

**Amendments to Zoning Code (Title 17)**

(**Bold underlined** text is added, ~~stricken~~ text is deleted.)

Table 17.208.040.A: Residential Zones Development Standards <sup>7</sup>						
Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
<b>Lot Requirements<sup>1</sup></b>						
Lot Area (min.)	20,000 s.f.	10,000 s.f. <sup>2</sup>	7,000 s.f. <sup>2</sup>	6,000 s.f.	7,000 s.f.	10 acres
Lot Width (min.)	100 ft.	75 ft. interior and corner lots <sup>2</sup>	50 ft. interior and corner lots <sup>2</sup>	50 ft.	50 ft.	-
Lot Depth (min.)	-	90 ft.	90 ft.	-	-	-
<b>Setbacks</b>						
Front (min.)	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-
Side - Interior	10% of lot width; min. 5 ft. and max. 10 ft. <sup>3, 4</sup>	5 ft. <sup>4</sup>		5 ft. <sup>4</sup>	5 ft. <sup>4</sup>	-
Side - Street (min.)	10 ft.	10 ft.		10 ft.	10 ft.	-
Rear (min.)	15 ft. <sup>4</sup>	5 ft. (1-story building); 10 ft. (2-story building) <sup>4, 5</sup>		10 ft. <sup>4</sup>	10 ft. <sup>4</sup>	-
<b>Building Form Standards</b>						
Height (max.) - Primary Building	35 ft. or 2 stories, whichever is less	30 ft.		30 ft.	35 ft.	-
Height (max.) - Accessory Building	20 ft.	20 ft.		20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%		<del>50%</del> <b>60%</b>	<del>60%</del> <b>70%</b>	-
Landscaped Open Area (min.)	-	-		300 s.f./unit	250 s.f./unit	250 s.f./unit
<b>Density Standards<sup>6</sup></b>						
Density (max.)	2.2 dwelling units/net acre	2.5 to 6.2 dwelling units/net acre depending on General Plan LDR land use subcategory		14.5 dwelling units/net acre	<del>22</del> <b>33</b> dwelling units/net acre	7 mobile home spaces/gross acre
Density (min.) <sup>8</sup>	-	-		6.2 dwelling units/net acre	14.5 dwelling units/net acre	-
<b>Other Standards</b>						
Accessory Structures	See Section 17.304.020 (Accessory Structures)					
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)					

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Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)					
Parking	See Chapter 17.308 (Parking Standards)					
Performance Standards	See Section 17.304.090 (Performance Standards)					
Signs	See Chapter 17.316 (Sign Standards)					
Additional Requirements	See Section 17.208.050 (Additional Standards and Requirements)					

**Notes:**

- 1 See Section 17.304.060 (Hillside Development) for lot requirements where steep slopes exist.
- 2 Minimum lot sizes and widths for recreation, education, and assembly uses shall be approved by the review authority. Also, see exceptions in Section 17.304.050.B.
- 3 A 10-foot minimum side setback is required for any agricultural building or structure greater than 45 feet in height.
- 4 See Section 17.304.020 (Accessory Structures) for additional setback standards.
- 5 The setback may be reduced to five feet for a two-story building with a garage entrance facing an alley.
- 6 Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.208.040.A.
- 7 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the development standards for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element shall allow at least 16 units on the site. The City shall not enforce the existing development standards on any such site to the extent that they would physically preclude the development of at least 16 units on the site.
- 8 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the minimum density shall be 20 DU/net acre for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element.

- = No standard

**Table 17.220.030.A: Other Zones Allowed Uses**

Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	
<b>Agricultural Uses and Animal Keeping Use Types</b>				
Animal Keeping and Production	-	-	CUP	-
Animal Raising and Keeping	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	17.404.040
Community Garden	P	P	P	17.404.070
Field and Tree Crop Production	-	-	P	-
<b>Industrial, Manufacturing, Processing and Wholesaling Use Types</b>				
Artisan Manufacturing	CUP	-	-	-

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Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	
Micro-Alcohol Production	CUP	-	-	-
Mining/Resource Extraction	-	-	CUP	17.404.140
<b>Recreation, Education and Assembly Use Types</b>				
Cemeteries, Crematories, or Mausoleums	-	P	-	-
Civic/Government	P	P	-	-
Community Assembly	CUP	P	-	-
Entertainment, Outdoor	-	P	-	-
Library/Museum	CUP	P	-	-
Recreation, Indoor	CUP	P	-	-
Recreation, Outdoor	P	P	MUP	-
Recreation, Passive	P	P	P	-
Schools, Public or Private	CUP	P	-	-
Studio, Instructional Services	P <sup>3</sup>	-	-	-
<b>Residential Use Types</b>				
Accessory Dwelling Unit	P <sup>4</sup>	-	-	17.404.020
Caretaker's Unit	P <sup>4</sup>	P	-	17.404.060
Emergency Shelters	<del>CUP</del> P <sup>4</sup>	CUP	-	17.404.090
Family Day Care Home, Large	AUP <sup>4</sup>	-	-	17.404.100
Family Day Care Home, Small	P <sup>4</sup>	-	-	17.404.100
Home Occupation	AUP	-	-	17.404.110
Live/Work	MUP	-	-	17.404.120
Multi-Family Residential: Duplex	P <sup>4</sup>	-	-	17.404.160
Multi-Family Residential	P <sup>4</sup>	-	-	17.404.160
Residential Care Homes <7	P <sup>4</sup>	-	-	17.404.200
Residential Care Homes ≥7	CUP <sup>4</sup>	-	-	17.404.200
<del>Single-Family Residential</del>	<del>P<sup>4</sup></del>	-	-	-
Single Room Occupancy	CUP <sup>4</sup>	-	-	-
Supportive Housing	P <sup>4</sup>	-	-	-
Transitional Housing	P <sup>4</sup>	-	-	-
<b>Retail Trade Use Types</b>				
Alcohol Sales, Specialty Alcohol Shop	P	-	-	-
Bar/Nightclub	CUP	-	-	-
Dispensary	P	-	-	LMC 9.36
General Retail ≤ 5,000 s.f.	P	-	-	-
General Retail > 5,000 s.f.	MUP	-	-	-
Outdoor Dining	MUP	-	-	17.404.170
Outdoor Display	MUP	-	-	17.404.180

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Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	
Restaurant- w/o Alcohol Sales	P	-	-	-
Restaurant- w/Alcohol Sales	MUP	-	-	-
<b>Services Use Types</b>				
Bed & Breakfast	P	-	-	-
Day Care, Commercial	CUP	-	-	-
General Services	P <sup>3</sup>	-	-	-
Hospital	-	CUP	-	-
Medical Clinics and Laboratories	MUP	-	-	-
Offices, General	P	P	-	-
Public Services, Emergency Services	-	P	-	17.404.190
Public Services, Major	-	CUP	CUP	-
Public Services, Minor	-	P	CUP	-
Safe Parking Program	AUP	AUP	-	17.404.205
<b>Wireless Telecommunications Facility Use Types</b>				
Wireless Tower	CUP	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility	See Section 17.404.220			
<b>Transportation Facilities Use Types</b>				
Airport	-	CUP	-	-
Parking Lot	P	P	MUP	-
Parking Structure	CUP	MUP	-	-
Passenger Transportation Facilities	-	CUP	-	-
<b>Other Use Types</b>				
Correctional Institution	-	CUP	-	-
Managed Resources Production	-	-	P	-
Metal Storage Container	See Section 17.404.130			
Temporary Use	See Section 17.404.210			

**Notes:**

- 1 Allowed uses within the Specific Plan Zone shall be established by an adopted specific plan.
- 2 Permitted use on any lot containing a single-family residence, including a legal nonconforming single-family residence, provided the use complies with Section 17.404.040.
- 3 Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in the MU Zone.
- 4 For buildings with H Street or Ocean Avenue frontage in the MU Zone, residential uses may only be located on the first floor if the residential use does not face the street (i.e., H Street or Ocean Avenue) and residential access is provided at the rear of the building.

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Use	Requirement by Zone <sup>1</sup>			Specific Use Regulations
	MU	PF	OS	

P = Permitted Use. A permitted use in the PF Zone requires Architectural Design and Site Development Review approval by the Planning Commission.

AUP = Administrative Use Permit (See Chapter 17.508).

MUP = Minor Use Permit required (See Chapter 17.520). A use requiring a Minor Use Permit in the PF Zone requires Architectural Design and Site Development Review approval by the Planning Commission.

CUP = Conditional Use Permit required (See Chapter 17.520). A conditionally permitted use may be permitted subject to a Minor Use Permit when the use will be in an existing building and all applicable development standards applicable are met.

- = Use not allowed

**Table 17.220.040.A: Other Zones Development Standards**

Development Feature	Requirement by Zone <sup>1</sup>		
	MU	PF	OS
<b>Lot Requirements</b>			
Lot Area (min.)	7,000 s.f.	-	-
Lot Width (min.)	50 ft.	-	-
Lot Depth (min.)	-	-	-
<b>Setbacks</b>			
Front (min.)	-	5 ft. <sup>2</sup>	-
Side - Interior (min.)	-	5 ft. <sup>3</sup>	-
Side - Street (min.)	-	-	-
Rear (min.)	10 ft. <sup>4</sup>	-	-

**Table 17.220.040.A: Other Zones Development Standards**

Development Feature	Requirement by Zone <sup>1</sup>		
	MU	PF	OS
<b>Building Form Standards</b>			
Height (max.)	45 ft. or 3 stories, whichever is less	35 ft. or 3 stories, whichever is less	-
Height (max.) - Accessory Building	20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%	-
Floor Area Ratio (max.)	All commercial - 0.75 Mixed use - <del>1.00</del> <b>1.5</b> with 25% to 50% <del>50%</del> <b>75%</b> of floor area for residential uses	1.0	-
<b>Density Standards<sup>5</sup></b>			
Density (max.)	44 dwelling units/net acre	-	-
Density (min.)	14.5 dwelling units/net acre	-	-
<b>Other Standards</b>			
Accessory Structures	See Section 17.304.020 (Accessory Structures)		
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)		
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)		
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Additional Requirements	See 17.220.050 (Additional Standards and Requirements)		

**Notes:**

- 1 Development standards applicable to parcels within the Specific Plan Zone shall be established by an adopted specific plan.
- 2 When adjoining property that is zoned residential, and the residential property and the PF Zone property face the same street, a minimum 15-foot front yard setback is required.
- 3 When adjoining property that is zoned residential, a minimum 10-foot setback is required along the property line abutting the residential zone.
- 4 The rear setback may be reduced by the review authority if it can be demonstrated that there is sufficient room for solid waste receptacles and equipment storage and access.
- 5 Applies to projects that are all residential (no commercial uses and not mixed use). Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.220.040.A.

- = No standard