

Chapter 17.26 RURAL RESIDENTIAL DISTRICTS: “RR-5” RURAL RESIDENTIAL, “RR-2” RURAL RESIDENTIAL, AND “RE” ESTATE RESIDENTIAL

17.26.010 Purpose.

The rural residential districts and their related development standards provide living environments on large rural or semi-rural lots. Properties may include significant portions of moderate-to-high sloped areas (10% and greater) and may be located throughout the city. Permissible uses in all districts include residential dwellings and associated accessory uses. Clustered development is encouraged where appropriate in order to maintain open space and reduce development impacts on steep slope areas. The specific purposes include:

- A. Protection from premature and more intensive residential or other development because of topography, potentially hazardous conditions, and limited or no availability of infrastructure as identified in the general plan.
- B. To provide appropriate regulations for the "rural residential, one-dwelling-unit-per-two-acre" (2 u/a) and larger district and the "one-dwelling-unit-per-five-acre" and larger (5 u/a) general plan classifications.
- C. To establish transitional residential zoning districts where it is apparent that more intensive suburban residential development can occur when the full range of public services and infrastructure becomes available. In these cases, an appropriate district is needed during the transition period from historic county rural-style development to more suburban residential and commercial land uses.
- D. To conserve areas from premature development and fragmentation to the degree practicable, pending the future availability of infrastructure and access. When the general plan designates land for suburban residential or more intense development, and the necessary public street access or utility services will not be available within a reasonable time, properties may be zoned as Rural Residential, 5-acre minimum (RR-5) on an interim basis.
- E. Description and specific purposes of the rural residential districts:
 1. **Residential Estate (RE).** This zone provides living environments that accommodate a desire to live on larger parcels in a less intensely developed area. It may serve as a transition district between more rural residential development and more intensely developed residential or commercial areas and uses. The RE zone is consistent with the Suburban Residential General Plan Land Use District. The allowed density for the RE zone is 1 dwelling unit per acre.
 2. **Rural Residential-2 (RR-2).** Provides for living environments receiving limited city services that are generally accessed via publicly maintained roads meeting city development standards. Permissible uses include single-family dwellings and associated accessory uses. The maximum allowed density for the Rural Residential A (RR-A) zone is 1 dwelling unit per 2 acres.
 3. **Rural Residential-5 (RR-5).** Provides for rural living environments typically receiving no or very limited city services in areas characterized by one or more of the following conditions: septic system use, uncertain long-term availability of public infrastructure and services, proximity to lands categorized as public or timber producing, steep slopes and limited accessibility due to a lack of publicly maintained roads. Most lands within this district are also located within the Very High Fire Severity Zone. The maximum allowed density in the Rural Residential High B zone is 1 dwelling unit per 5 acres.

17.26.020 Land use regulations.

Schedule 17.26.020-A below establishes the use and permitting regulations for the Rural Residential Districts. The regulations for the district are established by letter designations as follows:

"P" designates permitted use classifications, subject to a zoning clearance.

"L" designates use classifications that are subject to certain limitations prescribed by the use regulations or standards contained in this chapter or title.

"S" designates use classifications that are permitted after the director reviews and approves a site development permit.

"A" designates use classifications that are permitted after the director reviews and approves an administrative permit.

"U" designates use classifications that are permitted after the planning commission reviews and approves a use permit.

Chapter 17.60, Use Classifications, defines use classifications identified in Schedule 17.26.020-A. Where a specific land use or activity is not defined, the director may assign it to a classification that is substantially similar in character. Use classifications not listed or not substantially similar to the uses in the schedule below are prohibited. The schedule also notes specific use limitations that apply to various uses.

Schedule 17.26.020-A: Use Regulations—"Rural Lands" District

Allowable Uses	Residential Estate (RE)	Rural Residential - 2 (RR-2)	Rural Residential - 5 (RR-5)	Special Instructions
Residential Uses				
Single-Family, including mobile homes.	P	P	P	L-1; accessory dwelling units per Section 17.43.020.
Two-Family	—	—	—	
Multiple-family residential housing development, including townhomes, apartments, and mobile home parks.	—	—	—	
Cluster Development	U	U	U	Cluster development permitting per Ch. 17.52. .
Employee housing (per CGS 17021.5.) - 6 or fewer employees.	P	P	P	L-1, L-2
Employee housing per CGC (per CGS 17021.5.) – 7 or more employees.	U	U	U	L-1, L-2
Home occupation business per SLMC 17.43.110	P	P	P	

Allowable Uses	Residential Estate (RE)	Rural Residential - 2 (RR-2)	Rural Residential - 5 (RR-5)	Special Instructions
Small Family Daycare Home (six or fewer people).	P	P	P	L-1, L-2
Large Family Daycare Home (seven - 14 people).	S	S	S	L-1, L-3
Transitional and Supportive Housing (6 or fewer residents)	P	P	P	L-1, L-2
Transitional and Supportive Housing (7 - 14 residents)	S	S	S	L-1, L-2
Commercial and Public Uses				
Agriculture	U ¹	A ¹	A ¹	¹ Commercial-scale agriculture. Market gardens are a permitted activity for residential uses.
Bed and Breakfast Guest Facility.	U	U	U	
Cannabis-related land use.	*	*	*	L-4
Commercial nurseries and greenhouses	—	U	U	
Commercial Recreation: Campgrounds, recreational vehicle parks, riding stables, and similar uses.	U	A	A	L-3
Temporary Uses and Events: Examples include farmer's markets, produce sales, craft shows, seasonal sales, food trucks, and similar events.	A	A	A	See Chapter 17.47 – Temporary and Special Uses
Veterinarian/Animal Services	—	U	A	Outdoor kennels may not be located within 500 feet of a residence.
Cemetery	U	U	U	
Clubs and Lodges.	U	U	U	
College or Trade School, public or private.	—	—	—	
Commuter or public parking lot.	S	S	S	
Day Care Center for children or adults (licensed	U	U	U	

Allowable Uses	Residential Estate (RE)	Rural Residential - 2 (RR-2)	Rural Residential - 5 (RR-5)	Special Instructions
or certified by the state for 14 or more).				
Electric Charging Station.	S	S	S	Maximum of 6 stations. Commercial charging stations are prohibited.
Fire Station.	A	A	A	
Homeless Shelter.	—	—	—	
General Government Offices.	—	—	—	
Law Enforcement Substation (no jail).	A	A	A	
Nursery School, Pre-School (licensed or certified by the state).	U	U	U	
Outdoor Amphitheater/Performance Center.	U	U	U	
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools and similar.	A	A	A	
Public utility substations, structures, facilities, water tanks, and similar uses.	S ¹	S ¹	S ¹	Utility installations serving individual lots or uses and utility facilities less than 20,000 sq. ft. in an area that is exempt from environmental review are permitted by right.
Assembly uses (includes spaces used for assembly purposes and the gathering of persons for civic, social, or religious functions).	A ¹	U	U	¹ Uses intended for the occupancy of 51 or more individuals require a use permit.
Residential Care Facilities (7 or more residents)	A	A	A	L-1, L-2
Schools, K-12, public or private.	U	U	U	

Allowable Uses	Residential Estate (RE)	Rural Residential - 2 (RR-2)	Rural Residential - 5 (RR-5)	Special Instructions
Agriculture and Extractive Uses				
Grazing for fire fuel management.	P	P	P	
Market Garden, less than 1 acre in size.	P	P	P	
Market Garden, 1 acre or more in size.	A	A	A	
Animals in numbers not exceeding those permitted in Section 17.43.040	A	P	P	
Sale of agricultural products grown on the premises.	A	P	P	
Logging contractor's yard	-	-	U	
NOTES and LIMITATIONS				
<p>L-1: An administrative permit is required for the construction of any new residential unit (including accessory dwelling units) if it is located within a designated Very Fire Hazard Severity Zone on a parcel without public street access meeting established public safety requirements.</p> <p>L-2: Allowable uses must be consistent with the definition of the use contained in Chapter 17.60. Proposed residential care, transitional and supportive housing facilities that are inconsistent with the definitions in Chapter 17.60 or state law may be allowed only if a use permit is first obtained.</p> <p>L-3: Golf courses, racquet clubs, health and fitness clubs and similar commercial recreational uses are allowed in these residential districts on parcels 1 acre and larger with approval of a use permit.</p> <p>L-4: See Chapter 17.49 – Cannabis Business Land Use</p>				

17.26.030 Site development regulations and performance standards.

Schedule 17.26.030-A of this section establishes the basic development regulations for rural residential lands.

Schedule 17.26.030-A: Development Regulations for Rural Residential Districts

Lot Dimensions—Density/Intensity of Use	RE	RR-2	RR-5	Additional Regulations
Minimum lot area	20,000 sq. ft.	2 acre	5 acre	See Section 17.46.080
Minimum lot width (feet)	100	150	200	See Section 17.46.080
Base density: Units per gross developable acre	3 units per acre	1 unit per 2 acre	1 unit per 5 acre	
Minimum yards: (feet)				
Front	20	30	30	
Front (garage)	20	30	30	
Interior side	10	30	30	
Corner side	20	30	30	

Lot Dimensions—Density/Intensity of Use	RE	RR-2	RR-5	Additional Regulations
Rear	15	30	30	
Maximum building height (feet)	35	35	35	See Section
Accessory buildings	22	22	22	17.40.080
Common Development Standards and Regulations				
Accessory uses and structures	See Section 17.43.020			
Setbacks from creeks	See Chapter 17.48			
Tree preservation	See Section 17.40.190 and Chapter 12.36			
Walls and fences	See Section 17.40.180			
Parking	See Chapter 17.41			
Substandard lots	See Section 17.40.060			
Site development regulations	See Chapter 17.40			
Creek corridor development	See Chapter 17.48			
Nonconforming sites and uses	See Chapter 17.46			
Condominiums	See Section 17.43.170			
SB 9 Two Unit/Lot Development	See Section 17.43.170 and Title 16			
SB 684 Streamlined 10-unit/10-lot Development	See Section 17.43.220 and Title 16			

- (1) Calculation of maximum allowable units. The maximum number of dwelling units permitted on a parcel or lot shall be computed by deducting areas of qualifying slopes of twenty percent or over, and any areas subject to flooding from a one-hundred-year storm event and then multiplying the remaining gross developable acreage by the density in Schedule 17.26.040-A.
- (2) Open space preservation. Increases in per acre density over that established in the applicable zoning district, up to the maximum permissible density of the applicable general plan land use district, are allowable when otherwise developable portions of a project site are retained as permanent open space pursuant to the provisions of Chapter 17.52 (Open Space Preservation and Cluster Development).
- (3) Cluster Development. Chapter 17.52 (Open Space Preservation and Cluster Development) and Title 16 (Subdivisions) establish cluster development standards and permitting processes. Cluster development is appropriate when consistent with general plan policies and subject to the establishment of a planned development (PD) designation in the RE and RR districts.
- (4) Density transfers—hazardous conditions or environmentally sensitive lands. Density within a project boundary may be transferred from areas of twenty percent slope or greater and from environmentally sensitive areas at the rates established in Chapter 17.52 (Open Space Preservation and Cluster Development). Areas from which density has been transferred must be preserved as permanent open space.

17.26.040 Minimum and maximum density standards.

Schedule 17.26.040-A establishes the allowable density ranges, including each zoning district's minimum and maximum density ranges. These ranges are based on the applicable general plan land use district.

Schedule 17.26.040-A: Density Regulations—Residential Uses

Districts	Allowable Density Ranges
RR-5	1 unit per 5 acres
RL-2	1 unit per 2 acres
RE	0-3 units/acre

Base density is expressed as the number of dwelling units per acre permitted on the lot or project area, minus slope areas exceeding 20%, FEMA-designated 100-year flood areas, environmentally sensitive lands and any previously dedicated open spaces. Allowable density for steep slope areas is established in Chapter 17.51. Increases in density beyond those depicted in Schedule 17.26.040-A may be permitted in the "RE" District under the following specified circumstances.

Schedule 17.26.040-A depicts each district's minimum and maximum density range based on the applicable general plan land use classification. Where existing parcels of land contain two or more detached legally constructed residences, residential land divisions may be allowed to exceed the General Plan land use density for the project area, provided that:

1. All such residences were constructed before July 2, 1993.
2. At least one of these residences occupies each newly created lot.
3. Each newly created lot meets applicable development standards in effect when the land division is approved.
4. The project is not located within an environmentally sensitive area, on slopes exceeding 20%, and not located within the VHFHSZ or within a FEMA-designated flood zone.

17.26.050 Achieving maximum density – required findings.

- A. To attain the maximum allowable density, it must be demonstrated, to the satisfaction of the Planning Commission or other approving authority, that the proposed density is acceptable considering the following factors: site topography, adequate public street access and availability of utilities, project design quality, and compatibility with surrounding uses. This requirement is not applicable to projects utilizing an affordable housing development entitlement process.

***Chapter 17.28 SUBURBAN RESIDENTIAL DISTRICTS: "SR-1" SUBURBAN
RESIDENTIAL, "SR – 2" SUBURBAN RESIDENTIAL and "UR-1" URBAN
RESIDENTIAL***

17.28.010 Purpose.

The specific purposes of the suburban residential districts are to:

- A. Maintain and enhance the city's residential areas consistent with the intent and policies of the general plan.
- B. Ensure services and facilities are provided to accommodate planned population densities.
- C. Ensure that development proposals will result in residential densities and neighborhood designs that are compatible with surrounding development.
- D. Implement development regulations and other standards for the general plan classifications of "Suburban Residential" and "Urban Residential" land use districts.
- E. Additional purposes of each "residential" district include:
 1. **Suburban Residential – 1 (SR-1).** The SR-1 District is intended to provide residential development and other compatible uses in a low-density neighborhood at densities of up to three dwelling units per acre. Housing types in this district are primarily single-family detached residences, but other types may be allowed subject to general plan density limitations and specified approval processes. The SR-1 District implements the Suburban Residential General Plan Land Use Designation. The allowable density range for this district is up to 3 units per acre.
 2. **Suburban Residential – 2 (SR-2).** The SR-2 District is intended to provide for residential development and other compatible uses in a low-density residential neighborhood setting at densities of up to six dwelling units per acre. Housing types in this district are single-family detached units, but other types may be appropriate, such as duplexes, garden homes, townhomes and zero lot line homes, subject to density limitations and specified approval processes. The SR-2 District serves as a transitional zone between single-family and medium-density residential development areas. The minimum allowable density range for this district is three (3) units per acre and the maximum density is 6 units per acre. Densities above 6 units per acre, up to the maximum density established by the applicable general plan land use designation, may be allowed with the approval of a planned development designation.
 3. **Urban Residential – 1 (UR - 1).** The UR District is intended to provide medium-density housing in a walkable neighborhood environment. Housing types in this district may include detached units, townhomes, garden homes, zero-lot line homes, and small multiple-family apartments. Compatible small-scale retail uses that can be appropriately developed may be allowed, subject to specified intensity limitations and approval processes. The UR-1 District implements the Urban Residential General Plan Land Use Designation. The minimum density range for this district is 6 units per acre, and the maximum density range is up to twelve units per acre.

17.28.020 Land use regulations.

Schedule 17.28.020-A below prescribes the land use regulations for the "SR-1," "SR-2," and "UR-1" Residential Districts. The permitting standards or regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications, subject only to a zoning clearance.

"L" designates use classifications that are subject to certain limitations prescribed by the use regulations or standards contained in this chapter or title.

"S" designates use classifications that are permitted after the director reviews and approves a site development permit.

"A" designates use classifications that are permitted after the director reviews and approves an administrative permit.

"U" designates use classifications that are permitted after the planning commission reviews and approves a use permit.

Chapter 17.60, Use Classifications, defines use classifications identified in Schedule 17.28.020-A. In cases where a specific land use or activity is not defined, the director shall assign it to a classification that is substantially similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited. The schedule also notes additional use regulations that apply to various uses.

Schedule 17.28.020-A: Use Regulations—"Residential" Districts

ZONING DISTRICTS	Suburban Residential SR-1	Suburban Residential SR-2	Urban Residential UR-1	Special Instructions
Residential Uses				
Single-Family, including mobile homes.	P	P	P	See Note L-1, L-2, L-3 and L-5
Two-Family	—	S	P	See Note L-1, L-2 and L-3.
Manufactured Home Park	U ¹	U ¹	U ¹	¹ The park must meet the district's minimum building site and other development standards, or a planned development approval is required.
Multiple-Family development including townhomes, apartments, and similar.	—	U	U	See Note L-1, L-2, L-3 and L-5
Caretaker or night-watchman quarters.	A	A	—	
Cluster Development	U ¹	U ¹	U ¹	¹ See Chapter 17.52.

ZONING DISTRICTS	Suburban Residential SR-1	Suburban Residential SR-2	Urban Residential UR-1	Special Instructions
Employee housing (per CGS 17021.5.) - 6 or fewer employees.	P	P	P	
Employee housing per CGC Sec. 17021.6	U	U	U	
Home occupation business	P	P	P	See SLMC Sec. 17.43.110.
Small Family Daycare Home (6 or fewer people).	P	P	P	
Large Family Daycare Home (7 – 14 people).	A	A	A	
Transitional and Supportive Housing (6 or fewer residents)	P	P	P	
Transitional and Supportive Housing (7 - 14 residents)	U	U	A	
Commercial Uses				
Agriculture	—	—	—	
Bed and Breakfast Guest Facility.	U	U	U	
Cannabis-related land use.	*	*	*	* See L-4 and <i>Chapter 17.45 – Cannabis Business Land Use.</i>
Commercial Recreation: Campgrounds, recreational vehicle parks, riding stables, and similar uses.	U ¹	U ¹	U ¹	¹ Recreational facilities incidental to an approved planned residential development (PD), such as a swimming pool, tennis courts, clubhouse, etc., are subject to a Site Development Permit.
Handicraft/Custom Manufacturing; artisanal products and similar for resale.	—	—	—	Does not include “Cottage food” production per AB-1616, or home business activity per SLMC 17.43.110
Temporary Uses and Events: Examples: farmer's markets, sales trailers, produce sales, carnivals, Christmas tree or pumpkin sales, food trucks, and similar.	A	A	A	see Chapter 17.47 – Temporary and Special Uses

ZONING DISTRICTS	Suburban Residential SR-1	Suburban Residential SR-2	Urban Residential UR-1	Special Instructions
Public and Semi-public Uses				
Assembly uses (interior or exterior spaces intended for assembly purposes and the gathering of persons for civic, social, or religious functions).	A	A	A	
Cemetery	U	U	U	
Clubs and Lodges.	U	U	U	
College or Trade School, public or private.	—	—	—	
Commuter or public parking lot.	S	S	S	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	—	—	A	
Electric Charging Station.	S	S	S	Noncommercial - maximum of 6 stations. Commercial charging stations are prohibited.
Fire Station.	A	A	A	
Homeless Shelter.	—	—	—	
Government Offices.	—	—	—	
Law Enforcement Substation (no jail).	A	A	A	
Nursery School, Pre-School (licensed or certified by the state).	U	U	A	
Outdoor Amphitheater/Performance Center.	—	—	—	
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A	A	A	

ZONING DISTRICTS	Suburban Residential SR-1	Suburban Residential SR-2	Urban Residential UR-1	Special Instructions
Public utility substations, structures, facilities, water tanks, and similar uses.	A	A	A	Utility installations serving individual lots or uses are permitted by right.
Schools, K-12, public or private.	U	U	U	
Notes and Special Limitations				
L-1	Subject to additional permitting or development standards. This limitation also applies to accessory structures and activities appurtenant to the primary use. The most restrictive requirement shall govern the application of permitting standards, except where specifically modified by this title.			
L-2	Affordable housing meeting the definition and requirements of state law is subject to the project review and permitting standards set forth in state law and Chapter 17.45.			
L-3	A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued. See also Section 17.43.120. – Manufactured homes.			
L-4	Cannabis business as a land use can be located within the identified base zoning districts as called out in Chapter 17.49. Where it is not identified in the base zoning table it shall be presumed that the business is expressly not permitted within that zoning district.			
L-5	Accessory dwelling units (second units): Allowed pursuant to Section 17.43.140. See also Section 17.43.210.			

17.28.030 Site development regulations and performance standards.

Schedule 17.28.030-A of this section establishes the basic development regulations for suburban and urban residential lands.

Schedule 17.28.030-A: Development Regulations for Suburban Residential Districts

Lot Dimensions— Density/Intensity of Use	"SR-1"	"SR-2"	"UR-1"	Additional Regulations
Minimum lot or building site area.	6,000/7,000 (corner lot)	6,000/7,000 (corner lot)	8,000/10,000 (corner lot)	See Sections 17.40.060 and 17.46.080, where applicable
Minimum lot or building site width (feet).	60/70	70	80	See Sections 17.40.060 and 17.46.080, where applicable.

Lot Dimensions— Density/Intensity of Use	"SR-1"	"SR-2"	"UR-1"	Additional Regulations
Minimum lot or building site depth (feet).	100	100	100	
Maximum density: Units per developable acre.	3	6	12	(1); See also Section 17.28.050
Minimum density: Units per developable acre.	1	3	6	(1)
Minimum yards: (feet)				
Front (residence)	15	15	15	
Front (garage)	20	20	20	The garage setback for swing driveways shall not be less than 15 feet
Side	12/5 ¹	12/5 ¹	10	¹ 12 on one side; 5 on the other side minimum. The 12-foot setback shall be located on the side nearest the driveway.
Corner side	15/5	15/5	15	Street side: 15 Interior side: 5
Rear	15	15	10	
Maximum building height (feet)	35	35	35	See also Section 17.40.080
Accessory buildings (feet)	22	22	22	
Common Development Standards and Regulations				
Accessory uses and structures	See Section 17.43.020			
Setbacks from creeks	See Chapter 17.48			
Tree preservation	See Section 17.40.190 and 12.36			
Walls and fences	See Section 17.40.170			
Parking	See Chapter 17.41			
Substandard lots	See Section 17.40.060			
Site development regulations	See Chapter 17.40			
Creek corridor development	See Chapter 17.48			
Nonconforming sites and uses	See Chapter 17.46			
Condominiums	See Section 17.43.170 and Title 16			
SB 9 Development	See Chapter 17.45			
SB 684 Development	See Chapter 17.45			

- (1) Calculation of maximum allowable units. The maximum number of dwelling units permitted on a parcel or lot shall be computed by deducting areas of qualifying slopes of twenty percent or over, designated open space, wetlands, and any areas subject to flooding from a one-hundred-year storm event and then multiplying the remaining gross developable acreage by the applicable density range in Schedule 17.28.040-B.

- (2) Open space preservation. Increases in per acre density over the density established in the applicable zoning district, up to the maximum permissible density of the applicable general plan land use district, may be allowable when otherwise developable portions of a project site are retained as permanent open space pursuant to the provisions of Chapter 17.52 (Open Space Preservation and Cluster Development).
- (3) Cluster Development. Chapter 17.52 (Open Space Preservation and Cluster Development) and Title 16 (Subdivisions) establish cluster development standards and applicable permitting processes. Cluster development is appropriate when consistent with general plan policies and subject to the provisions established in Chapter 17.52 of this title.
- (4) Density transfers—hazardous conditions or environmentally sensitive lands. Density may be transferred within a project area boundary from areas of twenty percent slope or greater or from other environmentally sensitive or hazardous lands when such areas are preserved as permanent open space pursuant to the requirements of Chapter 17.52 or pursuant to other applicable provisions of this title and state law.

17.28.040 Minimum and maximum density standards.

Schedule 17.28.040-A establishes the allowable density ranges, including the minimum and maximum density ranges for each zoning district. These ranges are based on the applicable general plan land use district.

Schedule 17.28.040-A: Allowable Density

Districts	Allowable Density Ranges
SR-1	0 – 3 units/acre
SR-2	3 – 6 units/acre
UR-1	6 – 12 units/acre

Schedule 17.28.040-A depicts the minimum and maximum density range for each district based on the applicable general plan land use classifications. In the SR-2 and UR-1 residential districts, development density may be adjusted within the given density range subject to the provisions below.

Base density is expressed as the number of dwelling units per acre permitted on the lot or project area, minus slope areas exceeding 20%, FEMA-designated 100-year flood areas, environmentally sensitive lands and any previously dedicated open spaces. Allowable density for steep slope areas is established in Chapter 17.51. Increases in density beyond those depicted in Schedule 17.28.040-A may be permitted under the following specified circumstances.

- A. Subdivision of existing lots with two or more units. Where existing parcels of land contain two or more detached legally constructed residences, residential land divisions may be allowed to exceed the General Plan land use density, provided that:
 - 1. All such residences were constructed before July 2, 1993.
 - 2. Each newly created lot is occupied by at least one of these residences.
 - 3. Each newly created lot meets applicable city development standards, which are in effect when the land division is approved.
 - 4. The project is not located within an environmentally sensitive area, on slopes exceeding 20%, and not located within the VHFHSZ or within a FEMA-designated flood zone.

17.28.050 Minimum density required in the UR-1 District.

In the UR-1 District, new development on vacant lots must achieve the minimum density established in the general plan for the General Plan Urban Residential Land Use District. Lots that existed prior to the effective date of this code and do not meet the district's minimum size or dimensional standards may be developed with one dwelling unit per lot. Additional units up to the district's maximum density are allowed, subject to compliance with this title and code's design and development standards.

17.28.060 Achieving maximum density – required findings.

If deviations from the base district site development regulations are required for the proposed development, an application to rezone the property to "Planned Development Overlay District" is required. Density exceeding 150% of the minimum density of the applicable district is allowed, subject to the following findings:

- A. To attain the maximum allowable density, it must be demonstrated to the satisfaction of the Planning Commission or other approving authority, that the proposed density is acceptable considering the following factors: site topography, adequate public street access and availability of utilities, project design quality, and compatibility with surrounding uses. This requirement is not applicable to projects utilizing an affordable housing density bonus or other affordable housing development entitlement process.
- B. The Planning Commission or other approving authority shall determine that the site development and building design elements listed in Section 17.40.050 (Design Criteria) are in evidence.

Chapter 17.29 URBAN RESIDENTIAL DISTRICTS: “UR-2” MULTIPLE-FAMILY B and “UR -3” MULTIPLE-FAMILY A

17.29.010 Purpose.

The general purposes of the UR-2 residential district and the UR-3 residential districts are to:

- A. Maintain and enhance the city's housing opportunities consistent with the intent and policies of the general plan.
- B. Ensure services and facilities are provided to accommodate planned population densities.
- C. Ensure that development proposals result in residential densities and neighborhood designs that are appropriately integrated with surrounding development.
- D. Implement development regulations and other standards for the general plan land use classifications of "Urban Residential - High A" and "Urban Residential High-B" land use districts.
- E. Additional purposes of each district include:
 1. **Urban Residential – 2 (UR-2).** The UR-2 District is intended to provide for residential development and other compatible uses in a medium density neighborhood of up to 20 dwelling units per acre. Housing types in this district are primarily multiple-family residences, including duplexes, townhomes, garden homes, zero-lot line homes, condominiums and multiple-family apartments. Other types of uses, such as live/work units in conjunction with small-scale neighborhood-serving commercial uses that support adjacent residential developments, may be allowed, subject to specified approval processes. The UR-2 District implements the Urban Residential “High-B” General Plan Land Use Designation. The allowable density range for this district is 10-20 units per acre.
 2. **Urban Residential – 3 (UR - 3).** The UR-3 District is intended to provide high-density housing at densities from 15 to 30 dwelling units per acre. Housing types in this district include attached residential development, including townhomes, triplexes, fourplexes, and medium to larger-scale multiple-family apartments at minimum densities of 15 units per acre. Other types of uses, such as live/work units, in conjunction with small-scale neighborhood-serving commercial services, may be allowed, subject to specified approval processes. Other uses that can be appropriately developed and that support the General Plan purposes of this district may be allowed, subject to specified approval processes. The UR-3 District implements the Urban Residential “High -A” General Plan Land Use Designation. The allowable density range for this district is 15-30 units per acre.

17.29.020 Land use regulations.

Schedule 17.29.020-A below prescribes the land use regulations for the "UR-2," and "UR-3" Residential Districts. The permitting standards or regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications, subject only to a zoning clearance.

"L" designates use classifications that are subject to certain limitations prescribed by the use regulations or standards contained in this chapter or title.

"S" designates use classifications that are permitted after the director reviews and approves a site development permit.

"A" designates use classifications that are permitted after the director reviews and approves an administrative permit.

"U" designates use classifications that are permitted after the planning commission reviews and approves a use permit.

Chapter 17.60, Use Classifications, defines use classifications identified in Schedule 17.29.020-A. In cases where a specific land use or activity is not defined, the director shall assign it to a classification that is substantially similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited. The schedule also notes additional use regulations that apply to various uses.

Schedule 17.29.020-A: Use Regulations—"Residential" Districts

ZONING DISTRICTS	Urban Residential UR-2	Urban Residential UR-3	Special Instructions
Residential Uses			
Single-Family, including mobile homes.	U	U	See also Note L-1, L-2
Two-Family	p ¹	p ¹	¹ must meet minimum density standards. See note L-1, L-2.
Manufactured Home Park	U ¹	U ¹	¹ The park must meet the district's minimum building site and other development standards, or a planned development approval is required.
Multiple-family development, including townhomes, apartments, and similar.	A	A	See note L-1, L-2.
Cluster Development	U ¹	U ¹	¹ See Chapter 17.52. See note L-1, L-2.
Employee housing (per CGS 17021.5.) - 6 or fewer employees.	A	A	
Employee housing per CGC Sec. 17021.6	-	-	
Group Quarters – Single Room Occupancy	A	A	See L-2.
Home occupation business	P	P	See SLMC Sec. 17.43.110.
Small Family Daycare Home (6 or fewer people).	P	P	
Large Family Daycare Home (7 – 14 people).	S	S	
Low Barrier Navigation Center (per CGC 65560 et. seq)	-	-	See note L-2
Skilled nursing (intermediate care) residential housing (up to 14 residents).	A	A	

ZONING DISTRICTS	Urban Residential UR-2	Urban Residential UR-3	Special Instructions
Transitional and Supportive Housing (6 or fewer residents)	P	P	
Transitional and Supportive Housing (7 - 14 residents)	A	A	
Commercial Uses			
Agriculture	—	—	
Bed and Breakfast Guest Facility.	U	U	
Cannabis-related land use.	*	*	* See Chapter 17.45 – Cannabis Business Land Use.
Commercial Recreation: Campgrounds, recreational vehicle parks, riding stables, and similar uses.	U ¹	U ¹	¹ Recreational facilities incidental to an approved residential development such as a swimming pool, tennis courts, clubhouse, etc., are subject to a Site Development Permit.
Handicraft/Custom Manufacturing; artisanal products and similar for resale.	—	—	Not applicable to “Cottage food” production per state law (AB-1616), or home business activity per SLMC 17.43.110
Parking for commercial uses when abutting a commercial district.	U	U	
Retail Sales – Small Neighborhood Serving (2,500 square feet or under): Grocery/ food/ beverage market, convenience store (no fueling), and similar uses.	U	U	Not permitted if commercially zoned property is located within 1000 feet of the property boundary.
Temporary Uses and Events, examples: farmer’s markets, sales trailers, produce sales, carnivals, Christmas tree or pumpkin sales, food trucks, and similar.	A ¹	A ¹	¹ see Chapter 17.47 – Temporary and Special Uses
Public and Semi-Public Uses			
Cemetery	—	—	
Clubs and Lodges.	U	U	
College or Trade School, public or private.	—	—	
Community Center, Youth Center, Senior Center, Conference Center, and meeting halls.	U	U	
Commuter or public parking lot.	A	A	

ZONING DISTRICTS	Urban Residential UR-2	Urban Residential UR-3	Special Instructions
Cultural Institution: Library, museum, art gallery, performance art center, or similar use.	U	U	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	U ¹	U ¹	¹ if not associated with an approved affordable housing project.
Electric Charging Station.	S	S	Noncommercial - maximum of 6 stations. Commercial charging stations are prohibited.
Fire Station.	A	A	
Homeless or emergency shelter.	—	—	See Section 17.43.170
Government Offices.	—	—	
Law Enforcement Substation (no jail).	A	A	
Nursery or Pre-School (licensed/certified by the state).	A	A	
Outdoor Amphitheater/Assembly/Performance Center.	—	—	
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A ¹	A ¹	¹ site development permit for new facilities when associated with an existing affordable housing project, park or commercial recreation use.
Public utility substations, structures, facilities, water tanks, and similar uses.	A	A	Utility installations serving individual lots or uses are permitted by right.
Assembly uses (interior or exterior spaces intended for assembly purposes and the gathering of persons for civic, social, or religious functions).	A	A	
Schools, K-12, public or private.	U	U	
Skilled nursing residential housing (15 or more residents).	U	U	

ZONING DISTRICTS	Urban Residential UR-2	Urban Residential UR-3	Special Instructions
Notes and Special Limitations			
L-1	Subject to additional permitting or development standards. This limitation also applies to accessory structures and activities appurtenant to the primary use. The most restrictive requirement shall govern the application of permitting standards, except where specifically modified by this title.		
L-2	Affordable housing meeting the definition and requirements of state law is subject to the project review and permitting standards outlined in state law and Chapter 17.45 - Affordable Housing.		
L-3	A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued. See also Section 17.43.120. – Manufactured homes.		
L-4	Cannabis business as a land use can be located within the identified zoning districts as called out in Chapter 17.49. Where it is not identified in the zoning table it shall be presumed that the business is expressly not permitted within that zoning district.		
L-5	Accessory dwelling units (second units): Allowed pursuant to Section 17.43.140. See also Section 17.43.210.		

17.29.030 Site development regulations and performance standards.

Schedule 17.29.030-A of this section establishes the basic development regulations for urban residential lands.

Schedule 17.29.030-A: Development Regulations for Rural Residential Districts

Lot Dimensions— Density/Intensity of Use	UR-2	UR-3	Additional Regulations
Minimum lot or building site area.	7,000 8,000 (corner lot)	8,000 10,000 (corner lot)	See Sections 17.40.060 and 17.46.080, where applicable.
Minimum lot or building site width (feet).	70	80	See Sections 17.40.060 and 17.46.080, where applicable.
Minimum lot or building site depth (feet).	100	100	
Maximum density: Units per developable acre.	20	30	See also Section 17.29.060
Minimum density: Units per developable acre.	10	15	See also Section 17.29.050

Lot Dimensions— Density/Intensity of Use	UR-2	UR-3	Additional Regulations
Minimum yards: (feet)			
Front (residence)	15	15	
Front (garage)	20	20	The garage setback for swing driveways shall not be less than 15 feet.
Side	12/5 ¹	10	¹ 12 on one side; 5 on the other side minimum. The 12-foot setback shall be located on the side nearest the driveway.
Corner side	15/5	15/5	Street side: 15 Interior side: 5
Rear	10	10	
Maximum building height (feet)	45	45	See also Section 17.40.080
Accessory buildings (feet)	22	22	
Common Development Standards and Regulations			
Development plan required.	An applicant for either a building or discretionary permit shall submit a site plan indicating how the standards listed in this title will be met. This submittal shall be made on a form prescribed by the development services director. If only a building permit is required for a project, then the director's approval shall be obtained before the building permit is issued. If a discretionary permit is required, the approval shall occur as set forth by the terms and conditions of the applicable permit type.		
Development and design regulations.	See Chapter 17.40		
Accessory uses and structures	See Section 17.43.020		
Setbacks from creeks	See Chapter 17.48		
Tree preservation	See Section 17.40.190 and Chapter 12.36		
Walls and fences	See Section 17.40.170		
Parking	See Chapter 17.41		
Substandard lots	See Section 17.40.060		
Creek corridor development	See Chapter 17.48		
Nonconforming sites and uses	See Chapter 17.46		
Condominiums	See Section 17.43.170 and Title 16		
SB 9 Development	See Chapter 17.45		
SB 684 Development	See Chapter 17.45		

- (1) Calculation of maximum allowable density. The maximum number of dwelling units permitted on a parcel or lot shall be computed by deducting areas of qualifying slopes of twenty percent or over, designated open space, wetlands, and any areas subject to flooding from a one-hundred-year storm event and then multiplying the remaining gross developable acreage by the applicable density range in Schedule 17.29.040-A.
- (2) Open space preservation. Increases in per acre density over the minimum density established in the applicable zoning district, up to the maximum permissible density of the applicable general plan land use district, may be allowable when otherwise developable portions of a project site are retained as

permanent open space pursuant to the provisions of Chapter 17.52 (Open Space Preservation and Cluster Development).

- (3) Cluster Development. Chapter 17.52 (Open Space Preservation and Cluster Development) and Title 16 (Subdivisions) establish cluster development standards and applicable permitting processes. Cluster development is appropriate when consistent with general plan policies and subject to the provisions established in Chapter 17.52 of this title.
- (4) Density transfers—hazardous conditions or environmentally sensitive lands. Density may be transferred within a project area boundary from areas of twenty percent slope or greater or from other environmentally sensitive or hazardous lands when such areas are preserved as permanent open space pursuant to the requirements of Chapter 17.52 or pursuant to other applicable provisions of this title and state law.

17.29.040 Minimum and maximum density standards.

Schedule 17.29.040-A establishes the allowable density ranges, including each zoning district's minimum and maximum density ranges. These ranges are based on the applicable general plan land use district.

Schedule 17.29.040-A: Allowable Density

Districts	Allowable Density Ranges
UR-2	10 – 20 units/acre
UR-3	15 – 30 units/acre

Schedule 17.29.040-A depicts each district's minimum and maximum density range based on the applicable general plan land use classifications. Development density may be adjusted within the given density range subject to the provisions below.

Density is expressed as the number of dwelling units per acre permitted on the lot or project area, minus slope areas exceeding 20%, FEMA-designated 100-year flood areas, environmentally sensitive lands and any previously dedicated open spaces. Allowable density for steep slope areas is established in Chapter 17.51. Increases in density beyond those depicted in Schedule 17.29.040-A may be permitted under the following specified circumstances.

- A. Subdivision of existing lots with two or more units. Where existing parcels of land contain two or more detached legally constructed residences, residential land divisions may be allowed to exceed the General Plan land use density, provided that:
 - 1. All such residences were constructed before July 2, 1993.
 - 2. At least one residence occupies each newly created lot.
 - 3. Each newly created lot and other improvements meet applicable development standards.
 - 4. The project is not located within an environmentally sensitive area, on slopes exceeding 20%, and not located within the VHFHSZ or a FEMA-designated flood zone.
- B. Subdivisions and/or development of existing lots pursuant to Sections 17.48.210, 17.48.220, and 17.48.230.

17.29.050 Minimum density required in the UR-2 and UR-3 districts.

New residential development on vacant lots must achieve the minimum density established in the applicable general plan land use district. Existing lots that do not meet the district's minimum size and dimensional standards may be developed with a minimum of one dwelling per lot and may develop additional units up to the district's maximum allowable density, subject to compliance with the zoning district's design and development standards and the provisions in Section 17.29.040.

17.29.060 Achieving maximum density – required findings.

If deviations from the base district site development regulations are required for the proposed development, an application to rezone the property to "Planned Development Overlay District" is required. Density exceeding 150% of the minimum density of the applicable district is allowed, subject to the following findings:

- A. To attain the maximum allowable density, it must be demonstrated, to the satisfaction of the approving authority, that the proposed density is acceptable considering the following factors: site topography, adequate public street access and availability of utilities, project design quality, and compatibility with surrounding uses. This determination does not apply to projects utilizing an affordable housing density bonus or housing development entitlement process.
- B. The approving authority determines that all required site development and building design elements listed in this title are in evidence.

Chapter 17.30 COMMERCIAL ZONING DISTRICTS: GENERAL COMMERCIAL (GC), HEAVY COMMERCIAL (HC), and VISITOR COMMERCIAL (VC)

17.30.010 Purpose.

The purposes of each commercial zoning district as established in the general plan are described below:

General Commercial (GC). The General Commercial zones are intended for the city's office, retail, and service business uses. This zone receives a full range of public services accessed via public roads, and development should have interconnected parking lots and connected pedestrian walkways to minimize traffic congestion and maximize connectivity for all forms of transportation. Commercial land uses, defined specifically by the zoning ordinance, can include general retail, restaurants, personal services, offices, shopping centers, limited automobile service uses and similar uses.

Heavy Commercial (HC) zones provide sites for commercial businesses that are inappropriate in other commercial areas due to the types or scale of buildings and the frequency of heavy truck traffic. Allowable uses may include heavy automobile repair services, building materials storage and sales, nurseries, equipment sales, wholesaling, storage, and similar uses that may require large outdoor storage areas.

Visitor Commercial (VC) The purpose of the Visitor Commercial (VC) district is to provide for the needs of recreation and business travelers. This district is applied to areas near freeway interchanges, fronting state highways or along arterials that provide access to major recreation designations. Visitor commercial development should be designed so that most of the traveling public's needs can be accommodated in close proximity to major transportation routes. The design of visitor-serving commercial development should reflect attractive buildings and well-landscaped sites to enhance the district's overall appeal and support economic development goals. Developments are typically internally well-connected for vehicle circulation between adjacent properties and include pedestrian pathways, bike lanes, and streetscapes that, in combination, create a sense of place.

The specific purposes of the Commercial (C) districts are to:

- A. Promote and preserve the city's commercial areas as significant employment and economic activity generators.
- B. Accommodate a variety of businesses, from small-scale retail and service businesses to large employee and capital-intensive businesses, while also anticipating innovative technologies and business uses.
- C. Preserve areas for the appropriate location of businesses or activities that can provide a broad range of commercial services to city residents.
- D. Provide designated areas for the concentration of visitor-serving retail and commercial services that the traveling public needs.
- E. Protect surrounding residential properties from potentially negative impacts of traffic, noise and excessive light associated with commercial activity.

- F. Establish appropriate standards for reviewing new development and redevelopment in commercial areas.
- G. Ensure necessary services and facilities are provided to accommodate planned employment densities and other service needs.
- H. To implement the goals and policies of the general plan. The maximum allowed Floor Area Ratio (FAR) for the commercial general plan land use classification is 2.0. The appropriate FAR in a zoning district is further refined based on the purposes of the district and the standards set forth in this title.

17.30.020 Land use regulations.

Schedule 17.30.020-A below establishes the land use regulations for the commercial districts. The permitting standards or regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications, subject only to zoning clearance.

"L" identifies limitations prescribed by the use regulations or standards in this chapter and title.

"S" designates use classifications permitted after the director reviews and approves a site development permit.

"A" designates use classifications permitted after the director reviews and approves an administrative permit.

"U" designates use classifications permitted after the planning commission reviews and approves a use permit.

Chapter 17.60, Use Classifications, defines use classifications identified in Schedule 17.30.020-A. In cases where a specific land use or activity is not defined, the director shall assign it to a classification that is similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited.

In addition to the permitting standards established for the listed uses in Schedule 17.30.020-A, the scale of a new or expanded building, use, or development site may require discretionary entitlement. Table 17.30.020-A establishes the permit requirements for new development or additions/expansions to existing development within the commercial zoning districts. New uses or changes of uses in existing buildings that the director determines to be similar in intensity to past uses on a site or within a building, and which do not involve an expansion of use or building, may be allowed without the need for a discretionary entitlement, as outlined in this chapter and Table 17.30.020-A: Permitting in the "C" Districts.

Table 17.30.020-A: Permitting in the "C" Districts

Building/Development Size	Permit Required
Up to 5,000 square feet	Per Use Schedule 17.30.020 - A
5,001 to 10,000 square feet	Administrative Permit (A)
10,001 square feet and larger	Use Permit (U)

Schedule 17.30.020-A: Use Regulations—"Commercial" Districts

COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS			Special Instructions
	GC	VC	HC	
RESIDENTIAL				
Single-family, including manufactured homes.	—	—	—	See Note L-1 and L-2
Two-Family attached.	—	—	—	See Note L-1 and L-2
Multiple-Family development including townhomes, apartments, and mobile home parks.	—	—	—	See Note L-1 and L-2
Caretaker or night-watchman quarters.	A	A	A	
Home occupation business per SLMC 17.88.155.	P	P	P	See SLMC 17.88.155.
Small Family Daycare Home (six or fewer).	—	—	—	See Note L-1 and L-2
Large Family Daycare Home (seven or more).	—	—	—	See Note L-1 and L-2
Live-Work Units, and employee housing (per CGS 17021.5.).	A ¹	A ¹	A ¹	See Note L-1 ¹ Permissible when attached to the main building in which a commercial use exists, and the residence is inhabited by the business owner or employee(s).
Low Barrier Navigation Center (per CGC 65560 et seq.)	—	—	P	See Note L-1 and L-2
Group Quarters	—	—	—	See Note L-1
Single-Room Occupancy	A ¹	A ¹	—	¹ 2 nd floor and above only. See also Chapter 17.45
Transitional and Supportive Housing (6 or fewer residents)	—	—	—	See Note L-2 See also Chapter 17.81 Affordable Housing
Transitional and Supportive Housing (7 - 14 residents)	—	—	—	See Note L-2 See also Chapter 17.81 Affordable Housing
COMMERCIAL				
Agricultural Uses (excluding cannabis cultivation).	—	—	—	

COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS			Special Instructions
	GC	VC	HC	
Automobile/Vehicle Service and Repair (Major) includes major engine and auto-body repair, vehicle painting, towing, and major repair of heavy vehicles, trucks, or construction vehicles.	U	—	A	
Automobile/Vehicle Service and Repair (Minor), including oil changes, tune-ups, brake and muffler shops, tire sales and installation, and similar uses.	A	U	A	
Auto Wash includes self-serve or automatic wash.	A	A	A	
Bars, nightclubs, dance clubs, card rooms, and uses involving live performances or amplified music.	U	U	U	
Bed and Breakfast Guest Facility.	U	U	U	
Cannabis-related land uses.	*	*	*	* See L-4 and Chapter 17.49 - Cannabis Business Land Use.
Commercial recreation and entertainment: Movie theater, miniature golf, bowling alley, ice/roller skating rink, pinball arcades/electronic games centers, pool/card rooms.	A	A	A	Uses involving on-site alcohol sales require a use permit.
Financial services such as banks, check-cashing services, freestanding ATMs, and similar or related services.	P	P	P	
Funeral Home, mortuary, and similar or related services.	P	—	A	
Gasoline, diesel, propane, butane, and fuel oil - wholesale dealers and storage.	—	—	A	Excludes accessory propane sales intended only for home use.

COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS			Special Instructions
	GC	VC	HC	
Gasoline station with/ or without convenience store.	U	U	A	
Handicraft/Custom Manufacturing; artisanal products and similar.	P ¹	P ¹	P ¹	¹ Requires on-site retail sales.
Hotel/Motel.	U	A	U	
Instructional services or facilities: health/fitness club, dance or music studio, driving school, photography, arts, and crafts.	P	P	P	
Massage therapy office (not associated with a medical provider).	P	P	P	Certified therapists are required.
Nursery or garden supply.	P	A ¹	P	¹ L-3
Offices: Administrative, executive, insurance, legal, medical, professional, real estate, travel agency, and similar uses.	P	P	P	
Outdoor dining.	S	S	S	¹ Uses involving on-site alcohol consumption require an administrative use permit.
Outdoor storage or display.	A	A ¹	S	¹ L-3
Personal Services: Barber, beauty salon, day spa (not including massage), tattoo shop, locksmith, shoe repair, computer repair, print shop, laundromat, dry cleaning, and similar uses.	P	P	P	
Restaurant (no drive-thru).	P	P	P	Uses involving on-site alcohol consumption require an administrative use permit.
Restaurant (with drive-thru).	A	A	A	Uses involving on-site alcohol consumption require a use permit.

COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS			Special Instructions
	GC	VC	HC	
Retail Sales include the grocery/ food/ beverage market, florists, bookstores, drug stores, pet stores, hardware stores, electronics stores, variety stores and similar uses.	P	P	P	Use permit (U) required for retail sales engaged in the sale of tobacco, and alcohol products if located within 900 feet of a school, daycare, recreational center, youth center, library, or public park.
Skilled nursing (intermediate care) or senior residential housing facility. (15 residents or more).	A	—	—	
Small engine repair (such as lawnmowers, landscaping equipment, and similar).	P	A ¹	P	¹ L-3
Small collection recycling facility (no onsite processing involved).	A	A ¹	S	¹ L-3
Temporary Uses and Events - examples: farmer's markets; produce sales; carnivals; Christmas tree or pumpkin sales; food trucks, and similar.	A	A	A	Also see Chapter 17.88 - Special Uses
Transportation terminal including buses, light rail, cargo transfer, and heavy truck fueling.	U	U	U	
Warehouse, mini-storage or other storage buildings or facilities.	U	—	A	Storage of flammable or explosive material requires approval of a Use Permit.
Wine tasting, microbreweries, and micro-distilleries.	A	U	A	
Vehicle sales and leasing including automobiles, recreational vehicles, light-duty trucks, and motorcycles.	A ¹	—	A	¹ Accessory activity that includes vehicle and equipment repair requires approval of a use permit.
Veterinarian/Animal Hospital (no outdoor kennels).	p ¹	p ¹	p ¹	¹ On-site large animal services or outdoor kennels/animal enclosures require approval of a use permit.

COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS			Special Instructions
	GC	VC	HC	
PUBLIC and SEMI-PUBLIC USES				
Assembly uses (interior or exterior spaces intended for assembly purposes and the gathering of persons for civic, social, or religious functions).	A	A	A	
Cemetery	—	—	—	
Clubs and Lodges.	A	A	A	
College and Trade School, public or private.	P	P	A	
Commuter or Public Parking Lot.	S	S	S	
Cultural Institution: Library, museum, art gallery, amphitheater, or similar use.	A	A	A	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	A	—	—	
Electric Charging Stations.	S	S	S	
Fire Station.	P	P	P	
Emergency Shelter	—	—	U	See also Section 17.43.170.
Government Offices.	A	A	P	
Law Enforcement Substation	P	P	P	
Nursery School, Pre-School (licensed or certified by the state for 14 or more).	A	A	U	
Outdoor Amphitheater/Performance Center.	U	U	U	
Park and Recreation Facilities: Public Park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, including related food concessions.	A	A	A	

COMMERCIAL ZONING DISTRICT(S)	COMMERCIAL DISTRICTS			Special Instructions
	GC	VC	HC	
Public utility substations, structures, facilities, water tanks, and similar uses.	S	A	S	Utility installations serving individual lots, sites, or uses are permitted by right in all districts.
Schools, K-12, public or private.	U	U	U	
SPECIAL NOTES and LIMITATIONS				
L-1	Non-conforming uses are subject to permitting and development standards as set forth in Chapter 17.46. This limitation also applies to accessory structures and activities appurtenant to a primary use.			
L-2	Affordable housing meeting the definition and requirements of state law is subject to the project review and permitting standards outlined in state law. State housing regulations may supersede local permitting standards.			
L-3	Only when accessory and incidental to an otherwise permitted use.			
L-4	Cannabis businesses may be located within the base zoning districts as reflected in the land use table in Section 17.49.020 of this code. Cannabis land use not referenced in the use schedule of Section 17.49.020 is not permitted or allowed within a zoning district.			

17.30.030 Site development regulations and performance standards.

Schedule 17.30.030-A of this section establishes the basic development regulations for Commercial lands.

Schedule 17.30.030-A: Development Regulations for Commercial Districts

Lot Dimensions— Density/Intensity of Use	GC	VC	HC	Additional Regulations
Minimum lot or building site area.	10,000	10,000	10,000	See Sections 17.40.060 and 17.46.080, where applicable.
Minimum lot or building site width (feet).	65/75	65/75	65/75	See Sections 17.40.060 and 17.46.080, where applicable.
Maximum Intensity: Floor area ratio per developable acre.	.5	.5	1.0	See also Section 17.30.040

Lot Dimensions— Density/Intensity of Use	GC	VC	HC	Additional Regulations
Minimum yards: (feet)				
Front	10	20	10	The garage setback for swing driveways shall not be less than 15 feet.
Side	0 ¹	10 ¹	0 ¹	¹ 25 feet when adjacent to a residential district.
Corner side	10 ¹	20	10 ¹	¹ 25 feet when adjacent to a residential district.
Rear	0 ¹	0 ¹	0 ¹	¹ 15 feet when adjacent to a residential district.
Maximum building height (feet)	40	40	50	See also Section 17.40.080
Site Standards				
Transitional building height.	No building shall exceed two stories in height within fifty feet of a residential district boundary. Additional stories may be allowed only with the approval of a use permit. Projections above the maximum height limit are allowed for chimneys, towers, spires, other architectural features, and antennas as established in Section 18.40.070 (Exceptions to height limits) of this title.			
Outdoor storage.	Outdoor storage shall be screened from view from public streets and any "R" district with a solid masonry block, concrete panel, or similarly constructed wall. See also Chapter 17.43.			
Street-side landscaping.	All unimproved areas within the building and parking setbacks adjacent to developed public streets shall be landscaped. See also Chapter 17.40.			
Exceptions to required front and street side yards.	Subject to the approval of a use permit, setback exceptions may be permitted for new development in established commercial areas where existing buildings on adjacent lots do not meet the yard requirements codified in this title, or environmental or physical conditions support the granting of a modification. If the street frontage of the block includes an "R" district, the front yard within fifty feet of the residential district shall be the same as required for the "R" district or the commercial district minimum, whichever is most restrictive.			
Other development and design regulations.	See Chapter 17.40 – Development and Site Regulations			
Common Development Standards and Regulations				
Accessory uses and structures	See Section 17.43.020			
Setbacks from creeks	See Chapter 17.48			
Tree preservation	See Section 17.40.190 and 12.36			
Walls and fences	See Section 17.40.170			
Parking	See Chapter 17.41			
Substandard lots	See Section 17.40.060			
Creek corridor development	See Chapter 17.48			
Nonconforming sites and uses	See Chapter 17.46			
Condominiums	See Section 17.43.170 and Title 16			

- (1) Cluster Development. Chapter 17.52 (Open Space Preservation and Cluster Development) and Title 16 (Subdivisions) establish cluster development standards and applicable permitting processes. Cluster development is appropriate when consistent with general plan policies and subject to the provisions established in Chapter 17.52 of this title.
- (2) Intensity transfers—environmentally sensitive lands. Allowable floor area may be transferred within a project area boundary from areas of twenty percent slope or greater or from other environmentally sensitive or hazardous lands when such areas are preserved as permanent open space according to the requirements of Chapter 17.52, or other applicable provisions of this title and state law.

17.30.040 Achieving maximum allowable intensity.

This section establishes the requirements for achieving each district's maximum allowable FAR. Schedule 17.30.040-A depicts each district's allowable intensity, and the maximum intensity based on the applicable general plan land use classifications. In the GC and VC commercial districts, development intensity may exceed the by-right floor area ratio up to the maximum allowed by the general plan, subject to the provisions below.

Intensity is expressed as the floor area permitted on the lot or project area. It is a measurement of building density calculated by dividing the gross enclosed floor area of a building as measured to the outside of the external walls, by the land area of the development, minus slope areas exceeding 20%, FEMA-designated 100-year flood areas, environmentally sensitive lands, and any previously dedicated open spaces. Allowable density and intensity for areas exceeding 20% slope is established in Chapter 17.51. Increases in floor area beyond the by-right ratios depicted in Schedule 17.30.040-A up to the General Plan maximum for the land use district may be permitted under the circumstances set forth in Schedule 17.30.040-B.

Schedule 17.30.040-A: Allowable FAR

Districts	Allowable (by -right) FAR/Maximum FAR
GC	.5 FAR/2.0 FAR
VC	.5 FAR/2.0 FAR
HC	1.0 FAR/2.0 FAR

- A. Existing development. Existing lots containing development at or above the by-right FAR standard for the district which contain legally constructed buildings and land divisions may be allowed to exceed the by-right FAR, provided that:
 1. All buildings were constructed prior to the date of adoption of this chapter.
 2. Each newly created lot, including any existing improvements, will meet the district's applicable development standards.
 3. The project is not located within an environmentally sensitive area, on slopes exceeding 20%, or within a FEMA-designated flood zone unless it will preserve such lands as open space.
 4. The total of all floor area on the site does not exceed the maximum FAR established by the general plan for the site.

Schedule 17.30.040-B: FAR Increases

District	Amenities Required to Achieve Maximum FAR
GC	Developments of 10,000 thousand square feet and larger, shall provide areas equal to at least five percent of the building area (up to fifteen thousand square feet) for public uses, such as outdoor seating or gathering, open space, public recreation areas, outdoor dining, performance space, and similar activities. The area shall include amenities such as benches, water features, landscape, shade structures or similar elements. Areas providing access to building entries or between building entries shall not satisfy this requirement.
VC	Developments of 5,000 thousand square feet and larger shall provide areas equal to at least five percent of the building area (up to fifteen thousand square feet) for public uses, such as outdoor seating or assembly, outdoor dining spaces, performance space, kiosk area, and similar activities. The area shall include amenities such as benches, water features, landscape, shade structures, separated pedestrian or bike paths, or similar elements. Required sidewalk areas providing access to the building entries or between building entries shall not satisfy this requirement.
HC	Developments of 15,000 thousand square feet and larger shall provide areas equal to at least five percent of the building area (up to fifteen thousand square feet) for public uses, such as outdoor seating or assembly, outdoor dining spaces, performance space, kiosk area, and similar activities. The area shall include amenities such as benches, water features, landscape, shade structures, separated pedestrian or bike paths, or similar elements. Required sidewalk areas providing access to the building entries or between building entries shall not satisfy this requirement.

17.30.050 Development plan required.

An applicant for either a building or discretionary permit (S, A, U) shall submit a site plan indicating how the standards listed in this title will be met. This submittal shall be made on a form prescribed by the development services director.

Chapter 17.31 MIXED USE (MU) and VILLAGE MIXED USE (VMU)

17.31.010 Purpose and applicability.

The purpose of the **Mixed Use (MU)** zoning district is to provide for residential, commercial, limited light industrial, and recreation uses that are integrated into a comprehensively planned land use pattern. The MU district incorporates a range of residential uses, commercial services, and public facilities close to each other. New development provides comprehensively planned and attractive development accessed by public or private roads. This district is consistent with the mixed-use general plan designation. A major purpose of this development pattern is to make it convenient for residents and employees to travel by transit, bicycle, foot, or automobile from nearby housing to reduce overall vehicle miles traveled. Public spaces are encouraged within this district, and entitlement of large-scale projects may require planned development approval.

The purpose of the **Village Mixed Use (VMU)** zoning district is to provide primary nodes of both pedestrian and automobile activity that encourage a mix of commercial and residential uses within an area that has a traditional small town “village” feel. These areas are intended to encourage and accommodate pedestrian activity with street-oriented buildings and a range of street-level commercial retail and service uses, integrated with well-designed residential units. The Village Mixed Use zone supports diverse housing opportunities and bicycle- and pedestrian-friendly destinations. Public entertainment spaces and activity is important to achieving the goals of this district. This classification is not appropriate in areas with slopes exceeding 10%. Additional purposes of the "MU" and “VMU zoning districts are too:

- A. Ensure efficient use of land and public services.
- B. Create a mix of housing and employment opportunities.
- C. Establish appropriate permitting and development standards for new uses.
- D. Ensure compatibility of mixed-use developments with surrounding development.
- E. Facilitate a range of transportation options for employees and customers to reduce reliance on the automobile when possible.
- F. Create economically successful mixed-use centers.
- G. Create vibrant mixed-use districts with high-quality connectivity and design quality.

17.31.020 Land use regulations.

Schedule 17.31.020-A below prescribes the land use regulations for the "MU," and "VMU" Districts. The permitting standards or regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications, subject only to a zoning clearance.

"L" identifies limitations prescribed by the use regulations or standards in this chapter or title.

"S" designates use classifications permitted after the director reviews and approves a site development permit.

“A” designates use classifications permitted after the director reviews and approves an administrative permit.

"U" designates use classifications permitted after the planning commission reviews and approves a use permit.

Chapter 17.60, Use Classifications, defines use classifications identified in Schedule 17.31.020-A. In cases where a specific land use or activity is not defined, the director shall assign it to a classification that is substantially similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited.

In addition to the permitting standards for the listed uses reflected in Schedule 17.31.020-A, the scale of a new or expanded building, use or development may require discretionary entitlement. Table 17.31.020-A establishes the permit requirements for new development and additions/expansions to existing development within the Mixed Use (MU) zoning district. Table 17.31.020-B establishes the permit requirements for new development and additions/expansions to existing development within the Village Mixed Use (VMU) zoning district.

Table 17.31.020-A: “MU” District Permit Process – New or Expansion of Development

Building/Development Site	Permit Required
20,000 square feet or less.	Per Use Schedule
> 20,000 square feet.	Use Permit (U)

Table 17.31.020-B: “VMU” District Permit Process – New or Expansion of Development

Building/Development Site	Permit Required
5,000 square feet or less.	Per Use Schedule
> 5,000 square feet.	Use Permit (U)

Schedule 17.31.020-A: Use Regulations—“MU and VMU” District

ZONING DISTRICTS	Mixed Use (MU)	Village Mixed Use (VMU)	Special Instructions
Residential Uses			
Single-family residences, including manufactured homes.	S	—	L-1; Must meet minimum density standards.
Two-Family - attached.	S	A	L-1 and L-2. Must meet minimum density standards.
Multiple-family development including townhomes, apartments, and mobile home parks	A	A	L-1 and L-2. Must meet minimum density standards.
Condominiums.	U	U	L-2; See also Title 16 - Subdivisions

ZONING DISTRICTS	Mixed Use (MU)	Village Mixed Use (VMU)	Special Instructions
Home occupation business per SLMC 17.88.155.	P	P	
Live-Work Units and employee housing (per CGS 17021.5.).	S	S	See Note L-1 and L-2
Small Family Daycare Home (6 or fewer).	P	P	
Large Family Daycare Home (7 - 14).	S	S	
Low Barrier Navigation Center (per CGC 65560 et. seq)	S	S	See Note L1, L-2. See also Chapter 17.45 Affordable Housing
Single-Room Occupancy	A	A	2nd floor and above only. See also Section 17.43.240
Transitional and Supportive Housing (6 or fewer residents).	S	S	See Note L1, L-2
Transitional and Supportive Housing (7 -14 residents).	S	S	See Note L1, L-2
Commercial Uses			
Agriculture uses (excluding cannabis-related uses)	U ¹	—	¹ Limited to grazing for fire fuel management, and those agricultural activities existing prior to the adoption of this title.
Automobile/Vehicle Service and Repair (Major): including major engine repairs and auto-body repair, vehicle painting, towing, or repair of vehicles, heavy trucks or construction vehicles.	A	—	
Automobile/Vehicle Service and Repair (Minor) including oil, tune-up, brake and muffler shops, tire sales and installation, and similar primary uses.	A	A ¹	¹ Outdoor storage not permitted.
Auto wash, self-serve and non-self-serve.	A	—	
Bars, nightclubs, dance clubs, card rooms, and uses involving live performances or amplified music.	A	U	
Bed and Breakfast Guest Facility.	A	A	

ZONING DISTRICTS	Mixed Use (MU)	Village Mixed Use (VMU)	Special Instructions
Cannabis-related land use.	*	*	* See Chapter 17.45 – Cannabis Business Land Use.
Commercial Recreation	P	P	
Financial services such as banks, check-cashing services, freestanding ATMs, and similar or related services.	P	P	
Funeral Home, mortuary, and similar or related services.	A	–	
Gasoline, diesel, propane, butane, and fuel oil wholesale dealers. (Excludes accessory propane retail sales intended for home use.)	U	–	
Gasoline station with/without convenience mini marts.	A	–	
Handicraft/Custom Manufacturing; artisanal products and similar	P	P	
Hotel/Motel.	A	A	
Health/fitness club, dance or music studio, driving school, photography, arts and crafts including instructional services and facilities.	P	P	
Massage therapy office (not associated with a medical provider).	P	P	CMT-certified therapists are required.
Minor repair and cleaning services including computer and phone repair, laundromat, dry cleaning and similar uses.	P	P	
Nursery or garden supply.	P	A	
Offices: Administrative, executive, insurance, legal, medical, professional, real estate, travel agency, and similar uses.	P	P	
Outdoor dining, including food truck courts.	A	A	

ZONING DISTRICTS	Mixed Use (MU)	Village Mixed Use (VMU)	Special Instructions
Outdoor storage or display.	P	A	L-3. See also Section 17.43.140
Personal Services: Barber, beauty salon, day spa (not including massage), tattoo shop.	P	P	
Recreation/Entertainment: Movie theater, miniature golf, bowling alley, ice/roller skating rink, tennis/racquetball courts, pinball arcades/electronic games centers, pool rooms.	A	U	Uses involving on-site liquor sales require a use permit.
Restaurant (no drive-thru).	P	P	
Restaurant (with drive-thru).	A	U	
Retail Sales: Grocery/ food/ beverage market, convenience store, florist, bookstore, art gallery, drug store, pet store, hardware store, electronics, variety store and similar uses.	P	P	
Small engine repair (such as lawnmowers, landscaping equipment, and similar).	P	—	
Small collection recycling facility (no processing involved).	A	U	
Temporary Uses and Events - examples: farmer's markets, produce sales, carnivals, Christmas tree or pumpkin sales, food trucks, and similar.	A	A	
Wine tasting, micro-breweries and micro-distilleries.	A	A	
Vehicle sales and leasing including automobiles, recreational vehicles, light-duty trucks, and motorcycles.	A	—	
Veterinarian and animal hospitals.	P	A ¹	¹ Outdoor kennels prohibited.

ZONING DISTRICTS	Mixed Use (MU)	Village Mixed Use (VMU)	Special Instructions
Public and Semi-Public Uses			
Assembly uses (interior or exterior spaces intended for assembly purposes and the gathering of persons for civic, social, or religious functions).	A	U	
Clubs and Lodges	A	A	
College and Trade School, public or private.	A	U	
Commuter or Public Parking Lot	S	A	
Cultural Institution: Museum, library, gallery, interpretive center or similar use.	P	P	
Communication Facilities.	S	S	See also Section 17.43.200. L-1
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	A	A	
Electric Charging Station (not associated with a primary use.)	S	A	
Fire Station.	A	U	
Government Offices.	P	P	
Homeless Shelter	U	—	
Hospital or medical center.	A	U	
Law Enforcement Substation	P	P	
Nursery School, Pre-School (licensed or certified by the state for 14 or more).	A	A	
Outdoor Amphitheater and Performance Center.	U	U	
Park and Recreation Facilities: Parks, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A	A	
Public utility substations, structures, facilities, water tanks, and similar uses.	S	S	Utility installations serving individual lots are permitted by right.
Schools, K-12, public or private.	A	U	

ZONING DISTRICTS	Mixed Use (MU)	Village Mixed Use (VMU)	Special Instructions
Transportation terminal including buses, light rail, and cargo.	U	U	
Temporary Uses and Events, examples: farmer's markets, produce sales and similar.	A	A	See Chapter 17.47 – Temporary and Special Uses
Vegetation management for hazardous fuel reduction or habitat management.	S	S	
NOTES and LIMITATIONS			
L-1	When subject to additional permitting or development standards the most restrictive requirement shall govern the application of permitting standards. This limitation also applies to accessory structures and activities appurtenant to the primary use.		
L-2	Affordable housing projects meeting state law requirements are subject to the project review and permitting standards set forth in state law and this title. The most restrictive requirement or standard shall govern when projects are subject to additional permitting or development standards of this title, except when prohibited by state law.		
L-3	Only when accessory to an otherwise allowable use.		
L-4	Cannabis business as a land use may be located within the zoning districts as called out in the land use tables in Chapter 17.49.		

17.31.030 Site development regulations and performance standards.

Schedule 17.31.030-A of this section establishes the basic development regulations for Mixed Use lands.

Schedule 17.31.030-A: Development Regulations for Mixed Use and Village Mixed Use Districts

Lot Dimensions— Density/Intensity of Use	MU	VMU	Additional Regulations
Minimum lot or building site area.	1 acre	10,000 SF	Smaller lot sizes and easements are permissible when lots are affected by open space or environmentally sensitive land. See also Sections 17.40.050 and 17.46.080, where applicable.
Minimum lot or building site width (feet) (interior/corner).	100	65/75	See Sections 17.40.050 and 17.46.080, where applicable.
Minimum lot or building site depth (feet).	100	100	See Sections 17.40.050 and 17.46.080, where applicable.

Lot Dimensions— Density/Intensity of Use	MU	VMU	Additional Regulations
Minimum/Maximum Density and FAR:	15 du/acre minimum. .5 FAR maximum	6 du/acre minimum. 1.0 FAR maximum	Projects wishing to exceed the maximum intensity of development as established in this chapter may obtain approval for density or intensity up to that allowed by the applicable general plan land use district as set forth in Section 17.31.050.
Minimum yards and maximum building heights: (feet)			
Front	A	B	A: Non-Residential Uses: 15 feet; Residential uses: 20 feet. B: Non-Residential Uses: None; Residential uses: 10 feet.
Side	15 ft.	None ¹	¹ Also see Section 17.40.010 for buffer yard requirements.
Corner side	A	B	A: Non-Residential Uses: 15 feet; Residential uses: 20 feet. B: Non-Residential Uses: None; Residential uses: 10 feet.
Rear	10 ft.	None ¹	¹ Also see Section 17.40.010 for buffer yard requirements.
Maximum building height– (primary building/accessory building.)	A	B	A: Maximum permitted structural height is forty (40) feet, except within forty (40) feet of a residential district, it shall be one story not to exceed twenty (22) feet, except as otherwise provided in Section 17.40.070. B: Maximum permitted structural height is forty (40) feet, except within forty (40) feet of a residential district, it shall be one story not to exceed twenty (20) feet, except as otherwise provided in Section 17.40.070.
Site Development Standards			
Buffer yard standards.	Applicable to both districts		See Chapter 17.40.010.
Outdoor storage.	Applicable to both districts		Outdoor storage shall be screened from view from public streets and any "R" district with a solid masonry block, concrete panel, or similarly constructed wall. Outdoor display shall comply with Section 17.43.140.
Street-side landscaping.	Applicable to both districts		See Chapter 17.40
Other development and design standards.	Applicable to both districts		See Chapter 17.40.
Common Development Standards and Regulations			
Accessory uses and structures	Applicable to both districts		See Section 17.43.020
Setbacks from creeks	Applicable to both districts		See Chapter 17.48

Lot Dimensions— Density/Intensity of Use	MU	VMU	Additional Regulations
Tree preservation	Applicable to both districts		See Section 17.40.190 and 12.36
Walls and fences	Applicable to both districts		See Section 17.40.170
Parking	Applicable to both districts		See Chapter 17.41
Substandard lots.	Applicable to both districts		See Section 17.40.060
Creek corridor development.	Applicable to both districts		See Chapter 17.48
Nonconforming sites and uses.	Applicable to both districts		See Chapter 17.46
Cluster Development.	Applicable to both districts		See Chapter 17.52 (Open Space Preservation and Cluster Development) and Title 16 (Subdivisions). Cluster development is appropriate when consistent with general plan policies and subject to the provisions established in Chapter 17.52 of this title.
Density/Intensity transfers - hazardous conditions and environmentally sensitive lands.	Applicable to both districts		Allowable floor area and residential density may be transferred within a project area from areas of twenty percent slope or greater or from other environmentally sensitive or hazardous lands when such areas are preserved as open space pursuant to the requirements of Chapter 17.52, or other applicable provisions of this title and state law.

17.31.040 Development plan required.

An applicant for either a building or discretionary permit (P, S, A, U) shall submit with the application a development plan demonstrating how the standards listed in this chapter and title will be met. If a building permit is required for the use, then the director's approval shall be obtained before issuance of the building permit. If a discretionary permit is required, then the approving authorities' action shall occur as set forth by this title. To ensure that the proposed development is compatible with the intent of this title and the general plan, development plans shall comply with the following principles:

- A. Provide building forms and massing, varied roof lines, ornamentation, color and other elements consistent with Section 17.40.040 – Design criteria and quality requirements.
- C. Provide street frontages that emphasize the buildings' street facades as major elements of the overall streetscape and neighborhood and which include, as appropriate, pedestrian and bicycle corridors along street frontages.

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- D. Link exterior and interior project spaces (courtyards, arcades, plazas, walkways, etc.) to buildings and adjacent properties with well-designed pedestrian connections.
 - F. Provide vehicle access between adjacent properties utilizing shared driveway configurations and shared parking.
 - G. Locate second-story and above windows and decks to protect the privacy of adjoining residential districts when feasible.

Section 17.31.050 Application of Floor Area Ratios (FAR)

The specified floor area ratio standard controls the intensity of development, both residential and commercial, to ensure that the scale of development is compatible with the purposes of the applicable mixed-use district and the availability of necessary infrastructure. This standard applies to all development located on a lot within the MU and VMU districts.

A. FAR Limitation

1. The allowable FAR for a property is as specified in Schedule 17.31.030-A. The floor area ratio (FAR) of a site is defined as the ratio of the total floor area of all buildings on the lot or building site, excluding applicable exceptions and adjustments, to the total area of the lot or building site. Basements, attics, and other non-habitable spaces are excluded from the FAR calculation. Accessory structures, such as garages and sheds, shall be included in the FAR calculation.
2. Calculation of FAR:
 - a. $FAR = \text{Total Floor Area of the Building(s)} / \text{Total Lot Area}$. Example: For a lot with an area of 10,000 square feet that is located in the VMU district, the maximum total floor area of all buildings is 10,000 square feet.

B. Exceptions and Adjustments. The approving authority may grant a modification to a specified building FAR, provided that the proposed development is consistent with the goals and policies of the General Plan, and the findings in Section 17.31.060 are made in the affirmative. When it is determined that applying a floor area standard would conflict with state law, the requirements of state law shall govern, and the approving authority may make such modifications to the permitting process or floor area standard as necessary to comply with state law.

C. Compliance Required. All building permit applications shall include FAR calculations as necessary for the approving authority to determine compliance with this code. The director shall verify compliance with the FAR limitation before the issuance of building permits.

17.31.060 Entitlements for projects seeking to exceed the base district density or intensity standards.

Where a property is zoned "VMU" or "MU," and a residential or mixed use project seeks to exceed the floor area or density standards provided for in this chapter, the project applicant may seek approval to supersede the floor area ratio or density standards of this chapter up to the maximum allowed by the general plan. Such modification is subject to the approval of a use permit.

- A. The planning commission may approve a development plan that deviates from the floor area or density limitations established for the applicable district, provided the findings below are made in the affirmative.
 - 1. The approved development plan, as conditioned, is consistent with the district's purposes as established in Section 17.31.010.
 - 2. The site for the proposed development is adequate in size and shape to accommodate such uses, densities and intensities, and the design of all structures, yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscape and other features can be accommodated.
 - 3. The proposed development, as designed or conditioned, will not have a substantial adverse effect on the surrounding property or the permitted use thereof and will be compatible with the surrounding area's planned land use character.
 - 4. The public services and facilities, including circulation improvements, required to service the project site can be provided by existing infrastructure or infrastructure that will be constructed.
 - 5. The development does not exceed the maximum intensity or density of development established by the applicable general plan land use district.

Chapter 17.32 LIGHT INDUSTRIAL (L-I) AND INDUSTRIAL (I) ZONING DISTRICTS

17.32.010 Purpose.

The general purposes of the Light Industrial (L-I) district and the Industrial (I) districts are to:

Light Industrial (L-I). The Light Industrial zone provides opportunities for light industrial, office, and heavy commercial uses. Development has access to city services and public roads generally located in a planned industrial park setting. Light industrial uses, such as research and development, warehousing, wholesale distribution, minor manufacturing and assembling, may co-locate with office and supportive commercial uses in a campus-like setting. The zone provides areas for businesses with limited potential to create significant adverse visual, noise, odor, or other negative impacts on adjoining properties. Uses characterized by primary outdoor processing and/or storage are generally inappropriate without significant and effective screening or physical separation.

Light Industrial may also serve as a transitional land use zone to separate more intensive uses and/ or high-volume roadways with negative impacts from residential uses. Retail and service uses are allowed subject to appropriate site design and permitting. This classification is inappropriate in sloped areas exceeding 20% unless designed to be compatible with significant natural breaks in the hillside terrain, and development is designed to mitigate potential drainage, erosion, public safety and access impacts. The maximum allowed FAR in the Light Industrial zone is 1.0.

Industrial (I). The industrial zone provides a full range of city services for industrial use and is generally accessed via public roads. This classification includes uses such as light or heavy manufacturing, warehousing, production, logistics and distribution, materials processing, and agricultural processing. Provides areas for the broadest range of industrial uses, including those needing significant outdoor processing or storage. These uses may require large areas for outdoor operations or storage and may generate impacts to surrounding parcels and uses from excess noise, vibrations, light glare, dust, and emissions. Local serving retail and service uses that support surrounding employment are permissible. Industrial development is inappropriate in sloped areas exceeding 10% unless there are significant natural breaks in the hillside terrain and development is designed to mitigate potential drainage, erosion, public safety and access impacts. The maximum allowed FAR in the Industrial zone is 1.0.

Additional purposes of the districts include the following:

- A. Promote and preserve the city's industrial areas as significant employment and economic activity generators.
- B. Accommodate a variety of industries, from small, employee-intensive businesses to large, capital-intensive businesses, while anticipating new technologies and business-service uses.
- C. Preserve areas of the city for the appropriate location of businesses or activities that may have the potential to impact surrounding properties negatively.
- D. Establish appropriate standards for reviewing new development and redevelopment in industrial areas.
- E. Ensure necessary services and facilities are provided to accommodate planned employment densities and other service needs.

17.32.020 Land use regulations.

Schedule 17.32.020-A below prescribes the land use regulations for the "L-I," and "I" Industrial Districts. The permitting standards or regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications, subject only to a zoning clearance.

"L" identifies limitations prescribed by the use regulations or standards contained in this chapter or title.

"S" designates use classifications that are permitted after the director reviews and approves a site development permit.

"A" designates use classifications that are permitted after the director reviews and approves an administrative permit.

"U" designates use classifications that are permitted after the planning commission reviews and approves a use permit.

Chapter 17.60, Use Classifications, defines use classifications identified in Schedule 17.32.020-A. In cases where a specific land use or activity is not defined, the director shall assign it to a classification that is substantially similar in character. Use classifications not listed in the schedule or not substantially similar to the uses below are prohibited.

In addition to the permitting standards for the uses in Schedule 17.32.020-A, the scale of a new or expanded building, use or development site may require discretionary entitlement. Tables 17.32.020-A and -B establish the permit requirements for new development and additions/expansions to existing development within the Light Industrial (L-I) and Industrial (I) Zoning Districts.

Table 17.32.020-A: Permitting in the "L" District

Building/Development Size	Permit Required
10,000 sq. ft. or less.	Per Use Schedule
10,001 sq. ft. – 25,000 sq. ft.	Administrative Permit (A)
25,001 sq. ft. and larger	Use Permit (U)

Table 17.32.020-B: Permitting in the "I" Districts

Building/Development Size	Permit Required
1 acre or less.	Per Use Schedule
>1 acres to 2.99 acres.	Administrative Permit (A)
3 acres and larger.	Use Permit (U)

Schedule 17.32.020-A: Use Regulations—"Industrial" Districts

ZONING DISTRICTS	Light Industrial (L-I)	Industrial (I)	Special Instructions
Residential Uses			
Single-family residences, including manufactured homes.	-	-	
Employee housing (per CGS 17021.5.) and caretaker quarters - 6 or fewer employees.	A	-	
Employee housing (per CGC Sec. 17021.6)	U	-	
Commercial and Industrial Uses			
Agriculture uses (excluding cannabis-related uses)	-	U	
Animal keeping or processing, including stockyards, animal slaughter facilities, dead animal reduction, tannery or curing of raw hides, or bone distillation	-	U	
Automobile/Vehicle Repair, Major	P	-	
Automobile/Vehicle Repair, Minor	P	-	
Auto/Truck wash	A	A	
Cannabis-related land use.	*	*	* See Chapter 17.45 – Cannabis Business Land Use.
Commercial recreation.	A	U	
Combining, assembly or packaging of pharmaceuticals, drugs, cosmetics, small equipment, instruments, appliances, electronics and other consumer goods.	P ¹	P	¹ Use permit required for those activities that create odors or smoke, excessive noise, or require outdoor storage.
Communication facilities.	P	p	For uses with large external antennae or transmission towers, see also Section 17.43.200.
Contractors' Office & Shop Buildings	P	P	
Contractors' Storage Yards	A	P	
Convenience Gas Mart	A	U	
Food and beverage manufacture, preparation and distribution.	P	P	
Freight/Truck terminals.	A	S	
Handicraft/Custom Manufacturing: artisanal products and similar for resale.	P	P	
Industry, General	P	P	
Industry, Heavy	U	P	
Nurseries, wholesale	P	P	

ZONING DISTRICTS	Light Industrial (L-I)	Industrial (I)	Special Instructions
Offices, Business & Professional - when not accessory to an otherwise allowable use.	P	-	
Offices, Medical and Dental	P	-	
Retail Sales/Services – local serving (2,500 square feet or under). Grocery/ food/ beverage market, convenience store, cafeteria, restaurant, food trucks and similar services.	P	P	Not permitted if commercially zoned property is located within 1000 feet of the property boundary.
Restaurants	A	-	
Salvage/Wrecking	-	U	
Self-Storage Warehouses	A	A	
Truck Weigh Stations	P	P	
Vehicle Equipment Rental, Sales and Service.	A	P	
Vehicle Storage	P	P	
Veterinary Services, including kennels and large animal services.	A	-	
Warehousing & Storage	P	P	
Wholesale and Distribution	P	P	
Temporary Uses and Events, examples: farmer's markets, sales trailers, produce sales, carnivals, Christmas tree or pumpkin sales, food trucks, and similar.	A ¹	A ¹	¹ see Chapter 17.47 – Temporary and Special Uses
Public and Semi-Public Uses			
Assembly uses (interior or exterior spaces intended for assembly purposes and the gathering of persons for civic, social, or religious functions).	A	-	
Cemetery	-	-	
Clubs and Lodges.	U	U	
College or Trade School, public or private.	S	—	
Commuter or public parking lot.	S	S	
Cultural Institution: Library, museum, art gallery, performance art center, or similar use.	A	-	
Day Care Center for children or adults (licensed or certified by the state for 14 or more).	U	—	
Electric Charging Station.	S	S	Noncommercial - maximum of 6 stations. Commercial charging stations are prohibited.

ZONING DISTRICTS	Light Industrial (L-I)	Industrial (I)	Special Instructions
Fire Station.	A	A	
Homeless or emergency shelter.	U	—	See Section 17.43.170
Government Offices.	—	—	
Law Enforcement Substation (no jail).	A	A	
Nursery or Pre-School (licensed/certified by the state).	U	-	
Outdoor Amphitheater/Assembly/Performance Center.	U	-	
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, trails.	A ¹	A ¹	¹ site development permit for new facilities when associated with an existing public or commercial recreation use.
Public utility substations, structures, facilities, water tanks, and similar uses.	S	S	Utility installations serving individual lots or uses are permitted by right.
Schools, K-12, public or private.	U	-	
Skilled nursing facility (15 or more patients or residents).	U	-	
NOTES and LIMITATIONS			
L-1	Subject to additional permitting or development standards. This limitation also applies to accessory structures and activities appurtenant to the primary use. The most restrictive requirement shall govern the application of permitting standards, except where specifically modified by this title.		
L-2	Reserved		
L-3	Reserved		
L-4	Cannabis business as a land use may be located within the zoning districts as identified in Chapter 17.49.		
L-5	Reserved		

17.32.030 Site development regulations and performance standards.

Schedule 17.32.030-A of this section establishes the basic development regulations for industrial lands.

Schedule 17.32.030-A: Development Regulations for Industrial Districts

Lot Dimensions— Density/Intensity of Use	L-I	I	Additional Regulations
Minimum lot or building site area.	20,000	1 acre	See Sections 17.40.060 and 17.46.080, where applicable.
Minimum lot or building site width (feet).	100	100	See Sections 17.40.060 and 17.46.080, where applicable.
Maximum Intensity: Floor area ratio per developable acre.	1.0	1.0	See also Section 17.32.060
Minimum yards: (feet)			
Front	25	25	The garage setback for swing driveways shall not be less than 15 feet.
Side	5 ¹	5	¹ 25 feet when adjacent to a residential district.
Corner side	25	25	
Rear	0 ¹	0 ¹	¹ 25 feet when adjacent to a residential district.
Maximum building height (feet)	50	50	See also Section 17.40.080
Site Standards			
Buffer yard standards.	See Chapter 17.40.010		
Outdoor storage.	Outdoor storage shall be screened from view from public streets and any "R" district with a solid masonry block, concrete panel, or similarly constructed wall.		
Street-side landscaping.	All unimproved areas within the building and parking setbacks adjacent to developed public streets shall be landscaped.		
Other development and design regulations.	See Chapter 17.40		
Common Development Standards and Regulations			
Accessory uses and structures	See Section 17.43.020		
Setbacks from creeks	See Chapter 17.48		
Tree preservation	See Section 17.40.190 and 12.36		
Walls and fences	See Section 17.40.170		
Parking	See Chapter 17.41		
Substandard lots	See Section 17.40.060		
Creek corridor development	See Chapter 17.48		
Nonconforming sites and uses	See Chapter 17.46		
Condominiums	See Section 17.43.170 and Title 16		

- (1) Cluster Development. Chapter 17.52 (Open Space Preservation and Cluster Development) and Title 16 (Subdivisions) establish cluster development standards and applicable permitting processes. Cluster development is appropriate when consistent with general plan policies and subject to the provisions established in Chapter 17.52 of this title.

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- (2) Intensity transfers—hazardous conditions or environmentally sensitive lands. Allowable floor area may be transferred within a project area boundary from areas of twenty percent slope or greater or from other environmentally sensitive or hazardous lands when such areas are preserved as permanent open space pursuant to the requirements of Chapter 17.52 or other applicable provisions of this title and state law.

17.32.040 Development plan required.

An applicant for either a building or discretionary permit (S, A, U) shall submit plans indicating how the standards listed in this title will be met. This submittal shall be made in a form approved by the development services director.

Chapter 17.33 OPEN SPACE (OS) DISTRICT

17.33.010 Purpose.

The purpose of the Open Space (OS) zoning district is to protect property that is most appropriately kept as open space and, where necessary, as a greenbelt or buffer along significant creek corridors or important natural features and resources. Protection of open space is also necessary for the public health, safety or general welfare when applied to areas of steep slope or in areas of very high fire hazard severity lacking necessary public safety improvements. This district is consistent with the general plan's natural resource protection and open space overlay districts. Specific purposes of the "open space" district are too:

- A. Identify and protect both private and public lands with minimal or no improvements, including those subject to open space easements;
- B. Protect the public from potentially hazardous conditions resulting from development in areas of significant wildfire or flood risks.
- C. Implement the goals and policies of the General Plan Open Space, Conservation, and Public Safety Elements.
- E. Establish specific uses and activities that are appropriate within open space areas.
- F. Protect the community's character by maintaining and protecting the community's scenic resources and important wildlife and plant habitats.
- G. Increase recreational opportunities where appropriate for residents through the preservation of natural open space.

17.33.020 Applicability.

The district is applied principally to lands identified as (1) having slopes in excess of twenty percent, (2) being located within the one-hundred-year flood elevation of creeks, and/or 3) areas of important scenic value. The open space district may also be applied to lands to protect plant and/or animal species that are rare, endangered, threatened, or otherwise identified as species of concern by federal or state agencies. The boundaries and uses of each open-space area shall be established with the approval of development for property containing such resources, or as part of separate conservation efforts. The city may require detailed topographic, flooding, biological, viewshed, or similar studies to define areas appropriate to the district.

17.33.030 Land use regulations.

The "OS" Open Space District is intended as a preservation and protection zoning district, and land uses are limited to those that are consistent with the undeveloped nature or intended uses of the lands. Open space areas may also include corridors for trails, public utilities, streets, and other necessary public improvements.

Schedule 17.33.030-A prescribes the land use regulations for the "OS" District. The permitting regulations for the district are established by letter designation as follows:

"P" designates permitted use classifications, subject to a zoning clearance.

"L" designates permitted use classifications subject to certain limitations prescribed by the regulations contained in this title.

"S" designates use classifications that are permitted after the director reviews and approves a site development permit.

"A" designates use classifications that are permitted after the director reviews and approves an administrative permit.

"U" designates use classifications that are permitted after the planning commission reviews and approves a use permit.

Uses or activities determined by the director to not be substantially similar to those listed in Schedule 17.33.030-A are prohibited.

Schedule 17.33.030-A: Use Regulations—Open Space

Allowable Uses	"OS" District	Additional Regulations and Limitations
Agriculture	A	L1; L2
Single-family residence (new)	U	L1
Caretaker or night watchman quarters.	U	L1
Buildings	—	
Dispersed recreational activities	P	
Fences	— ¹	¹ Prohibited except when required to protect resources or open space areas as approved by the director.
Fire access trails and roads	S	L3
Fire hazard abatement, when approved by the fire marshall or director	P	L3
Flood control facilities and projects	A	L1
Forest management	P	L2
Pedestrian and bike trails	S	L3
Gardening	—	
Grazing for fire fuel management	P	
Grading/filling	A	L3
Livestock grazing	A	L3
Use of motorized vehicles.	P ¹	¹ When part of a permitted use or activity.
Park and recreation facilities: Public park (facilities for passive activities only), picnic facilities, trails.	A	L1; L3
Passive activities (hiking, walking, and similar activities)	P	L1; L3; or where part of a permitted activity.
Public streets	A	L1; L3
Public utility installation and maintenance	A	L1; L2; L3
Commercial recreation: Campgrounds, riding stables, and similar uses.	U	L1; L3
Refuse dumping	—	
Special uses	*	*See Chapter 17.47
Storage of vehicles or materials	—	

Allowable Uses	"OS" District	Additional Regulations and Limitations
Trail/interpretive signs and related public improvements.	P	
Temporary uses and events.	*	*See Chapter 17.47
NOTES and LIMITATIONS		
L1: Use permitted only if consistent with the General Plan and approved development plans or for existing legally established uses when consistent with the purposes for which the open space area was established. L2: Only if a historical use of the property. L3: Grading or removal of mature trees for trails, fire prevention, stormwater management, and similar activities is permitted only when necessary to support subject to compliance with the applicable provisions of the municipal code.		

17.33.040 Zoning map indicator.

"Open-space" districts shall be designated on the zoning map as "OS" at the time of establishment, regardless of whether the open space is private or public. OS designation for easements and land areas of less than two (2) acres in size need not be shown on the zoning map.

17.33.050 Zoning map amendment - requirements.

The OS district may be applied to any general plan land use classification, and the formal rezoning of the property to establish the open space designation is not required when such open space meets the purposes and requirements of the general plan natural resources or open space overlays. The city shall periodically amend the zoning map to reflect any new open-space easements and dedications that have been recorded.

Private open-space easements are subject to recorded easement documents, which restrict the use of the property consistent with this chapter and the general plan. Public open space may be dedicated as an easement, through dedication "in fee" to the city, or through another legally adequate mechanism acceptable to the city council. Acceptance of offers of open space dedication to the city is at the sole discretion of the city council.

17.33.060 Site development regulations and performance standards.

Schedule 17.33.060-A prescribes the basic development standards for open space lands.

Schedule 17.33.060-A: Development Standards — "Open Space" District

Lot Dimensions— Density/Intensity of Use	"OS"	Additional Regulations
Minimum lot area (SF)	1 acre ¹	¹ Lot areas smaller than 1 acre in size may be permitted when necessary to implement the purposes of the district.
Minimum lot width (feet)	100 ft.	
Base density: Units per parcel	1 ²	² Existing legally established dwellings as of the date of adoption of this title only. Excludes caretaker units, which are permitted subject to approval of a use permit.
Minimum yards: (feet)		
Front	30 ft.	
Side	30 ft.	
Corner side	30 ft.	
Rear	30 ft.	
Maximum building height (feet)	35 ft.	
Accessory building height	20 ft.	

Lot Dimensions— Density/Intensity of Use	"OS"	Additional Regulations
Parking		See Chapter 17.41, Off-Street Parking and Loading
Other Common Development Standards and Regulations		
Accessory uses and structures		See Section 17.43.020
Tree preservation		See Section 17.40.190 and Chapter 12.36
Walls and fences		Prohibited except when necessary for the protection of public safety. See also Section 17.40.170
Site development regulations		See Chapter 17.40
Creek corridor development		See Chapter 17.48
Nonconforming sites and uses		See Chapter 17.46

17.33.070 Development plan required.

An applicant for either a building or discretionary permit (S, A, U) shall submit plans indicating how the standards listed in this title will be met. This submittal shall be made on a form prescribed by the development services director.

Chapter 17.35 PUBLIC FACILITIES (PF) DISTRICT

17.35.010 Purpose.

The public facilities (PF) district is intended to be applied to lands upon which public or non-profit agencies operate facilities for the benefit of the public. This district is consistent with all general plan land use designations. The specific purposes of the public facilities district are to:

- A. Provide public and semi-public areas necessary for educational, cultural and institutional uses, health services, parks and recreation, general government operations, utility and public service needs, and other similar and related supporting uses and activities.
- B. Recognize the unique nature of public and semi-public uses by requiring local approval for specific uses and activities, which have the potential to generate land use conflicts with adjacent properties and uses.
- C. Ensure services and facilities are provided to accommodate planned population densities.

17.35.020 Applicability.

The "public facilities" district applies to public and semipublic properties, including those owned by governmental agencies, philanthropic organizations, religious organizations, and nonprofit corporations. It is utilized where the property is intended to provide a needed public purpose, to provide services to special population groups, or to identify properties that may be utilized for public or semipublic uses in the future.

17.35.030 Zoning map indicator.

The public facilities district shall be identified on the zoning map as "PF" at the time of establishment, regardless of whether the facility is a public or a semi-public facility or use. Areas of less than two (2) acres in size are not required to be shown on the zoning map.

17.35.040 Zoning map amendment - requirements.

The PF district may be applied to any underlying general plan land use classification, and the formal rezoning of the property to establish the designation is not required when such facility meets the district's purposes. The city shall periodically amend the zoning map to reflect any lands permanently designated for public service use.

17.35.050 Land use regulations.

Schedule 17.35.050-A below prescribes the land use regulations for the "Public Facilities" District. The regulations for this district are established by letter designation as follows:

"P" designates permitted use classifications, subject to a zoning clearance.

"L" designates uses subject to certain limitations prescribed by the regulations contained in this title.

"S" designates use classifications that are permitted after review and approval of a site development permit.

"A" designates use classifications that are permitted after the director reviews and approves an administrative permit.

"U" designates use classifications that are permitted after the planning commission reviews and approves a use permit.

Use classifications are defined in Chapter 17.60, Use Classifications. In cases where a specific land use or activity is not defined, the director shall assign it to a classification that is substantially similar in character. Use classifications not listed or not substantially similar to the uses in the schedule below, as determined by the director, are prohibited.

Schedule 17.35.050-A Land Use Regulations

Use Classifications	"PF" District	Additional Regulations and Limitations
Public and Semi-Public Uses		
Accessory uses and structures	P	See Section 18.43.020
Assembly uses (interior or exterior spaces intended for assembly purposes and the gathering of persons for civic, social, or religious functions).	A	L1
Cemetery	U	
Corporation yard	P	L1
Colleges and trade schools, public or private	A	L1
Community social service facilities (incl. daycare services – more than 14 children)	A	L1
Correctional institution	U	
Cultural institutions	A	L1
Government offices	P	L1
Hospitals and clinics (including emergency care).	A	L1; Non-profit only.
Park and recreation facilities.	P	L1
Parking, public.	P	L1
Public maintenance and service facilities.	P	L1
Public safety facilities.	P	L1
Schools, public or private.	A	L1
Airports and heliports.	U	
Transportation passenger terminals	U	
Utilities, major.	A	L1
Utilities, minor.	P	Facilities less than 2,500 SF in size that do not emit dust, odor, smoke, bright light, vibration, or unacceptable levels of noise and that do not involve storage of significant quantities of dangerous or hazardous materials.
Agriculture and Extractive Uses		
Grazing for fire fuel management	P	
Notes and Limitations		See Section 18.43.020
L1: A use permit is required for any facility that exceeds ten thousand square feet in size.		

17.35.060 Site development regulations and performance standards.

Schedule 17.35.060-A prescribes the basic development standards for public facility lands.

Lot Dimensions— Density/Intensity of Use	"PF" District	Additional Regulations
Minimum lot area (SF)	None	¹ none; except where the district abuts a residential district, it shall be ten feet, or as required by the adjacent district, whichever is more restrictive. ² thirty-five (35) feet, except as otherwise provided for in this title or as otherwise approved by use permit.
Minimum lot width (feet)	None	
Base density: Units per gross developable acre	Not Applicable	
Minimum yards: (feet)	None ¹	
Front	20	
Side	0 ¹	
Corner side	20	
Rear	0 ¹	
Maximum building height (feet)	35 ²	
Parking	See Chapter 17.41 Off-Street Parking and Loading	
Common Development Standards and Regulations		
Accessory uses and structures	See Section 17.43.020	
Tree preservation	See Section 17.40.190 and Chapter 12.36	
Walls and fences	See Section 17.40.170	
Site development regulations	See Chapter 17.40	
Creek corridor development	See Chapter 17.48	
Nonconforming sites and uses	See Chapter 17.46	

17.35.070 Development plan required.

An applicant for either a building or discretionary permit (S, A, U) shall submit plans indicating how the standards listed in this title will be met. This submittal shall be made on a form prescribed by the development services director.

Chapter 17.36 SHASTA GATEWAY INDUSTRIAL PARK PLANNED DEVELOPMENT (SGIP-PD)

17.36.010 Applicability of regulations.

The regulations in this chapter shall apply exclusively to the property defined within this district, identified as Shasta Gateway Industrial Park (SGIP), as depicted on Exhibit A to the original adopting ordinance and incorporated by reference herein.

The SGIP planned development district shall be combined with the regulations of Title 17 of the city of Shasta Lake Municipal Code, the recorded Declaration of Protective Covenants, and the adopted Architectural and Design Guidelines for Shasta Gateway Industrial Park.

17.36.020 Purpose.

A. The purpose of the SGIP planned development district is to:

1. Promote and preserve the industrial park as a significant employment generator;
2. Minimize potential land use conflicts by limiting non-industrial uses while providing for consideration of miscellaneous commercial and office uses, including local industry serving food and accessory retail providers and activities;
3. To implement the Shasta Gateway Industrial Park Architectural and Design Guidelines.

This district is consistent with the Industrial (I) general plan designation.

17.36.030 Permitted uses.

The following uses are permitted outright in the SGIP-PD district:

A. If conducted within a building:

1. Combining, assembly, packaging or manufacturing of materials and items that are generally in a processed form which do not emit dust, odors, smoke or unacceptable levels of noise, including:
 - a. Pharmaceuticals, drugs, toiletries or cosmetics,
 - b. Small equipment, such as medical, dental, or optical equipment, watches, clocks, photographic equipment, or drafting equipment,
 - c. Radios, televisions or computers,
 - d. Products from the following previously prepared materials: bristles, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather (excluding any melting or odorous process), rubber, shells, textiles, tobacco, wood or yarn;
2. Research and development laboratory;
3. Wholesale businesses and sales, warehouses and distribution facilities, except those storing or distributing flammable or explosive materials.

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4. Those other uses as permitted by right in the Light Industry (LI) and Industry (I) zoning districts, and which do not conflict with the district's purposes as determined by the development services director.
 - B. Uses accessory to the primary use and contained within the same plant site, such as research or administrative offices, cafeteria, blueprinting or printing. This does not include uses open to the general public.
 - C. Outdoor storage in conjunction with a permitted use, provided:
 1. Storage is located on the rear portion of the lot, and
 2. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six feet in height, and
 3. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.
 - D. Retail sales of marketing materials associated with the permitted use, including but not limited to tee shirts, hats, cups, pens, pencils, etc., when contained within the site of the permitted use and conducted as an accessory use only.
 - E. Full-service retail sales or retail storefronts are not allowed within the SGIP-PD zone district.

(Ord. 07-188 § 2 (part))

17.36.040 Uses requiring use permit.

The following uses are permitted in the SGIP-PD district if a use permit is issued:

- A. Trade school;
- B. Businesses that provide support services to industrial uses or will be used primarily by employees of the industrial uses, but would be open to the general public, including blueprinting, printing photocopying, or sit-down coffee shop or restaurant. Drive-through restaurants are not allowed;
- C. Machine shop, welding shop, plating business, cabinet shop;
- D. Attached caretaker's or night watchman's quarters, no larger than five hundred (500) square feet;
- E. Manufacture or assembly of aircraft, automobiles, mobile homes, houseboats, trucks, trailers, recreational vehicles, boilers, engines, motors and generators, or other products which require use of heavy machinery;
- F. When incidental to a permitted use, storage of chemicals (e.g., acids, alcohol, ammonia, asphalt, cellulose, cement, dyes, fertilizer, film, fuel briquettes, gelatin, glass, glue, tar, paint, plaster, plastics, rubber, soap, vinyl floor covering);
- G. Breweries, distillers, wineries including:
 1. The on-site sale and consumption of alcoholic beverages to the general public as permitted by the California Department of Alcoholic Beverage Control (with or without incidental preparation and service of food) when contained within the same site at which the beverages are manufactured,
 2. Retail sales of packaged alcoholic beverages manufactured at the facility;
- H. Food processing plants and canneries, excluding those that may create obnoxious odors or smoke;

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- I. Stand-alone professional business or administrative offices;
 - J. Commercial, office or industrial condominiums.
 - K. Retail sales when accessory to an approved use, and the products sold are produced on the site. Such uses may occupy not more than 10 percent or 2,500 square feet of floor area, whichever is less. Retail cannabis sales are prohibited.

(Ord. 07-188 § 2 (part))

17.36.050 Other permitted uses. The following other uses are permitted in the SGIP-PD district:

- A. Other uses found to be similar in character and impact to those listed in Sections 17.36.030 and 17.36.040 of this chapter, as determined in accordance with Section 17.10.040. B of this title by the development services director, pursuant to City of Shasta Lake Ord. 07-188 § 2 as amended from time to time.

17.36.060 Site development standards.

- A. The development standards established pursuant to this section apply to all development in the SGIP-PD district.

Limitations on improvements are regulated pursuant to this title as amended from time to time; those established in City of Shasta Lake Ord. 07-188 § 2 as amended from time to time; the recorded Declaration of Protective Covenants for Shasta Gateway Industrial Park; and the most recently adopted Architectural and Design Guidelines for Shasta Gateway Industrial Park. These limitations are supplemental to controls established by building, fire or other jurisdictional codes and regulations and the most restrictive limitations shall apply.

- B. Development Plan. An applicant for either a building permit or use permit shall submit a site development plan, which indicates how the applicable site development standards will be met.

This submittal shall be made on a form prescribed by the development services director. Site development plans shall be approved by the SGIP architectural and development review committee and the development services director prior to issuance of any clearing, grading or building permit.

Chapter 17.37 MOUNTAIN GATE AT SHASTA PLANNED DEVELOPMENT

17.37.010 Purpose.

The purpose of this chapter is to guide and regulate the land use and development of the Mountain Gate at Shasta Area Plan (area plan). (Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.020 Objectives.

The area plan has been designed to ensure the project will have positive benefits for the community. Objectives of the area plan are to:

- A. Provide a comprehensively planned project that is sensitive to environmental issues including wetlands, flood protection, the city's hillside grading concerns, and tree preservation.
- B. Protect the highest quality natural features and resources of the site.
- C. Conform to general plan policies that designate the project site for urban development through implementation of an area plan.
- D. Promote compact mixed-use development that strives to provide a balance of uses, diverse housing and transportation choices, and contributes to a jobs-to-housing balance within the region.
- E. Provide a balanced mix of land uses that will allow a self-sufficient community, thereby reducing demands on regional roadways and services.
- F. Provide for a full range of housing densities and product choices affordable to a broad spectrum of income levels.
- G. Provide a master-planned community on a suitable site of sufficient size in proximity to an existing freeway, with access from existing interchange facilities.
- H. Establish a circulation system that meets local and regional transportation needs and accommodates a variety of transportation modes, including off-street trail systems and on-street bicycle lanes.
- I. Establish a pedestrian-friendly community that provides a continuous system of trails to link neighborhoods together and provide safe routes to parks and community-serving areas.
- J. Provide required park facilities sized to meet the needs of residents in the area plan and located as neighborhood focal elements.
- K. Provide a comprehensively planned infrastructure system (e.g., water treatment and distribution systems, sewer treatment and collection systems, electrical distribution systems, fire suppression facilities, general government facilities) to serve the needs of future residents of the development area.
- L. Provide adequate infrastructure improvements without adversely affecting existing levels of service.
- M. Phase development and infrastructure to respond to market demand while requiring new development to provide the infrastructure and public facilities necessary to serve the developing area.
- N. Establish financial mechanisms to ensure that the full range of services needed to serve the Area Plan are funded by the community and not by existing city residents.
- O. Provide revenue for the maintenance of public open space areas and park facilities, infrastructure, and public services within the development area.

17.37.030 Applicability of regulations.

The regulations of this chapter shall apply exclusively to the property defined within this planned development district known as the Mountain Gate at Shasta Area Plan. The planned development zone district shall be combined with the regulations of Title 17 (Zoning) of the City of Shasta Lake Municipal Code (SLMC). When updates to Title 17 of this code occur, the provisions of City of Shasta Lake Ordinance No. 16 -245 (Ord. No. 16-245, § 4(Exh. B), 1-5-2016) and the Mountain Gate at Shasta Area Plan shall govern within this district. Conflicts between Title 17 and the referenced ordinance and specific plan shall be decided by the city council, after the consideration of the question and recommendation by the planning commission.

17.37.040 Allowable density and density transfer.

- A. Allowable Density. Table 2-1 of the area plan identifies proposed densities for each sub-area of the area plan. An estimated unit yield and probable maximum units for each area has been identified and is based on factors such as site location, topography, sensitive biological habitat, and anticipated market demand for a variety of housing products.

It is anticipated that some development may be clustered and designed to ensure density that might be reduced due to topography or to avoid sensitive biological habitat. As these areas develop, a more detailed assessment of the area plan may result in the need to adjust (reduce or increase) the site and building development standards and/or number of units assigned to a particular area within the area plan.

- B. Density Transfer. It is the intent of the area plan to permit flexibility in adjusting the number of residential units assigned to each sub-area. To further this intent, units assigned to specific land use classifications or parcels may be transferred within the area plan boundaries, provided that all the following criteria are met:
1. The transferring and receiving parcels are within the area plan boundaries and the total maximum number of approved units is not increased (unless an increase is separately approved by the planning commission and city council).
 2. The cumulative increase or decrease in units resulting from the minor density adjustment does not change the number of pre-transfer units allocated to any one of the parcels receiving or transferring the units by more than twenty (20) percent, based on the density ranges shown in Table 2-1 of the area plan.
 3. The adjustments in density do not have a significant adverse effect on planned infrastructure, roadways, schools, other public facilities or sensitive biological habitat.

To request a minor density adjustment, the owners of both the transferring and receiving parcels shall submit to the development services director or his/her designee (director) an application on a form prescribed by the director and all information needed to determine compliance with the above unit-transfer criteria. This submittal shall include information identifying the impacted parcels and designating the number of units being transferred, site plans and maps, and any other necessary documentation requested by the director.

Upon approval of any density transfer, the director shall prepare an updated area plan density table reflecting the adjusted unit counts and densities for all sub-areas of the area plan. The revised table will allow the director to track total residential units within the area plan.

(Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.050 Permitted and conditionally permitted uses.

- A. Table 17.37.050a identifies uses permitted outright; uses permitted pursuant to issuance of a use permit or administrative permit; and uses permitted after review and approval of a zoning/site development permit pursuant to Section 17.37.080 of this chapter. Land use areas identified in Table 17.37.050a are those referenced in Table 2-1 of the area plan.
- B. Housing types may vary in each of the residential sub-areas as project designs incorporate the project site topography and site amenities. Housing types for each of the sub-areas will be determined at the time of submittal of subsequent tentative subdivision maps.
- C. Several identified public uses (i.e., parks, fire station, electric substation) are likely to occur as indicated in Table 2-1 of the Area Plan; however, it is possible that public uses will be located in other development areas as reviewed and approved by the development services director or his/her designee if found to be consistent with the intent of the area plan.

**Table 17.37.050-a
 PERMITTED AND CONDITIONALLY PERMITTED USES**

P	Uses Permitted Outright
AD	Uses permitted after review and approval of an administrative permit by the development services director or his/her designee
UP	Uses permitted after review and approval of a use permit by the planning commission
Z	Uses permitted after review and approval of a zoning/site development permit by the development services director or his/her designee
—	Use not permitted

AREA:	A	F, Q, S	L, M, N, O, P	D, E, G, I	R	H	C, J, K
	Commercial	Very-Low Density	Low Density	Medium Density	High Density	Mixed Use	Parks
RESIDENTIAL							
Single-Family.	—	P	P	P	—	—	—
Two-Family.	—	—	—	—	AD	Z	—
Multiple-Family (apartments).	—	—	—	—	AD	AD	—
Condominiums.	—	—	—	—	AD	AD	—
Live-Work Units.	—	—	—	—	—	Z	—
Non-dwelling accessory structures appurtenant to the permitted use.	P	P	P	P	P	P	—
Small Family Daycare Home (six or fewer).	—	P	P	P	P	P	—
Large Family Daycare Home (seven or more).	—	AD	AD	AD	AD	AD	—

Title 17 – ZONING
 Division III – Base District Regulations
 CHAPTER 17.37 MTN. GATE AT SHASTA PLANNED DEVELOPMENT (PD) (DRAFT)

AREA:	A	F, Q, S	L, M, N, O, P	D, E, G, I	R	H	C, J, K
Bed and Breakfast Guest Facility.	—	AD	AD	AD	—	AD	—
Home occupation business per SLMC 17.88.220.	—	Z	Z	Z	Z	Z	—
Accessory dwelling units (second units): Allowed pursuant to SLMC Chapter 17.43, Accessory Dwelling Units.							
COMMERCIAL							
Automobile/Vehicle Service and Repair: Gasoline, diesel, propane, butane, fuel oil dealers/stations; Gasoline station convenience mini-marts; Oil, tune-up, brake and muffler shops; Tire sales and installation; Self-serve and non-self-serve auto wash; Small engine repair (excludes body and fender work, vehicle painting, towing, vehicle dismantling, or repair of heavy trucks or construction vehicles).	UP	—	—	—	—	—	—
Automobile sales and leasing: automobiles, trucks, motorcycles, lawn and garden-type tractors.	AD	—	—	—	—	—	—
Bars, nightclubs, wine tasting, brewery.	UP	—	—	—	—	—	—
Eating and Drinking Establishment (no drive-thru).	P	—	—	—	—	AD	—

Title 17 – ZONING

Division III – Base District Regulations

CHAPTER 17.37 MTN. GATE AT SHASTA PLANNED DEVELOPMENT (PD) (DRAFT)

AREA:	A	F, Q, S	L, M, N, O, P	D, E, G, I	R	H	C, J, K
Eating and Drinking Establishment (with drive-thru).	AD	—	—	—	—	—	—
Outdoor dining in conjunction with an approved Eating and Drinking Establishment.	P	—	—	—	—	P	—
Hotel/Motel.	AD	—	—	—	—	—	—
Instructional services or facilities: Health/fitness club, dance or music studio, driving school, photography, arts and crafts.	Z	—	—	—	—	Z	—
Offices: Administrative, executive, insurance, legal, medical, professional, real estate, travel agency, etc.	P	—	—	—	—	P	—
Personal Service Uses: Barber, beauty salon, day spa, tattoo parlor, locksmith, shoe repair, computer repair, print shop, Laundromat (no on-site dry cleaning).	P	—	—	—	—	P	—
Recreation/Entertainment: Movie theater, miniature golf, bowling alley, ice/roller skating rink, tennis/racquetball courts, pinball arcades/electronic games centers, pool/card rooms.	AD	—	—	—	—	UP	—
Small Retail Sales (under 15,000 square feet for single tenant): Grocery/ food/ beverage market, florist, bookstore, drug store, pet store, hardware store, furniture, appliances, electronics, variety store.	Z	—	—	—	—	Z	—

Title 17 – ZONING

Division III – Base District Regulations

CHAPTER 17.37 MTN. GATE AT SHASTA PLANNED DEVELOPMENT (PD) (DRAFT)

AREA:	A	F, Q, S	L, M, N, O, P	D, E, G, I	R	H	C, J, K
Large Retail Sales (over 15,000 square feet for single or multi-tenant): Grocery store, home improvement center, discount or wholesale retail sales.	AD	—	—	—	—	UP	—
Temporary Uses: Farmer's Markets; produce sales; carnivals; Christmas tree or pumpkin sales.	Z	—	—	—	—	Z	AD
Veterinarian/Animal Hospital (no outdoor kennels).	Z	—	—	—	—	UP	—
PUBLIC AND SEMI-PUBLIC FACILITIES							
Public Government Offices.	P	—	—	—	—	P	—
Fire Station.	AD	—	—	AD	—	AD	—
Law Enforcement Substation (no jail).	AD	—	—	—	—	AD	—
Public utility substations, structures, facilities, water tanks, etc.	Z	Z	Z	Z	Z	Z	—
Park and Recreation Facilities: Public park, playground, sports fields, gymnasiums, swimming pools, picnic facilities, including related food concessions.	AD	—	—	AD	Z	AD	P
College and Trade School, public or private.	P	—	—	—	—	P	—
Schools, K-12, public or private.	AD	—	—	AD	—	AD	—
Nursery School, Pre-School (licensed or certified by the state).	P	—	—	—	AD	P	—
Day Care Center (licensed or certified by the state for 14 or more) for children or adults.	P	—	—	—	—	P	—
Clubs and Lodges.	AD	AD	AD	AD	AD	AD	—
Conference Center, Meeting Hall.	AD	AD	AD	AD	AD	AD	—

Title 17 – ZONING
 Division III – Base District Regulations
 CHAPTER 17.37 MTN. GATE AT SHASTA PLANNED DEVELOPMENT (PD) (DRAFT)

AREA:	A	F, Q, S	L, M, N, O, P	D, E, G, I	R	H	C, J, K
Community Center, Youth Center, Senior Center.	AD	AD	AD	AD	AD	AD	—
Religious Facilities (church, temple, synagogue, shrine, mosque, etc.) used exclusively for religious worship and incidental accessory uses.	AD	AD	AD	AD	AD	AD	—
Cultural Institution: Library, museum, art gallery, performance art center, amphitheater.	P	—	—	—	—	P	—
Amphitheater/Performance Center—Outdoor.	AD	—	—	—	—	AD	AD
Commuter Parking Lot.	P	—	—	—	—	P	—
Electric Charging Station.	P	—	—	P	P	P	Z

17.37.060 Other permitted uses.

- A. Table 17.37.050a identifies representative land uses for each sub-area of the area plan. During implementation of the area plan, other land uses may be proposed that are not specifically listed, but are consistent with the intent of the area plan and this chapter.

The director may make a determination that a requested use is similar to those uses listed as permitted uses or uses subject to issuance of a use permit, administrative permit, or zoning/site development permit if the following findings are made:

1. The proposed unlisted use is similar in character and impact to a listed use; and
2. The proposed use will be treated in the same manner as the listed use including determining where it is allowed, what permits are required, and what standards affect its establishment.

(Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.070 Live-work units.

- A. A live-work unit means a structure or portion of a structure:
1. That combines a commercial activity allowed in the zone with a residential living space for the owner of the business and that person's household, or the owner's employee; and
 2. Where the resident owner or employee of the business is responsible for the commercial activity performed; and
 3. Where the live-work unit complies with all applicable state and local building and fire-life safety codes.

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- B. Allowable commercial uses in live-work units:
1. Art and craft work such as ceramics, painting, photography, sculpture, and similar cottage industries;
 2. Office uses by architects, attorneys, consultants, writers, owners of e-commerce businesses;
 3. One-on-one services and lessons such as music, art, dance, tutoring, licensed counseling;
 4. Tailoring and sewing;
 5. Limited, brief, pet care services such as grooming;
 6. Hair stylists;
 7. Catering preparation for off-site events;
 8. Cottage food businesses;
 9. Other occupations determined by the Director to be similar and compatible in nature to the uses listed above.
- C. Prohibited commercial uses in live-work units:
1. Adult entertainment activities/businesses;
 2. The retail sale of food and/or beverages with customers arriving on-site;
 3. Entertainment, drinking, and public eating establishments;
 4. Animal hospitals and clinics;
 5. The boarding or breeding of animals;
 6. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles;
 7. Commercial cabinet or furniture making;
 8. Mobile food vendors;
 9. Uses which involve medical procedures;
 10. Uses that require explosives or highly combustible materials;
 11. Welding, machine shop operations, or metal fabricating (except for artisan metal sculpture);
and
 12. Other uses that the director determines to be similar in character to those listed above.
- D. A valid city business license and zoning/site development permit for the commercial use shall be maintained at all times.
- E. Only one business per live-work unit is allowed.
- F. No more than two employees (excluding residents of the dwelling unit) may be employed, unless otherwise provided pursuant to issuance of a use permit by the planning commission.
- G. Residential areas are permitted above or below the commercial component, or in a portion of a single-story structure, provided there is internal access between the residential and commercial space.
- H. At least ten percent but no more than thirty-five (35) percent of the total floor area of the live-work unit shall be working space.

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- I. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
 - J. No portion of a Live-Work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
 - K. Access to the commercial component shall be oriented to the street and shall have at least one access separate from the living space.
 - L. Signage intended to promote on-site commercial uses shall be restricted to two 1½ square-foot signs permanently affixed to the door or wall of the business component.
 - M. Customer vehicle trips and business-related deliveries shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday.
 - N. Customer vehicle trips are limited to no more than eight per day, and no more than two customers shall be on-site at any given time. Business-related deliveries are limited to no more than one per day. The commercial use shall not generate vehicular traffic that will interfere with residential traffic circulation.
 - O. The Live-Work unit shall be required to provide two-car covered parking in an attached or detached garage, plus two additional off-street parking spaces unless the property is part of a shared parking arrangement pursuant to Section 17.37.130.
 - P. No outdoor storage of materials or equipment related to the business shall be permitted.
 - Q. No outdoor activity related to the business shall be permitted.
 - R. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling unit or neighborhood and shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
 - S. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential uses shall be stored or used on the premises.
 - T. After approval, a live-work unit shall not be converted to either entirely residential use or entirely business use unless authorized by the Director.

17.37.080 Development permit procedures.

- A. Use Permits: The process for reviewing and approving use permits shall be the procedure outlined in Chapter 17.14 – Administrative Permits and Use Permits of this title.
- B. Administrative Permits: The process for reviewing and approving administrative permits shall be the process outlined in Chapter 17.14 – Administrative Permits and Use Permits of this title.
- C. Zoning/Site Development Permits: The process for reviewing and approving zoning/site development permits shall be as follows:
 - 1. An application for a zoning/site development permit shall be made in writing on a form prescribed by the director, and shall be accompanied by the following:
 - a. A clear and concise description of the use and accompanying activities;
 - b. Site plans, maps or other documents showing the details of the proposed use, building or facilities, including how the applicable design standards of this chapter will be satisfied; and
 - c. Information demonstrating compliance with the criteria applicable to the proposed use.

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2. No application shall be accepted as complete unless and until all fees, the application form and related information are filed with and accepted by the director. Failure of any applicant to respond, within thirty (30) days of mailing, to any notice that the application is incomplete or to any request to clarify, amplify, correct or otherwise supplement the application may be deemed, at the discretion of the director, an abandonment of the zoning/site development permit application, in which case no further action shall be taken upon it.
 3. The director shall consider approval of the application after the application is deemed complete.
 4. If the director determines that the proposed use meets all criteria applicable to the proposed use, the director will approve or conditionally approve the proposal.
 5. If the director determines that the proposed use does not meet all criteria applicable to the proposed use, the director shall deny the application.
 6. The director may refer any zoning/site development permit proposal to the planning commission for a decision when it is determined that the nature of the project, or the existence of a policy question, requires such referral.
 7. The granting of any zoning/site development permit may be conditioned upon the dedication of land or the posting of a bond to guarantee the installation of public improvements, provided the dedication or public improvements are reasonably related to the use for which the zoning/site development permit is granted.
 8. Any zoning/site development permit granted under this section may be limited to a term set when the permit is granted. The establishment, maintenance or operation of any use under this section shall cease at the end of the term established by the permit, if any. The term limit on the permit may be extended by the director upon written request by the applicant prior to expiration of the term based on conditions appropriate at the time of such time extension.
 9. Every zoning/site development permit issued under this section is revocable. Whenever the director determines that one or more grounds exist for revocation, the applicant shall be notified in writing by the director of the date of revocation as set forth in Section 17.13.120.
 10. Every zoning/site development permit expires and is automatically null and void without further action by the city if the activity or use for which the zoning/site development permit was granted has not been actively and substantially commenced within two years of the date of its approval.
 11. The director may extend the time for commencement of the use or activity during the two years following approval of the zoning/site development permit, if an application for an extension of time is made prior to expiration of the zoning/site development permit. An extension of time shall be approved if the applicant shows reasonable cause for the extension. Reasonable cause exists if the applicant shows that circumstances beyond his/her control have prevented him/her from taking sufficient action.

17.37.090 Site and building development plans.

- A. All applicants shall submit a conceptual development plan of the project showing the location of buildings, building elevations, streets, walkways, parking and landscaping, the proposed uses of the buildings and grounds, staging of the development and other information which the director may require in order for the city to properly evaluate the application.
- B. Prior to issuance of a building permit, detailed development plans, drawn to scale, shall be submitted to the director for plan check and approval to ensure conformity with the approved conceptual development plans and with the intent of the area plan.

17.37.100 Site and building development standards.

Site and building development standards are as shown in Table 17.37.100.a. Specific requirements shall be identified during preparation and review of conceptual development plans for each subsequent development project and may vary from the standards identified in Table 17.37.100a based on topography, surrounding uses, sensitive biological habitat, density transfers and other development constraints. Minor modifications may be approved by the director pursuant to Section 17.37.150 of this chapter.

TABLE 17.37.100a Minimum Site and Building Development Standards						
AREA PLAN SUB-AREA:	Area A	Areas F, Q, S	Areas L, M, N, O, P	Areas >D, E, G, I	Area H	Area R
Land Use Description:	Commercial	Very-Low Density 1—2 du/ac	Low Density 2—4 du/ac	Medium Density 4—7 du/ac	High Density 11—20 du/ac	High Density 11—30 du/ac
		Large Lot	Medium and Large Lot	Small and Medium Lot	Mixed Use	Multi-Family
Allowed Housing Types:	N/A	Single-Family Detached	Single-Family Detached; Duplexes	Single-Family Detached or Attached; Duplex; Townhomes; Alley-Loaded; Green Court	Apartments; Townhomes; Live-Work Units; Alley Loaded; Green Court	Apartments; Duplexes; Townhomes
Maximum Floor Area Ratio (FAR) (commercial); Maximum building coverage (residential)	0.25	0.5	0.5	0.7	Residential: 0.7 Non-Residential: 0.1	0.7
Minimum Lot Size (Square Feet) ¹	10,000	15,000	6,000	4,000	3,000	10,000
Minimum Lot Width (feet)	80	100	60	50	Residential: 30 Non-Residential: 30	80
Minimum Lot Depth (feet)	110	150	100	80	Residential: 70 Non-	100

TABLE 17.37.100a Minimum Site and Building Development Standards						
AREA PLAN SUB-AREA:	Area A	Areas F, Q, S	Areas L, M, N, O, P	Areas >D, E, G, I	Area H	Area R
Land Use Description:	Commercial	Very-Low Density 1—2 du/ac	Low Density 2—4 du/ac	Medium Density 4—7 du/ac	High Density 11—20 du/ac	High Density 11—30 du/ac
		Large Lot	Medium and Large Lot	Small and Medium Lot	Mixed Use	Multi-Family
					Residential: 70	
Setbacks (feet)²						
Front Yard to Dwelling/ Commercial Building	10	15	15	10	Residential: 10 Non-Residential: 10	10
Front Yard to Garage	N/A	20	20	20	Residential: N/A Non-Residential: N/A	20
Side Yards ³	0	5 and 10	5 and 10	5 and 5	Residential: 0 and 5 Non-Residential: 0	5 and 15
Side Yard adjacent to street	10	10	10	10	Residential: 10 >Non-Residential: 10	15
Rear Yard ⁴	0	15	15	10	Residential: 10 Non-Residential: 10	10
Rear Yard with Alley Access	N/A	5	5	5	Residential: 5 Non-Residential: N/A	5

TABLE 17.37.100a Minimum Site and Building Development Standards						
AREA PLAN SUB-AREA:	Area A	Areas F, Q, S	Areas L, M, N, O, P	Areas >D, E, G, I	Area H	Area R
Land Use Description:	Commercial	Very-Low Density 1—2 du/ac	Low Density 2—4 du/ac	Medium Density 4—7 du/ac	High Density 11—20 du/ac	High Density 11—30 du/ac
		Large Lot	Medium and Large Lot	Small and Medium Lot	Mixed Use	Multi-Family
Maximum Building Height - Dwelling/Commercial Building 5	40	30	30	30	Residential: 45 Non-Residential: 40	45
Maximum Building Height - Accessory Buildings	18	18	18	18	Residential: 18 Non-Residential: 18	18
Parking	Refer to Area Plan					
Landscaping						
Outdoor Lighting						
Signage						
Fencing						
Outdoor Trash Receptacles						

- ¹ Lots developed through clustering may be smaller in size than indicated in Table 17.37.100a, provided the smallest proposed lot is not less than ¼ of the minimum required lot size for the sub-area of the area plan. Building sites of less than two acres shall be determined by reference to net acreage as defined by SLMC Chapter 17.61 – List of Terms and Definitions.
- ² - Lots over one acre require 30-foot setbacks unless waived by the Shasta Lake Fire Protection District.
 - When a commercial use abuts a residential use, the front yard shall be the same as the residential within twenty-five (25) feet of the residential use.
 - When a commercial use abuts a residential use, the side yard shall be fifteen (15) feet.
- ³ Side yard setbacks for attached residential uses are 0 and 0
- ⁴ When the commercial use abuts a residential sub-area, the rear yard shall be 15 feet. If it abuts a public street, the rear yard shall be ten feet.
- ⁵ When the commercial use abuts a residential sub-area, the height limit is 20 feet, single-story.

17.37.110 Architectural and site design standards.

- A. Architectural and site design shall be governed by Area Plan Section 7.0 (Design Guidelines). These guidelines shall be considered during the design and review of all future development proposals and are to be used in conjunction with other applicable zoning development standards, ordinances and/or special development requirements.
- B. The city's design criteria are not intended to be rigid or restrict creative solutions. For uses that require a use permit, the planning commission, at its discretion, shall have the authority to consider and accept alternative site and/or building designs that are determined to meet the general intent of the adopted design guidelines. For uses that require an administrative permit or zoning/site development permit, this authority shall extend to the director pursuant to the authority granted by this chapter.

(Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.120 Parking.

- A. Off street parking shall be consistent with the provisions of SLMC Chapter 17.41.
- B. Development in mixed-use areas shall require review and approval of a master parking plan by the director prior to issuance of a building permit.
- C. Development proposed in mixed-use areas may include a shared parking arrangement as part of the master parking plan. The director may approve the request based on factors such as anticipated parking demands and the days and hours of operation for each use.
- D. Where a proposed use is not specifically listed in SLMC Chapter 17.60 – Use Classifications, the director has the authority to determine the required number of parking spaces based on similarity of the proposed use to other listed uses.

17.37.130 Streets.

- A. Except as modified by the city engineer as needed to ensure safe and efficient traffic (e.g., in the vicinity of fire hydrants, public utility facilities, public transit stops, school bus stops, etc.) the requirements for minimum right-of-way widths shall be as indicated in the area plan and on any subsequent tentative subdivision map or improvement plans.

(Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.140 Administrative modifications.

- A. The director may determine through the plan review and permitting process that a particular request for approval is in substantial conformity with the provisions and intent of the area plan. "Substantial conformity" may include requests for a fifteen (15) percent or less adjustment to quantifiable or measurable standards contained in the area plan or development standards and requests that are not readily quantifiable or measurable, which the director determines are minor in nature. All other requests for variations shall be submitted to the planning commission for review and consideration.
- B. Administrative modifications are appropriate for requests that conform to one or more of the following criteria or circumstances:

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1. The director determines that the proposed adjustments are offset by the merits of the proposed design and do not significantly change the anticipated physical characteristics, goals, and intent of the area plan.
 2. Granting of the administrative modification will result in design improvements, where there are space or other restrictions on the site which preclude literal compliance with the development standards without hardship.
 3. Granting of the administrative modification, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements.
 4. Proposed changes to land use diagram shapes or to the alignment of streets maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the vision, goals, and policies of the area plan.
 5. The proposed change is not expected to significantly increase environmental impacts beyond the levels identified in the final EIR pursuant to Section 17.37.160 of this chapter.
 6. An administrative modification may be reviewed and acted upon by the director. In granting an administrative modification, the director may impose conditions to safeguard public health and safety, and to ensure that development so authorized is consistent with the objectives and intent of the area plan. No planning commission or city council review is required, unless the administrative modification is appealed pursuant to Section 17.37.170 of this chapter.

(Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.150 Environmental review.

All applications for a development entitlement shall be reviewed for conformity with the area plan and for compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The certified environmental impact report (EIR) for the area plan shall serve as the base environmental document for subsequent entitlement approvals within the area plan. The director will determine the appropriate level of environmental review for subsequent projects.

The rules governing the extent of any future environmental review are set forth in Sections 15183 and 15183.5 of the State CEQA Guidelines. Under this section of the State CEQA Guidelines, projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

The director will consider environmental effects that were not analyzed as significant effects in the certified EIR for the project, or if there are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the project. In addition, the city will consider whether there are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(Ord. No. 16-245, § 4(Exh. B), 1-5-2016)

17.37.160 Appeals.

An applicant or any interested party who disagrees with the director's decision to issue, issue with conditions, or to deny a permit or time extension may appeal such decision to the Shasta Lake Planning Commission by submitting a written appeal within five calendar days of the decision pursuant to the requirements of SLMC Section 17.11.090. A decision of the planning commission may be appealed to the city council if the appeal is submitted in writing to the city clerk within five calendar days following the planning commission's action. The fee for filing an appeal shall be the same as that required for appeals of actions related to a use permit.

17.37.170 Administrative enforcement.

The provisions of SLMC Chapter 17.23 for administrative enforcement shall apply.

Chapter 17.38 PLANNED DEVELOPMENT (PD) DISTRICT

17.38.010 Purpose.

The planned development district zone is intended to facilitate the flexible development of property in a manner consistent with the policy direction of the general plan. Planned development zoning is used where greater flexibility in site and/or building design is needed to achieve more efficient use of land than would be possible by strictly applying a base zoning district's development regulation. This flexibility must result in excellence in project design that is not otherwise achievable under the provisions of the base zoning districts.

Another purpose of this district is to facilitate, where appropriate, the development of housing in furtherance of the goals and policies of the general plan's housing element. In these cases, design considerations and requirements ensure that the developments are compatible with existing and future developments in the area, while also providing a desirable living environment for residents.

Planned developments are under unified control and comprehensively planned to provide for a mix of uses that might otherwise create land use conflicts. This district is consistent with all general plan land use designations that provide for substantial residential, commercial or industrial development, provided the proposed uses are consistent with the purposes of the general plan land use designation(s) within which the project is located.

17.38.020 Applicability – Zoning map designation and planned development plan required.

A planned development district shall be identified by the designation "PD-" applied in combination with the base zoning district designation from the zoning map (PD-C-), and a unique number or title identifying the development. The minimum project area for a PD district is one acre unless the planning commission determines that, based on the merits of a particular development, a lesser area meets the intent of this chapter. PD district zoning may be initiated by the city council or the planning commission or by an applicant under the procedures established in Chapter 17.17 - Amendments to the text or map. No development permit may be issued, or subdivision map approved, in a planned development district unless a planned development plan has also been approved.

- A. Applicant-Initiated. When an applicant initiates a planned development rezoning, the application shall also include the submittal of an application for approval of a use permit for the planned development plan. The planning commission shall review the rezoning request and the planned development plan and recommend approval, denial or conditional approval to the city council. If the city council does not deny the request, it shall approve or conditionally approve the planned development plan by resolution at the same time that it adopts an ordinance establishing the "PD" zoning district.
- B. City-Initiated. The city council may rezone any property it determines appropriate to "PD" planned development overlay district in accordance with the procedures established in Chapter 17.17 (Amendments to the Text or Map) of this title.

17.38.030 Subdivision approval required.

An application for rezoning to the planned development district and approval of a planned development plan does not constitute an application for subdivision of property. If a subdivision of land is proposed in conjunction with a planned development plan, a separate application, review, and findings shall be made in accordance with the provisions of the code. Consideration of the tentative or parcel map, the planned development plan and the rezoning request shall be conducted concurrently unless the planned development is established by separate action of the city council.

17.38.040 Pre-application and application - required plans and materials.

An application for approval of a planned development will be processed in the same manner as a use permit and rezoning application. When needed, the director may request additional information beyond that identified below to determine that the intent of this title and the general plan will be fulfilled.

- A. Preapplication Procedure. Prior to applying for a planned development rezoning, the applicant shall schedule a pre-application review conference with the director to discuss the general acceptability of the proposal, possible issues that may be encountered and the need for any interagency coordination. Such preliminary consultations shall be relative to a conceptual development plan submitted by the applicant. The conceptual plan may be referred to the planning commission for preliminary comments. Such comments shall be considered advisory in nature and shall not constitute a recommendation of approval.
- B. Applications for a planned development shall contain the following:
 - 1. A completed application form, the required fee, and any required attachments. If the property is not in single ownership, all owners shall authorize the application.
 - 2. Applications for a PD shall contain a conceptual development plan for the project site showing the approximate locations of buildings, building elevations, roads, walkways, parking and landscaping, the proposed uses of the buildings and grounds, staging of the development and other information which the development services director or his or her designee may require to evaluate and process the application properly
 - 3. A map showing proposed planned development boundaries and the area's relationship to uses and structures within a three-hundred-foot radius of the project area boundaries.
 - 4. A map of the planned development area showing sufficient topographical data to indicate clearly the character of the terrain, drainage patterns, and the type, location, and condition of mature trees and other natural vegetation.
 - 5. A site plan indicating the existing and proposed uses, building locations, gross floor area, lot coverage, parking and density and a circulation plan for vehicles, bikes and pedestrians.
 - 6. A preliminary development schedule indicating the sequence and timing of development.
 - 7. Proposed guidelines for the physical development of the property, including illustrations of proposed architectural, urban design and landscape concepts.
 - 8. Preliminary site development, clearing, and grading plans, including cross sections showing the relationship of the proposed building envelopes to both existing and planned topography.
 - 9. A statistical summary of the amount (in square feet or acres) and percentage of project site of open space including private open space, common open space and usable open space as applicable. Identification and description of proposed open-space areas and proposed recreational amenities.
 - 10. The director may require any other materials needed to identify and evaluate the proposed project's scope and potential impacts adequately.

17.38.050 Required findings.

The approving authority may approve an application for a planned development plan and rezoning only upon making all the following findings:

- A. The proposed development is consistent with the goals, objectives, policies, standards, and programs of this code and of the general plan and any applicable specific plan, including density and intensity limitations that apply.

B. The site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscape areas and other features required by this code.

C. The site for the proposed development has adequate access, considering existing and planned streets and highways and any applicable public safety standards.

D. Adequate public services exist or will be provided in accordance with the conditions of development approval, to serve the proposed development, and the approval of the proposed development will not result in a reduction of such public services to surrounding properties so as to be a detriment to public health, safety or the general welfare.

E. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof and will be compatible with the existing and planned land use of the surrounding area.

F. The improvements required and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, fire and slope hazards.

G. The proposed development carries out the intent of the planned development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which would be achieved through the application of the base district regulations. However, in those instances in which the entire development will be reserved on a long-term basis for low-income and extremely low-income households, the architecture and design requirements of the approval shall be subject to the requirements of state law.

17.38.060 Conditions.

In approving a planned development plan and rezoning, or modifications thereto, the approving authority shall require that the use and development of the property conform with a site plan, architectural drawings and design and purpose statements submitted in support of the application, or with such modifications thereto as may be deemed necessary to protect the public health, safety or general welfare and to secure the objectives of the general plan. The approving body may also impose such other conditions as may be deemed necessary to achieve these purposes, including but not limited to, the following matters:

A. Setbacks, yard areas and open spaces.

B. Fences, walls and screening.

C. Building materials, built-in fire protection and architectural treatments.

D. Parking, parking areas, and vehicular ingress and egress, in addition to the minimum requirements of Chapter 17.41 (Off-Street Parking and Loading) of this title.

E. Common and private open space, landscape and maintenance of landscape and grounds.

F. Such other conditions as may be determined necessary to ensure that development will occur in accordance with the intent and purposes of this chapter and the general plan.

G. Reasonable guarantees of compliance with required conditions, such as a deed restriction or by furnishing financial security in a form approved by the city attorney, in an amount determined by the city as necessary to ensure compliance with the approved planned development plan.

H. The city may also require that homeowners' association documents be submitted for review and approval by the city prior to the submittal of such documents to the State Department of Real Estate.

17.38.070 Effective date.

The planned development approval shall become effective concurrent with the effective date of the planned development zoning approval, or the effective date of any modifications thereto.

17.38.080 Final plan approval.

A. Final development plans shall be submitted to the director for review before building or grading plans are approved. The final plans shall consist of a single comprehensive submittal, including all information required to determine whether they are consistent with the conditions of approval, including but not limited to plans for grading, landscape, fencing/walls, open-space amenities, entrance features, street lighting, architectural standards and final building elevations.

B. The director's consideration and approval of the final plan shall not require a public hearing. Appeals of the director's determination shall be in accordance with Section 17.11.090—Appeals of this title.

C. The director must approve the final plans as consistent with the project approval before a project grading or clearing permit, building permit, or other development permit is approved unless the city council modifies this requirement in its rezoning approval.

D. An application fee, in accordance with the city fee schedule, will be charged for reviewing the final plan.

17.38.090 Lapse of approval/revocation/renewal.

The lapse of approval, revocation and renewal of a planned development plan shall be governed by the procedures set forth in Chapter 17.11 (Common Procedures). If the planned development plan is revoked for any reason, the city council may, at its discretion, initiate a rezoning of the property to its base district designation.

17.38.100 Permitted uses.

Any use or combination of uses arranged and designed to result in a development that is internally compatible, compatible with surrounding uses and consistent with the goals and policies of the general plan are permissible in a PD zone. In zones designated by the general plan as suburban residential (SR), multiple-family housing may be permitted as part of a mix of housing types.

17.38.110 Development intensity, density, and modification of required development standards.

Proposed projects shall comply with the density and/or intensity standards of the applicable base zoning district(s). If a proposed residential project is located in an area designated by the general plan as urban residential (UR) or suburban residential (SR) and meets the planned development concepts described in the purpose statements of Section 17.38.010, including a mix of housing types, the approving authority may grant up to a twenty-five (25) percent residential density bonus over that permitted by the base zoning district(s), subject to the required findings outlined in section 17.38.050.

B. Modification to Standards of this Code. The approving authority may approve a planned development plan that deviates from the density, lot size, setback, height and other physical limitations defined in the base district or other provisions of this code provided that the approving body makes the findings required in Section 17.38.050 of this chapter. Deviations from the land use regulations of the base district are permitted where such modifications will result in the implementation of general plan policies related to providing a mix of residential and local serving commercial development, and when providing for the development of residential units that will be available on a long-term basis through the recording of affordability covenants for low- and moderate-income residents.

17.38.120 Reserved.

17.38.130 Approved planned developments.

- Z 94-46—CPD Twin View.
- Z 95-02—CPD Commercial Center.
- Z 19-07—Windsor Estates Phase 3 PD.