

Amendments to Zoning Code (Title 17)

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Table 17.208.030.A: Residential Zones Allowed Uses						
Use	Requirement by Zone					Specific Use Regulations
	RA	R-1	R-2	R-3	MH	
Agricultural Uses and Animal Keeping Use Types						
Animal Keeping and Production	P	-	-	-	-	Title 6 (Animals)
Animal Raising and Keeping	P ¹	P ¹	P ¹	P ¹	P ¹	17.404.040
Community Garden	P	P	P	P	P	17.404.070
Field and Tree Crop Production	P	-	-	-	-	-
Recreation, Education, and Assembly Use Types						
College/University	CUP	-	-	-	-	-
Community Assembly, Neighborhood	CUP	CUP	CUP	CUP	-	-
Recreation, Outdoor	CUP	P	P	P	-	-
Recreation, Passive	P	P	P	P	-	-
Recreational Vehicle (RV) Park	-	-	-	-	CUP	-
Schools, Public or Private	-	CUP	CUP	CUP	-	-
Residential Use Types						
Accessory Dwelling Unit	P	P	P	P	-	17.404.020
Accessory Dwelling Unit, Junior	P	P	-	-	-	17.404.020
Emergency Shelter	CUP	CUP	CUP	CUP	CUP	17.404.090
Family Day Care Home, Large	AUP <u>P</u>	AUP <u>P</u>	AUP <u>P</u>	AUP <u>P</u>	-	17.404.100
Family Day Care Home, Small	P	P	P	P	-	17.404.100
Home Occupation	AUP	AUP	AUP	AUP	AUP	17.404.110
Mobile Home Park	CUP	CUP	CUP	CUP	P	-
Multi-Family Residential: 2-6 Units	-	-	P	P	-	17.404.160
Multi-Family Residential: ≥7 Units	-	-	CUP ²	CUP	-	17.404.160
Residential Care Homes <7 Ppl	P	P	P	P	P	17.404.200
Residential Care Homes ≥7 Ppl	CUP <u>P</u>	CUP <u>P</u>	CUP <u>P</u>	CUP <u>P</u>	CUP <u>P</u>	17.404.200
Single-Family Residential	P	P	P	CUP ²	-	-
Supportive Housing <7 Ppl	P	P	P	P	P	-
Supportive Housing ≥7 Ppl	CUP	CUP	CUP	CUP	CUP	-
Transitional Housing <7 Ppl	P	P	P	P	P	-
Transitional Housing ≥7 Ppl	CUP	CUP	CUP	CUP	CUP	-

Table 17.208.030.A: Residential Zones Allowed Uses

Use	Requirement by Zone					Specific Use Regulations
	RA	R-1	R-2	R-3	MH	
Services Use Types						
Bed & Breakfast	P	MUP	MUP	MUP	-	-
Lodging	CUP	-	-	-	-	-
Public Services, Major	CUP	-	-	-	-	-
Public Services, Minor	MUP	-	CUP	CUP	-	-
Safe Parking Program	AUP	AUP	AUP	AUP	-	17.404.205
Wireless Telecommunications Facility Use Types						
Other Wireless Telecommunications Facility	See Section 17.404.220					
Transportation and Infrastructure Use Types						
Airport	CUP	-	-	-	-	-
Other Use Types						
Metal Storage Container	See Section 17.404.130					
Temporary Use	See Section 17.404.210					

Notes:

- 1 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.
- 2 Multi-family projects of single-family homes are permitted (e.g., cottage court), but a standalone single-family dwelling requires a CUP.

P = Permitted Use

AUP = Administrative Use Permit (See Chapter 17.508)

MUP = Minor Use Permit required (See Chapter 17.520)

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 17.212.030.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	<u>CUP</u> <u>P</u>	<u>CUP</u> <u>P</u>	<u>CUP</u> <u>P</u>	<u>CUP</u> <u>P</u>	-
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 s.f.	P	P	P	P	-
General Retail > 5,000 s.f.	MUP	MUP	MUP	P	-

Table 17.212.030.A: Commercial Zones Allowed Uses

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
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	P	P	P	P	-
Restaurant- w/Drive Through	CUP	CUP	CUP ⁵	CUP	-
Services Use Types					
Bed & Breakfast	-	-	CUP	-	-
Day Care, Commercial	CUP	-	CUP	-	-
Dry Cleaning, Processing	P	P	-	P	-
Funeral Homes and Mortuaries	-	P	-	P	-
General Services	P	P	P	P	-
Hospital	-	P	-	P	-
Lodging	-	P	MUP	P	-
Medical Clinics and Laboratories	-	P	P	P	-
Offices, General	P	P	P	P	-
Public Services, Emergency Services	-	P	P	P	17.404.190
Safe Parking Program	AUP	AUP	AUP	AUP	17.404.205
Veterinary Clinics and Hospitals	-	P	P	P	-
Wireless Telecommunications Facility Use Types					
Wireless Tower	CUP	CUP	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility	See Section 17.404.220				
Transportation Facilities Use Types					
Parking Lot	P	P	P	P	-
Parking Structure	CUP	P	CUP	P	-
Passenger Transportation Facilities	-	CUP	CUP	CUP	-
Vehicle Sales and Services Use Types					
Automotive Sales and Rental	-	P	P	P	-
Gas/Service Station	CUP	CUP	-	CUP	-
Large Vehicle and Boat Sales and Rental	-	P	-	P	-
Repair, Minor	-	P	P	P	-
Repair, Major	-	P	-	P	-
Other Use Types					
Adult Businesses	-	MUP	-	MUP	17.404.030
Metal Storage Container	See Section 17.404.130				
Temporary Use	See Section 17.404.210				

Notes:

Table 17.212.030.A: Commercial Zones Allowed Uses

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
1					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.
2					Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in the OTC Zone.
3					For buildings with H Street or Ocean Avenue frontage in the OTC 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.
4					Permitted use only if the supportive housing development satisfies all of the requirements in Government Code § 65651.
5					Limited to lots that are listed in the City's registry of Old Town Commercial lots with previously existing drive-throughs. Drive-through uses may be reestablished on these lots, and any on-site building(s) that previously functioned as a drive-through may be improved to accommodate the reestablishment of the drive-through use provided the improvements comply with Section 17.620.050 (Nonconforming Structures), if applicable.

P = Permitted Use

AUP = Administrative Use Permit (See Chapter 17.508)

MUP = Minor Use Permit required (See Chapter 17.520)

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 17.220.030.A: Other Zones Allowed Uses

Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	
Agricultural Uses and Animal Keeping Use Types				
Animal Keeping and Production	-	-	CUP	-
Animal Raising and Keeping	P ²	P ²	P ²	17.404.040
Community Garden	P	P	P	17.404.070
Field and Tree Crop Production	-	-	P	-
Industrial, Manufacturing, Processing and Wholesaling Use Types				
Artisan Manufacturing	CUP	-	-	-
Micro-Alcohol Production	CUP	-	-	-
Mining/Resource Extraction	-	-	CUP	17.404.140
Recreation, Education and Assembly Use Types				
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 ³	-	-	-
Residential Use Types				
Accessory Dwelling Unit	P ⁴	-	-	17.404.020
Caretaker's Unit	P ⁴	P	-	17.404.060
Family Day Care Home, Large	AUP P ⁴	-	-	17.404.100
Family Day Care Home, Small	P ⁴	-	-	17.404.100
Home Occupation	AUP	-	-	17.404.110
Live/Work	MUP	-	-	17.404.120
Multi-Family Residential: Duplex	P ⁴	-	-	17.404.160
Multi-Family Residential	P ⁴	-	-	17.404.160
Residential Care Homes <7	P ⁴	-	-	17.404.200
Residential Care Homes ≥7	CUP ⁴	-	-	17.404.200
Single-Family Residential	P ⁴	-	-	-
Single Room Occupancy	CUP P ⁴	-	-	-
Supportive Housing	P ⁴	-	-	-
Transitional Housing	P ⁴	-	-	-
Retail Trade Use Types				
Alcohol Sales, Specialty Alcohol Shop	P	-	-	-

Table 17.220.030.A: Other Zones Allowed Uses

Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	
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
Restaurant- w/o Alcohol Sales	P	-	-	-
Restaurant- w/Alcohol Sales	MUP	-	-	-
Services Use Types				
Bed & Breakfast	P	-	-	-
Day Care, Commercial	CUP	-	-	-
General Services	P ³	-	-	-
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
Wireless Telecommunications Facility Use Types				
Wireless Tower	CUP	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility	See Section 17.404.220			
Transportation Facilities Use Types				
Airport	-	CUP	-	-
Parking Lot	P	P	MUP	-
Parking Structure	CUP	MUP	-	-
Passenger Transportation Facilities	-	CUP	-	-
Other Use Types				
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.

Table 17.220.030.A: Other Zones Allowed Uses

Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	
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.			

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 17.224.030.A: Overlay Zones Allowed Uses

Use	Requirement by Zone						Specific Use Regulations
	AO	CRO	SO	PD	SEO	HSO	
Agricultural Uses and Animal Keeping Use Types							
Agricultural Storage	CUP	Refer to base zone				-	-
Agricultural Support Sales and Service	P	Refer to base zone				-	-
Animal Raising and Keeping	-	Refer to base zone				P ¹	17.404.040
Community Garden	-	Refer to base zone				P	17.404.070
Field and Tree Crop Production	P ²	Refer to base zone				-	-
Industrial, Manufacturing, Processing and Wholesaling Use Types							
Artisan Manufacturing	-	Refer to base zone				MUP	-
Cannabis Cultivation	P	Refer to base zone				-	LMC 9.36
Cannabis Testing Laboratory	-	Refer to base zone				P	LMC 9.36
Construction Storage/Supply Yard	CUP	Refer to base zone				-	17.404.080
Manufacturing/Processing: Light/Medium	-	Refer to base zone				CUP	-
Micro-Alcohol Production	-	Refer to base zone				CUP	-
Mini-Storage Warehousing or Facility	CUP	Refer to base zone				-	-
Recreation, Education, and Assembly Use Types							

Table 17.224.030.A: Overlay Zones Allowed Uses

Use	Requirement by Zone					Specific Use Regulations	
	AO	CRO	SO	PD	SEO		HSO
Business/Trade School	-	Refer to base zone				P	-
Civic/Government	-	Refer to base zone				P	-
Community Assembly, Neighborhood	-	Refer to base zone				P	-
Community Assembly, Regional	-	Refer to base zone				CUP	-
Entertainment, Indoor - Neighborhood	-	Refer to base zone				P	-
Entertainment, Indoor - Regional	-	Refer to base zone				CUP	-
Library/Museum	-	Refer to base zone				MUP	-
Recreation, Indoor	-	Refer to base zone				MUP	-
Recreation, Outdoor	-	Refer to base zone				MUP	-
Recreation, Passive	-	Refer to base zone				P	-
Schools, Public or Private	-	Refer to base zone				P	-
Studio, Instructional Services	-	Refer to base zone				P ³	-
Residential Use Types							
Accessory Dwelling Unit	-	Refer to base zone				P	17.404.020
Caretaker's Unit	-	Refer to base zone				MUP	17.404.060
Emergency Shelters	-	Refer to base zone				CUP	17.404.090
Family Day Care Home, Large	-	Refer to base zone				AUP ⁴	17.404.100
Family Day Care Home, Small	-	Refer to base zone				P ⁴	17.404.100
Home Occupations	-	Refer to base zone				AUP	17.404.110
Live/Work	-	Refer to base zone				P	17.404.120
Multi-Family Residential	-	Refer to base zone				P ⁴	17.404.160
Residential Care Homes <7 Ppl	-	Refer to base zone				P ⁴	17.404.200
Residential Care Homes ≥7 Ppl	-	Refer to base zone				CUP ⁴	17.404.200
Single Room Occupancy	-	Refer to base zone				CUP <u>P</u>	-
Supportive Housing	-	Refer to base zone				P ⁵	-
Retail Trade Use Types							
Alcohol Sales	-	Refer to base zone				P	-
Bar/Nightclub	-	Refer to base zone				MUP	-
Dispensary	-	Refer to base zone				P	LMC 9.36
Drive-Through, Non-Restaurants	-	Refer to base zone				MUP	-
General Retail	-	Refer to base zone				P	-
Outdoor Dining	-	Refer to base zone				P	17.404.170
Outdoor Display	-	Refer to base zone				AUP	17.404.180
Restaurant- w/o Alcohol Sales	-	Refer to base zone				P	-
Restaurant- w/Alcohol Sales	-	Refer to base zone				P	-
Restaurant- w/Drive Through	-	Refer to base zone				CUP	-
Services Use Types							

Table 17.224.030.A: Overlay Zones Allowed Uses

Use	Requirement by Zone					Specific Use Regulations	
	AO	CRO	SO	PD	SEO		HSO
Bed & Breakfast	-	Refer to base zone				MUP	-
Day Care, Commercial	-	Refer to base zone				CUP	-
General Services	-	Refer to base zone				P ³	-
Hospital	-	Refer to base zone				P	-
Kennel	CUP	Refer to base zone				-	-
Lodging	-	Refer to base zone				P	-
Medical Clinics and Laboratories	-	Refer to base zone				P	-
Offices, General	-	Refer to base zone				P	-
Public Services, Emergency Services	-	Refer to base zone				P	17.404.190
Safe Parking Program	-	Refer to base zone				AUP	17.404.205
Veterinary Clinics and Hospitals	-	Refer to base zone				P	-
Wireless Telecommunications Facility Use Types							
Wireless Tower	Refer to base zone						
Other Wireless Telecommunications Facility	Refer to base zone						
Transportation Facilities Use Types							
Parking Lot	P	Refer to base zone				P	-
Parking Structure	-	Refer to base zone				P	-
Passenger Transportation Facilities	-	Refer to base zone				MUP	-
Vehicle Sales and Services Use Types							
Automotive Sales and Rental	P	Refer to base zone				MUP	-
Gas/Service Station	-	Refer to base zone				CUP	-
Large Vehicle and Boat Sales and Rental	-	Refer to base zone				CUP	-
Automotive Storage, Large Vehicles	CUP	Refer to base zone				-	-
Repair, Minor	-	Refer to base zone				P	-
Repair, Major	-	Refer to base zone				MUP	-
Other Use Types							
Metal Storage Container						See Section 17.404.130	
Temporary Use						See Section 17.404.210	

Notes:

- 1 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.
- 2 No reflective surfaces allowed.
- 3 Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in mixed-use projects.
- 4 Not allowed on the first floor if located 30 feet from an intersection of any street and H Street as measured from the edge of both streets (i.e., H

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Use	Requirement by Zone						Specific Use Regulations
	AO	CRO	SO	PD	SEO	HSO	

Street and the intersecting street), except when the residential use does not face a street and residential access is provided at the rear of the building.

5 Permitted use only if the supportive housing development satisfies all of the requirements in Government_Code Section 65651.

P = Permitted Use

AUP = Administrative Use Permit (See Chapter 17.508)

MUP = Minor Use Permit required (See Chapter 17.520)

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

LMC 17.224.050.E

Pedestrian access.

On-site pedestrian circulation and access shall be provided consistent with the following standards.

a. Internal connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.

b. To neighbors. Direct and convenient access shall be provided from commercial and mixed use projects to adjoining residential, mixed-use, and commercial areas to the maximum extent feasible while still providing for safety and security.

c. To transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances, walkways, plazas, and courtyards.

d. ~~Pedestrian walkway design.~~

~~(i) Walkways shall be a minimum of six feet wide, shall be hard surfaced, and paved with permeable materials.~~

~~(ii) Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.~~

~~(iii) Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.~~

Table 17.308.040.A: Parking Requirements

Use	Parking Requirements¹
Agricultural Uses and Animal Keeping Use Types	
Agricultural Storage	Determined by Director
Agricultural Support, Sales and Services	Determined by Director
Animal Keeping and Production	Determined by Director
Community Garden	Determined by Director
Field and Tree Crop Production	Determined by Director
Industrial, Manufacturing, Processing, and Wholesaling Use Types	
All Industrial, Manufacturing, Processing and Wholesaling Uses, Unless Otherwise Listed	1 space per 2,000 s.f. of indoor area + 1 space per 2,000 s.f. outdoor area + 1 space per 300 s.f. of accessory office or business area
Construction Storage/Supply Yard	1 space per 7,000 s.f. of yard, up to the first 42,000 s.f. 1 space per 20,000 s.f. of yard, in excess of 42,000 s.f. Minimum 3 spaces
Mini-Storage Warehousing or Facility	1 space per 300 s.f. of accessory office or business area. An on-site caretaker unit shall provide 2 covered spaces (within a garage or carport).
Winery and Micro-Alcohol Production Sales, Tasting, and Office Production, Storage	1 space per 350 s.f. 1 space per 1,000 s.f. first 5,000 s.f. + 1 space each additional 3,000 s.f.
Recreational, Education, and Assembly Use Types	
Business/Trade School	1 space per employee + 1 space per 3 students
Cemeteries, Crematories, or Mausoleums	Determined by Director
Civic/Government	Determined by Director based on similar use(s)
College/University	1 space per employee + 1 space per 3 students, or as otherwise required by the State
Community Assembly	1 space per 5 permanent seats or 1 space per 35 s.f. assembly room(s)
Entertainment, Indoor	1 space per 300 s.f. of floor area
Entertainment, Outdoor	Determined by Director
Library/Museum	1 per 300 s.f. of floor area
Recreation, Indoor	1 space per 300 s.f. of floor area
Recreation, Outdoor	Determined by Director
Recreation, Passive	Determined by Director
Recreational Vehicle (RV) Park	1 space per RV + 1 space per employee
Schools, Public or Private	1 space for each 30 students (K-8); 1 space for each 10 students (9-12)
Studio, Instructional Services	1 space per 250 s.f. of floor area
Residential Use Types	

Table 17.308.040.A: Parking Requirements

Use	Parking Requirements¹
Accessory Dwelling Unit	See 17.404.020
Accessory Dwelling Unit, Junior	See 17.404.020
Caretaker's Unit	1 space per unit
Emergency Shelters	1 space per 10 beds + 1 space for each employee (See 17.404.100)
Family Day Care Home	See 17.404.090
Home Occupations	See 17.404.110
Live/Work	1.5 space per unit
Mobile Home Park	2 spaces per unit + 1 guest space for each 25 units
Multi-Family Residential	1 space for each studio or 1-bedroom unit; 2 spaces per unit for units with 2 or more bedrooms; 50% of total spaces must be covered
Residential Care Homes <7	≥ 1 spaces per unit
Residential Care Homes ≥7	1 space per 3 beds licensed in the facility + 4 space per employee on the largest shift
Single-Family Residential	2 covered spaces per dwelling unit ²
Single Room Occupancies	1 space for each 2 bedrooms
Supportive Housing	1 space per 2 units
Transitional Housing	1 space per 2 units
Retail Trade Use Types	
Alcohol Sales	1 space per 350 s.f.
Bar/Nightclub	1 space per 250 s.f.
Drive-Throughs, Non-Restaurants and Restaurant	5 stacking spaces per drive-through, including service window and menu board areas, plus base use requirement (e.g., office, restaurant, etc.)
General Retail	1 space per 250 s.f. net retail floor area
Outdoor Display	-
Outdoor Dining	1 space per 300 s.f. ³
Restaurant	1 space per 200 s.f.
Services Use Types	
Bed & Breakfast	1 space for each guest room over 2 rooms and 2 spaces for the on-site manager
Day Care, Commercial	1 space for each 3 children
Dry Cleaning, Processing	1 space per 300 s.f.
Funeral Homes and Mortuaries	1 space per 200 s.f.
General Services	1 space per 250 s.f.
Hospital	1 space per 200 s.f.
Kennel	1 space per employee + 2 spaces
Lodging	1 space per room + 1 space per 10 rooms
Medical Clinics and Laboratories	1 space per 250 s.f. + 1 space per exam room + 0.5 space per employee

Table 17.308.040.A: Parking Requirements

Use	Parking Requirements¹
Office, General	1 space per 300 s.f.
Public Services	Determined by Director based on similar use(s)
Veterinary Clinics and Hospitals	1 space per 500 s.f. of floor area
Wireless Telecommunications Facilities	
Wireless Tower	Determined by Director
Other Wireless Telecommunications Facility	Determined by Director
Transportation Facilities Use Types	
Airports	Determined by Director
Passenger Transportation Facilities	Determined by Director
Vehicle Sales and Services Use Types	
Automotive Sales and Rental	1 space per 300 s.f.
Automotive Storage	1 space per 400 s.f.
Gas/Service Station	1 per employee If a convenience store is included, see "General Retail" If service bays are included, see "Repair"
Large Vehicle and Boat Sales and Rental	1 space per 300 s.f.
Repair	3 spaces for each service bay
Other Use Types	
Adult Businesses	Determined by Director based on similar use(s)
Correctional Institution	Determined by Director, or as otherwise required by the State
Temporary Use	Determined by Director based on similar use(s)

Notes:

- 1 For exceptions in the OTC Zone see Subsection 17.308.040.E (Parking Exceptions for the OTC Zone).
- 2 Only one parking space is required per dwelling unit for single-family residential dwellings less than or equal to 900 s.f.
- 3 Parking is not required for an outdoor dining area that is 50% or less of the indoor dining floor area (i.e., area used for table and chairs).

- = No parking is required

LMC 17.404.090 Emergency Shelter.

A. Purpose. This Section establishes performance, development, design, and managerial standards for emergency shelters consistent with Government Code § 65583(a)(4).

B. Applicability. Emergency shelters are allowed in compliance with Division 2 (Allowed Uses and Development Standards for All Zones). Emergency shelters shall conform to all development standards of the zone in which it is located, except as modified by the standards in this Section.

C. Licenses and Permits. Emergency shelters shall obtain and maintain in good standing all required licenses, permits, and approvals from City, County, State, and Federal agencies or departments and comply with all applicable Building and Fire Codes.

D. Management. A minimum of one staff person or agent shall be on-duty and awake when the facility is in operation.

E. Maximum Number of Beds. The total number of emergency shelter beds allowed in Lompoc shall not exceed 104 unless a Conditional Use Permit is approved to allow additional beds. This threshold shall remain in effect until September 30, 2022 when the current Housing Element period ends.

F. Separation Requirement. No emergency shelter shall be located within 300 feet of another emergency shelter when measured from the closest property lines.

G. Parking.

~~1. Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees and the surrounding area.~~

~~2. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need, but no less than a minimum of eight bicycle parking spaces.~~

LMC 17.404.200 Residential Care Homes.

A. Purpose. Affordable care and housing for the elderly, disabled, and other persons in need of supervision or essential assistance for daily living that is compatible with surrounding uses shall be ensured according to the following standards.

B. Density. The density shall comply with the density allowed in the applicable zone. A density bonus may be applied if the project meets the applicable density bonus provisions of Chapter 17.320 (Density Bonuses and Other Incentives for Affordable Housing).

C. Development Standards. Residential care homes shall be compliant with the following.

~~1. Parking.~~

~~a. Parking and outdoor facilities shall provide security (e.g., lighting, security personnel, video cameras, etc.) for residents, visitors, employees and the surrounding area.~~

~~b. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need.~~

2. Lighting. External lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and the public right-of-way consistent with Section 17.304.090 (Performance Standards).

3. Recreational areas. Common entertainment, recreational, and social activity areas shall be provided in a number, size, and scale consistent with the number of living units provided.

LMC 17.708.D

Residential Use Types.

Accessory Dwelling Unit. See "Accessory dwelling unit" in Section 17.704.020.A.

Accessory Dwelling Unit, Junior. See "Accessory dwelling unit, junior" in Section 17.704.020.A.

Caretaker's Unit. A permanent residence that is secondary or accessory to the primary use of the property and used for housing a caretaker on the site of a non-residential use where needed for security purposes or to provide 24-hour oversight or operations, equipment, or other resources on the site, including, but not limited to, the care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Emergency Shelters. Housing with minimal supportive services for a homeless person limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. **Other uses include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.**