

CHAPTER 2. ZONES AND ALLOWABLE LAND USES

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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 and establishes the types of land uses permitted and provides development standards.

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.

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	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
Commercial Zones		
CB	Central Business Zone	Central Business District - Mixed-Use
CBO	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
CC	Coastal Commercial Zone	Visitor Serving - Mixed-Use
Industrial Zones		
CI	Coastal Industrial Zone	Industrial
CIC	Coastal Industrial Commercial	Industrial
I	Industrial Zone	Industrial
Parks and Recreation Zone		
PR	Parks and Recreation Zone	Public/Quasi Public Parks and Recreation
Public Facilities Zone		
PF	Public Facilities Zone	Public/Quasi Public Parks and Recreation
Open Space and Recreation Zones		
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
Urban Reserve Zone		
UR	Urban Reserve Zone	Urban Reserve
Planned Development Overlay Zones		
PD	Various	Various

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
- 2.20.060 Second-Story Roof Decks

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 permitted and development standards in each residential zone.

2.20.020 Purposes of the Residential Zones

- A. Low Density Residential Zone (R1).** The Low Density Residential Zone is intended primarily as an area for detached and attached single-family dwellings. 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 primarily as an area for detached and attached single-family dwellings. All development shall be consistent with the City's Local Coastal Plan 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 primarily for detached and attached single-family dwellings. 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 primarily as an area for small lot detached and attached single-family dwellings and multi-family residential dwellings. 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 primarily as an area for small lot detached and attached

single-family dwellings and multi-family residential dwellings. 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 primarily as an area for small lot detached and attached single-family dwellings and multi-family residential dwellings. 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 primarily as an area for small lot detached and attached single-family dwellings and multi-family residential dwellings. 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 Permit Requirements							
Land Use	R1	CPR1 ¹ / CR1 ¹	R2	CR2 ¹	R3	CR3 ¹	Specific Use Regulations
Residential							
Accessory Structure	P	P	P	P	P	P	Section 4.10.030
Bed and Breakfast Inn	UP	UP	UP	UP	UP	UP	Section 4.10.040
Boarding House	--	--	--	--	UP	UP	
Day Care - Large Family Home	UP	UP	UP	UP	UP	UP	Section 4.10.070
Day Care - Small Family Home	P	P	P	P	P	P	
High Occupancy Residential Use	--	--	--	--	UP	UP	Section 4.10.060
Home Occupation	P	P	P	P	P	P	Section 6.20.070
Multi-family Dwelling	--	--	P	P	P	P	Section 4.10.120
Residential Care 1-6 clients	P	P	P	P	P	P	
Residential Care – 7 or more clients	--	--	--	--	UP	UP	
Residential Common Area Developments (PUDs)	--	--	P	P	P	P	Section 4.30
Second Residential Dwelling	P	P	P	P	P	P	Section 4.10.170
Single Family Dwelling	P ²	P ²	P	P	P	P	Section 2.20.050
Single Room Occupancy Facility	--	--	UP	UP	UP	UP	Section 4.10.200
Senior Housing	--	--	UP	UP	UP	UP	Section 4.10.180
Transitional & Supportive Housing	P	P	P	P	P	P	
Recreational, Education & Public Assembly							
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	
Transportation & Infrastructure							
Parking Facility	--	--	UP	--	UP	--	
Telecommunication Facility	UP	UP	UP	UP	UP	UP	Section 4.40
End Note							
1. Projects located in the Coastal Zone may require a Coastal Development Permit (See Section 6.20.040).							
2. New construction or additions to single family dwellings north of West Grand Avenue that exceed 15 feet in height as measured in Section 3.010.030.C. require approval of a Development Permit (See Chapter 6 Procedures).							
Legend							
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
Building Placement Requirements							
Setbacks (minimum)							
Front	20' ¹	20' ¹	15' ¹	15' ¹	15'	15'	
Side	5'	5'	5'	5'	5'	5'	
Street Side	10'	10'	10'	10'	10'	10'	
Street Side (garage door facing the street)	20'	20'	20'	20'	20'	20'	
Rear	10'	10'	10'	10'	10'	10'	
Second floor roof decks (from floor below)	3'	3'	--	--	--	--	Section 2.20.060
Building Form Requirements							
Building Height (maximum)							
North of Grand Ave	15'/25' ²	15'/25' ²	25'	25'	32'	32'	Section 3.10.020
South of Grand Ave	25'	25'	25'	25'	32'	32'	
Accessory Structure (detached)	14'	14'	14'	14'	14'	14'	
Lot Coverage (maximum)	45%	45%	50%	50%	60%	60%	
Density Requirements							
Density (units/acre) ³	5	5	9	9	20	20	
Lot Requirements							
Lot Size (minimum square feet)							
Residential	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	60'	60'	60'	60'	60'	60'	
Non-Residential Uses	100'	100'	100'	100'	60'	60'	
Cul-de-sac							
Lot Depth (minimum)	90'	90'	90'	90'	100'	100'	
Other Requirements							
Landscaping	40%	40%	35%	35%	20%	20%	Section 3.30
Fences, Walls & Screening	See Section 3.10.020						
Parking	See Section 3.40						

Table 2.3. Residential Zones Development Standards							
	R1	CPR1/ CR1	R2	CR2	R3	CR3	Specific Regulations
End Note							
<ol style="list-style-type: none"> 1. The Review Authority may approve a reduction to front setbacks of 3 feet (5 feet on cul-de-sacs) to create a variation in setbacks in an existing neighborhood or proposed development, except for garages, which shall have a minimum 20 foot setback. 2. New construction or additions to single family dwellings north of West Grand Avenue that exceed 15 feet in height as measured in Section 3.010.030.C. require approval of a Development Permit (See Chapter 6 Procedures). 3. "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; and <ol style="list-style-type: none"> (a) All density calculations which result in a remainder number which is 0.9 or larger shall be rounded up to the next whole number and where two or more lots are combined, the unit increase shall be rounded up based upon lot calculation of one lot (for example, when two lots have a calculation of 1.9 and 1.9, the total number of units shall be rounded up to 4 units); and (b) all calculations which result in a number higher than 0.4 and lower than 0.9 may be rounded up to the next whole number as a development incentive or density bonus when the project includes an affordable housing component for moderate income rental or for sale units; and (c) all density calculations which result in a remainder which is 0.5 or larger shall be rounded up to the next larger number of units when the neighborhood is more than 50% developed with multi-family residential and the neighborhood is zoned R-2; and (d) In no case shall the rounding calculations exceed the maximum for the applicable zone. 							

2.20.050 Miscellaneous Requirements

- A. Single Family Dwelling Design Standards.** Single family dwellings, including mobile/manufactured homes permitted in compliance with Government Code Section 65852.3, in all residential zones shall comply with the following design standards.
1. **Exterior materials.** Vertical aluminum exterior siding is prohibited. All other customarily used exterior siding shall extend to the ground, except when a solid concrete or masonry perimeter foundation is used, then the exterior covering material need not extend below the top of the foundation.
 2. **Roof design and materials.** All sloped roof shall have an eave overhang of a minimum of one foot. Flat roofs shall have a minimum one foot high parapet.
 3. **Foundations.** Single family dwelling shall be placed on a permanent foundation in compliance with the City's Building Code.
 4. **Minimum size.** All new single family dwellings shall have a minimum area of 1,000 square feet.
- B. Residential Infill Development.** Consistent with Land Use Policies LU-3.1 and LU 20.9, housing built within an existing neighborhood should be compatible in scale and in character with that neighborhood. Where neighborhoods are primarily single story, two-story housing may be permitted but should be designed to respect the privacy of surrounding residences. All multifamily development and large group-living facilities

should be compatible with nearby, lower density development. Accordingly, residential in-fill projects should be designed to incorporate the following design standards:

1. **Architectural Character.** New buildings should respect existing buildings where they contribute to neighborhood architectural character, in terms of size, spacing, and variety.
2. **Privacy and Solar Access.** New buildings should be designed to respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multi-story buildings or additions may overlook backyards of adjacent dwellings.
3. **Compatible Color and Materials.** New buildings should employ a palette of building materials and colors that complements existing development where they contribute to neighborhood architectural character.
4. **Building Height.** The height of residential infill projects should be consistent with that of surrounding residential structures, and incorporate features to protect existing views and privacy where reasonable. Where greater height is desired, an infill structure should set back the upper floors from the edge of the first story to reduce impacts on adjacent properties.

C. Qualities desired in residential development. Consistent with Land Use Policy LU-20.8, residential projects should provide the following design standards:

1. Privacy, for occupants and neighbors of the project;
2. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;
3. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
4. Pleasant views from and toward the project;
5. Security and safety;
6. Separate paths for vehicles and for people, and bike paths along collector streets;
7. Adequate parking and storage space;
8. Noise and visual separation from adjacent roads and commercial uses; and
9. Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, entryways facing public walkways, and building design and orientation to minimize the prominence of the garage door.

D. Hillside Development Standards. Hillside development shall comply with the following standards:

1. Keep a low-profile and conform to the natural slopes.

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. Locate dwellings close to the street; minimize the grading of visible driveways.
6. Include planting which is compatible with native hillside vegetation and provides a visual transition from developed to open areas.
7. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts.
8. Minimize exterior lighting.

E. 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 15th 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.

F. Demolition of Residential Structures. Housing that provides living accommodations for low- and moderate-income households shall not be demolished, consistent with Housing Element Program 5.2.1, unless any of the following criteria apply:

1. It is necessary to demolish the structure for health and safety reasons, as evidenced by the determination of the Building Official that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code as amended from time to time) and the cost of remediating the code violations would:
 - a. Result in housing that is not affordable to low- and moderate-income households; or
 - b. Exceed 50 percent of the assessed value of the structure in its present condition.
2. It is necessary to carry out a public project that would improve coastal access.
3. The dwelling to be demolished is owner occupied.
4. The dwelling to be demolished is a non-conforming use.
5. The unit to be demolished shall be replaced with a rental unit available to low- or moderate-income households.

2.20.060 Second-Story Roof Decks

- A. Purpose.** This Section provides development and design standards for new construction, additions, or remodels with second-story roof decks in the R1, CPR1 and CR1 zones.
- B. Permit requirements.** A Development Permit shall be approved by the Commission to ensure compliance with this Section.
- C. Development Standards.**
1. **Side Yard Setback.** The second-story roof deck shall be set back a minimum of three feet from the floor located directly below as shown in Figure 2.1. An exception to this standard may be approved by the Commission if the applicant provides a cross section of the site demonstrating that view corridors are eliminated into single story windows of the adjoining property. The cross section

shall include the adjoining residence, property line fencing, and assume a five foot setback from the property line.

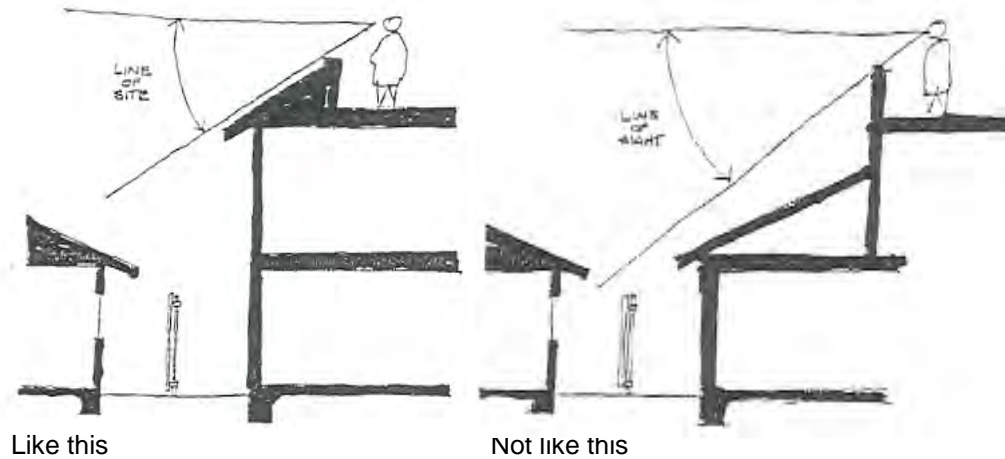


Figure 2.1

2. **Rear Yard Setback.** The second-story roof deck shall be set back a minimum of three feet from the floor located directly below as shown in Figure 2.2. An exception to this standard may be approved by the Commission if the applicant provides a cross section of the site demonstrating that view corridors are eliminated into adjoining rear yards. The cross section shall include the adjoining rear yard and property line fencing.

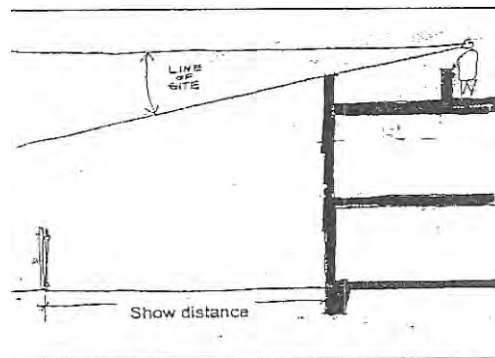


FIGURE A – (Like This)
Like this

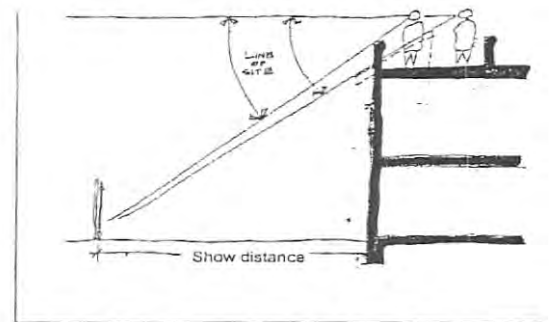


FIGURE B – (Not This)
Not like this

Figure 2.2

- D. **Design Criteria for Second-Story Roof Deck Access.** The access to and stairway design shall be an integral component of the structure and shall not be a dominant feature.
- E. **Utilization and Furnishing of Second-Story Roof Deck.** The intent of this Section is to limit the height of furnishings and utilization of the second-story roof deck. It is also the intent of this Section to limit the possible obstruction of views from adjacent properties. Therefore, furnishings shall not exceed the maximum height allowed in the zone.

- F. Lighting:** Lighting for the second-story roof deck and its access shall be designed to prevent excess lighting from flooding onto adjoining properties. Prior to building permit issuance, the applicant shall provide a lighting plan to demonstrate compliance with the requirement.
- G. Required findings.** The approval of the Development Permit for a second-story roof deck shall require the Review Authority make the following finding, in addition to those required for the Development Permit approval (Section 6.20.060)
1. The project design will maintain privacy into the single story windows located in the adjoining side yard.
 2. The project design will maintain privacy into the adjoining rear yards.

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
- 2.30.050 Commercial Zones Design 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 types of land uses permitted and development standards 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 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 (CB-O) 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. Office Professional Zone (OP).** The Office Professional (OP) Zone applies to areas of the City appropriate for professional and general offices that serve as a transition to surrounding residential areas. The provisions of this Zone are intended to ensure that development is compatible with adjacent residential areas.
- 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. 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.

- F. 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.
- G. 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.
- H. 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								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Manufacturing Uses								
High Technology Uses	P ⁴	P ⁴	--	--	--	P ⁴	P	
Manufacturing - Artisan	--	--	--	--	--	--	UP	Section 3.10.020
Recreation, Education & Public Assembly								
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	--	--	--	--	--	UP	UP	
Health/Fitness Facility	AUP ⁴	AUP	AUP	--	AUP	AUP ⁴	AUP	
Meeting Facility, Public or Private								
≤ 3,000 sf	--	AUP	AUP	AUP	AUP	AUP	AUP	
> 3,000 sf	--	UP	UP	UP	UP	UP	UP	
Park, Playground (Public)	P	P	P	P	P	P	P	
Public or Quasi-Public Facility	UP	UP	UP	UP	UP	UP	UP	
Recreational Vehicle Park	--	--	--	--	--	UP	--	
Specialized Education/Training	--	UP	--	--	UP	--	UP	
Studio – Art, Dance, Martial Arts	AUP ⁴	AUP	AUP	--	AUP	AUP ⁴	AUP	
Residential								
Home Occupation	P	P	P	P	P	P	P	Section 6.20.070
Live/Work Unit	--	UP	UP	UP	--	--	UP	Section 4.10.090
Mixed-Use Project	UP	UP	UP	UP	UP	UP ²	UP	Section 4.10.110
Multi-Family Dwelling	--	UP	--	--	--	--	--	
Residential Care Facility for the Elderly	UP ⁴	UP	--	--	--	--	--	
Senior Housing	UP ⁴	UP	--	--	--	--	--	Section 4.10.180
Single Room Occupancy Facility	--	UP	--	--	--	--	--	Section 4.10.200
Retail								
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	AUP	P	P	P	
Alcoholic Beverage Sales	UP	UP	UP	--	UP	UP	--	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
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.	AUP	AUP	--	--	AUP	AUP	UP	
Resale Stores	P	P	P	AUP	P	P	P	Section 4.10.160
Thrift Store	AUP	AUP	AUP	-	AUP	--	--	Section 4.10.210
Plant Nursery	AUP	AUP	--	--	AUP	AUP	AUP	
Restaurant	P	P	P	AUP	P	P	AUP	
Drive-thru	--	--	--	--	UP	--	--	
Live Entertainment	P	P	P	P	P	P	AUP	Section 4.10.080
Sidewalk Seating	P	P	--	--	--	P	--	Section 4.10.190
Vehicle Sales	--	--	--	--	UP	--	--	
Wine Tasting	P	P	--	--	--	P	P	
Services								
Animal Care Facility	--	AUP	AUP	--	AUP	--	AUP	
Automated Teller Machine (ATM)	P	P	AUP	AUP	P	P	P	
Business Support Services	P	P	P	P	P	--	P	
Child Day Care - Day Care Center	--	UP	UP	UP	UP	--	UP	
Equipment Rental	--	--	--	--	UP	--	--	
Financial Institutions	P	P	--	--	P	--	--	
Lodging	UP	UP	--	--	UP ³	UP	UP	
Massage Establishments	P ⁴	P	P	P	P	--	P	Section 4.10.100
Medical Services - Clinic /Urgent Care	--	UP	--	UP	UP	--	--	
Medical Services - Doctor Office	P	P	P	P	P	--	AUP	
Medical Services - Extended Care	--	UP ⁴	--	UP	UP	--	--	
Office – Business/Service	P	P	P	P	P	P ⁴	P	
Office - Professional	P	P	P	P	P	P ⁴	P	
Personal Services	P	P	P	P	P	P	AUP	
Personal Services -Restricted	--	--	--	--	UP	--	--	
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	--	AUP	--	--	AUP	AUP ⁵	AUP ⁵	Section 2.30.050
Vehicle Repair & Services	--	--	--	--	UP	--	--	
Transportation & Infrastructure								
Parking Facility	UP	UP	UP	UP	UP	UP	UP	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Telecommunication Facility	UP	UP	UP	UP	UP	UP	UP	Section 4.40
<p>End Note</p> <ol style="list-style-type: none"> 1. Projects located in the Coastal Zone may require a Coastal Development Permit (See Section 6.20.040). 2. Use not allowed west of the Union Pacific Railroad tracks or on APN 060-012-036. 3. Use not allowed on West Grand Avenue. 4. Permitted above or behind ground floor commercial uses. 5. Permitted if visitor-serving (e.g., automobiles or beach related vehicles). No moving trucks. 								
<p>Legend</p> <p>P Permitted Use AUP Administrative Use Permit Required UP Use Permit Required -- Use Not Allowed</p>								

2.30.040 Commercial Zones Development Standards

Table 2.5. Commercial Zones Development Standards							
	CB/ CB-O	NC	OP	RC	VS/ CVS	CC	Specific Regulations
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.)	100%	75%	75%	50%	100%	75%	
Density Requirements							
Residential Density (units/acre)	20	9	20	9	20	9	
FAR (max.)	3.0	0.75	1.0	0.5	3.0	1.5	
Lot Requirements							
Lot size (minimum square feet)	5,000	5,000	5,000	10,000	10,000	10,000	
Lot Width (min.)	50' ²	50'	50'	60'	60'	50'	
Other Requirements							
Landscaping	5%	10%	10%	10%	10%	10%	Section 3.30
Fences and Screening	See Section 3.10.020						
Parking	See Section 3.40						
Signs	See Section 3.50						

End Note

1. Maximum building height is 50 feet for properties at the corner of West Grand Avenue and 4th Street.
2. Seventy-five feet minimum lot width and 100 feet minimum lot depth for ground floor residential uses facing West Grand Avenue.

2.30.050 Commercial Zones Design Standards

- A. 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. Applicants are highly encouraged to review the Master Plan and understand the City's vision for the West Grand Avenue corridor.
- B. Building Placement.** In the CVS, VS, CBO and CB zones, buildings facing the street, especially on West Grand Avenue, should be placed at the back of sidewalk with adequate space between the curb and the building to accommodate pedestrian

walkways, street furniture (e.g., seating, lighting, landscaping, public art), and for outdoor dining and gathering.

- C. Design Standards for all commercial zones.** Projects within commercial zones shall comply with the following design standards:
1. **Storage and Service Areas.** All service areas (e.g., vehicle rental uses), 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, Walls, and Screening).
 2. **Equipment.** All ground mounted and roof mounted equipment, except for solar collection systems, shall be screen in compliance with Section 3.10.020 (Fences, Walls, and Screening).
 3. **Trash Enclosures.** All trash and recycling storage areas shall be enclosed by a decorative masonry wall or other solid materials that is architecturally compatible with the building architecture. Gates shall be durable and solid and continuously maintained in working order.
- D. Design standards for natural resources as amenities.** New public or private developments adjacent to creeks, oak woodlands and wetlands must respect the natural environment and incorporate the natural features as project amenities, provided doing so does not diminish natural values. Developments along creeks should 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.
- E. 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.).
- g. 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.
- h. Drainage systems shall be designed to ensure that all silts and oils are removed prior to the water entering a natural drainage channel.
- i. Areas of significant natural vegetation shall be protected and enhanced where feasible.
- j. The existing habitat value of Meadow Creek shall be protected and enhanced by the use of buffer zones, additional native landscaping, sediment/oil control devices and controlled and limited pedestrian access to buffer zone areas. The minimum buffer zone shall be 50 feet from Meadow Creek.
- k. The maximum allowable coverage for any project shall be 60 percent. The remaining 40 percent shall be landscaped and/or natural open areas.
- l. 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.
- m. 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

Sections:

- 2.40.010 Purpose
- 2.40.020 Purpose of the Industrial Zones
- 2.40.030 Industrial Zones Development Standards
- 2.40.040 Industrial Zones Miscellaneous Requirements

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.

2.40.020 Purpose of the Industrial Zones

- A. Industrial Zone (I).** The Industrial Zone applies to areas of the City appropriate for light and medium manufacturing and assembly, industrial parks, warehouses, 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 manufacturing and assembly, industrial parks, warehouses, 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, 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.

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Industry, Manufacturing & Processing				
High Technology Uses	P	P	P	
Manufacturing, Artisan	P	P	P	Section 3.10.020
Manufacturing/Processing, Heavy	--	--	UP	Section 3.10.020
Manufacturing/Processing, Light	P	P	P	Section 3.10.020
Manufacturing/Processing, Medium	UP	--	UP	Section 3.10.020
Media Production	P	P	P	
Printing and Publishing	P	P	P	
Recycling – Processing Facilities	--	--	UP	Section 4.10.150
Storage – Warehouse	P	P	P	
Storage – Outdoor	UP	--	UP	Section 3.10.020
Storage – Personal Storage Facility	P	--	P	Section 4.10.140
Storage - Vehicles	UP	--	UP	Section 3.10.020
Wholesaling & Distribution	P	P	P	
Recreation, Education & Public Assembly				
Commercial Recreation Facility - Outdoor	UP	UP	UP	
Health/Fitness Facility	AUP	AUP	AUP	
Meeting Facility, public or private				
≤ 3,000 sf	AUP	AUP	AUP	
> 3,000 sf	UP	UP	UP	
Studio – Art, Dance, Martial Arts	AUP	AUP	AUP	
Public or Quasi-Public Facility	UP	UP	UP	
Specialized Education/Training	UP	UP	UP	
Residential				
Caretaker's Residence	AUP	AUP	AUP	Section 4.10.050
Home Occupation	P	--	P	Section 6.20.070
Live/work Unit	UP	UP	UP	Section 4.10.090
Retail				
Accessory Retail/Service Use	P	P	P	Section 4.10.020
Adult Business	UP	--	--	Section 4.20
Automobile Service Station	UP	--	UP	
Building/Landscape Materials, Indoor	P	--	P	
Building/Landscape Materials, Outdoor	UP	--	UP	Section 3.10.020
Fuel Dealer	UP	--	UP	
General Retail	P	P	P	
Plant Nursery	P	--	P	
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Services				
ATM	P	P	P	
Animal Boarding	AUP	--	AUP	
Animal Care Facilities	P	--	P	
Business Support Services	P	P	P	
Catering Service	P	P	P	
Equipment Rental	P	--	P	Section 3.10.020
Maintenance Service – Client Site Services	P	P	P	Section 3.10.020
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	AUP	AUP	AUP	Section 4.10.150
Recycling – Reverse Vending Machine	P	P	P	Section 4.10.150
Recycling – Small Collection Facilities	P	P	P	Section 4.10.150
Repair Services – Large Equipment	P	--	P	Section 3.10.020
Repair Services – Small Equipment	P	P	P	
Vehicle Rental	P	--	P	
Vehicle Repair & Services	AUP	--	P	Section 3.10.020
Transportation & Infrastructure				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40
End Note				
1. Projects located in the coastal zone may require a Coastal Development Permit (See Section 6.20.040).				
Legend				
P Permitted Use				
AUP Administrative Use Permit Required				
UP Use Permit Required				
-- Use Not Allowed				

2.40.030 Industrial Zones Development Standards

Table 2.7. Industrial Zones Development Standards			
	CI	CIC	I
Building Placement Requirements			
Setbacks			
Front	10'	10'	15'
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'
Building Form Requirements			
Building Height (max.)	35' ¹	25'	40' ¹
Coverage (max.)	50% ²	50%	50% ²
Density Requirements			
FAR (max.)	0.5 ²	0.50	0.5 ²
Lot Requirements			
Lot size (min.)	10,000 sf	10,000 sf	20,000 sf
Lot Width (min.)	60'	60'	100'
Lot Depth (min.)	100'	100'	100'
Other Requirements			
Landscaping (min.)	10%	10%	10%
Fences, Walls and Screening	See Section 3.10.020		
Parking	See Section 3.30		
Signs	See Section 3.50.		
End Note			
1. Structures that exceed 18 feet in height and are located within 100 feet of a residential zone require a Use Permit.			
2. The Review Authority may increase the lot coverage and/or the FAR if a finding is made that the project will provide a substantial economic benefit to the City.			

2.40.040 Industrial Zones Miscellaneous Standards

Design Standards. All industrial development shall comply with the following standards:

- A. Building Design.** Buildings visible from a street shall convey an image of high quality through the use of appropriate durable materials and quality landscaping with an emphasis on the building entry. 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. The placement of buildings to provide plazas and courtyards is encouraged.

- B. Access and Parking.** Site access shall be convenient and easily identifiable. Parking areas should generally be located at the sides and rear of buildings.
- C. 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 and screened from public view in compliance with Section 3.20 (Fences, Walls, and Screening).
- D. Equipment.** All ground mounted and roof mounted equipment, except for solar collection systems, shall be screen in compliance with Section 3.20 (Fences, Walls, and Screening).
- E. Trash Enclosures.** All trash and recycling storage areas shall be enclosed by a decorative masonry wall or other solid materials that is architecturally compatible with the building architecture. Gates shall be durable and solid and continuously maintained in working order.

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. Commercial Zones Allowable Land Uses and Permit Requirements		
Land Use	PF	Specific Use Regulations
Recreation, Education & Public Assembly		
Community Gardens	P	
Park, Playground (Public)	P	
Public or Quasi-Public Facility	UP	
Residential		
Single Family Dwelling ¹	UP	
Transportation & Infrastructure		
Parking Facility	P	
Telecommunication Facility	UP	Section 4.40

End Note

1. Maximum of one dwelling per lot.

Legend

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

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 and Recreation Zone Allowable Land Uses and Permit Requirements

Table 2.9. Parks & Recreation Zone Allowable Land Uses and Permit Requirements		
Land Use	PR	Specific Use Regulations
Recreation, Education & Public Assembly		
Community Gardens	P	
Park, playground (public)	P	
Public or quasi-public facility	P	
Transportation & Infrastructure		
Parking facility	P	
Telecommunication facility	UP	Section 4.40

Legend

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

2.50.030 Parks and 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

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

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.

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						
Land Use	OS	COS ¹	CGC ¹	CPB ¹	CVB ¹	Specific Use Regulations
Recreation, Education & Public Assembly						
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 ²	--	--	--	
Passive Use Facilities	P	P ³	--	--	--	
All Open Space, Recreational, Scientific & Educational Uses	--	--	--	P ⁴	P ⁵	
Transportation & Infrastructure						
Parking Facility	UP	UP	--	--	--	
Telecommunication Facility	UP	UP	UP	--	--	Section 4.40

End Note

1. Projects located in the Coastal Zone may require a Coastal Development Permit. See Chapter 6 (Procedures).
2. Use shall not significantly disturb native vegetation and habitat.
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.
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.
5. Uses shall be compatible with visitor enjoyment of the beach and ocean, including but not limited to the use of motor vehicles.

Legend

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

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

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

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 13th Street, west of South 4th 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.

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, farmworker housing in compliance with Health and Safety Code Sections 17021.5 and 17021.6, public or quasi-public facilities, and telecommunication facilities subject to approval of a Use Permit. Emergency shelters are permitted subject to the standards in Section 2.90.040.

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

Sections:

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

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.

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 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 permit requirements.** Development and new uses within the PD Overlay zone shall obtain the development permits required by Chapter 2 (Zones and Allowable 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 Section 3.20 Affordable Housing Density Bonuses).
 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 and any applicable specific plan and the proposed land use is allowed within the applicable zone;
 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.

2.90.030 Emergency Shelter Overlay Zone

- A. **Purpose.** This Section provides standards for emergency shelters within the Emergency Shelter Overlay Zone as shown in Figure 2.3.

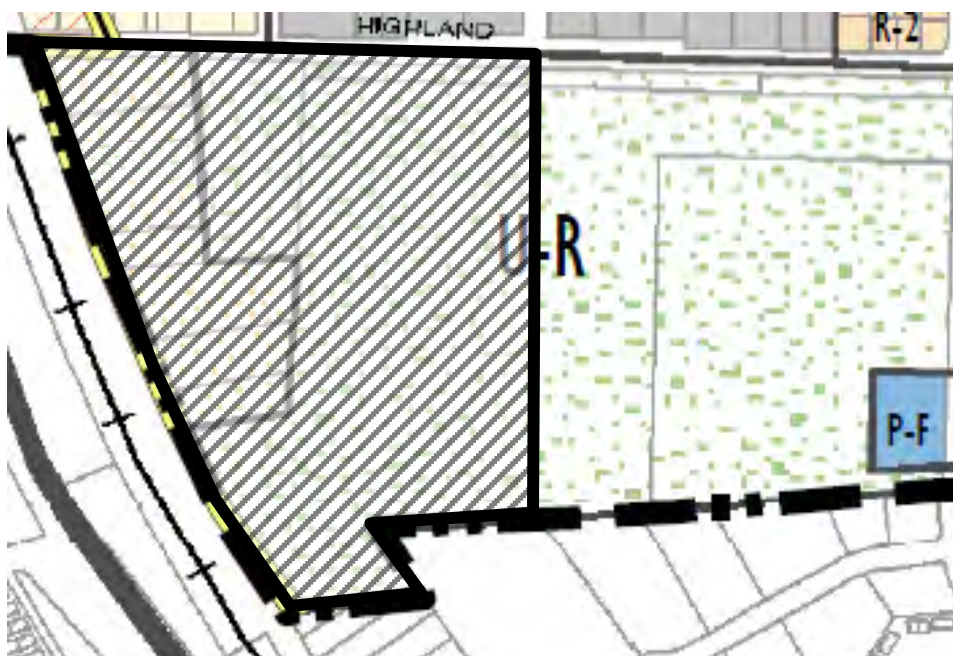


Figure 2.3

- B. **Permit requirements.** Emergency shelters are permitted by right subject to the standards in this Section. In order to ensure compliance with the standards, an Administrative Development Permit shall be approved by the Director.
- 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 1,000 feet of the proposed site.
4. Nearby residential neighborhoods shall be adequately buffered from potential impacts of the proposed shelter.
5. Parking shall be supplied at a ratio of one vehicle space per ten beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten beds.
6. Each shelter shall be limited to a maximum occupancy of 50 persons, including warming shelters and daytime facilities.
7. 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.