

CHAPTER 2. ZONES

2.10 Establishment and Designation of Zones	2-3
2.10.010 Purpose	2-3
2.10.020 Official Zoning Map and Zones	2-3

2.20 Residential Zones	2-5
2.20.010 Purpose	2-5
2.20.020 Purposes of the Residential Zones	2-5
2.20.030 Residential Zones Allowable Land Uses and Permit Requirements	2-5
2.20.040 Residential Zones Development Standards	2-5
2.20.050 Miscellaneous Requirements	2-5

2.30 Commercial Zones	2-6
2.30.010 Purpose	2-6
2.30.020 Purpose of the Commercial Zones	2-6
2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements	2-8
2.30.040 Commercial Zones Development Standards	2-10

2.40 Industrial Zones	2-11
2.40.010 Purpose	2-11
2.40.020 Purpose of the Industrial Zones	2-11
2.40.030 Allowed Uses in the Industrial Zones	2-11
2.40.040 Industrial Zones Development Standards	2-11
2.40.050 Miscellaneous Requirements	2-11

2.50 Public Facilities Zone	2-12
2.50.010 Purpose	2-12
2.50.020 Purpose of the Public Facilities Zone	2-12

2.50.030 Allowed Uses in the Public Facilities Zone..... 2-12

2.50.040 Public Facilities Zone Development Standards..... 2-12

2.50.050 Miscellaneous Requirements 2-12

2.60 Open Space and Recreation Zones 2-13

2.60.010 Purpose 2-13

2.60.020 Purpose of the Open Space and Recreation Zones..... 2-13

2.60.030 Allowed Uses in the Open Space and Recreation Zones 2-13

2.60.040 Open Space and Recreation Zones Development Standards 2-13

2.60.050 Miscellaneous Requirements 2-13

2.70 Overlay Zones 2-14

2.70.010 Purpose 2-14

2.70.020 Purpose of the Overlay Zones..... 2-14

2.70.030 Allowed Uses in the Overlay Zones 2-14

2.70.040 Overlay Zones Development Standards 2-14

2.70.050 Miscellaneous Requirements 2-14

2.10 Establishment and Designation of Zones

Sections:

- 2.10.010 Purpose
- 2.10.020 Official Zoning Map and Zones

2.10.010 Purpose

This Chapter establishes the Zones applied to property within the City, determines how the Zones are applied on the Zoning Map, and provides development standards and permit requirements for development and new land uses.

2.10.020 Official Zoning Map and Zones

- A. **Zones established.** The City shall be divided into zones that implement the Grover Beach General Plan. The zones shown in Table 2.1 are hereby established and shall be shown on the City of Grover Beach Zoning Map (Zoning Map).
- B. **Official Zoning Map.** The Zoning Map has been adopted by the Council in compliance with Government Code Sections 65800 et seq. and is hereby incorporated into this Zoning Code by reference.

Interpretation of zone boundaries. Where uncertainty exists as to the boundaries of any of the zones, the Commission, upon written application or upon its own motion, shall determine the boundary(ies).

Table 2.1. Zones		
Zone Symbol	Name of Zone	General Plan Designations Implemented by Zone
Residential Zones		
R1	Low Density Residential Zone	Low Density Residential
CR1	Coastal Low Density Residential Zone	Low Density Residential
CPR1	Coastal Planned Low Density Residential Zone	Low Density Residential
R2	Medium Density Residential Zone	Medium Density Residential
CR2	Medium Density Residential Zone	Medium Density Residential
R3	High Density Residential Zone	High Density Residential
CR3	Coastal High Density Residential Zone	High Density Residential
Commercial Zones		
CB	Central Business Zone	Central Business District - Mixed-Use
CB-O	Central Business Open Zone	Central Business District - Mixed-Use
NC	Neighborhood Commercial Zone	Neighborhood - Mixed-Use
OP	Office Professional Zone	Neighborhood - Mixed-Use Central Business District - Mixed-Use
RC	Retail Commercial Zone	Retail and Commercial Services
VS	Visitor Serving Zone	Visitor Serving - Mixed-Use
CVS	Coastal Visitor Serving Zone	Visitor Serving - Mixed-Use
CVC	Coastal Visitor Commercial Zone	Visitor Serving - Mixed-Use
Industrial Zones		
CI	Coastal Industrial Zone	Industrial
CIC	Coastal Industrial Commercial	Industrial
LM	Light Manufacturing Zone	Industrial
Public Facilities Zone		
PF	Public Facilities Zone	Public/Quasi Public Parks and Recreation
Open Space and Recreation Zones		
CGC	Coastal Golf Course Zone	Parks and Recreation
CPB	Coastal Pedestrian Beach Zone	Parks and Recreation
CVB	Coastal Vehicular Beach Zone	Parks and Recreation
CO	Coastal Open Space Zone	Open Space/Resource Conservation
O	Open Space Zone	Open Space/Resource Conservation
Overlay Zones		
FP	Flood Plain Overlay Zone	Open Space/Resource Conservation
WGA PD	West Grand Avenue Planned Development Overlay Zone	--
PD	Planned Development Overlay Zone	-

2.20 Residential Zones

Sections:

- 2.20.010 Purpose
- 2.20.020 Purposes of the Residential Zones
- 2.20.030 Residential Zones Allowable Land Uses and Permit Requirements
- 2.20.040 Residential Zones Development Standards
- 2.20.050 Miscellaneous Requirements

2.20.010 Purpose

- A. *To be completed by the City...*

2.20.020 Purposes of the Residential Zones

- A. *To be completed by the City...*

2.20.030 Residential Zones Allowable Land Uses and Permit Requirements

- A. *To be completed by the City...*

2.20.040 Residential Zones Development Standards

- A. *To be completed by the City...*

2.20.050 Miscellaneous Requirements

- A. *To be completed by the City...*

2.30 Commercial Zones

Sections:

- 2.30.010 Purpose
- 2.30.020 Purpose of the Commercial Zones
- 2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements
- 2.30.040 Commercial Zones Development Standards

2.30.010 Purpose

This Chapter lists the commercial zones as established by Section 2.10.020 (Official Zoning Map and Zones) and establishes the development standards and types of land uses permitted in each commercial zone.

2.30.020 Purpose of the Commercial Zones

- A. **Central Business Zone (CB).** The Central Business (CB) Zone applies to the downtown core of the City and encourages higher-intensity, pedestrian-oriented development. The provisions of this Zone allow for a balance of retail, civic, office, and residential uses. The CB Zone encourages active evening uses and street life.
- B. **Central Business-Open Zone (CB-O).** The Central Business-Open (CB-O) Zone applies to transition areas between the higher intensity commercial nodes along West Grand Avenue. The CB-O allows more residential uses in commercial areas, allowing for the integration of first floor residential and development that is all residential.
- C. **Neighborhood Commercial Zone (NC).** The Neighborhood Commercial (NC) Zone applies to areas of the City appropriate for neighborhood-serving uses in residential neighborhoods. The provisions of this Zone are intended to ensure that development is regulated so the centers provide local services, such as retail, personal services, and professional offices, and become part of the neighborhood.
- D. **Office Professional Zone (OP).** The Office Professional (OP) Zone applies to areas of the City appropriate for professional and general offices that serve the needs of the City. The provisions of this Zone ensure compatibility between office and residential uses in close proximity to one another.
- E. **Retail Commercial Zone (RC).** The Retail Commercial Zone (RC) applies to areas of the City appropriate for auto-centric services and amenities serving the community and area residents. The provisions of this Zone allow for larger-scale retail that may be inappropriate or infeasible in other areas of the City.
- F. **Visitor Serving Zone (VS).** The Visitor Serving (VS) Zone applies to areas of the City appropriate for tourist-dependent and tourist-oriented retail and services. The provisions of this Zone encourage ground floor retail, restaurants, and other visitor-serving uses. The VS Zone allows vertical and horizontal mixed-used.

- G. **Coastal Visitor Serving Zone (CVS).** The Coastal Visitor Serving (CVS) Zone applies to areas of the City appropriate for pedestrian oriented commercial development. The CVS Zone encompasses a unique location near the beachfront, and is a transitional area to the West Grand Avenue downtown area to the east. The provisions of this Zone encourage an attractive area that provides convenience goods and services that support visitor needs related to beach activities and surrounding neighborhood areas. The provisions of this Zone do not allow residential uses west of the Union Pacific Railroad tracks.
- H. **Coastal Visitor Commercial Zone (CVC).** The Coastal Visitor Commercial Zone (CVC) applies to areas of the City appropriate for live/work, adaptive reuse, and visitor serving uses while still allowing for, as appropriate, custom and small-scale manufacturing and assembly. The provisions of this Zone prevent large industrial developments and heavy industrial uses adjacent to residences and encourage the unique art/manufacturing character of the Zone.

2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements

Table 2.2. Commercial Zones Allowable Land Uses and Permit Requirements							
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS	CVC
Manufacturing Uses							
Manufacturing/processing, light	-	-	-	-	-	-	UP
Recreation, Education & Public Assembly							
Commercial recreation facility - Indoor							
≤ 3,000 sf	AUP	AUP	UP	-	AUP	AUP	AUP
> 3,000 sf	UP	UP	-	-	AUP	UP	UP
Commercial recreation facility - Outdoor							
Meeting facility, public or private							
≤ 5,000 sf	-	AUP	AUP	AUP	P	AUP	AUP
> 5,000 sf	-	AUP	-	AUP	AUP	UP	UP
Park, playground	P	P	P	P	P	P	P
Public or quasi-public facility	UP	AUP	-	UP	AUP	-	-
Residential							
Emergency Shelter							
Live/work unit	-	AUP	-	AUP	-	-	AUP
Mixed-use project (residential above or behind commercial)	UP	UP	UP	UP	UP	UP ^{1,2}	UP
Multi-family dwelling	-	UP	-	-	-	-	-
Residential care, 1-6 clients	-	-	-	-	-	-	-
Residential care, 7 or more clients	-	UP	-	-	UP	-	-
Single room occupancy (SRO) facility	-	UP	-	-	-	-	-
Retail							
Adult entertainment business							
Bar/tavern/night club	UP	UP	-	-	UP	UP	UP
General Retail, except the following:							
Alcoholic beverage sales	UP	UP	UP	-	UP	UP	UP
Drive-thru	-	-	-	-	UP	-	-
Floor area over 5,000 sf	UP	UP	-	-	UP	UP	UP
Operating between 9:00 p.m. and 7:00 a.m.	AUP	AUP	-	-	AUP	AUP	UP
Outdoor storage or displays	AUP	AUP	AUP	-	AUP	AUP	AUP
Thrift store ³	-	AUP	AUP	-	AUP	-	-
Visitor-serving retail	P	P	P	-	P	P	P
Restaurant	P	P	AUP	-	P	P	AUP

Table 2.2 Commercial Zones Allowable Land Uses and Permit Requirements, continued							
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS	CVC
Services							
Automated Teller Machine (ATM)	P	P	AUP	AUP	P	P	P
Bed & breakfast inn (B&B)	AUP	AUP	-	AUP	AUP	AUP	AUP
Business support services	P	P	P	P	P	-	P
Child day care - Day care center	-	UP	UP	UP	P	-	-
Hotel or motel	UP	UP	-	-	UP	UP	UP
Medical services - Clinic or urgent care	-	UP	-	UP	UP	-	-
Medical services - Doctor office	P	P	P	P	P	-	-
Medical services - Extended care	-	UP	-	UP	UP	-	-
Office	P	P	P	P	P	P ⁴	P
Personal services	P	P	P	P	P	-	AUP
Personal services - restricted	-	-	-	-	UP	-	-
Recreational vehicle park	-	-	-	-	-	UP	-
Transportation & Infrastructure							
Automobile repair	-	-	-	-	UP	-	-
Automobile/vehicle sales and rental	-	-	-	-	UP	UP ⁵	UP ⁵
Automobile service station	-	-	-	-	UP	-	-
Parking facility	UP	UP	-	UP	UP	UP	UP
Telecommunication facility	UP	UP	UP	UP	UP	UP	UP

End Note

1. Residential uses not allowed west of the Union Pacific Railroad tracks.
2. Residential allowed above or behind ground floor nonresidential uses.
3. Must be located 1,000 feet apart.
4. Permitted above or behind ground floor uses.
5. Permitted if visitor-serving.

Legend

- P Permitted Use
 AUP Administrative Use Permit Required
 UP Use Permit Required
 - Use Not Allowed

2.30.040 Commercial Zones Development Standards

Table 2.3. Commercial Zones Development Standards						
	CB/CB-O	NC	OP	RC	VS/CVS	CVC
Building Placement Requirements						
Setbacks						
Front	0'	20'	0'	0'	0'	10'
Adjacent to Residential Zone	10'	20'	10'	10'	10'	15'
Side	0'	0'	0'	0'	0'	0'
Adjacent to Residential Zone	10'	10'	10'	10'	10'	10'
Rear	0'	0'	0'	0'	0'	0'
Adjacent to Residential Zone	10'	10'	10'	10'	10'	10'
Building Form Requirements						
Building Height (max.)	40'	30'	40'	40'	40' ¹	25'
Coverage (max.)	90%	75%	75%	50%	80%	75%
Density Requirements						
Residential Density (units/acre)	20	9	20	9	20 ²	9
FAR (max.)	3.0	0.75	1.0	0.5	3.0	1.5
Lot Requirements						
Lot size (min.)	5,000 sf	5,000 sf	5,000 sf	10,000 sf	10,000 sf	10,000 sf
Lot Width (min.)	50' ³	50'	50'	60'	60'	50'
Other Requirements						
Fences and Screening	See Section XX.xx.xxx					
Landscaping	See Section XX.xx.xxx					
Parking	See Section XX.xx.xxx					
Signs	See Section XX.xx.xxx					

End Note

1. Maximum building height is 50 feet for properties at the corner of West Grand Avenue and 4th Street.
2. No residential uses allowed west of Union Pacific Railroad tracks.
3. Seventy-five feet minimum lot width for ground floor Residential uses facing West Grand Avenue.

2.40 Industrial Zones

Sections:

- 2.40.010 Purpose
- 2.40.020 Purpose of the Industrial Zones
- 2.40.030 Allowed Uses in the Industrial Zones
- 2.40.040 Industrial Zones Development Standards
- 2.40.050 Miscellaneous Requirements

2.40.010 Purpose

- A. *To be completed by the City...*

2.40.020 Purpose of the Industrial Zones

- A. *To be completed by the City...*

2.40.030 Allowed Uses in the Industrial Zones

- A. *To be completed by the City...*

2.40.040 Industrial Zones Development Standards

- A. *To be completed by the City...*

2.40.050 Miscellaneous Requirements

- A. *To be completed by the City...*

2.50 Public Facilities Zone

Sections:

- 2.50.010 Purpose
- 2.50.020 Purpose of the Public Facilities Zone
- 2.50.030 Allowed Uses in the Public Facilities Zone
- 2.50.040 Public Facilities Zone Development Standards
- 2.50.050 Miscellaneous Requirements

2.50.010 Purpose

- A. *To be completed by the City...*

2.50.020 Purpose of the Public Facilities Zone

- A. *To be completed by the City...*

2.50.030 Allowed Uses in the Public Facilities Zone

- A. *To be completed by the City...*

2.50.040 Public Facilities Zone Development Standards

- A. *To be completed by the City...*

2.50.050 Miscellaneous Requirements

- A. *To be completed by the City...*

2.60 Open Space and Recreation Zones

Sections:

- 2.60.010 Purpose
- 2.60.020 Purpose of the Open Space and Recreation Zones
- 2.60.030 Allowed Uses in the Open Space and Recreation Zones
- 2.60.040 Open Space and Recreation Zones Development Standards
- 2.60.050 Miscellaneous Requirements

2.60.010 Purpose

- A. *To be completed by the City...*

2.60.020 Purpose of the Open Space and Recreation Zones

- A. *To be completed by the City...*

2.60.030 Allowed Uses in the Open Space and Recreation Zones

- A. *To be completed by the City...*

2.60.040 Open Space and Recreation Zones Development Standards

- A. *To be completed by the City...*

2.60.050 Miscellaneous Requirements

- A. *To be completed by the City...*

2.70 Overlay Zones

Sections:

- 2.70.010 Purpose
- 2.70.020 Purpose of the Overlay Zones
- 2.70.030 Allowed Uses in the Overlay Zones
- 2.70.040 Overlay Zones Development Standards
- 2.70.050 Miscellaneous Requirements

2.70.010 Purpose

- A. *To be completed by the City...*

2.70.020 Purpose of the Overlay Zones

- A. *To be completed by the City...*

2.70.030 Allowed Uses in the Overlay Zones

- A. *To be completed by the City...*

2.70.040 Overlay Zones Development Standards

- A. *To be completed by the City...*

2.70.050 Miscellaneous Requirements

- A. *To be completed by the City...*