uses are defined as uses involving the production, warehousing, or manufacturing of goods, materials, and products in an intensive manner that require a significant separation from residential and commercial districts.

SEC. 5D.8.1. **MACHINE SHOP**

A machine shop is defined as any facility engaged in the maintenance, repair, custom fabrication and finishing of products, parts, props, equipment, or machinery primarily using metal and woodworking machinery and tools. This use does not include the servicing of consumer goods when occupying less than 3,000 square feet in area; for such uses see Sec. 5D.6.10. (Personal Services). This use does not include motor vehicle repair and maintenance; for such uses see Sec. 5D.7.1. (Motor Vehicle Services). This use does not include the fabrication of heavy machinery used for manufacturing, motor vehicles, aircraft or watercraft; for such uses see Sec. 5D.9.2.A (Manufacturing, Heavy: General).

SEC. 5D.8.2. **MANUFACTURING, LIGHT**

Manufacturing, light is defined as any light industrial use involving the making or processing of materials or components into new products.

A. **General**

Manufacturing, light: general is defined as the manufacturing of finished goods intended to be sold as consumer goods to the general public, including devices and instruments used in a workplace. This use includes, but is not limited to, the manufacturing and assembly of the following: medical equipment and supplies; semiconductors and electronic instruments; signs and printed material; musical instruments; jewelry; toys; furniture; crates; boxes; and barrels. This use does not include those uses defined in Sec. 5D.9.2.A. (Manufacturing, Heavy: General).

B. **Alcoholic Beverage**

Manufacturing, light: alcoholic beverage is defined as any manufacturing, light use where beer, wine, or other alcoholic beverages are fermented, distilled, and/or processed for distribution and sale on a wholesale basis. For retail sale of any alcoholic beverage, see Sec. 5D.6.12.B. (Retail: Alcohol).

C. **Artistic & Artisanal**

Manufacturing, light: artistic & artisanal is defined as a small-scale manufacturing, light use where skilled craftspersons are integral to the creation of each product, materials, substances, or components, and may include, but are not limited to the use of hand tools or light mechanical equipment such as commercial mixers, sewing machines, wax melters, bottle sealers, paste filling machines, and button press machines. Manufacturing, light: artistic & artisanal uses are less than 5,000 square feet in area, for such uses larger than 5,000 square feet in area see Sec. 5D.8.2. (Manufacturing, Light: General).

D. Cosmetic & Pharmaceutical

Manufacturing, light: cosmetic & pharmaceutical is defined as any manufacturing, light use where cosmetics, soaps, or pharmaceutical drugs are produced. This use includes, but is not limited to, manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, or supplements.

E. Electronics

Manufacturing, light: electronics is defined as any manufacturing, light use involved in the manufacturing or assembly of computer or electronic products, electrical equipment, appliances, fixtures, or electronic product components. This use includes testing and repair incidental to the product or component assembly.

F. Food & Drink

Manufacturing, light: food & drink is defined as any manufacturing, light use where food or drink products are processed or manufactured. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. This use includes, but is not limited to, the processing and packaging of the following: sodas & juices, coffee & tea, ice, dairy products, fruit, nut, & vegetable products, grain & oilseeds, baked or fried goods, sugar and confectionery products, animal food, and tobacco products. This use includes food & drink products composed of previously rendered animal products. This use does not include meat processing, the rendering of animal products, or animal slaughtering, for such uses see Sec. 5D.9.1. (Animal Products Processing). This use does not include breweries, distilleries, and wineries, for such uses see Sec. 5D.8.2.B. (Manufacturing, Light: Alcoholic Beverage).

G. Garment & Accessory

Manufacturing, light: garment & accessory is defined as any manufacturing, light use involving the cutting, stitching or assembly of materials to produce finished clothing, footwear, and accessories. Specific activities include, but are not limited to, sewing of finished textiles, printing or stenciling of designs on garments, assembly of accessories or footwear, or the knitting of finished garments. This use does not include those uses defined in Sec. 5D.8.2.H. (Manufacturing, Light: Textile).

H. Textile

Manufacturing, light: textile is defined as any manufacturing, light use involving mechanized production of fibers and fabrics used to create materials for the production of garments and accessories. Specific activities include, but are not limited to, textile spinning, weaving, dying, printing, or finishing. This use does not include those uses defined in Sec. 5D.8.2.G. (Manufacturing, light: Garment & Accessory).

SEC. 5D.8.3. **RESEARCH & DEVELOPMENT**

Research & development is defined as any light industrial use requiring a wet laboratory where chemicals, drugs, or other material or biological matter are handled in liquid solutions or volatile phases, requiring direct ventilation, or specialized piped utilities. Research & development does not include uses requiring a dry laboratory, for such uses see Sec. 5D.6.9. (Office).

SEC. 5D.8.4. **SOUNDSTAGES & BACKLOTS**

Soundstages & backlots are defined as any light industrial use providing facilities for the construction and use of indoor or outdoor filming sets and adjoining backlot facilities, including supporting office workspace, machine shops, and warehousing related to filming or film production.

SEC. 5D.8.5. **WHOLESALE & WAREHOUSING**

Wholesale & warehousing is defined as any light industrial use facility primarily used for the high volume storage of goods for sale in large quantities primarily to businesses, or the storage of products intended for consolidation and distribution to manufacturers, wholesalers, retailers, or end users. This use includes seasonal inventory storage, distribution centers, fulfillment centers, cold storage facilities, and facilities housing goods for sale in bulk to businesses or institutions. This use does not include the sale of goods directly to consumers; for such uses see Sec. 5D.6.12. (Retail). This use does not include the transshipment of freight between different modes of transport, such as rail to trucking transport; for such uses see Sec. 5D.5.3. (Freight Transfer Facility).

DIV. 5D.9. **HEAVY INDUSTRIAL USES**

Heavy industrial uses are defined as uses involving manufacturing, processing of animal products, waste, or extraction activities, which requires siting away from the general public due to potentially adverse impacts on the immediate surroundings.

SEC. 5D.9.1. **ANIMAL PRODUCTS PROCESSING**

Animal products processing is defined as a heavy industrial use involving one or more of the following: preparing and processing of meat, poultry, or seafood and their byproducts; refining or rendering animal fat, bones, and meat scraps; preparing, tanning, and finishing hides and skins; dressing or dyeing furs; and animal slaughtering.

SEC. 5D.9.2. **MANUFACTURING, HEAVY**

Manufacturing, heavy is defined as any heavy industrial use involving the making or processing of materials or components into finished products.

A. General

Manufacturing, heavy: general is defined as manufacturing that requires significant health, safety, or environmental precautions due to potential adverse impacts from the manufacturing process on immediate surroundings. This use includes, but is not limited to, the manufacturing of heavy machinery, motor vehicles, aircraft and watercraft, primary metal products, wood or paper products, metal fabrication, or manufacturing involving the processing, mixing, or refinement of inorganic raw materials. This use does not include those uses defined in Sec. 5D.9.2.B. (Manufacturing, Heavy: Chemical Products). This use does not include those uses defined in Sec. 5D.9.2.C. (Manufacturing, Heavy: Petroleum & Coal Products).

B. Chemical Products

Manufacturing, heavy: chemical products is defined as any manufacturing, heavy use producing basic chemicals or manufacturing products by predominantly chemical processes. Includes, but is not limited to, production of acid, alkali, organic chemical, salt, dry color, pigment, synthetic fiber, fertilizer, explosives, or paint. This use does not include those uses defined in Sec. 5D.9.2.C. (Manufacturing, Heavy: Petroleum & Coal Products).

C. Petroleum & Coal Products

Manufacturing, heavy: petroleum & coal products is defined as any manufacturing, heavy use that processes petroleum, coal, plastic, or rubber materials into products, including the refining of petroleum, gas, or other hydrocarbons.

SEC. 5D.9.3. SALVAGE YARD

Salvage yard is defined as any heavy industrial use having any portion of the use located outdoors where a junk dealer or automobile dismantler operates, or where partially dismantled, obsolete, or wrecked automobiles are stored. This use does not include motor vehicle storage, for such uses see Sec. 5D.7.5. (Storage, Outdoor).

SEC. 5D.9.4. RECYCLING FACILITY

Recycling facility is defined as any use that includes the recovery and processing of recyclable or reusable materials.

A. Collection

Recycling facility: collection is defined as any recycling facility use where recyclable materials including, but not limited to, paper, plastic, glass, metal, newspaper, or cardboard, are deposited or redeemed for monetary value. This use includes baling or crushing operations for the purposes of efficient storage and transfer, but shall not include sorting or processing activities other than for temporary storage purposes. This use includes reverse vending machines and buyback centers.

B. Sorting & Processing

Recycling facility: sorting & processing is defined as any recycling facility use that accepts recyclable materials for on-site sorting or processing. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a recyclable material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, other than for temporary storage purposes. This use includes the transfer and processing of scrap metals.

SEC. 5D.9.5. WASTE FACILITY

Waste facility is defined as any heavy industrial use involving the receipt, storage, separation, conversion, combustion, processing of solid waste, transfer of waste directly from small to larger vehicles for transport, or operation as a landfill. This use includes facilities involved in the transfer, processing, and transformation of organic waste, construction and demolition debris, inert material, solid waste.

A. Organic Waste

Waste facility: organic waste is defined as any waste facility use that receives any material that comes from a plant or animal and is biodegradable, for chipping and grinding, composting, curing, mulching or similar processing methods. This use does not include any chipping and grinding, composting, curing, or mulching conducted as part of the maintenance of landscaped areas associated with any public & institutional uses or open space & recreation uses.

B. Hazardous Waste

Waste facility: hazardous waste is defined as any waste facility use involving the storage, treatment, and disposal of hazardous waste, as defined in the California Health and Safety Code, Sec. 25117.1. (Definitions).

C. Solid Waste

Waste facility: solid waste is defined as any waste facility use that does not involve any storage, treatment, and disposal of hazardous waste, or that does not exclusively receive organic waste. For such uses, see Sec. 5D.9.5.B. (Waste Facility: Hazardous Waste) and Sec. 5D.9.5.A. (Waste Facility: Organic Waste).

SEC. 5D.9.6. MINERAL & ORE EXTRACTION

Mineral & ore extraction is defined as any use engaged in the extraction of metallic minerals, non-metallic minerals, or other natural compounds. This use includes the exploration or development of any lot for such purposes, and any preparation of those resources until the point of shipment from the producing property. This use includes metal ore mining, nonmetallic mineral mining, and quarrying. This use does not include extraction, recovery, or production of oil, natural gas, or any other hydrocarbon materials, for these activities see Sec. 5D.9.7. (Oil, Gas, or Hydrocarbon Well).

SEC. 5D.9.7. OIL, GAS, OR HYDROCARBON WELL

Any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of Chapter V. (Public Safety and Protection), Sec. 57.5706.3.16. (Abandonment of Oil Wells) and the mitigation monitoring program and well plugging and abandonment mitigation measures adopted with Ordinance No. 187,709 (Oil and Gas Drilling Ordinance). This use does not include any well operated by a public utility regulated by the California Public Utilities Commission.

DIV. 5D.10. **AGRICULTURAL USES**

Agricultural uses are defined as uses dedicated to the cultivation of plants or the keeping of animals.

SEC. 5D.10.1. **ANIMAL KEEPING**

Animal keeping is defined as any agricultural use that includes the breeding, boarding, training, or raising of animals.

A. **Bees**

Animal keeping: bees is defined as any animal keeping use that includes the keeping of bees.

B. **Dairy**

Animal keeping: dairy is defined as an animal keeping use that includes the storage, processing, or distribution of milk or milk products.

C. **Equine, Commercial**

Animal keeping: equine, commercial is defined as the keeping, breeding, raising, training, or boarding of more than two equines not owned by and registered to residents on the same lot as the equine use. Equine includes mules and donkeys.

D. **Equine, Non-Commercial**

Animal keeping: equine, non-commercial is defined as the keeping, breeding, raising, training, or boarding of equines owned by and registered to residents on the same lot as the equine use. No more than two equines owned by or registered to persons not residing on the same lot shall be allowed. Equine includes mules and donkeys.

E. **Livestock**

Animal keeping: livestock is defined as any animal keeping use that includes the breeding, raising, training, boarding, or keeping of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, or similar livestock, typically for fiber, meat, milk, or other products. This use includes day-to-day care, selective breeding, raising, and selling of livestock.

F. **Pets**

Animal keeping: pets is defined as any animal keeping use that includes the keeping of domestic pets that are readily classifiable as being incidental to another use such as dogs, cats, rabbits, rodents, birds, poultry, fish, amphibians, and small reptiles. This use does not include those uses defined in Sec. 5D.10.1.G. (Animal Keeping: Small Animals), Sec. 5D.10.1.G. (Animal Keeping: Wild Animals) or Sec. 5D.6.1.B. (Animal Services: Kennel).

G. Small Animals

Animal keeping: small animals is defined as any animal keeping use licensed by the Department of Animal Services for the breeding, raising, training, or boarding of small domestic animals such as dogs, cats, rabbits, rodents, birds, poultry fish, amphibians, and reptiles. This use does not include the uses defined in Sec. 5D.10.1.G. (Animal Keeping: Wild Animals).

H. Wild Animals

Animal keeping: wild animals is defined as any animal keeping use licensed by the Department of Animal Services pursuant to Chapter V. (Public Safety and Protection), Sec. 53.38. (Wild Animals - Keeping - Permit) for the keeping of wild, exotic, dangerous, or non-domestic animals.

SEC. 5D.10.2. PLANT CULTIVATION

Plant cultivation is defined as any agricultural use that includes the growing of plants.

A. Community Garden

Plant cultivation: community garden is defined as a plant cultivation use designed and intended for multiple households or organizations to cultivate plants for domestic use. This use may include shared facilities for storage and maintenance or services incidental to the agricultural use such as an educational space.

B. Farming

Plant cultivation: farming is defined as the cultivation of produce, ornamental plants, herbs, seeds, or fungi, for off-site sale or distribution. This use includes, but is not limited to, truck gardening, indoor farming, or vertical farming. For the sale of produce on-site beyond a farm stand pursuant to Sec. 5C.2.8.G.1. (Supplemental Standards), see Sec. 5D.6.12.E. (Retail: Food & Beverage).