

Item #2
Zoning Code Amendments
TA 20-02

Planning Commission Meeting
September 9, 2020

❖ **Restaurant with Alcohol Sales**

- Revision from MUP to P

Restaurant with Alcohol Sales

Table 17.212.030.A: Commercial Zones Allowed Uses

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
Agricultural Uses and Animal Keeping Use Types					
Animal Raising and Keeping	P ¹	P ¹	P ¹	P ¹	17.404.040
Community Garden	P	P	P	P	17.404.070
Industrial, Manufacturing, Processing, and Wholesaling Use Types					
Artisan Manufacturing	-	MUP	MUP	MUP	-
Cannabis Testing Laboratory	-	P	-	P	LMC 9.36
Manufacturing/Processing: Light/Medium	-	CUP	-	CUP	-
Micro-Alcohol Production	-	CUP	CUP	CUP	-
Recreation, Education, and Assembly Use Types					
Business/Trade School	-	P	CUP	P	-
Civic/Government	-	P	P	P	-
Community Assembly, Neighborhood	-	P	CUP	P	-
Community Assembly, Regional	-	CUP	CUP	CUP	-
Entertainment, Indoor - Neighborhood	-	P	P	P	-
Entertainment, Indoor - Regional	-	CUP	CUP	CUP	-
Library/Museum	-	MUP	MUP	MUP	-
Recreation, Indoor	MUP	MUP	MUP	MUP	-
Recreation, Outdoor	P	MUP	MUP	P	-
Recreation, Passive	P	P	P	P	-
Schools, Public or Private	-	P	P	P	-
Studio, Instructional Services	P	P	P ²	P	-
Residential Use Types					
Caretaker's Unit	-	MUP	-	MUP	17.404.060
Emergency Shelters	P	P	CUP	CUP	17.404.090
Home Occupation	-	-	AUP	-	17.404.110
Live/Work	MUP	MUP	P	MUP	17.404.120
Multi-Family Residential	-	-	P ³	-	17.404.160
Single Room Occupancy	CUP	CUP	CUP	CUP	-
Supportive Housing	-	-	P ^{3,4}	-	-
Retail Trade Use Types					
Alcohol Sales	P	P	P	P	-
Bar/Nightclub	-	P	MUP	P	-
Dispensary	P	P	P	P	LMC 9.36
Drive-Through, Non-Restaurants	MUP	MUP	CUP ⁵	MUP	-
General Retail ≤ 5,000 sf	P	P	P	P	-
General Retail > 5,000 sf.	MUP	MUP	MUP	P	-
Outdoor Dining	P	P	P	P	17.404.170
Outdoor Display	AUP	MUP	AUP	AUP	17.404.180
Restaurant- w/o Alcohol Sales	P	P	P	P	-
Restaurant- w/Alcohol Sales	MUP ⁶	P	P	P	-
Restaurant- w/Drive Through	CUP	CUP	CUP ⁵	CUP	-

Permanent Outdoor Storage (Industrial Zones)

- **Allow storage height up to twice the height of the existing wall or fence**
- **Not adjacent to residentially zoned property**
- **Setback of 10 feet**





Bicycle Parking

- **Multi-family residential projects of 4 or less units**
- **No bicycle parking required if a fully enclosed garage with door (not a carport) is provided for each unit**

Fence Height Street Side Yard Setback

- Proposed to be revised from 3 feet to 8 feet**
- Staff would like to discuss other options for Commission consideration of a 6 foot maximum height in residential zones**





Sidewalk Vendors and Mobile Vendors

- **No Vendor's Permit Required**
- **Operational and Safety Standards remain**

Architectural Review Guidelines and Site Development Review

- **Removes the “canyon effect” provision and associated graphic that requires a 2-story home to be setback when adjacent to a 1-story home.**
- **Clarifies when the Commission review is required.**

General Edits

- **General edits/revisions (typos, incorrect references as shown in Exhibit A to Resolution 935 (20))**
- **Correction: The restaurant use serving alcohol was not shown in Exhibit but is part of tonight's zoning code text amendments for consideration.**

Staff Recommendation

- **Adoption Resolution 935 (20)**
- **Or Provide Other Direction**