

# CHAPTER 2. ZONES AND ALLOWABLE LAND USES

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## **2.10 Establishment and Designation of Zones**

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Sections:

- 2.10.010 - Purpose
- 2.10.020 - Official Zoning Map and Zones
- 2.10.030 - General Requirements for Development and New Land Uses
- 2.10.040 - Allowable Land Uses and Development Application Requirements

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### **2.10.010 Purpose**

This Chapter establishes the Zones applied to property within the City and establishes the types of land uses permitted and provides development standards.

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### **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 Development Code by reference.

Table 2.1. Zones		
Zone Symbol	Name of Zone	General Plan Designations Implemented by Zone
<b>Residential Zones</b>		
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	Coastal Medium Density Residential Zone	Medium Density Residential
R3	High Density Residential Zone	High Density Residential
CR3	Coastal High Density Residential Zone	High Density Residential
<b>Commercial Zones</b>		
CB	Central Business Zone	Central Business District - Mixed-Use
CBO	Central Business Open Zone	Central Business District - Mixed-Use
NC	Neighborhood Commercial Zone	Neighborhood Serving - 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
CC	Coastal Commercial Zone	Visitor Serving - Mixed-Use
<b>Industrial Zones</b>		
CI	Coastal Industrial Zone	Industrial
CIC	Coastal Industrial Commercial	Industrial
I	Industrial Zone	Industrial
<b>Parks and Recreation Zone</b>		
PR	Parks and Recreation Zone	Public/Quasi Public Parks and Recreation
<b>Public Facilities Zone</b>		
PF	Public Facilities Zone	Public/Quasi Public Parks and Recreation
<b>Open Space and Recreation Zones</b>		
CGC	Coastal Golf Course Zone	Open Space/Resource Conservation
COS	Coastal Open Space Zone	Open Space/Resource Conservation
CPB	Coastal Pedestrian Beach Zone	Open Space/Resource Conservation
CVB	Coastal Vehicular Beach Zone	Open Space/Resource Conservation
OS	Open Space Zone	Open Space/Resource Conservation
<b>Urban Reserve Zone</b>		
UR	Urban Reserve Zone	Urban Reserve
<b>Planned Development Overlay Zones</b>		
PD	Various	Various

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## 2.10.030 General Requirements for Development and New Land Uses

All development and land use shall comply with the following requirements.

- A. **Allowable use.** The land use shall be allowable by this Development Code in the zone applied to the site. The basis for determining whether a use is allowable is described in Section 2.10.040 (Allowable Land Uses and Development Application Requirements).
- B. **Permit and approval requirements.**
  - 1. **Development Applications.** Any development application or other approval required by Section 2.10.040 (Allowable Land Uses and Development Application Requirements) and any required Coastal Development Permit shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation.
  - 2. **Coastal Development Permit.** When required, a Coastal Development Permit may be processed concurrently with any other required development application.
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, applicable standards and requirements in Chapter 3 (Standards for All Development and Land Uses), Chapter 4 (Standards for Specific Development and Land Uses), Chapter 5 (Site Development Standards), and any applicable conditions imposed by a previously approved development application.

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## 2.10.040 Allowable Land Uses and Development Application Requirements

- A. **Allowable land uses.** The uses of land allowed by this Development Code in each zone are listed in Tables 2.2, 2.4, 2.6, 2.8, 2.9, and 2.10 of this Chapter. Each land use listed in the tables is defined in Chapter 9 (Definitions).
- B. **Use Permit requirements.** A land use identified by Tables 2.2, 2.4, 2.6, 2.8, 2.9, and 2.10 as requiring a Use Permit or “UP” may be established upon approval of a Use Permit by the Review Authority and other required development applications consistent with this Section.
- C. **Allowable or Permitted Use requirements.** A land use identified by Tables 2.2, 2.4, 2.6, 2.8, 2.9, and 2.10 as a permitted use or “P” are also required to receive one of the following development applications:
  - 1. Development Permit (Section 6.20.060);
  - 2. Administrative Development Permit (Section 6.20.020);
  - 3. Coastal Development Permit (Section 6.20.040); and/or
  - 4. Zoning Clearance (Section 6.20.110).

- D. **Use not listed.** A land use that is not listed in Tables 2.2, 2.4, 2.6, 2.8, 2.9, and 2.10, and is determined by the Director to not be included in Chapter 9 (Definitions) under the definition of a listed land use that is also permitted pursuant to Tables 2.2, 2.4, 2.6, 2.8, 2.9, and 2.10, is not allowed within the City, except as otherwise provided in Section 6.20.080 (Temporary Use Permit).
- E. **Specific Use Regulations.** Where the last column in Tables 2.2, 2.4, 2.6, 2.8, 2.9, and 2.10 includes a Section reference or additional standard, the regulations in the referenced Section or additional standard shall apply to the use.
- F. **Additional Permits.** A land use authorized through the approval of any type of development application may also require a Coastal Development Permit (Section 6.20.040), a Building Permit, and/or other permit required by the Municipal Code.

## 2.20 Residential Zones

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### 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
- 2.20.060 - Second-Story Roof Decks

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### 2.20.010 Purpose

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

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### 2.20.020 Purposes of the Residential Zones

- A. **Low Density Residential Zone (R1).** The Low Density Residential Zone is intended to accommodate detached and attached residential dwellings developed at a low density not exceeding five units per acre, and those additional units allowed pursuant to Section 4.25.60 (Two-Unit Housing Developments in the R1, CR1, and CPR1 Zones) and Section 4.10.015 (Accessory Dwelling Units). Public and quasi-public uses, and similar or compatible uses may also be appropriate.
- B. **Coastal Planned Low Density Residential Zone (CPR1).** The Coastal Planned Low Density Residential Zone is intended to accommodate detached and attached low-density residential dwellings not exceeding five units per acre, and those additional units allowed pursuant to Section 4.25.060 (Two-Unit Housing Developments in the R1, CR1, and CPR1 Zones) and Section 4.10.015 (Accessory Dwelling Units). All development shall be consistent with the City's Local Coastal Program and developed in a manner which will maximize protection of environmental, visual and archaeological resources within and adjacent to the boundaries of the Zone by minimizing removal or disturbance of native vegetation, controlling grading, erosion, and run-off and sensitively siting and designing structures to avoid impacting archaeological deposits and reducing the visual impact on surrounding and adjacent areas.
- C. **Coastal Low Density Residential Zone (CR1).** The Coastal Low Density Residential Zone is intended to accommodate detached and attached low-density residential dwellings not exceeding five units per acre, and those additional units allowed pursuant to Section 4.25.060 (Two-Unit Housing Developments in the R1, CR1, and CPR1 Zones) and Section 4.10.015 (Accessory Dwelling Units). Public and quasi-public uses, and similar or compatible uses may also be appropriate. All development shall be consistent with the City's Local Coastal Program.

- D. **Medium Density Residential Zone (R2).** The Medium Density Residential Zone is intended to accommodate small-lot detached and attached dwellings developed at densities not exceeding nine units per acre. Public and quasi-public uses, and similar or compatible uses may also be appropriate.
- E. **Coastal Medium Density Residential Zone (CR2).** The Coastal Medium Density Residential Zone is intended to accommodate small-lot detached and attached multi-unit residential dwellings at densities not exceeding nine units per acre. Public and quasi-public uses, and similar or compatible uses may also be appropriate. All development shall be consistent with the City's Local Coastal Program.
- F. **High Density Residential Zone (R3).** The High Density Residential Zone is intended to accommodate small-lot detached and attached multi-unit residential dwellings at densities not exceeding 20 units per acre. Public and quasi-public uses, and similar or compatible uses may also be appropriate.
- G. **Coastal High Density Residential Zone (CR3).** The Coastal High Density Residential Zone is intended to accommodate small-lot detached and attached multi-unit residential dwellings at densities not exceeding 20 units per acre. Public and quasi-public uses, and similar or compatible uses may also be appropriate. All development shall be consistent with the City's Local Coastal Program.



## 2.20.030 Residential Zones Allowable Land Uses and Permit Requirements

Table 2.2. Residential Zones Allowable Land Uses and Use Permit Requirements <sup>1</sup>							
Land Use	R1	CPR1/ CR1	R2	CR2	R3	CR3	Specific Use Regulations
<b>Residential</b>							
Accessory Dwelling Unit	P	P	P	P	P	P	Section 4.10.015
Accessory Structure	P	P	P	P	P	P	Section 4.10.030
Communal Housing	--	--	--	--	UP	UP	
Day Care – Small or Large Family Home	P	P	P	P	P	P	
Two-Unit Housing Development/Duplexes	P	P	P	P	P	P	Section 4.25.060 for R1, CPR1, and CR1 zones
Home Occupation	P	P	P	P	P	P	Section 6.20.070
Multi-Unit Attached Dwelling	--	--	P	P	P	P	Section 4.25.040, Section 4.25.050
Multi-Unit Detached Dwelling/Cluster Developments	--	--	P	P	P	P	Section 4.25.030
Residential Care 1-6 clients	P	P	P	P	P	P	
Residential Care – 7 or more clients	--	--	--	--	UP	UP	
Short-Term Rental	P	P	P	P	P	P	Section 4.10.185
Single-Unit Dwelling	P	P	P	P	P	P	Section 2.20.050, Section 4.25.020
Single Room Occupancy Facility	--	--	UP	UP	UP	UP	Section 4.10.200
Senior Housing	--	--	P	P	P	P	Section 4.10.180
Tiny Homes on Wheels	P	P	P	P	P	P	Section 4.10.215
Transitional & Supportive Housing	P	P	P	P	P	P	
<b>Recreational, Education &amp; Public Assembly</b>							
Community Gardens	P	P	P	P	P	P	
Meeting Facility, public or private	UP	UP	UP	UP	UP	UP	
Park, Playground (public)	UP	UP	UP	UP	UP	UP	
Public or Quasi-public Facility	UP	UP	UP	UP	UP	UP	
<b>Transportation &amp; Infrastructure</b>							
Parking Facility	--	--	UP	--	UP	--	
Telecommunication Facility	UP	UP	UP	UP	UP	UP	Section 4.40
<b>End Note</b>							
<p>1. <b>Permits Required.</b> All uses identified as permitted or “P” require approval of one or more of the following development applications (as well as a building permit if a new or modified structure is involved):</p> <ul style="list-style-type: none"> <li>a. Development Permit (Section 6.20.060);</li> <li>b. Administrative Development Permit (Section 6.20.020);</li> <li>c. Coastal Development Permit (Section 6.20.040); and/or</li> <li>d. Zoning Clearance (Section 6.20.110)</li> </ul>							

<b>Legend</b>	
P	Permitted Use
UP	Use Permit Required
--	Use Not Allowed

## 2.20.040 Residential Zones Development Standards

Table 2.3. Residential Zones Development Standards							
	R1	CPR1 / CR1	R2	CR2	R3	CR3	Specific Regulations
<b>Building Placement Requirements</b>							
<b>Setbacks (minimum)</b>							
Front							The setback shall be measured from the property line. Section 3.10.070
Buildings	15'	15'	10'	10'	10'	10'	
Garage Doors and Carports	18'	18'	18'	18'	18'	18'	
Street Side (Buildings)	5'	5'	5'	5'	5'	5'	
Street Side (garage door facing the street)	18'	18'	18'	18'	18'	18'	
Side	5'	5'	5'	5'	5'	5'	
Rear	10'	10'	10'	10'	10'	10'	
<b>Building Form Requirements</b>							
Building Height (maximum)							Section 3.10.030
Primary Residential Structure	25'	25'	25'	25'	32'	32'	
Accessory Structure (detached)	16'	16'	16'	16'	16'	16'	
Accessory Dwelling Units							Section 4.10.015
Lot Coverage (maximum)	45%	45%	50%	50%	60%	60%	Section 3.10.035
<b>Density Requirements</b>							
Density (units/gross acre <sup>1</sup> maximum)	5	5	9	9	20	20	For fractional density, see Section 3.10.025
<b>Lot Requirements</b>							
Lot Size (minimum square feet)							
Residential <sup>2</sup>	6,000	6,000	6,000	6,000	6,000	6,000	
Non-Residential Uses	20,000	20,000	20,000	20,000	20,000	20,000	
Lot Width (Minimum)							
Residential <sup>2</sup>	50'	50'	50'	50'	50'	50'	
Non-Residential Uses	100'	100'	100'	100'	100'	100'	
Lot Depth (minimum) <sup>2</sup>	90'	90'	90'	90'	100'	100'	
<b>Other Requirements</b>							
Landscaping - minimum	10%	10%	1 0%	10%	10%	10%	Section 3.30
Fences, Walls & Screening	See Section 3.10.020; Section 3.10.065						
Parking	See Section 3.50						
<b>End Note</b>							
<ol style="list-style-type: none"> <li>1. "Gross Acreage" shall be defined as the entire area of a lot measured to the center line of the street and including all rights of way or easements granted to the City or other public agencies.</li> <li>2. Minimum lot size, width, and depth required for the site; the lot may be further divided into smaller lots consistent with Section 4.25.030 (Multi-Unit Detached Dwellings/Cluster Development Design Standards), Section 4.25.040 (Multi-Unit Attached Dwellings (Small/2-9 Units) and Mixed-Use Developments (2-9 units) Design Standards), and Section 4.25.050 (Multi-Unit Attached Dwellings (Large/10+ Units) and Mixed Use Developments with 10+ Units Design Standards) with no individual lot minimum size requirement. See also standards for urban lot splits in Section 4.25.060 (Two-Unit Housing Developments in the R1, CR1, and CPR1 Zones).</li> </ol>							

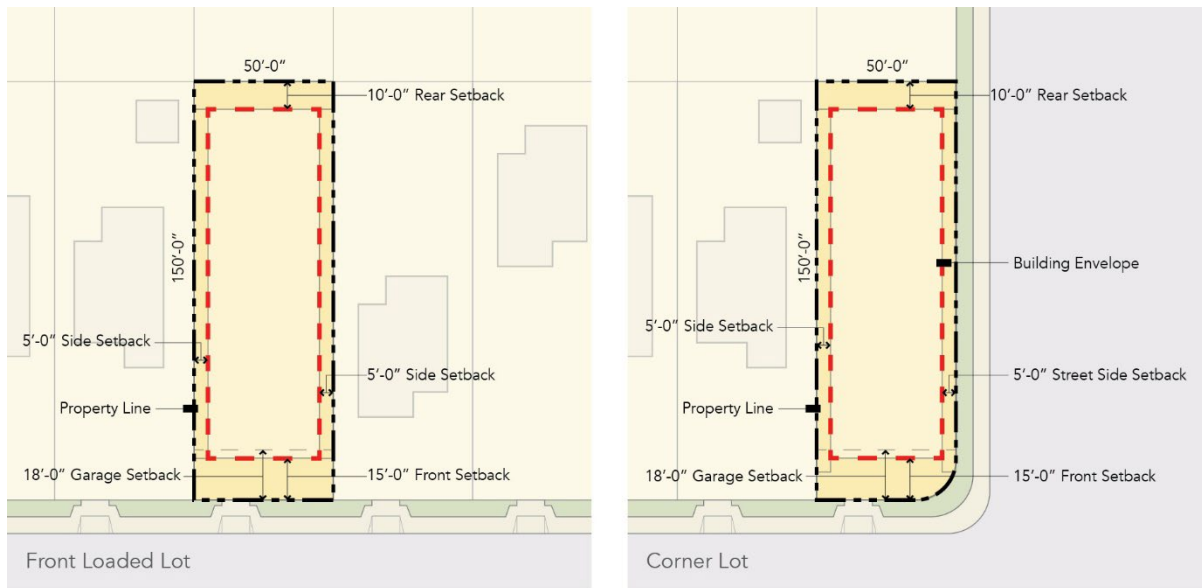


Figure 2.1 - R1/ CR1 / CPR1 Setbacks

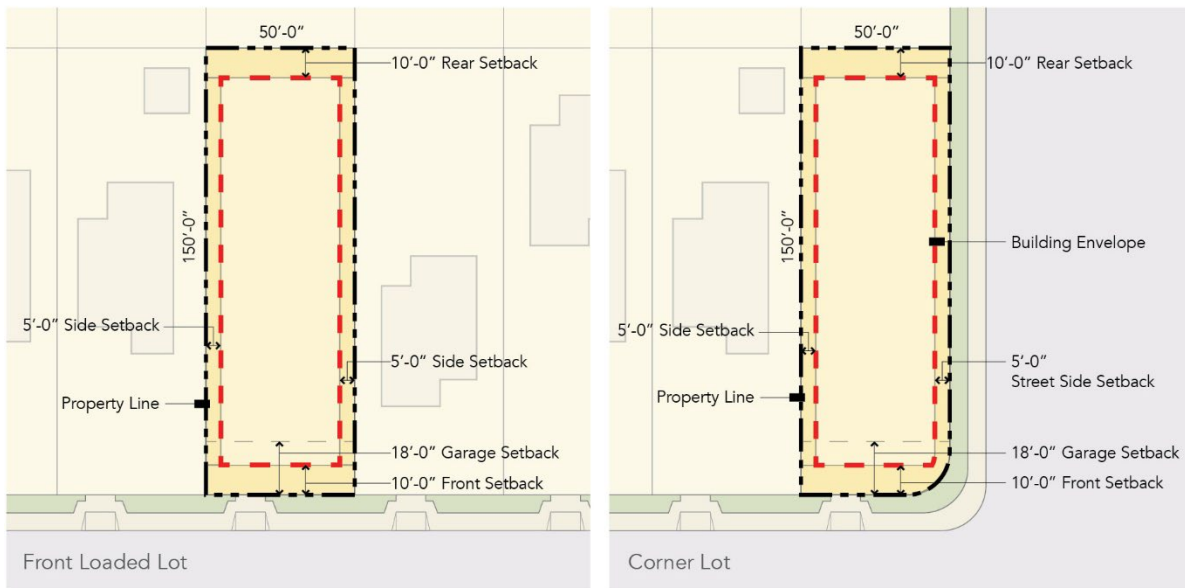


Figure 2.2. – R2 / CR2 and R3 /CR3 Setbacks

**2.20.050 Miscellaneous Requirements**

- A. **Hillside Development Standards.** Hillside development standards apply to undeveloped or redeveloped lots with average slopes that exceed 10% and shall comply with the following standards:

1. New development shall conform to the natural slopes and not exceed 25 feet in height.
2. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns.
3. Minimize grading of roads.
4. Minimize grading on individual lots.
5. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts.
6. Minimize exterior lighting and comply with International Dark-Sky Association Standards.

**B. CPR1 Development Standards.** The following standards shall apply to all development in the CPR1 zone:

1. Lots with a slope of 25% or greater shall not be developed. Lots with a slope between 10% and 25% may be developed if the development incorporates specific measures to minimize grading and drainage systems which limit the rate of runoff, including siltation and erosion, to that which occurs naturally on the undeveloped site.
2. Prior to the approval of a Coastal Development Permit, the applicant shall submit a runoff control plan designed by a licensed engineer qualified in hydrology and hydraulics, which would assure no increase in peak runoff rate from developed site over the greatest discharge expected from the existing undeveloped site as a result of a 100 year frequency storm. Runoff control shall be accomplished by such means as on-site detention/desiltation basins or other devices. Energy dissipating measures at the terminus of outflow drains shall be constructed. The runoff control plan including supporting calculations shall be in accordance with the latest adopted City Standards and approved by the Public Works Director.
3. All permanent erosion control devices shall be developed and installed prior to or concurrent with any on-site grading activities and shall be permanently maintained. Periodic monitoring of said devices shall be carried out by the City.
4. All grading activities for roads, future building pads, utilities and installation of erosion and sedimentation devices shall be prohibited during September 30 through May 1. Prior to commencement of any grading activity, the applicant shall submit a grading schedule which indicates that grading will be completed within the permitted time frame designated in this condition and that any variation from the schedule shall be promptly reported to the Community Development Department.
5. All areas disturbed by grading shall be planted prior to October 45th with temporary or permanent (as in the case of finished slopes) erosion control vegetation. Vegetative cover must be established by November 1 of each year. Said planting shall be accomplished under the supervision of a licensed

landscape architect or landscape contractor and shall consist of seeding, mulching, fertilization and irrigation adequate to provide 90% coverage within 90 days. Planting shall be repeated if the required level of coverage is not established. This requirement shall apply to all disturbed soils including stockpiles, and to all building pads.

6. Prior to approval of a Coastal Development Permit, a landscape plan shall be submitted in compliance with Section 3.30 (Landscaping Standards).
7. Moderate Soil Limitations: Cut and fill slopes on areas under 20% slope shall not be over 4:1 slope and four feet high, compacted (if fill), with straw mulch broadcast and rolled at 3,000 pounds per acre, and seeded with a grass and native shrub seed mixture generally having the following basic ratio of components:
  - Native woody shrubs--6 lbs/acre
  - Native herbaceous annuals and perennials--15 lbs/acre
  - Native grasses--60 lbs/acre
  - Wood fiber mulch with soil binder--1,500 lbs/acre
  - Fertilizer--150 lbs/acre

Low Soil Limitations: Cut and fill slopes on areas under 10% slope shall not exceed 3:1 slope and four feet in height. Disturbed soil shall be hydroseeded (no straw mulch needed) with the seed mixture as recommended above, except additional wood fiber shall be incorporated at a minimum of 2,000 lbs/acre.
8. Temporary dust controls shall be employed during construction. Watering down methods used to control dust shall not erode the soil. Downhill cut or fill areas shall be lined with straw bales to control erosion from runoff. Where exposed soil conditions exist within the landscaped and irrigated portions of the sites near dwellings, slopes shall be planted with ground cover netting to retain soil. Plant materials shall be selected, sized and spaced to achieve total soil surface coverage in one year with irrigation provided. Trees and shrubs having fibrous root systems shall be used. Any of the mulch and seed mitigation measures described in Subsection 7 may be used instead of erosion control netting.
9. Multi-level construction designs should be used to reduce required grading.
10. A combination of slopes and low retaining walls should be used to reduce grading.
11. Pier or post and beam type construction should be used for sites in excess of 15 percent cross slope. Under structure areas shall be screened as required by the Review Authority.
12. Areas of significant natural vegetation should be protected and enhanced where feasible.
13. Native plant material shall be the major theme in all landscape designs.

14. Roads, driveways, and structures shall be sited and designed to prevent impacts which would significantly degrade the adjacent environmentally sensitive area.
15. Reasonable mitigation to protect Archaeological or Paleontological resources shall be required.

## 2.30 Commercial Zones

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### 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
- 2.30.050 - Commercial Zones Design Standards

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### 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 types of land uses permitted and development standards in each commercial zone.

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### 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 mix of retail, commercial services, restaurants, entertainment, civic, office, and residential uses. The CB Zone encourages active evening uses and street life.
- B. **Central Business-Open Zone (CBO).** The Central Business-Open (CBO) Zone applies to transition areas between the higher intensity commercial nodes along West Grand Avenue. The provisions of this Zone allows for a mixture of commercial, office and residential uses, while also 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 adjacent to residential neighborhoods. The provisions of this Zone are intended to ensure that development is smaller scale and compatible with adjacent residential areas. Appropriate uses include retail, commercial services, personal services, and offices.
- D. **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. The area located near Highway 101 is intended to accommodate highway-oriented visitor serving uses such as hotels, motels, restaurants and service stations. In some instances, residential uses ranging from six to nine dwelling units per acre may be appropriate to provide a transition area to surrounding residential areas.
- E. **Visitor Serving Zone (VS).** The Visitor Serving (VS) Zone applies to areas of the City appropriate for pedestrian oriented commercial development near the beachfront



and encourages active evening uses and street life. Appropriate uses include lodging, restaurants, recreational uses, and retail and commercial services primarily for the convenience of visitors.

- F. **Coastal Visitor Serving Zone (CVS).** The Coastal Visitor Serving (CVS) Zone applies to areas of the City appropriate for pedestrian oriented commercial development near the beachfront and encourages active evening uses and street life. Appropriate uses include lodging, restaurants, recreational uses, and retail and commercial services primarily for the convenience of visitors. The provisions of this Zone do not allow residential uses west of the Union Pacific Railroad tracks. All development shall be consistent with the City's Local Coastal Program.
- G. **Coastal Commercial Zone (CC).** The Coastal Commercial Zone (CC) applies to a unique area of the City generally located between Front and Beckett Streets, south of Atlantic City Avenue, which contains a mixture of industrial, commercial and residential uses. Appropriate new uses for the area include visitor serving uses, commercial services, personal services, office, live/work, mixed-use, and adaptive reuse. In addition, artisan manufacturing is encouraged where items such as pottery, jewelry, crafts, food and winemaking are sold on-site. All development shall be consistent with the City's Local Coastal Program.

**2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements**

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements <sup>8</sup>							
Land Use	CB	CBO	NC	RC	VS/ CVS <sup>1</sup>	CC <sup>1</sup>	Specific Use Regulations
<b>Manufacturing Uses</b>							
High Technology Uses	P <sup>4</sup>	P <sup>4</sup>	--	--	P <sup>4</sup>	P	
Manufacturing - Artisan	--	--	--	--	--	UP	
<b>Recreation, Education &amp; Public Assembly</b>							
Commercial Recreation Facility - Indoor							
< 3,000 sf	UP	UP	UP	UP	UP	UP	
> 3,000 sf	UP	UP	--	UP	UP	UP	
Commercial Recreation Facility – Outdoor and Indoors							
Health/Fitness Facility	--	--	--	--	UP	UP	
< 3,000 sf	P	P	P	P	UP <sup>4</sup>	UP	Section 4.10.135
> 3,000 sf	UP	UP	UP	UP	UP <sup>4</sup>	UP	
Meeting Facility, Public or Private							
< 3,000 sf	--	P	P	P	P	UP	
> 3,000 sf	--	P	P	P	UP	UP	
Park, Playground (Public)							
Public or Quasi-Public Facility	UP	UP	UP	UP	UP	UP	
Recreational Vehicle Park							
Specialized Education/Training	--	UP	--	UP	--	UP	
Studio – Art, Dance, Martial Arts							
< 3,000 sf	P	P	P	P	UP	UP	Section 4.10.135
> 3,000 sf	UP	UP	UP	UP	UP	UP	
<b>Residential</b>							
Accessory Dwelling Unit	P	P	P	P	P	P	Only in conjunction with a permitted or existing residential use. Section 4.10.015 applies.
Communal Housing	--	UP	--	--	--	--	
Home Occupation	P	P	P	P	P	P	Section 6.20.070
Live/Work Unit	--	UP	UP	--	--	UP	Section 4.10.090
Low Barrier Navigation Center	P	P	P	P	P	P	Section 4.10.095
Mixed-Use Project	UP	UP	UP	UP	UP <sup>2</sup>	UP	Section 4.25.040 Section 4.25.050
Multi-Unit Attached Dwelling	--	P	--	--	--	--	Section 4.25.040 Section 4.25.050
Residential Care Facility for the Elderly	UP <sup>4</sup>	UP	--	--	--	--	
Senior Housing	P <sup>4</sup>	P	--	--	--	--	Section 4.10.180
Short-Term Rental	P	P	P	P	P	P	Section 4.10.185
Single Room Occupancy Facility	--	UP	--	--	--	--	Section 4.10.200
Transitional & Supportive Housing	P	P	P	P	P <sup>2</sup>	P	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements <sup>8</sup>							
Land Use	CB	CBO	NC	RC	VS/ CVS <sup>1</sup>	CC <sup>1</sup>	Specific Use Regulations
<b>Retail</b>							
Adult Business	--	--	--	UP	--	--	Section 4.20
Automobile Service Station	--	--	--	UP	--	--	
Bar/Tavern/Night Club	UP	UP	--	UP	UP	--	
Building/Landscape Materials, Indoor	P	P	--	P	--	--	
Building/Landscape Materials, Outdoor	--	UP	--	UP	--	--	
General Retail, except the following:	P	P	P	P	P	P	
Alcoholic Beverage Sales	UP	UP	UP	UP	UP	--	
Drive-thru	--	--	--	UP	--	--	
Floor area (single tenant over 5,000 square feet)	P	P	--	P	P	P	
Operating between 10:00 p.m. and 7:00 a.m.	UP	UP	--	UP	UP	UP	
Resale Stores	P	P	P	P	P	P	Section 4.10.160
Thrift Store	P	P	P	P	--	--	Section 4.10.210
Plant Nursery	P	P	--	P	P	P	
Mobile Vendors	P	P	P	P	P	P	Section 4.10.115
Restaurant	P	P	P	P	P	UP	
Drive-thru	--	--	--	UP	--	--	
Live Entertainment	P	P	P	P	P	UP	Section 4.10.080
Sidewalk Seating	P	P	--	--	P	--	Section 4.10.190
Vehicle Sales	--	--	--	UP	--	--	
Wine Tasting	P	P	--	--	P	P	
<b>Services</b>							
Animal Care Facility	--	UP	UP	UP	--	UP	
Automated Teller Machine (ATM)	P	P	P	P	P	P	
Business Support Services	P	P	P	P	--	P	
Child Day Care - Day Care Center	P	P	P	P	P	P	Section 4.10.070
Equipment Rental	--	--	--	UP	--	--	
Financial Institutions	P	P	--	P	--	--	
Lodging	UP	UP	--	UP <sup>3</sup>	UP	UP	
Massage Establishments	P <sup>4</sup>	P	P	P	P <sup>4</sup>	P	Section 4.10.100
Medical Services - Clinic /Urgent Care	--	UP	--	UP	--	--	
Medical Services - Doctor Office	P	P	P	P	--	UP	
Medical Services - Extended Care	--	UP <sup>4</sup>	--	UP	--	--	
Office – Business/Service	P	P	P	P	P <sup>4</sup>	P	
Office - Professional	P	P	P	P	P <sup>4</sup>	P	
Office – Visitor Serving	--	--	--	--	P	P	
Personal Services	P	P	P	P	P	UP	
Personal Services -Restricted	--	--	--	UP	--	--	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements <sup>8</sup>							
Land Use	CB	CBO	NC	RC	VS/ CVS <sup>1</sup>	CC <sup>1</sup>	Specific Use Regulations
Repair Services – Small Equipment	--	P	P	P	--	--	
Recycling – Reverse Vending Machines	--	P	--	P	--	--	Section 4.10.150
Recycling – Small Collection Facility	--	P	--	P	--	--	Section 4.10.150
Vehicle Rental	--	UP	--	UP	UP <sup>5</sup>	UP <sup>5</sup>	
Vehicle Repair & Services	--	--	--	UP	--	--	
<b>Transportation &amp; Infrastructure</b>							
Parking Facility	UP	UP	UP	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	UP	UP <sup>6</sup>	UP	Section 4.40
<b>End Note</b>							
<p>1. <b>Permits Required.</b> All uses identified as permitted or “P” require approval of one or more of the following development applications (as well as a building permit if a new or modified structure is involved):</p> <ul style="list-style-type: none"> <li>a. Development Permit (Section 6.20.060);</li> <li>b. Administrative Development Permit (Section 6.20.020);</li> <li>c. Coastal Development Permit (Section 6.20.040); and/or</li> <li>d. Zoning Clearance (Section 6.20.110)</li> </ul> <p>2. Use not allowed west of the Union Pacific Railroad tracks or on APN 060-011-036.</p> <p>3. Use not allowed on West Grand Avenue.</p> <p>4. Permitted above or behind ground floor commercial uses with frontage on West Grand Avenue.</p> <p>5. Permitted if visitor-serving (e.g., automobiles or beach related vehicles). No moving trucks.</p> <p>6. Telecommunication facilities are prohibited west of Highway 1, unless they are not visible from public viewing areas, meet the standards of Section 4.40.030.A.1, or such a prohibition would result in a conflict with Federal Law.</p> <p>7. Live/Work units only allowed in the CVS zone on lots 7,500 square feet or less and not fronting West Grand Avenue, Highway 1, or 4<sup>th</sup> Street.</p>							
<b>Legend</b>							
<p>P Permitted Use</p> <p>UP Use Permit Required</p> <p>-- Use Not Allowed</p>							

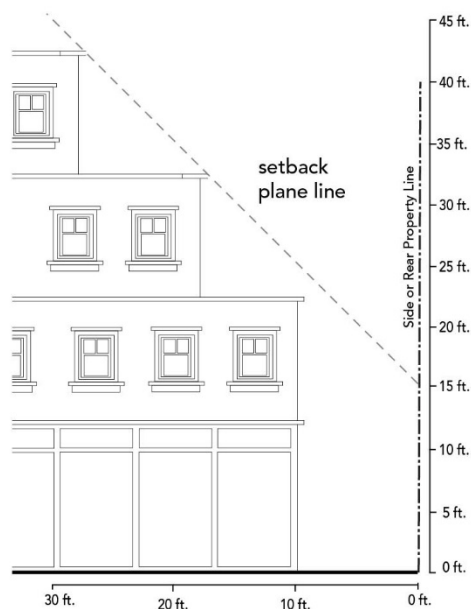
## 2.30.040 Commercial Zones Development Standards

Table 2.5. Commercial Zones Development Standards						
	CB/ CBO	NC	RC	VS/ CVS	CC	Specific Regulations
<b>Building Placement Requirements</b>						
<b>Setbacks<sup>1</sup></b>						
Front and Street Side	0'	0'	0'	0'	10'	Section 3.10.070
Side	0'	0'	0'	0'	0'	Section 3.10.070
Adjacent to Residential Zone	5'	10'	10'	5'	10'	
Rear	0'	0'	0'	0'	0'	Section 3.10.070
Adjacent to Residential Zone	10'	10'	10'	10'	10'	
<b>Building Form Requirements</b>						
Building Height (max.)	55'	32'	40'	55' <sup>2</sup>	25'	Section 3.10.030
Coverage (max.)	100%	75%	50%	100% <sup>2</sup>	75%	Section 3.10.035
<b>Density Requirements</b>						
Residential Density (units/acre) <sup>4</sup>	20	9	9	20	9	For fractional density, see Section 3.10.025
FAR (max.)	3.0	0.75	0.5	3.0	1.5	
<b>Lot Requirements</b>						
Lot size (minimum square feet)	5,000	5,000	10,000	10,000	10,000	
Lot Width (min.)	50' <sup>3</sup>	50'	100'	100'	50'	
<b>Other Requirements</b>						
Landscaping (minimum)	5%	10%	10%	10%	5%	Section 3.30
Fences and Screening	See Section 3.10.020; Section 3.10.065					
Parking	See Section 3.50					
Signs	See Section 3.60					
<b>End Note</b>						
<ol style="list-style-type: none"> <li>1. In all cases, a garage in which the garage doors face the street or, in the case of a carport, the rear edge of a carport, shall be set back a minimum of 18 feet from a street property line.</li> <li>2. In the CVS zone west of Highway 1, maximum building height is 40 feet and the maximum lot coverage is 60 percent.</li> <li>3. In the CB-O Zone, ground floor residential uses facing West Grand Avenue shall have 75 feet minimum lot width and 100 feet minimum lot depth.</li> <li>4. "Gross Acreage" shall be defined as the entire area of a lot measured to the center line of the street and including all rights of way or easements granted to the City or other public agencies.</li> </ol>						

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## 2.30.050 Commercial Zones Design Standards

- A. **Mixed-Use and Residential Projects.** All mixed-use and residential projects in commercial zones shall comply with design standards and regulations in Section 4.25 (Residential and Mixed-Use Objective Design Standards).
- B. **Performance standards for all projects.**
1. All roads, parking lots, and structures shall be sited and designed to prevent impacts that would degrade any adjacent environmentally sensitive area, as defined by the General Plan, Local Coastal Program and/or State and federal laws.
  2. Drainage systems shall be designed to ensure that all silts and oils are removed prior to the water entering a natural drainage channel or otherwise designed to comply with National Pollutant Discharge Elimination Systems requirements..
  3. Areas of significant natural vegetation shall be protected and enhanced.
- C. **West Grand Avenue Master Plan.** The City has adopted the West Grand Avenue Master Plan to serve as guidelines for site planning and architectural design. The regulations in the West Grand Avenue Master Plan apply only to non-residential development and any mixed-use project in which a residential component accounts for one-third or less of the overall floor area of a development project. Applicants shall review the Master Plan to understand the City's vision for the West Grand Avenue corridor. Development shall be consistent with the Master Plan guidelines, to the extent to which they are consistent with the provisions of the Local Coastal Program.
- D. **Edge Conditions (Nonresidential/Residential Zone Interface)**
1. **Landscaping.** Where a project abuts a residential zone, a minimum of five feet of dense landscaping shall be planted adjacent to the residential zone. Wall standards of Section 3.10.065.A (Screening between nonresidential and residential zones) shall also apply.
  2. **Upper Story Setbacks.**
    - a. Where a rear or side property line abuts a residential zone, buildings in the commercial zone shall not intercept a 45-degree daylight plane inclined inward from 15 feet above existing grade at the property line of the parcel adjacent to the residential zone boundary line.



**Figure 2.3 – Commercial/Residential Zone Edge Conditions**

- b. Where a commercially zoned property's front property line abuts a residential zone (across the street), buildings in the commercial zone shall not exceed 35 feet for a depth of 25 feet, as measured from the front property line.

- E. Design Standards for all commercial zones.** Nonresidential projects within commercial zones shall comply with the following design standards:
1. **Storage and Service Areas.** All service areas, vehicle outdoor storage areas, outdoor work areas and loading areas shall be located at the sides and rear of buildings and screened from public view in compliance with Section 3.10.020 (Fences and Walls) and Section 3.10.065 (Screening).
  2. **Equipment.** All ground mounted, building mounted, and roof mounted equipment, except for solar collection systems, shall be screened in compliance with Section 3.10.065 (Screening).
  3. **Trash Enclosures.** All trash and recycling storage areas shall comply with Section 3.10.075 (Trash Enclosures).
  4. **Driveway Entry.** Decorative materials such as pavers or scored or colored concrete shall be required at driveway entries, for the full driveway width, from the back of sidewalk for a depth of at least five feet.
- F. Design standards for natural resources as amenities.**
1. New public or private developments adjacent to creeks, oak woodlands and wetlands as identified in the General Plan, Local Coastal Program, and/or by

State and federal laws, must incorporate the natural features as project amenities, in a way that protects the resources and does not diminish values as habitat, flood control, and groundwater cleansing and recharge.

2. To the extent appropriate nexus findings can be made, developments along creeks will include public access across the development site to the creek and along the creek, provided that wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained.
3. Within the Coastal Zone, Environmentally Sensitive Habitat Areas (ESHA) shall be protected against any significant destruction of habitat values and only uses dependent on those resources shall be allowed within those areas. ESHA shall require a 50-foot buffer on both sides of the creek as measured from the highest creek bank or designated/regulated floodway.

**G. Design standards for the area west of Highway 1.**

1. All development in this area shall be sited and designed to protect existing view slots or corridors from Highway 1 and upland areas to the dunes and shoreline.
2. All development in this area shall be sited and designed to enhance or create new view slots from Highway 1 to the dunes and shoreline.
3. All development be sited and designed to protect and enhance the filtration capabilities of Meadow Creek where feasible.
4. Reasonable mitigation measures shall be required to protect archaeological or paleontological resources.
5. Native plant material shall be the major theme in all landscape designs.
6. All roads, parking lots, and structures shall be sited and designed to prevent impacts which would significantly degrade the adjacent environmentally sensitive area.
7. The architectural theme of development in this area shall generally follow the criteria set forth in any adopted Architectural Design Guidelines and additionally said architectural theme shall be compatible and complimentary to the existing natural vegetation and land forms. The architecture and site design shall include the following characteristics, in order to reduce massing and reduce the sense of verticalness of structures:
  - a. Use of structural, architectural design elements (i.e., corridors, heavy beams, posts, arches, columns, colonnades, canopies, cornices, etc.).
  - b. Strong textured look, using woods, tiles, pavers, stuccos, stones, blocks and bricks, colors, plant material, recesses, etc.
  - c. Strong feeling or overhead treatment such as roof overhangs, balconies, or dark facias.
  - d. Earthen colors. Colors with warm, natural tones. Colors range from whites, yellows, browns, clays, slates, etc.



- e. Wall relief (graphic, three dimensional design, landscaping, heavy textured stucco, wood tiles, etc.).
  - f. Strong window statement (treatment of frame, mullions, border, etc.).
8. The minimum distance separating buildings shall be equal to the sum of the height of any two adjacent buildings divided by two, but in no case less than 10 feet between buildings.
  9. Drainage systems shall be designed to ensure that all silts and oils are removed prior to the water entering a natural drainage channel.
  10. Areas of significant natural vegetation shall be protected and enhanced where feasible.
  11. The existing habitat value of Meadow Creek shall be protected and enhanced by the use of buffer zones, additional native landscaping, and sediment/oil control devices and with controlled and limited pedestrian access to buffer zone areas. A 50-foot buffer on both sides of the creek shall be required as measured from the highest creek bank or designated/regulated floodway.
  12. The maximum allowable coverage for any project shall be 60 percent. The remaining 40 percent shall be landscaped and/or natural open areas.
  13. Hotel/motel/lodge type developments shall have a maximum density of 20 rooms/acre south of Le Sage Drive and a maximum density of 10 rooms/acre north of Le Sage Drive.
  14. All development in this area shall be required to maintain or enhance public access to and along the shoreline based on the development's impact on public access.

## 2.40 Industrial Zones

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### Sections:

- 2.40.010 - Purpose
- 2.40.020 - Purpose of the Industrial Zones
- 2.40.030 - Industrial Zones Allowable Land Uses and Permit Requirements
- 2.40.040 - Industrial Zones Development Standards
- 2.40.050 - Industrial Zones Miscellaneous Requirements

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### 2.40.010 Purpose

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

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### 2.40.020 Purpose of the Industrial Zones

- A. **Industrial Zone (I).** The Industrial Zone applies to areas of the City appropriate for light, medium and heavy manufacturing and assembly, industrial parks, warehouses, commercial cannabis uses, and similar and compatible uses. The area is also appropriate for smaller service businesses such as contractor's yards, vehicle repair and storage, and material sales and supplies. Live-work may be appropriate when compatible with surrounding uses.
- B. **Coastal Industrial Zone (CI).** The Coastal Industrial Zone applies to areas of the City appropriate for light and medium manufacturing and assembly, industrial parks, warehouses, commercial cannabis uses, and similar and compatible uses. The area is also appropriate for smaller service businesses such as contractor's yards, vehicle repair and storage, and material sales and supplies. Live-work may be appropriate when compatible with surrounding uses. All development shall be consistent with the City's Local Coastal Program.
- C. **Coastal Industrial Commercial Zone (CIC).** The Coastal Industrial Commercial Zone applies to the area adjacent to the Coastal Commercial Zone. The area is appropriate for technology businesses, custom and light manufacturing and assembly, commercial cannabis uses, and similar and compatible uses where all operations are conducted within the building. The area is also appropriate for office uses, live-work, recreational uses and similar and compatible uses. All development shall be consistent with the City's Local Coastal Program.

## 2.40.030 Industrial Zones Allowable Land Uses and Permit Requirements

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements <sup>1</sup>				
Land Use	CI <sup>4</sup>	CIC <sup>4</sup>	I	Specific Use Regulations
<b>Industry, Manufacturing &amp; Processing</b>				
High Technology Uses	P	P	P	
Manufacturing, Artisan	P	P	P	Section 4.10.130
Manufacturing/Processing, Heavy	--	--	UP	Section 4.10.130
Manufacturing/Processing, Light	P	P	P	Section 4.10.130
Manufacturing/Processing, Medium	UP	--	UP	Section 4.10.130
Media Production	P	P	P	
Commercial Cannabis Activity & Uses	UP	UP	UP	Section 4.10.045
Printing and Publishing	P	P	P	
Recycling – Processing Facilities	--	--	UP	Section 4.10.150
Storage – Warehouse	P	P	P	
Storage – Outdoor	UP	--	UP	Section 4.10.130
Storage – Personal Storage Facility	P	--	P	Section 4.10.140
Storage - Vehicles	UP	--	UP	Section 4.10.130
Wholesaling & Distribution	P	P	P	
<b>Recreation, Education &amp; Public Assembly</b>				
Commercial Recreation Facility – Indoor	UP	UP	UP	
Commercial Recreation Facility – Outdoor	UP	--	UP	
Health/Fitness Facility	UP	UP	UP	Section 4.10.135
Meeting Facility, public or private	UP	UP	UP	
Studio – Art, Dance, Martial Arts	UP	UP	UP	Section 4.10.135
Public or Quasi-Public Facility	UP	UP	UP	
Specialized Education/Training	UP	UP	UP	
<b>Residential</b>				
Caretaker’s Residence	P	P	P	Section 4.10.050
Home Occupation	P	--P	P	Section 6.20.070
Live/work Unit	UP	UP	UP	Section 4.10.090
Low Barrier Navigation Center	P	--	P	Section 4.10.095
Mixed-Use Project	--	UP	--	Section 4.25.040, Section 4.25.050
Short-Term Rental	--	P	--	Section 4.10.185
Transitional & Supportive Housing	P	P	P	
<b>Retail</b>				
Accessory Retail/Service Use	P	P	P	Section 4.10.020
Adult Business	UP	--	--	Section 4.20
Automobile Service Station	UP	--	UP	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements <sup>1</sup>				
Land Use	CI <sup>4</sup>	CIC <sup>4</sup>	I	Specific Use Regulations
Building/Landscape Materials, Indoor	P	--	P	
Building/Landscape Materials, Outdoor	UP	--	UP	Section 4.10.130
Fuel Dealer	UP	--	UP	
General Retail	P	P	P	
Mobile Vendors	P	P	P	Section 4.10.115
Plant Nursery	P	--	P	
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	
<b>Services</b>				
ATM	P	P	P	
Animal Boarding	P	--	P	
Animal Care Facilities	P	--	P	
Business Support Services	P	P	P	
Catering Service	P	P	P	
Equipment Rental	P	--	P	Section 4.10.130
Lodging	--	UP	--	
Maintenance Service – Client Site Services	P	UP	P	Section 4.10.130
Medical services – Clinic/Urgent Care	P	--	P	
Mortuary/Funeral Home	UP	--	UP	
Office – Business/Service	P	P	P	
Office – Processing	P	P	P	
Office – Professional	P	P	P	
Recycling – Large Collection Facilities		--		Section 4.10.150
Recycling – Processing Facility	UP	--	UP	Section 4.10.150
Recycling – Reverse Vending Machine	P	--	P	Section 4.10.150
Recycling – Small Collection Facilities	P	--	P	Section 4.10.150
Repair Services – Large Equipment	P	--	P	Section 3.10.065; Section 4.10.130
Repair Services – Small Equipment	P	P	P	
Vehicle Rental	P	--	P	
Vehicle Repair & Services	P	--	P	Section 4.10.130
<b>Transportation &amp; Infrastructure</b>				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements <sup>1</sup>				
Land Use	CI <sup>+</sup>	CIC <sup>+</sup>	I	Specific Use Regulations
<p><b>End Note</b></p> <p>1. <b>Permits Required.</b> All uses identified as permitted or “P” require approval of one or more of the following development applications (as well as a building permit if a new or modified structure is involved):</p> <ul style="list-style-type: none"> <li>a. Development Permit (Section 6.20.060);</li> <li>b. Administrative Development Permit (Section 6.20.020);</li> <li>c. Coastal Development Permit (Section 6.20.040); and/or</li> <li>d. Zoning Clearance (Section 6.20.110)</li> </ul>				
<p><b>Legend</b></p> <p>P Permitted Use                      UP Use Permit Required                      -- Use Not Allowed</p>				

**2.40.040 Industrial Zones Development Standards**

Table 2.7. Industrial Zones Development Standards			
	CI	CIC	I
<b>Building Placement Requirements</b>			
<b>Setbacks</b>			
Front and Street Side	10'	10'	10'
Adjacent to Residential Zone	15'	NA	15'
Side	0'	0'	0'
Adjacent to Residential Zone	10'	NA	10'
Rear	0'	0'	0'
Adjacent to Residential Zone	10'	NA	10'
<b>Building Form Requirements</b>			
Building Height (max.)	40' <sup>1</sup>	40'	40' <sup>1</sup>
Coverage (max.)	60% <sup>2</sup>	60% <sup>2</sup>	60% <sup>2</sup>
<b>Density Requirements</b>			
Residential Density (units/acre) – maximum <sup>3</sup>	N/A	20	N/A
FAR (max.)	1.0 <sup>2</sup>	1.0	1.0 <sup>2</sup>
<b>Lot Requirements</b>			
Lot size (min.)	10,000 sf	10,000 sf	20,000 sf
Lot Width (min.)	60'	60'	100'
Lot Depth (min.)	100'	100'	100'
<b>Other Requirements</b>			
Landscaping (min.)	5%	5%	5%
Fences, Walls and Screening	See Section 3.10.020, Section 3.10.065		
Parking	See Section 3.50		
Signs	See Section 3.60		
<b>End Note</b>			
<ol style="list-style-type: none"> <li>Structures that exceed 25 feet in height and are located within 100 feet of a residential zone require a Use Permit.</li> <li>The Review Authority may increase the lot coverage to 100% and/or the FAR to 1.5 if a finding is made that the project will provide a substantial economic benefit to the City and coastal resources are protected consistent with the Local Coastal Program.</li> <li>“Gross Acreage” shall be defined as the entire area of a lot measured to the center line of the street and including all rights of way or easements granted to the City or other public agencies.</li> </ol>			

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**2.40.050 Industrial Zones Miscellaneous Standards**

- A. **Design Standards.** All industrial development shall comply with the following standards and the adopted Industrial Design Guidelines:
1. **Building Design.** Buildings visible from a street shall use exterior building and trim materials consisting of a minimum of two complementary materials. The building entry shall be a focal point with enhanced architectural features. Building elevations visible from a street shall incorporate architectural treatments and/or variations in building setbacks to avoid large unarticulated/monotonous building and roof planes.
  2. **Access and Parking.** Site access shall be convenient and easily identifiable. Parking areas shall be located at the sides and rear of buildings to the maximum extent feasible.
  3. **Storage and Service Areas.** All service areas, outdoor storage areas, outdoor work areas and loading areas shall be located at the sides and rear of buildings to the maximum extent feasible and screened from public view in compliance with Section 3.10.065 (Screening).
  4. **Equipment.** All ground mounted, building mounted, and roof mounted equipment, except for solar collection systems, shall be screen in compliance with Section 3.10.065 (Screening).
  5. **Trash Enclosures.** All trash and recycling storage areas shall comply with Section 3.10.075 (Trash Enclosures).
  6. **Adjacency to Residential Zones.** Where a project abuts a residential zone, a minimum of 10 feet of dense landscaping shall be planted adjacent to the residential zone. Wall standards of Section 3.10.065A. (Screening between nonresidential and residential zones) shall also apply.

## 2.50 Public Facilities Zone

Sections:

2.50.010 - Purpose

2.50.020 - Public Facilities Zone Allowable Land Uses and Permit Requirements

2.50.030 - Public Facilities Zone Development Standards

### 2.50.010 Purpose

The Public Facilities Zone as established by Section 2.10.020 (Official Zoning Map and Zones), applies to areas of the City appropriate for government owned facilities, schools and quasi-public uses. This Section establishes the types of land uses permitted and development standards in the zone.

### 2.50.020 Public Facilities Zone Allowable Land Uses and Permit Requirements

Table 2.8. Public Facilities Zone Allowable Land Uses and Permit Requirements <sup>1</sup>		
Land Use	PF	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>		
Community Gardens	P	
Park, Playground (Public)	P	
Public or Quasi-Public Facility	UP	
<b>Transportation &amp; Infrastructure</b>		
Parking Facility	P	
Telecommunication Facility	UP	Section 4.40
<b>End Note</b>		
1. <b>Permits Required.</b> All uses identified as permitted or "P" require approval of one or more of the following development applications (as well as a building permit if a new or modified structure is involved):		
<ul style="list-style-type: none"> <li>a. Development Permit (Section 6.20.060);</li> <li>b. Administrative Development Permit (Section 6.20.020);</li> <li>c. Coastal Development Permit (Section 6.20.040); and/or</li> <li>d. Zoning Clearance (Section 6.20.110)</li> </ul>		
<b>Legend</b>		
P	Permitted Use	
UP	Use Permit Required	

### 2.50.030 Public Facilities Development Standards

Development standards in the Public Facilities Zone shall be determined by the Review Authority as part of the development review process.



## 2.60 Parks & Recreation Zone

Sections:

- 2.60.010 Purpose
- 2.60.020 Parks & Recreation Zone Allowable Land Uses and Permit Requirements
- 2.60.030 Parks & Recreation Zone Development Standards

### 2.60.010 Purpose

The Parks & Recreation Zone as established by Section 2.10.020 (Official Zoning Map and Zones) applies to areas of the City appropriate for public parks and recreational uses such as active playing fields, parks and recreational facilities, bicycle and walking trails, and detention facilities that can be used as public parks where appropriate.

### 2.60.020 Parks & Recreation Zone Allowable Land Uses and Permit Requirements

Table 2.9. Parks & Recreation Zone Allowable Land Uses and Permit Requirements <sup>1</sup>		
Land Use	PR	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>		
Community Gardens	P	
Park, playground (public)	P	
Public or quasi-public facility	P	
<b>Transportation &amp; Infrastructure</b>		
Parking facility	P	
Telecommunication facility	UP	Section 4.40
<b>End Note</b>		
<p>1. <b>Permits Required.</b> All uses identified as permitted or “P” require approval of one or more of the following development applications (as well as a building permit if a new or modified structure is involved):</p> <ul style="list-style-type: none"> <li>a. Development Permit (Section 6.20.060);</li> <li>b. Administrative Development Permit (Section 6.20.020);</li> <li>c. Coastal Development Permit (Section 6.20.040); and/or</li> <li>d. Zoning Clearance (Section 6.20.110)</li> </ul>		
<b>Legend</b>		
P	Permitted Use	
UP	Use Permit Required	

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**2.60.030 Parks & Recreation Zone Development Standards**

Development standards in the Parks and Recreation Zone shall be determined by the Review Authority as part of the development review process.

## 2.70 Open Space Zones

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### Sections:

- 2.70.010 - Purpose
- 2.70.020 - Purpose of the Open Space
- 2.70.030 - Open Space Zones Allowable Land Uses and Permit Requirements
- 2.70.040 - Open Space Zones Development Standards

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### 2.70.010 Purpose

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

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### 2.70.020 Purpose of the Open Space Zones

- A. **Open Space Zone (OS).** The Open Space Zone applies to areas of the City appropriate for active and passive recreational uses, preservation of sensitive habitats, flood hazard areas, steep slopes and watershed protection.
- B. **Coastal Open Space Zone (COS).** The Coastal Open Space Zone is designed to protect and preserve sensitive natural areas including but not limited to those containing significant habitat areas, rare or endangered plant and animal species, and erosion-prone lands. Opportunities for educational and scientific study of undisturbed natural environments are encouraged. All development shall be consistent with the City's Local Coastal Program.
- C. **Coastal Golf Course Zone (CGC).** The Coastal Golf Course Zone applies to the Pismo State Beach public golf course facility within the coastal zone. All development shall be consistent with the City's Local Coastal Program.
- D. **Coastal Pedestrian Beach Zone (CPB).** The Coastal Pedestrian Beach Zone applies to the area adjacent to the beach, generally north of the West Grand Avenue terminus. The purpose is to provide a public beach area in which non-vehicular beach activities can be pursued free from conflict with vehicular beach users. All development shall be consistent with the City's Local Coastal Program.
- E. **Coastal Vehicular Beach Zone (CVB).** The Coastal Vehicular Beach Zone applies to the area adjacent to the beach, generally south of the West Grand Avenue terminus. The purpose is to provide an area in which vehicular beach activities are allowed which will not significantly disrupt native vegetation or sensitive habitat areas. All development shall be consistent with the City's Local Coastal Program.

**2.70.030 Open Space Zones Allowable Land Uses and Permit Requirements**

Table 2.10. Open Space Zones Allowable Land Uses and Permit Requirements <sup>1</sup>						
Land Use	OS	COS <sup>1</sup>	CGC <sup>1</sup>	CPB <sup>1</sup>	CVB <sup>1</sup>	Specific Use Regulations
<b>Recreation, Education &amp; Public Assembly</b>						
Park, Playground (Public)	P	--	--	--	--	
Public or Quasi-Public Facility	UP	--	--	--	--	
Beach Use – Pedestrian Only	--	--	--	P	--	
Beach Use – Vehicles Allowed	--	--	--	--	P	
Community Gardens	P	--	--	--	--	
Golf Course (Public)	--	--	P	--	--	
Scientific/Educational Wildlife Preserves	--	P	--	--	--	
Undisturbed Open Space Uses	P	P <sup>2</sup>	--	--	--	
Passive Use Facilities	P	P <sup>3</sup>	--	--	--	
All Open Space, Recreational, Scientific & Educational Uses	--	--	--	P <sup>4</sup>	P <sup>5</sup>	
<b>Transportation &amp; Infrastructure</b>						
Parking Facility	UP	UP	--	--	--	
Telecommunication Facility	UP	UP <sup>6</sup>	UP <sup>6</sup>	--	--	Section 4.40
<b>End Notes</b>						
<p>1. <b>Permits Required.</b> All uses identified as permitted or “P” require approval of one or more of the following development applications (as well as a building permit if a new or modified structure is involved):</p> <ul style="list-style-type: none"> <li>a. Development Permit (Section 6.20.060);</li> <li>b. Administrative Development Permit (Section 6.20.020);</li> <li>c. Coastal Development Permit (Section 6.20.040); and/or</li> <li>d. Zoning Clearance (Section 6.20.110).</li> </ul> <p>2. Use shall not significantly disturb native vegetation and habitat.</p> <p>3. Use shall be associated with scientific/educational wildlife preserves or undisturbed open space uses and include bird-watching blinds, minimal nature paths, and other similar uses which are consistent with this Zone.</p> <p>4. Uses shall be compatible with visitor enjoyment of the beach and ocean, which do not require the use of any type of motor vehicle.</p> <p>5. Uses shall be compatible with visitor enjoyment of the beach and ocean, including but not limited to the use of motor vehicles.</p> <p>6. Telecommunication facilities are prohibited west of Highway 1, unless they are not visible from public viewing areas, meet the standards of Section 4.40.030.A.1., or such a prohibition would result in a conflict with Federal Law. (Am. Ord. 14-04)</p>						
<b>Legend</b>						
<p>P Permitted Use                  UP Use Permit Required                  -- Use Not Allowed</p>						

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**2.70.040 Open Space Zone Development Standards**

- A. Development standards in the Open Space Zone shall be determined by the Review Authority as part of the development review process.
- B. Development standards in the Coastal Open Space Zone shall meet the following minimum development standards:
  - 1. Pathways shall be limited to a maximum width of four feet and shall follow existing paths and trails whenever possible. Pathways shall not be paved or covered wholly or partly with any material other than a wood boardwalk where necessary. When pedestrian boardwalks are constructed to go over the dunes to the pedestrian beach, said boardwalks shall be a raised wood deck suspended from pilings. There shall be sufficient room under the boardwalk to allow the natural movement of sand. The boardwalk shall be placed out of the vegetated dune areas.
  - 2. Permitted passive use facilities shall be of a height, bulk, and design visually and ecologically compatible with sensitive natural resources of the area and consistent with preservation of a rural and natural atmosphere.
  - 3. Passive use facilities listed in End Note 3 shall not be permitted within wetland areas and shall be sited and designed in peripheral areas in such a manner as to be compatible, complimentary, and subordinate to the natural vegetation and land forms.

## **2.80 Urban Reserve Zone**

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### Sections:

- 2.80.010 - Purpose
- 2.80.020 - Urban Reserve Zone Allowable Land Uses and Permit Requirements
- 2.80.030 - Urban Reserve Zone Development Standards

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### **2.80.010 Purpose**

The Urban Reserve Zone as established by Section 2.10.020 (Official Zoning Map and Zones) applies to the area generally south of Highland Way, east of South 13<sup>th</sup> Street, west of South 4<sup>th</sup> Street and the southern City boundary. The purpose of the Zone is to allow for the continuation of agricultural and agricultural related uses until such time urban development is approved. Development of the site shall be preceded by adoption of a Specific Plan as prescribed in Government Code Section 65451. The Specific Plan shall be consistent with Land Use Element Policy LU-15.1-15.3.

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### **2.80.020 Urban Reserve Zone Allowable Land Uses and Permit Requirements**

All uses shall be determined as part of the Specific Plan. Prior to adoption of the Specific Plan, the Review Authority may approve development projects that are related to agricultural uses, public or quasi-public facilities, and telecommunication facilities subject to approval of a Use Permit. Prior to adoption of the Specific Plan, the Director may approve farmworker housing in compliance with Health and Safety Code Sections 17021.5 and 17021.6.

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### **2.80.030 Urban Reserve Zone Development Standards**

Development standards shall be determined by the Review Authority as part of the development review process.

## 2.90 Overlay Zones

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### Sections:

- 2.90.010 Purpose
- 2.90.020 Planned Development Overlay Zone
- 2.90.030 Emergency Shelter Overlay Zone

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### 2.90.010 Purpose

This Section establishes the standards for overlay zones which apply to specific areas of the City or specific lots as approved by the Council. All overlay zones shall be established by Section 2.10.020 (Official Zoning Map and Zones) or as shown in this Section.

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### 2.90.020 Planned Development Overlay Zone

- A. **Purpose.** The Planned Development (PD) Overlay zone may be applied to any area of the City for the purpose of facilitating better designed projects (e.g., innovative site planning, superior architectural design) by allowing flexible and relaxed development standards. The proposed development shall demonstrate that the development is of significantly higher quality than would be achieved through the application of the City's standard development standards.
- B. **Applicability.** The PD rezoning shall occur concurrently with the approval of a specific project. All Planned Development Overlay zones adopted by the Council shall be shown on the Official Zoning Map and the site specific development standards listed in Appendix A of this Development Code. Any amendments shall be processed in accordance with Chapter 7 (Administration).
- C. **Review Authority.** The Council is authorized to approve Planned Development Overlays to ensure compliance with this Section.
- D. **Relationship of PD overlay to applicable zone.**
  - 1. Allowable land uses. Any use or combination of uses allowed by Chapter 2 (Zones and Allowable Land Uses) within the applicable zone may be established within the PD Overlay zone, subject to any additional limitations on specific land uses provided by the PD Overlay as adopted. No PD Overlay shall allow a land use that is not allowed in the applicable zone.
  - 2. Development application requirements. Development and new uses within the PD Overlay zone shall obtain the development application required by Chapter 2 (Zones and Allowable Land Uses) for the applicable zone.
  - 3. Site planning and project development standards. Development and new land uses within the PD Overlay shall comply with all applicable development

standards of the zone, except as specifically modified, waived, or augmented by the PD Overlay.

- E. **Scope of approval.** The application of the PD Overlay zone to property may include the adjustment or modification, where necessary and justifiable, of any applicable development standard of this Development Code (e.g., building height, floor area ratio, lot size, parking, setbacks, etc.).
- F. **Mandatory project features.** The Council may approve a rezoning to apply the PD Overlay for a project that incorporates at least one of the following features. If a project is proposed to be constructed in phases, the Council shall determine when the project feature is completed.
1. A minimum of 25 percent of the residential units within the project are affordable to households of very low, low or moderate incomes. (See additional requirements of Section 3.20 Affordable Housing Density Bonuses and Concessions/Incentives).
  2. The project will provide a substantial public amenity, for example, a public plaza, a public park, or a similar improved open space feature, including provisions for guaranteed long-term maintenance not at the expense of the City.
  3. The project will achieve at least a silver rating on the LEED or other equivalent rating system.
  4. The project will preserve, enhance, and/or create a significant natural feature.
- G. **Required findings.** The Council may approve a rezoning to apply the Planned Development Overlay after making the following findings:
1. The project is consistent with the General Plan, Local Coastal Program (if applicable), and any applicable specific plan and the proposed land use is allowed within the applicable zone. (Am. Ord. 14-04)
  2. The project complies with all applicable provisions of this Development Code other than those modified by the PD rezoning;
  3. The approved modifications to the development standards of this Development Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of environmental impacts;
  4. The project complies with all applicable City design guidelines;
  5. All affected public facilities, services, and utilities are adequate to serve the proposed project;
  6. The location, size, site planning, building design features, and operating characteristics of the project are highly suited to the characteristics of the site and surrounding neighborhood, and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;

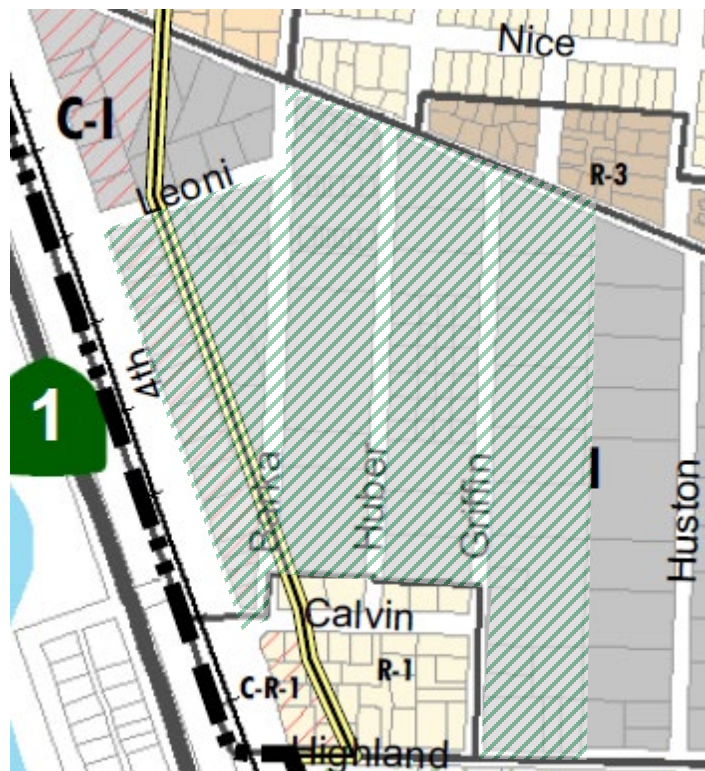


7. The site is adequate for the project in terms of size, configuration, topography and other applicable features, and has appropriate access to public streets with adequate capacity to accommodate the quantity and type of traffic expected to be generated by the use; and
8. The establishment, maintenance, or operation of the proposed project will not, in the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of the proposed use or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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**2.90.030 Emergency Shelter Overlay Zone**

- A. **Purpose.** This Section provides standards for emergency shelters as required by Government Code Section 65583(A)(4) within the Emergency Shelter Overlay Zone as shown in Figure 2.4.



**Figure 2.4 – Emergency Shelter Overlay Zone**

- B. **Permit requirements.** Emergency shelters are permitted by right in the zones where the overlay is applied, subject only to Zoning Clearance approval and the same development standards that apply to the other permitted uses in zones within the Overlay Zone, except for the requirements set forth in this Section that are unique to

emergency homeless shelters and as authorized by Government Code Section 65583(a)(4). A Coastal Development Permit shall be required when located in the Coastal Zone.

- C. **Development standards.** An emergency shelter shall comply with the following standards:
1. The shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.
  2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty occupants.
  3. A shelter shall not be approved when another homeless shelter exists within 300 feet of the proposed site.
  4. Nearby residential neighborhoods shall be adequately buffered from potential impacts of the proposed shelter.
  5. Off-street parking shall be based upon demonstrated need and sufficient to accommodate all staff working in the emergency shelter, provided that parking for an emergency shelter shall not be more than that required for other uses permitted in the underlying district.
  6. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.