

Amendments to Zoning Code (Title 17)

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

Table 17.212.040.A: Commercial Zones Development Standards					
Development Feature	Requirement by Zone				
	CC	CB¹	OTC	PCD¹	
Lot Requirements					
Lot Area (min.)	7,000 s.f.	7,000 s.f.	5,000 s.f.	10,000 s.f.	
Lot Area (max.)	3 acres	-	-	-	
Lot Width (min.)	-	60 ft.	25 ft.	-	
Setbacks					
Front (min.)	10 ft.	-	-	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)	
Side - Interior (min.)	-	When adjoining residential - 10 ft.	-		
Side - Street (min.)	-	-	-		
Rear (min.)	15 ft.	When adjoining residential - 10 ft.	5 ft.		
Building Form Standards					
Height (max.)	30 ft.	50 ft. or 4 stories, whichever is less	45 ft. or 3 stories, whichever is less	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)	
Height (max.) - Accessory Building	20 ft.	20 ft.	20 ft.		
Lot Coverage (max.)	-	-	-		
Floor Area Ratio (max.)	0.5	0.5	2.0 with up to 50% 75% of floor area for residential		
Density Standards²					
Density (max.)	-	-	44 dwelling units/net acre	-	
Density (min.)	-	-	20 dwelling units/net acre	-	
Build-To Requirement³ See Figure 17.212.040.1					
Build-To-Area Width	-	-	0—10 ft.	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)	
H Street or Ocean Avenue	Corner Lot	-	-		25 ft. from street corner (min.)
	Interior Lot	-	-		60% of street frontage (min.)

Table 17.212.040.A: Commercial Zones Development Standards

Development Feature		Requirement by Zone			
		CC	CB ¹	OTC	PCD ¹
Any Other Street	All Lots	-	-	40% of street frontage (min.)	
Other Standards					
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)			
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 17.212.050 (Additional Standards and Requirements)			

Notes:

- 1 If a lot is located within the H Street Overlay, also see standards in Chapter 17.224 (Overlay Zones).
- 2 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 17.212.040.A.
- 3 Build-to requirements may be waived if the Director finds that: (1) plazas, courtyards, or outdoor eating areas that function as publicly accessible open space with amenities such as seating, landscaping, and lighting are located between the build-to-line and the building or are adjoining the build-to-line and the building; (2) the building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; (3) a larger area is required to preserve existing mature trees or landscaping; or (4) another alternative provides a desired outcome along the street.

- = No standard