

Article 2

Zones, Allowable Land Uses, and Zone-Specific Standards

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Chapter 17.200 – Establishment of Zones, Adoption of Zoning Map

Sections:

- 17.200.010 – Purpose
- 17.200.020 – Zones Established
- 17.200.030 – Zoning Map Adopted
- 17.200.040 – Zoning of Annexed Areas and Undesignated Lands

17.200.010 – Purpose

This Chapter establishes the zones applied to property within the City; establishes and adopts the Zoning Map; and determines how the zones are depicted on the Zoning Map.

17.200.020 – Zones Established

The City of San Jacinto shall be divided into zones that are intended to implement and be consistent with the San Jacinto General Plan. Each parcel of land within the City shall be located within a zone identified on the City of San Jacinto Zoning Map. Table 2-1 identifies the zones established by this Development Code.

Table 2-1

Zones Implementing the General Plan

Zoning District		General Plan	
Zoning Map Symbol	Zone Name	GP LUP Symbol	General Plan Land Use Designation Implemented by Zoning District
Residential Zones			
RE	Residential Estate	VLDR	Very Low Density Residential
RR	Rural Residential		
RL	Residential, Low Density	LDR	Low Density Residential
RM	Residential, Medium Density	MDR	Medium Density Residential
RH	Residential, High Density	HDR	High Density Residential
RVH	Residential, Very High Density	VHDR	Very High Density Residential
Commercial and Industrial Zones			
CG	Commercial General	C	Commercial
CN	Commercial Neighborhood		
CR	Commercial Regional		
BP	Business Park	BP	Business Park
OP	Office Park		
IL	Industrial Light	I	Industrial
IH	Industrial Heavy		
Mixed Use Zones			
MU	Mixed-Use	MU	Mixed-Use
MU-E	Mixed-Use – Entertainment		
DV	Downtown Village	DV	Downtown Village
Special Purpose Zones			
OSG	Open Space General	OS	Open Space
OSR	Open Space Recreation		
PI	Public Institutional	PI	Public Institutions
SP	Specific Plan	SP	Specific Plan
Combining/Overlay Zones			
-RAAB	Residential Agricultural Accessory Business	RR LDR	Rural Residential Low Density Residential
-H6	6 th Cycle Housing Element Site	All	All

17.200.030 – Zoning Map Adopted

The Council hereby adopts the City of San Jacinto Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department.

- A. Inclusion by reference.** The Zoning Map, together with all legends, symbols, notations, references, zone boundaries, and other information on the map, has been adopted by the

Council and is hereby incorporated into this Development Code by reference as though it were fully included here.

- B. Zone boundaries.** The Zoning Map shall indicate the boundaries of the zones established by Section 17.200.020 (Zones Established).
- C. Relationship to General Plan.** The Zoning Map shall implement, and shall be consistent with, the City's adopted General Plan.
- D. Map amendments.** The Zoning Map, if amended, shall be amended in compliance with the process established in Chapter 17.720 (Amendments). (Ord. 22-11, Dec 2022)
- E. Zoning Map interpretation, applicability of zone requirements.** The Zoning Map shall be interpreted in compliance with Section 17.105.020 (Rules of Interpretation).

17.200.040 – Zoning of Annexed Areas and Undesignated Lands

Property subject to annexation shall be classified (i.e., pre-zoned) in the zone(s) that are most consistent with the General Plan land use designation before commencement of Local Agency Formation Commission (LAFCO) proceedings in compliance with Government Code Section 56375 et seq. (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).

Chapter 17.205 – Allowable Land Uses and Development

Sections:

- 17.205.010 – Purpose
- 17.205.020 – General Requirements for Development and New Land Uses
- 17.205.030 – Allowable Land Uses and Permit Requirements
- 17.205.040 – Exemptions from Permit Requirements
- 17.205.050 – Additional Permits and Approvals
- 17.205.060 – Temporary Uses
- 17.205.070 – Land Uses, Incidental Land Uses, Special Uses, and Permit Requirements

17.205.010 – Purpose

This Chapter identifies requirements for the approval of proposed development and new land uses. The permit requirements for specific land uses are located in Chapter 17.215 through 17.235.

17.205.020 – General Requirements for Development and New Land Uses

No land use or structure shall be altered, constructed, established, moved, reconstructed, maintained, or replaced unless in compliance with the requirements in this Section.

- A. **Allowable use.** A land use shall be allowable in the zone applied to the site. The basis for determining whether a use is allowable is described in Section 17.205.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit and approval requirements.** A planning permit or other approval or authorization required by Section 17.205.030 (Allowable Land Uses and Permit Requirements) and Chapter 17.325 – Water Efficient Landscape and Irrigation shall be obtained before the issuance of a required building permit, grading permit, or other construction related permit; other permits identified in the Municipal Code; and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 17.205.040 (Exemptions from Permit Requirements). (ord. 16-01, adopted April 5, 2016)
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Article 2; applicable standards and requirements in Article 3 (Site Planning and Development Standards), Article 4 (Standards for Specific Land Uses), and Article 5 (Resource Management); and any applicable conditions imposed by a previously approved or granted planning permit.

- D. Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act (Government Code Sections 66410 et seq.) and Municipal Code Title 16 (Subdivisions).

17.205.030 – Allowable Land Uses and Permit Requirements

- A. Allowable land uses.** The uses of land allowed in each zone are indicated Table 2-2, including the type of planning permit, approval, or authorization required for each use. Each land use is defined in Article 8 (Definitions).
- 1. Establishment of an allowable use.** Any one or more land uses identified in the table as being allowable within a specific zone may be established on any parcel within that zone. The land uses shall be subject to the planning permit requirements indicated in the tables as described in Paragraph B, below, and shall comply with all applicable requirements of this Development Code.
 - 2. Use not listed.** A land use that is not listed in Table 2-2 and is determined by the Director to not be included in Article 8 (Definitions) under the definition of a listed land use, is not allowed within the applicable zone, except as otherwise provided in Section 17.105.020.H (Rules of Interpretation – Unlisted Uses of Land) or Section 17.205.040 (Exemptions from Permit Requirements).
- B. Permit requirements.** Tables 2-2 and 2-3 provide for land uses that are:
1. Permitted subject to first obtaining a Zoning Clearance (Chapter 17.655) and compliance with all applicable provisions of this Development Code. These are shown as "P" uses in the tables.
 2. Allowed subject to the approval of a Minor Use Permit (Chapter 17.605), and shown as "MUP" uses in the tables.
 3. Allowed subject to the approval of a Conditional Use Permit (Chapter 17.605), and shown as "CUP" uses in the tables.
 4. Expressly not allowed in particular zones, and shown as "---" in the tables.

17.205.040 – Exemptions from Permit Requirements

The planning permit requirements of this Development Code do not apply to the land uses, structures, and activities identified in this Section. These are allowed in all zones subject to compliance with this Section and Chapter 17.325 – Water Efficient Landscape and Irrigation. However, building, grading, encroachment, or other construction permits may still be required in compliance with the Municipal Code. (ord. 16-01, adopted April 5, 2016)

- A. General requirements for exemption.** The land uses, structures, and activities identified in Paragraph B, below, are exempt from the planning permit requirements of this Development Code except for the requirements of Chapter 17.325 – Water Efficient Landscape and Irrigation only when:
1. The use, activity, or structure is established and operated in compliance with all applicable standards of this Article (Zones, Allowable Land Uses, and Zone-Specific Standards), and Article 3 (Site Planning and Development Standards), Article 4 (Standards for Specific Land Uses), Article 5 (Resource Management), and, where applicable, Chapter 17.705 (Nonconforming Parcels, Structures, and Uses); and
 2. Any permit or approval required by regulations other than this Development Code is obtained (for example, a building permit) in compliance with Section 17.205.050 (Additional Permits and Approvals). (ord. 16-01, adopted April 5, 2016)
- B. Exempt activities and land uses.** The following are exempt from the planning permit requirements of this Development Code except for the requirement of Chapter 17.325 – Water Efficient Landscape and Irrigation when established and conducted in compliance with Paragraph A, above. (ord. 16-01, adopted April 5, 2016)
1. **Governmental facilities.** Facilities of State government, Federal government, or local government (e.g., water district, sanitation district) on land owned or leased by that governmental agency, for governmental operations, to the extent that the facilities are exempted by State or Federal law and in compliance with Section 17.100.060 (Applicability of Development Code).
 2. **Decks, platforms, and walkways.** Decks, platforms, and walkways that are not required to have a building permit or grading permit. Walkways shall be in compliance with Section 17.215.035 (Paving Within Residential Front Yard Area).
 3. **Fences and walls.** See Chapter 17.315 (Fences, Walls, and Hedges).
 4. **Interior remodeling.** Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
 5. **Repairs and maintenance.**
 - a. **Single-family dwellings.** Ordinary repairs to, and maintenance of, single-family dwellings, if any exterior repairs employ the same materials and design as the original construction.

- b. Multi-family residential structures and nonresidential structures.** Ordinary repairs to, and maintenance of multi-family residential structures and nonresidential structures, if:
- (1) The work does not change the permitted land use of the site or structure, or add to, enlarge, or expand the land use or structure; and
 - (2) Any exterior repairs employ the same materials and design as the original construction.
- 6. Small, portable residential accessory structures.** A single portable structure per parcel or unit, including pre-manufactured storage sheds or other small structures, in residential zones that are exempt from building permit requirements in compliance with the Municipal Code and the Building Code. Additional structures may be approved in compliance with Chapter 17.405 (Accessory Structures and Uses), where allowed by the applicable zone.
- 7. Solar energy systems.** The addition or replacement of solar energy systems to the roof or side of a structure; provided that the systems comply with California Building Code and the provisions in Section 17.430.325 (Solar Energy Systems).
- 8. Spas, hot tubs, and fish ponds.** Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed three feet in depth.
- 9. Utilities.** The alteration, construction, erection, or maintenance by a public utility or agency of utility infrastructure, subject to the provisions of Government Code Section 53090 et seq. (Regulation of Local Agencies by Counties and Cities), any local utility shall be allowed in any zone. See definition of "Utility Infrastructure" in Section 17.800.220 ("U" – Definitions). See Section 17.305.106 for utility undergrounding requirements.
- 10. Satellite/dish and amateur radio antennae.** Satellite/dish and amateur radio antennae are exempt if in compliance with Section 17.430.290 (Satellite/Dish and Amateur Radio Antennae).

17.205.050 – Additional Permits and Approvals

A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Conditional Use Permit may also require a building permit or other permit or approval required by the Municipal Code. Nothing contained in this Development Code, or any entitlement granted in compliance with this Development Code, shall serve to invalidate those other requirements.

17.205.060 – Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are located in Chapter 17.640 (Temporary Use Permits)

17.205.070 – Land Uses, Incidental Land Uses, Special Uses, and Permit Requirements

- A. **Allowed land uses.** Table 2-2 indicates the uses allowed within each zone and the planning permit required to establish each use, in compliance with Article 6 (Permit Procedures).
- B. **Allowed incidental land uses.** Table 2-3 indicates the uses allowed incidental to a permitted, or conditionally permitted, land use that is legally established on the same parcel or development, and the planning permit required to establish each use, in compliance with Article 6 (Permit Procedures). Incidental land uses cannot be established as a stand-alone use.
- C. **Prohibited land uses.** Any table cell with a “---” means that the listed land use is expressly prohibited in that specific zone.
- D. **Land uses not listed.** For land uses not listed in Table 2-2 or 2-3, the provisions of Chapter 17.105 (Interpretation of Regulations) shall apply.
- E. **Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.
- F. **Special or Unusual Uses.** At the discretion of the Director, or his/her designee, a conditional use permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone.

Allowed Uses and Permit Requirements																				
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)					MUP Minor Use Permit (17.605)				CUP Conditional Use Permit (17.605)			TUP Temporary Use Permit (17.640)			--- Not Permitted			Specific Use Regulations
		Residential Zones					Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones			
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI	
Agricultural Uses																				
Agricultural Activities, Facilities and Structures	P	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	17.305.040 17.405.030
Agritourism	C	C	C	C	C	C	C	C	C	C	C	C	C	C	---	---	---	---	---	17.430.030
Community Gardens	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	P	---	---	17.430.120
Limited, Seasonal Farming	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	---	P	P	---	17.430.200
Livestock and Dairy Operations	P	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
Produce Stands – Permanent	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	P	---	---	
Cannabis Oriented Businesses and Uses (refer to Chapter 17.435 for additional locational limitations and requirements)																				
Outdoor Cultivation	(Per Chapter 17.435)																		17.435; MC 9.28	
Indoor Cultivation	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	17.435; MC 9.28
Indoor Dispensaries	---	---	---	---	---	---	---	P	---	---	P	P	---	---	---	---	---	---	---	17.435; MC 9.28
Indoor Distribution	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	17.435; MC 9.28
Indoor Manufacturing	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	17.435; MC 9.28
Indoor Microbusinesses	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	17.435; MC 9.28
Indoor Testing Laboratories	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	17.435; MC 9.28

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)																					
		Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones					
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Care Uses																							
Day Care Facility – Small (8 or fewer persons)	P	P	P	P	P	P	---	P	P	---	---	---	---	P	P	P	---	---	---				
Day Care Facility – Large (9 to 14 persons)	P	P	P	---	---	---	---	P	P	---	---	---	---	---	---	---	---	---	---				
Day Care Facility – Day Care, General (15+ persons)	---	---	---	---	---	---	MUP	MUP	---	MUP	---	---	---	MUP	MUP	MUP	---	---	---				
Community Care Facility – 6 or fewer persons	P	P	P	P	P	P	---	P	P	---	---	---	---	---	---	---	---	---	---				
Community Care Facility – 7+ persons	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---				
Convalescent Home – 7+ persons	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---				
Convalescent Home – 6 or fewer persons	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---				
Emergency Shelters	---	---	---	---	---	---	---	---	---	---	---	P	---	---	---	---	---	---	---	17.430.190			
Supportive Housing	P	P	P	P	P	P	---	MUP	MUP	---	---	---	---	---	---	---	---	---	---				
Transitional Housing	P	P	P	P	P	P	---	MUP	MUP	---	---	---	---	---	---	---	---	---	---				
Education, Recreation, and Public Assembly Uses																							
Arcades (6+ machines)	---	---	---	---	---	---	CUP	CUP	CUP	---	---	---	---	MUP	MUP	MUP	---	---	---	17.430.070			
Assembly/Meeting Facilities	---	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	---	CUP	CUP	CUP	CUP	CUP	CUP	17.430.040			
Bingo Game Operations (nonprofit orgs only)	---	---	---	---	---	---	P	P	P	---	---	---	---	---	---	---	---	---	---	MC 5.16			
Commercial Recreation Facilities – Indoor	---	---	---	---	---	---	CUP	CUP	CUP	CUP	CUP	CUP	CUP	MUP	MUP	MUP	CUP	CUP	CUP	17.430.040			
Commercial Recreation Facilities – Outdoor	---	---	---	---	---	---	---	CUP	CUP	---	---	CUP	CUP	MUP	MUP	MUP	---	CUP	---	17.430.040			

Allowed Uses and Permit Requirements																						
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted		Specific Use Regulations
		MUP Minor Use Permit (17.605)						MUP Minor Use Permit (17.605)						MUP Minor Use Permit (17.605)						---		
Land Use	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones					
	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI			
Cultural Institutions	---	---	---	---	---	---	---	P	P	P	---	---	---	P	P	P	CUP	CUP	---			
Educational Facilities – Academic (Grades K-12)	---	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	---	---	CUP	CUP	---	---	---	---			
Educational Facilities – Colleges and Universities	---	---	---	---	---	---	---	CUP	CUP	CUP	CUP	---	---	CUP	CUP	CUP	---	---	---			
Educational Facilities – Commercial Schools	---	---	---	---	---	---	P	P	P	P	---	---	---	P	P	P	---	---	---			
Live Entertainment – Amplified	---	---	---	---	---	---	MUP	MUP	MUP	MUP	MUP	MUP	---	MUP	MUP	MUP	---	---	---	17.430.210,17.430.040, MC 5.40		
Live Entertainment – Unamplified	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---	17.430.210, 17.430.040, MC 5.40		
Poolrooms/Billiard Halls (2 or more tables)	---	---	---	---	---	---	P	P	P	---	---	---	---	MUP	MUP	MUP	---	---	---	17.430.040		
Studios for Art, Dance, Martial Arts, Music, etc.	---	---	---	---	---	---	P	P	P	P	---	---	---	P	P	P	---	---	---			
Theaters, Movies or Performing Arts	---	---	---	---	---	---	CUP	MUP	MUP	MUP	---	---	---	MUP	P	P	---	---	---	17.430.040		
Industry, Manufacturing, Processing, Production and Warehousing Uses																						
Agricultural product processing, production and Wholesaling /Distribution	---	---	---	---	---	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---			
Commercial Bakery, Food or Beverage Manufacturing or Processing	---	---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---			
Chemical Product Manufacture, Wholesaling/Distribution	---	---	---	---	---	---	---	---	---	---	---	---	CUP	---	---	---	---	---	---			
Contractor Base Facility / Yard - Outdoor	---	---	---	---	---	---	---	---	---	---	---	CUP	MUP	---	---	---	---	---	---	17.430.250		
Contractor Base Facility - Indoor	---	---	---	---	---	---	---	---	---	P	P	P	P	---	---	---	---	---	---			

Table 2-2 Allowed Uses and Permit Requirements		Allowed Uses and Permit Requirements																		Specific Use Regulations	
		P Zoning Clearance (17.655) MUP Minor Use Permit (17.605)						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones			
		RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR		PI
Cottage Businesses (only in –RAAB overlay)		---	MUP	MUP	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	17.235.030 17.430.140	
Furniture/Fixtures Manufacturing, Cabinet Shops		---	---	---	---	---	---	P	P	P	P	P	P	---	---	---	---	---	---		
Laundries, Dry Cleaning Plants, Carpet and Upholstery Cleaning Plants, and Linen Supply		---	---	---	---	---	---	---	---	---	---	---	P	---	---	---	---	---	---		
Manufacturing (Indoor)		---	---	---	---	---	---	---	---	---	P	P	P	---	---	---	---	---	---		
Manufacturing (Outdoor)		---	---	---	---	---	---	---	---	---	---	---	CUP	---	---	---	---	---	---		
Motor Vehicles and Transportation Equipment Manufacturing		---	---	---	---	---	---	---	---	---	---	P	P	---	---	---	---	---	---		
Printing and Publishing		---	---	---	---	---	---	---	P	P	P	P	P	---	---	---	---	---	---		
Recycling Facilities – Collection Facility – Large		---	---	---	---	---	---	MUP	MUP	---	---	MUP	MUP	---	---	---	---	---	---	17.430.270	
Recycling Facilities – Collection Facility – Small		---	---	---	---	---	---	MUP	MUP	---	---	MUP	MUP	---	---	---	---	---	---	17.430.270	
Recycling Facilities – Processing Facility		---	---	---	---	---	---	---	---	---	---	---	CUP	---	---	---	---	---	---	17.430.270	
Recycling – Scrap and Dismantling Yards		---	---	---	---	---	---	---	---	---	---	---	CUP	---	---	---	---	---	---		
Research and Development (R&D)		---	---	---	---	---	---	---	---	P	P	P	P	---	---	---	---	---	---		
Warehouses, Wholesaling, and Distribution Facilities		---	---	---	---	---	---	---	---	---	P	P	P	---	---	---	---	---	---		

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)																					
		Residential Zones						Commercial and Office Zones				Industrial Zones		Mixed-Use Zones			Special Purpose Zones						
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Residential Uses																							
Caretaker Housing	---	---	---	CUP	CUP	CUP	---	CUP	CUP	---	---	---	CUP	CUP	CUP	CUP	---	CUP	---				
Congregate Care Facility – 7+ persons	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	17.430.110			
Congregate Care Facility – Up to 6 persons	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---	17.430.110			
Congregate Living Facilities	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---				
Congregate Living Facilities – 12+ persons	---	---	---	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	---	---				
Congregate Living Facilities – 7 -11 persons	MUP	MUP	MUP	MUP	MUP	MUP	---	---	---	---	---	---	---	---	---	---	---	---	---				
Congregate Living Facilities (Up to 6 persons)	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---				
Dwelling Units –																							
Single-Family - Attached	---	---	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.425			
Single-Family - Detached	P	P	P	P	---	---	---	---	---	---	---	---	---	P	P	---	P	---	---	17.425			
Two-Family	---	---	---	P	P	---	---	---	---	---	---	---	---	P	P	P	---	---	---	17.425			
Multi-Family	---	---	---	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.420			
Group Homes for Persons with Disabilities	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	---	---	---	17.215.050			
Live/Work Units	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	P	P	P	---	---	---	17.427.060			
Mixed-Use Projects (Residential over Retail/Office)	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	P	P	P	---	---	---	17.427			
Mobile Home Parks and Subdivisions	CUP	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	---	---	17.415			
Organizational Houses	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---				

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)						---						---						---			
Land Use	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones						
	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Recreational Vehicle Parks	CUP	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	CUP	---	17.430.260			
Residential Care Facility – 7+ persons	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	---	---	---	---	---	---	17.430.280			
Residential Care Facility – Up to 6 persons	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.430.280			
Residential Care Facility for Elderly – 7+ persons	---	---	---	CUP	CUP	CUP	CUP	CUP	---	---	---	---	---	CUP	CUP	CUP	---	---	---	17.430.280			
Residential Care Facility for Elderly – Up to 6 persons	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.430.280			
Senior Residential Projects	---	---	---	MUP	MUP	MUP	---	MUP	MUP	---	---	---	---	MUP	MUP	MUP	---	---	---	17.430.300			
Single-Room Occupancy Facilities	---	---	---	CUP	CUP	CUP	---	---	---	---	---	---	---	CUP	CUP	CUP	---	---	---				
Retail Trade Uses																							
Adult-Oriented Businesses	---	---	---	---	---	---	---	P	---	---	---	P	---	---	---	---	---	---	---	17.400			
Building/Landscape Materials Sales – Indoor	---	---	---	---	---	---	---	P	P	---	---	P	P	---	---	---	---	---	---				
Building/Landscape Materials Sales – Outdoor	---	---	---	---	---	---	---	MUP	MUP	---	---	P	P	---	---	---	---	---	---	17.430.250 17.430.240			
Drive Thru Facilities	---	---	---	---	---	---	MUP	MUP	MUP	---	---	---	---	MUP	MUP	CUP	---	---	---	17.430.170			
Farm Supply and Feed Store	---	---	---	---	---	---	---	P	P	---	---	P	---	P	P	---	---	---	---				
Food and Beverage Sales																							
Farmers Market	---	---	---	---	---	---	---	MUP	---	---	---	---	---	MUP	MUP	MUP	---	---	---				
Grocery (Convenience Market, Grocery Stores)	---	---	---	---	---	---	P	P	P	---	---	---	---	P	P	P	---	---	---	17.430.040 MC 9.24			

Allowed Uses and Permit Requirements																					
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						MUP Minor Use Permit (17.605)				CUP Conditional Use Permit (17.605)			TUP Temporary Use Permit (17.640)			--- Not Permitted			Specific Use Regulations
		Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones			
Land Use		RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI	
Restaurant with Drive Thru		---	---	---	---	---	---	MUP	MUP	MUP	---	---	---	---	MUP	MUP	CUP	---	---	---	17.430.170
Restaurant without Drive Thru		---	---	---	---	---	---	P	P	P	P	P	---	---	P	P	P	---	---	---	
Fuel Dealer (propane for home/farm use, etc.)		---	---	---	---	---	---	---	---	---	---	---	CUP	---	---	---	---	---	---	---	
Outdoor Storage – Primary Use		---	---	---	---	---	---	---	---	---	---	---	CUP	MUP	---	---	---	---	---	---	17.430.250
Pharmacies		---	---	---	---	---	---	P	P	P	---	---	---	---	P	P	P	---	---	---	17.430.040
Plant Nursery		---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	---	---	---	---	---	---	17.430.240
Retail Sales –																					
Animal Retail Sales		---	---	---	---	---	---	P	P	P	---	---	---	---	P	P	P	---	---	---	17.430.060
Artisan Shops		---	---	---	---	---	---	P	P	P	---	---	---	---	P	P	P	---	---	---	
General Merchandise		---	---	---	---	---	---	P	P	P	---	---	---	---	P	P	P	---	---	---	
Gun Shops		---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	---	---	---	
Liquor Stores		---	---	---	---	---	---	---	CUP	CUP	---	---	---	---	CUP	CUP	CUP	---	---	---	17.430.040
Secondhand Stores		---	---	---	---	---	---	---	P	P	---	---	---	---	---	---	---	---	---	---	
Tobacco Stores		---	---	---	---	---	---	---	CUP	CUP	---	---	---	---	---	---	---	---	---	---	17.430.340 MC 5.56

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)						MUP Minor Use Permit (17.605)						MUP Minor Use Permit (17.605)						MUP Minor Use Permit (17.605)			
Land Use	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones						
	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Service Uses – Business and Professional																							
Automated Teller Machine (ATM) – Drive Thru	---	---	---	---	---	---	MUP	MUP	MUP	---	P	P	---	MUP	MUP	CUP	---	---	---	17.430.080			
Automated Teller Machine (ATM) – Walk-Up	---	---	---	---	---	---	P	P	P	P	P	P	---	P	P	P	---	---	---	17.430.080			
Banks and Financial Services	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---				
Business Support Services	---	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	---	---	---				
Medical Services – Clinic, Laboratory, Urgent Care	---	---	---	---	---	---	---	P	P	MUP	P	P	P	CUP	CUP	CUP	---	---	---				
Medical Services – Hospitals	---	---	---	---	---	---	---	CUP	CUP	---	CUP	CUP	CUP	CUP	CUP	CUP	---	---	---				
Medical Services – Offices	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---				
Office – Professional, Business and Administrative	---	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	---	---	---				
Office – Government	---	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	P	P				
Service Uses - General																							
Bars, Lounges, Nightclubs	---	---	---	---	---	---	---	CUP	CUP	CUP	---	---	---	MUP	MUP	MUP	---	---	---	17.430.040 MC 9.24			
Animal Services – Accessory Boarding/Training – Indoor	---	---	---	---	---	---	P	P	P	---	P	---	---	P	P	P	---	---	---	17.430.060			
Animal Services – Boarding/Training – Indoor or Outdoor	---	---	---	---	---	---	MUP	MUP	MUP	---	MUP	---	---	---	---	---	---	---	---	17.430.060			
Animal Services – Grooming	---	---	---	---	---	---	P	P	P	P	P	---	---	P	P	P	---	---	---	17.430.060			

Table 2-2 Allowed Uses and Permit Requirements		Allowed Uses and Permit Requirements																			Specific Use Regulations
		P Zoning Clearance (17.655) MUP Minor Use Permit (17.605)						CUP Conditional Use Permit (17.605) TUP Temporary Use Permit (17.640)				--- Not Permitted			Special Purpose Zones						
		Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones			
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI		
Animal Services – Veterinary Clinic, Animal Hospital	---	---	---	---	---	---	MUP	MUP	MUP	---	MUP	---	---	MUP	MUP	MUP	---	---	---		
Auction Houses	---	---	---	---	---	---	---	CUP	CUP	---	---	CUP	CUP	---	---	---	---	---	---		
Bail Bond Services	---	---	---	---	---	---	---	P	---	---	---	---	---	---	---	---	---	---	---		
Catering Services	---	---	---	---	---	---	P	P	P	---	P	P	---	---	---	---	---	---	---		
Equipment Rental – Indoor Only	---	---	---	---	---	---	P	P	P	---	---	P	P	---	---	---	---	---	---		
Equipment Rental – With Outdoor Storage	---	---	---	---	---	---	---	MUP	MUP	---	---	MUP	MUP	---	---	---	---	---	---		
Health and Fitness Facilities – Large – Over 2,000 sq. ft.	---	---	---	---	---	---	---	MUP	MUP	MUP	CUP	CUP	CUP	MUP	MUP	MUP	---	---	---		
Health and Fitness Facilities – Small – 2,000 sq. ft. or less	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---		
Residential Kennels	MUP	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---		
Lodging – Bed and Breakfast Inns	---	---	---	---	---	---	---	---	---	---	---	---	---	MUP	MUP	MUP	---	---	---		
Lodging – Hotels	---	---	---	---	---	---	---	MUP	MUP	MUP	---	---	---	MUP	MUP	MUP	---	---	---		
Lodging – Motels	---	---	---	---	---	---	---	CUP	CUP	---	---	---	---	CUP	CUP	CUP	---	---	---		
Maintenance and Repair Service – Indoor	---	---	---	---	---	---	---	P	P	P	P	P	P	---	---	---	---	---	---		
Maintenance and Repair Service – With Outdoor Storage	---	---	---	---	---	---	---	MUP	MUP	---	MUP	P	P	---	---	---	---	---	---		
Maintenance and Service Facility	---	---	---	---	---	---	---	---	---	---	MUP	P	P	---	---	---	---	---	---		
Massage Establishments and Services	---	---	---	---	---	---	P	P	P	P	P	---	---	P	P	P	---	---	---		
Mortuary, Funeral Home	---	---	---	---	---	---	---	P	P	P	---	---	---	---	---	---	---	---	---		

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)																					
		Residential Zones						Commercial and Office Zones				Industrial Zones		Mixed-Use Zones			Special Purpose Zones						
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Personal Services	---	---	---	---	---	---	P	P	P	P	---	---	---	P	P	P	---	---	---				
Personal Services – Restricted	---	---	---	---	---	---	MUP	MUP	MUP	---	---	---	---	---	---	---	---	---	---				
Personal Storage Facility (Self Storage)	---	---	---	---	---	---	---	CUP	CUP	---	CUP	CUP	---	---	---	---	---	---	---				
Repair Service – Equipment, Large Appliances, etc.	---	---	---	---	---	---	---	P	P	---	P	P	P	---	---	---	---	---	---				
Transportation, Communication, and Infrastructure Uses																							
Broadcasting Studio	---	---	---	---	---	---	---	P	P	P	P	P	---	P	P	P	---	---	---				
Parking Facilities, Public or Commercial	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---				
Satellite/Dish & Amateur Radio Antennae	MUP	MUP	MUP	MUP	MUP	MUP	P	P	P	P	P	P	P	P	P	P	---	---	---	17.430.290			
Transit Stop Shelter	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---				
Transportation Service Dispatch Facilities	---	---	---	---	---	---	---	P	P	P	---	P	P	---	---	---	---	---	---				
Truck and Freight Terminals	---	---	---	---	---	---	---	---	---	---	---	---	CUP	---	---	---	---	---	---				
Utility Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	P				
Utility Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	CUP	CUP	CUP				
Wireless Telecommunication Facilities – Antenna Only	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.430.370			
Wireless Telecommunication Facilities – Tower or Monopole with Antenna	CUP	CUP	CUP	CUP	CUP	CUP	MUP	MUP	MUP	MUP	MUP /CUP	MUP /CUP	MUP /CUP	MUP /CUP	MUP /CUP	MUP /CUP	CUP	CUP	CUP	17.430.370			

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)																					
		Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones					
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Vehicle Rentals, Sales, and Services																							
Vehicle Parts and Supply Sales	---	---	---	---	---	---	---	P	P	---	---	---	---	P	P	P	---	---	---				
Vehicle Rentals – General	---	---	---	---	---	---	---	MUP	MUP	---	---	P	P	---	---	---	---	---	---				
Vehicle Rentals – Office only	---	---	---	---	---	---	P	P	P	P	P	---	---	P	P	P	---	---	---				
Vehicle Sales – Heavy Equipment	---	---	---	---	---	---	---	---	---	---	---	MUP	P	---	---	---	---	---	---				
Vehicle Sales– New	---	---	---	---	---	---	---	MUP	P	---	---	---	---	---	---	---	---	---	---				
Vehicle Sales– Used	---	---	---	---	---	---	---	CUP	MUP	---	---	---	---	---	---	---	---	---	---				
Vehicle Services – Car Wash	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	CUP	CUP	CUP	---	---	---				
Vehicle Services – Electric Vehicle Charging Stations	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	P				
Vehicle Services – Major Repair/Body Work	---	---	---	---	---	---	---	MUP	MUP	---	MUP	MUP	P	---	---	---	---	---	---				
Vehicle Services – Minor Maintenance/Repair/Installation	---	---	---	---	---	---	---	MUP	MUP	---	P	P	P	---	---	---	---	---	---				
Service Station	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	CUP	CUP	---	---	---	---	17.430.040 & 17.430.310			
Towing and Storage	---	---	---	---	---	---	---	CUP	---	---	---	MUP	P	---	---	---	---	---	---	17.430.350			
Vehicle Storage	---	---	---	---	---	---	---	CUP	CUP	---	CUP	CUP	P	---	---	---	---	---	---	17.430.350			

Allowed Uses and Permit Requirements																							
Table 2-2 Allowed Uses and Permit Requirements		P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted			Specific Use Regulations
		MUP Minor Use Permit (17.605)						TUP Temporary Use Permit (17.640)						--- Not Permitted									
Land Use	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones						
	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI				
Other Uses																							
Alternative Energy – Solar Energy Systems (noncommercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.430.330			
Alternative Energy – Wind Energy Systems (noncommercial)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	17.430.360			
Cargo Containers	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	---	---	---	17.430.100			
Cargo Containers – Temporary	---	---	---	---	---	---	TUP	TUP	TUP	TUP	---	---	---	TUP	TUP	TUP	---	---	---	17.430.100			
Cemeteries	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	CUP	CUP				
Other Uses	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---				
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.640			

Table 2-3 Allowed Incidental Uses and Permit Requirements	Incidental Uses Permit Requirements																			Specific Use Regulations
	P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						MUP Minor Use Permit (17.605)						--- Not Permitted	
	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones			
Land Use	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI	
Accessory Amusement Devices	---	---	---	---	---	---	P	P	P	P	---	---	---	P	P	P	---	---	---	17.405.010
Accessory Nonresidential Structures	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	---	---	17.405.040
Accessory Residential Structures	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.405.050 17.405.060
Accessory Retail and Services	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	P	---	CUP	---	17.405.020
Agricultural Employee Housing	P	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
Agricultural Structures	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	---	---	See 17.405.030
Alcohol Sales	---	---	---	---	---	---	CUP	CUP	CUP	CUP	---	---	---	MUP	MUP	MUP	---	---	---	17.430.040 MC 9.24
Animal-Keeping	See Section 17.430.050 (Animal-Keeping)																			
Day Care Facility –Day Care, Accessory	---	---	---	---	---	---	P	P	P	P	---	---	---	P	P	P	---	---	---	
Donation Boxes	---	---	---	---	---	---	P	P	P	---	---	---	---	P	P	P	---	---	---	17.430.160
Dwelling Units – Accessory / Junior Accessory	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	17.405.060
Garage Sales	---	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	MC 5.24
Office – Accessory	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	CUP	CUP	CUP	
Outdoor Dining	---	---	---	---	---	---	P	P	P	P	---	---	---	P	P	P	---	---	---	17.430.230
Outdoor Display and Sales	---	---	---	---	---	---	MUP	MUP	MUP	---	---	P	P	MUP	MUP	MUP	---	---	---	17.430.240
Outdoor Storage - Incidental	---	---	---	---	---	---	---	---	---	---	---	MUP	MUP	---	---	---	---	---	---	17.430.250
Produce Stands – Permanent	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	P	---	---	17.405.030

Table 2-3 Allowed Incidental Uses and Permit Requirements	Incidental Uses Permit Requirements																			Specific Use Regulations
	P Zoning Clearance (17.655)						CUP Conditional Use Permit (17.605)						--- Not Permitted							
	MUP Minor Use Permit (17.605)						TUP Temporary Use Permit (17.640)													
Land Use	Residential Zones						Commercial and Office Zones				Industrial Zones			Mixed-Use Zones			Special Purpose Zones			
	RE	RR	RL	RM	RH	RVH	CN	CG	CR	OP	BP	IL	IH	MU	MU-E	DV	OSG	OSR	PI	
Produce Stands – Temporary	P	P	P	P	P	P	---	---	---	---	---	---	---	---	---	---	P	---	---	
Recycling Facilities – Reverse Vending Machine	---	---	---	---	---	---	P	P	P	P	---	---	---	---	---	---	---	---	---	17.430.270
Short Term Rentals	P	P	P	P	P	P	---	---	---	---	---	---	---	P	P	P	---	---	---	

(Ord. 21-02, Adopted April 20, 2021)

Chapter 17.215 – Residential Zones

Sections:

- 17.215.010 – Purposes of Residential Zones
- 17.215.020 – Residential Zone Land Uses and Permit Requirements
- 17.215.030 – Residential Zone Development Standards
- 17.215.035 – Paving Within Residential Front Yard Area
- 17.215.040 – Residential Zone Density Incentives
- 17.215.050 – Group Homes for Persons with Disabilities

17.215.010 – Purposes of Residential Zones

The purposes of the individual residential zones and the manner in which they are applied are as follows:

- A. RE (Residential Estate) Zone.** The RE zone is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in semi-rural areas and areas where scenic and natural resources should be protected, together. The RE zone may also allow mobile and modular homes, agricultural uses, public facilities, and other uses that are compatible with rural estate single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 1.0 dwelling unit per two gross acres of land. The RE zone is consistent with the Very Low Density Residential (VLDR) land use designation of the General Plan.
- B. RR (Residential Rural) Zone.** The RR zone is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in a semi-rural setting. The RR zone may also allow mobile and modular homes, public facilities, and other uses that are compatible with rural single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 2.0 dwelling units per gross acre of land. The RR zone is consistent with the Very Low Density Residential (VLDR) land use designation of the General Plan.
- C. RL (Residential, Low Density) Zone.** The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban parcels, together with appropriate accessory structures and uses. The RL zone may also allow mobile and modular homes, condominiums, townhomes, public facilities, and other uses that are compatible with low density single-family neighborhoods. This zone allows a density ranging from 2.1 to 7.0 dwelling units per gross acre. The RL zone is consistent with the Low Density Residential (LDR) land use designation of the General Plan.

- D. RM (Residential, Medium Density) Zone.** The RM zone is applied to areas appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. The housing types range from attached and detached single-family residential dwelling units, duplexes, triplexes, fourplexes, condominiums, townhomes, mobile home parks, recreational vehicle parks, as well as accessory structures and uses. The RM zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, and other uses that are compatible with medium density neighborhoods. This zone allows a density ranging from 5.1 to 14.0 dwelling units per gross acre. The RM zone is consistent with the Medium Density Residential (MDR) land use designation of the General Plan.
- E. RH (Residential, High Density) Zone.** The RH zone is applied to areas appropriate for a variety of multi-family attached housing types (for example, apartments, garden style units, condominiums, townhomes, etc.), as well as accessory structures and uses primarily on larger parcels where site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. The RH zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, and other accessory structures and uses that are compatible with high density neighborhoods. This zone allows a density ranging from 14.1 to 22.0 dwelling units per gross acre. The RH zone is consistent with the High Density Residential (HDR) land use designation of the General Plan.
- F. RVH (Residential, Very High Density) Zone.** The RVH zone is applied to areas appropriate for apartments, senior housing, and housing affordable to lower and moderate income families located near commercial areas and public services. The RVH zone may also allow limited neighborhood serving commercial uses on small appropriately located individual parcels or in small pedestrian-oriented neighborhood centers, public facilities, accessory structures and uses, and other uses that are compatible with high density neighborhoods. This zone allows a density ranging from 22 to 32.0 dwelling units per gross acre. The RVH zone is consistent with the Very High Density Residential (VHDR) land use designation of the General Plan.

17.215.020 – Residential Zone Land Uses and Permit Requirements

- A. Allowed land uses.** Table 2-2 indicates the uses allowed within each residential zone and the planning permit required to establish each use, in compliance with Article 6 (Permit Procedures).
- B. Prohibited land uses.** Any table cell with a “---” means that the listed land use is expressly prohibited in that specific zone.

- C. **Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Chapter 17.105 (Interpretation of Regulations) shall apply. (Ord. 21-02, Adopted April 20, 2021)
- D. **Site Plan and Design Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review (unless exempt per Chapter 17.630 [Site Plan and Design Review]), and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation). (Ord. 16-01, Adopted April 5, 2016)
- E. **Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

17.215.030 – Residential Zone Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-3, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, etc.), Article 4 (Standards for Specific Land Uses (e.g., accessory structures, single-family and multi-family development, etc.)), and Chapter 17.325 – Water Efficient Landscape and Irrigation. (ord. 16-01, adopted April 5, 2016)

Table 2-4						
Development Standards for Residential Zones						
Development Feature See Article 8 (Definitions)	RE	RR	RL	RM	RH	RVH
Density	<i>Minimum and maximum number of dwelling units allowed per gross acre. See 17.215.040 (Residential Zone Density Incentives) for incentive and density deviation allowances.</i>					
Minimum	0.0	0.0	2.1	5.0	14.1	22.1
Maximum	1.0	2.0	7.0	14.0	22.0	32.0
Minimum Parcel Dimensions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions).</i>					
Parcel Area	2 acres	15,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Parcel Width	150 ft.	100 ft.	Corner Parcel = 70 ft. Interior Parcel = 50 ft.	40 ft.	100 ft.	100 ft.
Parcel Depth	300 ft.	100 ft.	100 ft.	80 ft.	100 ft.	100 ft.

Table 2-4						
Development Standards for Residential Zones						
Development Feature See Article 8 (Definitions)	RE	RR	RL	RM	RH	RVH
Minimum Setbacks	<i>Minimum required setbacks. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 for setback requirements applicable to specific land uses. Review Appendix 1 of the Landscape Design Guidelines for possible greater setback requirements on certain streets.</i>					
Front	25 ft.	25 ft.	20 ft.	15ft. - House 20 ft. - Garage	See Chapter 17.420 (Multi-Family Development)	
Interior Side	20 ft.	20 ft.	5 ft.	5 ft.		
Street Side	20 ft.	20 ft.	10 ft.	7 ft.		
Rear	20 ft.	20 ft.	20 ft.	10 ft.		
Maximum Impervious Surface Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures and impervious surfaces.</i>					
	50%	50%	55%	60%	60%	60%
Balconies, Second-Story for Detached Single Family Residences	<i>Second-Story Balconies shall maintain all other standards of the underlying zone and cannot be larger than 10% of the livable area of the residence. The Director may permit larger balconies when the privacy of the neighboring residences can be maintained pursuant Section 17.425.020 F 2 – Privacy Protection, due to larger lot sizes, balcony adjacency to General Plan designated Arterial Highways or larger, and/or balcony adjacency to non-sensitive open space areas. The Director has the discretion to provide notice to affected neighboring property owners before approving a balcony larger than 10% of the livable area of the residence.</i>					
Height	<i>Maximum allowable height of structures. See Section 17.305.060 and 17.405.050 E 3 (Accessory Structures) for height measurement requirements and height limit exceptions.</i>					
Primary Structure	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.
Accessory Structure	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Open Space	<i>N/A for Single-Family Residential Development.</i>			<i>Minimum open space to be provided for each dwelling unit.</i>		
Common	N/A	N/A	N/A	250 sq. ft.		
Private	N/A	N/A	N/A	100 sq. ft.		
Slope	Rear Setback Area = 3% maximum slope Rear Yard Area = 5% maximum slope with 20 ft. min depth					
Separation Distance	10 ft. minimum separation distance between multiple primary structures and a primary structure and accessory structures. See also Chapter 17.420 (Multi-Family Development).					
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).					
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).					
Landscaping	See Chapter 17.325 (Landscaping Standards).					
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).					
Paving Within Front Setback Area	See Section 17.215.035 (Paving Within Residential Front Yard Area); Section 17.330.100 (Paving Limitations for Driveways in Residential Zones); and Chapter 17.655 (Zoning Clearances).					
Satellite Antennas	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).					
Signs	See Chapter 17.335 (Sign Standards).					

17.215.035 – Paving Within Residential Front Yard Area

- A. **Driveways.** As specified in Section 17.330.100 (Paving Limitations for Single-Family Dwellings), the amount of allowable paving for driveways shall not exceed 35 percent of the required total front yard area. See Figure 2-1 (Limits on Paving and Hardscaping for Residential Front Yards). The Director may approve deviations from this standard for parcels of 50 feet or less in width. (Ord. 21-02, Adopted April 20, 2021)
- B. **Walkway.** The amount of paved walkways and hardscape shall not exceed 25 percent of the required front yard area. See Figure 2-1 (Limits on Paving and Hardscaping for Residential Front Yards).
- C. **All of front yard area.** A minimum of 40 percent of the front yard shall consist of pervious surfaces for landscaping.
- D. **Zoning Clearance.** New driveway paving and hardscape features (e.g., walkways, patios, etc.) shall require a Zoning Clearance issued in compliance with Chapter 17.655 (Zoning Clearances).

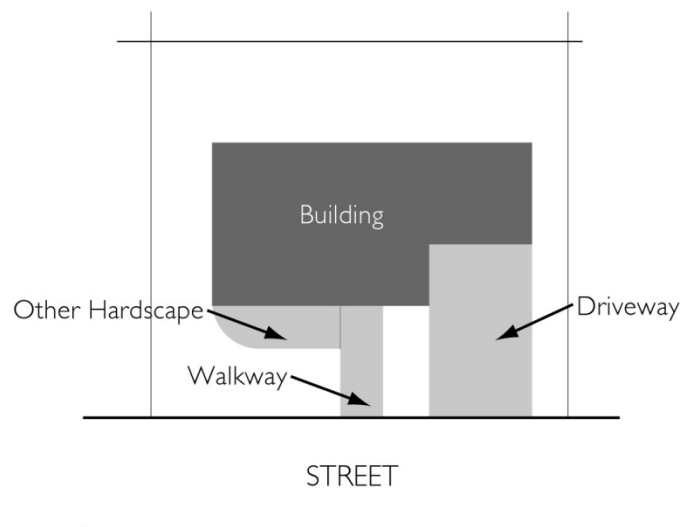


Figure 2-1
Limits on Paving and Hardscaping for Residential Front Yards

17.215.040 – Residential Zone Density Incentives

- A. **Compliance with density thresholds.** The minimum and maximum density thresholds indicated in Table 2-4 shall apply to development in residential zones. Development shall not be allowed at less than or more than the indicated density thresholds, except in the following instances:

1. **Less than minimum density threshold.** A proposed project may be allowed at less than the applicable minimum density threshold only if the project complies with Chapter 17.645 (Transfer of Development Rights). Additionally, one single-family dwelling unit may be allowed on legal lots that require higher densities, if the zone allows for such use.
 2. **Greater than maximum density threshold.** A proposed project may be allowed at greater than the applicable maximum density threshold only if the project complies with Chapter 17.310 (Affordable Housing – Density Bonuses), Chapter 17.645 (Transfer of Development Rights), or permitted by this Section.
- B. Allowed by right.** A proposed residential project that is consistent with the applicable density range shall be allowed by right, subject to any permits required by Table 2-2 (Allowed Uses and Permit Requirements in Residential Zones).
- C. Development Standards.** Projects that are allowed by right shall be consistent with all applicable Development Standards. Projects proposing a single-family may comply with RL zone standards, and projects transferring units, pursuant to Chapter 17.645, may comply with standards for zone that best fits the project density, as approved by the City.
- D. Amenity Density Incentives.** A proposed project in a residential zone, except the RE and RR zones and including the mixed use zones, may qualify for an amenity density increases by providing the necessary amenities identified in Table 2-5 (Amenity Density Incentives for Projects in Residential Zones) and obtaining approval of a Site Plan and Design Review in compliance with Chapter 17.630 (Site Plan and Design Review). The amount of the increased density shall not exceed the mid-point of the next highest residential density range; or shall not exceed the 50% above the maximum of the density range stated for the RVH, MU, MU-E, DV zones.

For the purposes of this Section, the term “amenity” shall be broadly defined to include natural features (e.g., trees, streams, green space, views, etc.) as well as amenities for the benefit of the community (e.g., street furniture, childcare space, community space, street awnings, etc.). An amenity shall not include cash or the provision of cash in lieu of a physical amenity.

**Table 2-5
Amenity Density Incentives for Projects in Residential Zones**

Amenity	Incentive
Development is located within 1/2 mile of a shopping center and medical facilities	1 additional dwelling unit per acre
Development is located within 1/2 mile of public transportation or a shuttle service is provided	1 additional dwelling unit per acre
Development is part of a mixed-use project with at least 40% of the floor area dedicated to non-residential uses	1 additional dwelling unit per acre
Existing natural features (rock outcrops, mature trees, topography, etc.) are saved on-site and integrated into the development	1 additional dwelling unit per acre
An on-site professional management service is provided full-time	½ additional dwelling unit per acre
Active and passive solar energy concepts are used to lower energy costs to residents	½ additional dwelling unit per acre
Minimum open space requirement is exceeded by 25% or more	½ additional dwelling unit per acre
Day care services are provided on-site	1 additional dwelling unit per acre
(For developments in the RVH, MU, MU-E, DV zones only): Development includes at least 50% of the units that are affordable to lower-income households	4 additional dwelling units per acre
Other amenities that the applicant or the review authority propose	Subject to approval by the review authority

- E. Submittal requirements.** In addition to the submittal requirements in Chapter 17.630 (Site Plan and Design Review) and in Chapter 17.600 (Permit Application Filing and Processing), the Director may request additional information to properly evaluate the need, appropriateness, or impact of the proposed amenity density incentive and to permit a finding that the proposed incentive is justified and, if granted, would not negatively impact the public health, safety, or welfare.
- F. Approval of amenity density incentive.** An amenity density incentive may be approved, disapproved, conditionally approved, approved at a lower intensity or conditionally approved at a lower intensity.

17.215.050 – Group Homes for Persons with Disabilities

Notwithstanding any provision contained in this Development Code to the contrary, group homes for persons with disabilities shall be deemed a permitted use in all residential zone districts within the City. (Ord. 14-03, adopted May 6, 2014, Ord 19-10, Adopted June 16, 2019, Ord 19-22, Adopted December 17, 2019, Ord. 21-02, Adopted April 20, 2021)

17.215.060 – Residential Zone Density Exception

- A. Development of a Single-Family Residence shall be permitted on any parcel legally established prior to January 1, 2023 in the Residential Low Density, Residential Medium Density and Residential High Density Zones, even if such development is below the minimum density provided in Table 2-3 for the Zone in which it is located subject to the Development Standards of the RL Zone. Such Development, when legally established, shall be considered a conforming use.

Chapter 17.220 – Commercial and Office Zones

Sections:

- 17.220.010 – Purposes of the Commercial and Office Zones
- 17.220.020 – Commercial and Office Zone Land Uses and Permit Requirements
- 17.220.030 – Commercial and Office Zone Development Standards

17.220.010 – Purposes of the Commercial and Office Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows:

- A. **CN (Commercial Neighborhood) Zone.** The CN zone is applied to areas appropriate for providing small-scale retail and personal service uses for the local population living in adjacent residential neighborhoods. This zone allows a maximum floor area ratio (FAR) of 0.40. The CN zone is consistent with the Commercial land use designation of the General Plan.
- B. **CG (Commercial General) Zone.** The CG zone is applied to areas appropriate for general commercial and daily shopping needs of a broad market area. The CG zone may allow a wide range of retail sales and business, professional, and personal services that are accessible to transit corridors. This zone allows a maximum floor area ratio (FAR) of 0.50. The CG zone is consistent with the Commercial land use designation of the General Plan.
- D. **CR (Commercial Regional) Zone.** The CR zone is applied to areas appropriate for large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. Uses allowed in the CR zone may include auto repair and sales, “big box” retail, factory outlets, hotels, and movie theaters. This zone allows a maximum floor area ratio (FAR) of 0.50. The CR zone is consistent with the Commercial land use designation of the General Plan.
- E. **Office Park (OP).** The OP zone is applied to areas appropriate for a variety of single-tenant and multi-tenant offices that include administrative, corporate, financial, general business, legal, medical, professional, research and development, and other supporting uses customarily situated on large parcels in a campus park like setting. Uses allowed in this zone may also include small convenience or service commercial activities intended to meet the needs of the onsite employee population. Other uses that are determined to be compatible with the primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.50. The OP zone is consistent with the Business Park land use designation of the General Plan.

17.220.020 – Commercial and Office Zone Land Uses and Permit Requirements

- A. Allowed land uses.** Table 2-2 indicates the uses allowed within each commercial and office zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).
- B. Prohibited land uses.** Any table cell with a “---” means that the listed land use is expressly prohibited in that specific zone.
- C. Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Chapter 17.105 (Interpretation of Regulations) shall apply. (Ord. 21-02, Adopted April 20, 2021)
- D. Site Plan and Design Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)
- E. Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

17.220.030 – Commercial and Office Zone Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-6, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, signs, etc.), Article 4 (Standards for Specific Land Uses (e.g., outdoor display and sales, outdoor storage, etc.)), and Chapter 17.325 – Water Efficient Landscape and Irrigation. (ord. 16-01, adopted April 5, 2016)

Table 2-6					
Development Standards for Commercial and Office Zones					
Development Feature See Article 8 (Definitions)		CN	CG	CR	OP
Minimum Parcel Dimensions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions). Commercial Developments within a master planned development that includes a master property association (or similar) for maintenance of common areas, parking lots, etc. and provides cross lot access and parking shall be exempt from the minimum parcel dimensions below.</i>				
Parcel Area (Net)		20,000 sq. ft.	20,000 sq. ft.	15 acres	5 acres
Parcel Width		50 ft.	50 ft.	500 ft.	300 ft.
Parcel Depth		100 ft.	100 ft.	250 ft.	250 ft.
Floor Area Ratio (FAR)	<i>Maximum floor area ratio (FAR) allowed per net acre. See "Area, Net" in Article 8 (Definitions).</i>				
Maximum FAR		.40	.50	.50	.50
Minimum Setbacks	<i>Minimum setbacks required. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 (Standards for Specific Land Uses) for setback requirements applicable to specific land uses. Review Appendix 1 of the Landscape Design Guidelines for possible greater setback requirements on certain streets.</i>				
Front		15 ft.	10 ft.	15 ft.	15 ft.
Side (Interior)					
Abutting nonresidential		None required	None required	30 ft.	30 ft.
Abutting residential		10 ft.	10 ft.	35 ft.	35 ft.
Side (Street)		10 ft.	10 ft.	20 ft.	20 ft.
Rear					
Abutting nonresidential		None required	None required	None required	25 ft.
Abutting residential		15 ft.	15 ft.	35 ft.	35 ft.
Maximum Height	<i>Maximum allowable height of structures. See Section 17.305.060 and 17.405.050 E 3 (Accessory Structures) for height measurement requirements and height limit exceptions.</i>				
Primary Structure		35 ft.	45 ft.	45 ft.	45 ft.
Accessory Structure		15 ft.	15 ft.	15 ft.	15 ft.

Table 2-6					
Development Standards for Commercial and Office Zones					
Development Feature See Article 8 (Definitions)		CN	CG	CR	OP
Impervious Surface Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures and impervious surfaces.</i>				
		80%	85%	90%	70%
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).				
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).				
Landscaping	See Chapter 17.325 (Landscaping Standards).				
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).				
Satellite Antenna	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).				
Signs	See Chapter 17.335 (Sign Standards).				

(Ord 19-22, Adopted December 17, 2019, Ord. 21-02, Adopted April 20, 2021)

Chapter 17.225 – Industrial Zones

Sections:

- 17.225.010 – Purposes of the Industrial Zones
- 17.225.020 – Industrial Zone Land Uses and Permit Requirements
- 17.225.030 – Industrial Zone Development Standards

17.225.010 – Purposes of the Industrial Zones

The purposes of the individual industrial zones and the manner in which they are applied are as follows:

- A. BP (Business Park) Zone.** The BP zone is applied to areas appropriate for single-tenant and multi-tenant offices that include corporate headquarters, research and development, product development, and general business uses customarily situated on large parcels in a campus park like setting. Uses allowed in this zone may also include small convenience or service commercial activities intended to meet the needs of the onsite employee population. Other uses that are determined to be compatible with primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 1.0. The BP zone is consistent with the Business Park land use designation of the General Plan.
- B. IL (Industrial Light) Zone.** The IL zone is applied to areas appropriate for light industry and manufacturing and heavier commercial service-type uses whose proximity to major arterial highways is essential or desirable for their operation due to the large volumes of vehicle and truck traffic that they generate. Uses allowed in this zone may include general manufacturing uses, auto repair services, pest control services, pool maintenance services, and woodworking shops. This zone allows a maximum floor area ratio (FAR) of 0.50. The IL zone is consistent with the Industrial land use designation of the General Plan.
- C. IH (Industrial Heavy) Zone.** The IH zone is applied to areas appropriate for a variety of low polluting and nonpolluting industrial and manufacturing activities, including limited regional and subregional commercial activities that are nonpolluting and can coexist compatibly with surrounding land uses. Uses allowed in this zone may include research and development; manufacturing and processing; large single-tenant distribution and sales; boat, recreational vehicle, and truck repair; offices; warehousing and indoor storage; and high technology production. Other uses that are determined to be compatible with primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.50. The IH zone is compatible with the Industrial land use designation of the General Plan.

17.225.020 – Industrial Zone Land Uses and Permit Requirements

- A. **Allowed land uses.** Table 2-2 indicates the uses allowed within each industrial zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).
- B. **Prohibited land uses.** Any table cell with a “---” means that the listed land use is expressly prohibited in that specific zone.
- C. **Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Chapter 17.105. (Interpretation) shall apply. (Ord. 21-02, Adopted April 20, 2021)
- D. **Site Plan and Design Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation). (Ord. 16-01, Adopted April 5, 2016)
- E. **Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

17.225.030 – Industrial Zone Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-9, in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, signs, etc.), Article 4 (Standards for Specific Land Uses (e.g., outdoor storage, etc.)), and Chapter 17.325 – Water Efficient Landscape and Irrigation. (ord. 16-01, adopted April 5, 2016)

Table 2-7			
Development Standards for Industrial Zones			
Development Feature See Article 8 (Definitions)	BP	IL	IH
Parcel Dimensions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions). Industrial Developments within a master planned development that includes a master property association (or similar) for maintenance of common areas, parking lots, etc. and provides cross lot access and parking shall be exempt from the minimum parcel dimensions.</i>		
Parcel Area (Net)	5 acres	No minimum	No minimum
Parcel Width	300 ft.	50 ft.	150 ft.
Parcel Depth	200 ft.	200 ft.	200 ft.
Floor Area Ratio	<i>Maximum floor area ratio (FAR) allowed per net acre. See "Area, Net" in Article 8 (Definitions).</i>		
	1.0	.50	.50
Setbacks	<i>Minimum setbacks required. See Section 17.305.120 for setback measurement, allowed projections into setbacks, and exceptions. See Article 4 for setback requirements applicable to specific land uses. See Article 8 for definitions of "Abutting" and "Adjacent". Review Appendix 1 of the Landscape Design Guidelines for possible greater setback requirements on certain streets.</i>		
Front			
Adjacent to nonresidential	10 ft.	10 ft.	15 ft.
Adjacent to residential	25 ft.	50 ft.	50 ft.
Side (Interior)			
Abutting nonresidential	10 ft.	10 ft.	10 ft.
Abutting residential	35 ft.	35 ft.	50 ft.
Side (Street)			
Adjacent to nonresidential	10 ft.	10 ft.	20 ft.
Adjacent to residential	25 ft.	25 ft.	50 ft.
Rear			
Abutting nonresidential	25 ft.	None	None
Abutting residential	35 ft.	15 ft.	75 ft.
Impervious Surface Coverage	<i>Maximum percentage of the total gross parcel area that may be covered by structures and impervious surfaces.</i>		
	70%	80%	85%

Table 2-7			
Development Standards for Industrial Zones			
Development Feature See Article 8 (Definitions)	BP	IL	IH
Height	<i>Maximum allowable height of structures. See Chapter 17.305.060 and 17.405.050 E 3 (Accessory Structures) for height measurement requirements and height limit exceptions.</i>		
Primary Structure	45 ft.	45 ft.	60 ft.
Accessory Structure	15 ft.	15 ft.	15 ft.
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).		
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 17.325 (Landscaping Standards).		
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).		
Satellite/Dish Antennae	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).		
Signs	See Chapter 17.335 (Sign Standards).		

(Ord 19-22, Adopted December 17, 2019, Ord. 21-02, Adopted April 20, 2021)

Chapter 17.227 – Mixed-Use Zones

Sections:

- 17.225.010 – Purposes of the Mixed-Use Zones
- 17.227.020 – Mixed-Use Zone Land Uses and Permit Requirements
- 17.227.030 – Mixed-Use Zone Development Standards
- 17.227.040 – Mixed-Use, Mixed-Use Entertainment, and Downtown Village Zone Minimum Density Exception

17.227.010 – Purposes of the Mixed-Use Zones

The purposes of the individual industrial zones and the manner in which they are applied are as follows:

- A. MU (Mixed-Use) Zone.** The MU zone is applied to areas appropriate for medium to high-density residential development and retail, office and service uses. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Single-use projects comprised only of residential or commercial uses are also allowed. Plazas, courtyards, outdoor dining, transit stops and other public gathering spaces and community amenities, such as art in public places, are strongly encouraged. This Zone allows residential densities between 10.1 and 36 dwelling units per gross acre and a floor area ratio (FAR) of up to 0.75. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. The MU zone is consistent with the Mixed-Use land use designation of the General Plan.
- B. MU-E (Mixed-Use Entertainment) Zone.** The MU-E zone is applied to areas appropriate for high-density residential development with commercial, office, institutional, and business uses emphasizing retail, and entertainment activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities, public gathering spaces, transit stations and other community amenities, such as art in public places. The focus of the development and design standards is on ensuring that large-scale mixed-use projects are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land, optimal site planning and design elements. This Zone allows residential densities between 10.1 and 36 dwelling units per gross acre and a floor area ratio (FAR) of up to 1.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. The MU-E zone is consistent with the Mixed-Use land use designation of the General Plan.

- C. **DV (Downtown Village) Zone.** The Downtown Village land use designation allows for a variety of commercial uses with a strong pedestrian orientation and design that enhances the City's small-town character. Development in these areas will be subject to additional design and development standards intended to support the Downtown area. Mixed commercial, office, and residential development (residential uses above or beside commercial uses) is also permitted in the DV designation. Single-use projects, comprised only of residential or commercial uses are also allowed. This Zone allows residential densities between 10.1 and 40 dwelling units per gross acre and a floor area ratio (FAR) of up to 2.0. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component. The DV Zone is compatible with the Downtown Village land use designation of the General Plan.

17.227.020 – Mixed-Use Zone Land Uses and Permit Requirements

- A. **Allowed land uses.** Table 2-2 indicates the uses allowed within each Mixed-Use zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).
- B. **Prohibited land uses.** Any table cell with a “---” means that the listed land use is expressly prohibited in that specific zone.
- C. **Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Chapter 17.105. (Interpretation) shall apply.
- D. **Site Plan and Design Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation).
- E. **Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

17.227.030 – Mixed-Use Zone Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-8 (Development Standards for Mixed-Use and Commercial Developments within the Mixed-Use Zones), 2-9 (Development Standards for Small Lot Residential Detached Developments in Mixed-Use Zones) in addition to the standards and guidelines in Article 3 (Site Planning and Development Standards) (e.g., landscaping, parking and loading, signs, etc.), Article 4 (Standards for Specific Land Uses (e.g., outdoor storage, etc.), and Chapter 17.325 – Water Efficient Landscape and Irrigation.

- A. **Mixed-Use Projects Development Standards.** For purposes of the Mixed-Use Development Standards, projects shall be evaluated based on the type of development proposed. Table 2-8 regulates the development of vertical and horizontal mixed-use projects and standalone commercial developments. Table 2-9 regulates the development of small lot subdivisions. A mixed-use project may involve one, or more, types of development. Each development type shall be evaluated by its corresponding standards. Where ambiguity exist, the Director shall have the authority to determine the appropriate application of these standards.
- B. **Mixed-Use Zone Standards for Mixed-Use and Commercial Developments.** Mixed-Use and Commercial Developments located within the Mixed-Use Zones shall comply with the following development standards.

Table 2-8			
Development Standards for Mixed-Use and Commercial Developments within the Mixed-Use Zones			
Development Feature See Article 8 (Definitions)	MU	MU-E	DV
Residential Density	<i>Minimum and maximum number of dwelling units allowed per gross acre.</i>		
Minimum	10.1	10.1	10.1
Maximum	36.0	36.0	40.0
Floor Area Ratio	<i>Maximum floor area ratio (FAR) allowed per net acre. See "Area, Net" in Article 8 (Definitions).</i>		
Maximum FAR	0.75	1.0	2.0
Parcel Dimensions See Section 17.225.040 for exemptions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions). Mixed-Use Developments within a master planned development that includes a master property association (or similar) for maintenance of common areas, parking lots, etc. and provides cross lot access and parking shall be exempt from the minimum parcel dimensions.</i>		
Parcel Area (Net)	10,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.

Table 2-8			
Development Standards for Mixed-Use and Commercial Developments within the Mixed-Use Zones			
Development Feature See Article 8 (Definitions)	MU	MU-E	DV
Parcel Width	100 ft.	100 ft.	50 ft.
Parcel Depth	100 ft.	100 ft.	100 ft.
Setbacks (Perimeter)	<i>All buildings and structures shall provide the minimum setback listed below from the ultimate perimeter lot line. Such spaces may be inclusive of private open space, common open space, walkways, and other similar amenities.</i>		
Abutting Residential	15 ft.	15 ft.	DV Zone – 5 ft. Non-DV Zone – 10 ft.
Abutting Non-Residential	10 ft.	10 ft.	0 ft.
Abutting Street	15 ft.		Front – Min 0 ft. Max 5ft. Rear or Side – Min 0 ft.
Open Space	<i>Minimum open space to be provided for each dwelling unit.</i>		
Common	250 sq. ft.		
Private	100 sq. ft.		
Structure Coverage	<i>Maximum percentage of the total parcel area that may be covered by structures.</i>		
	80%	80%	100%
Height	<i>Maximum allowable height of structures. See Chapter 17.305.060 and 17.405.050 E 3 (Accessory Structures) for height measurement requirements and height limit exceptions.</i>		
Structure	For building sections: Within 10 feet of a perimeter property line – 35 ft. Between 10 and 20 feet of a perimeter property line – 40 ft. Between 20 and 30 feet of a perimeter property line – 45 ft. Beyond 30 feet of a perimeter property line – 60 ft.		
Accessory Structure	15 ft.		
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).		
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 17.325 (Landscaping Standards).		
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).		
Satellite/Dish Antennae	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).		
Signs	See Chapter 17.335 (Sign Standards).		

- C. **Mixed-Use Zone Standards for Small Lot Subdivisions (Detached Residential) Developments.** Detached Single-Family Residential Developments located within the Mixed-Use Zones shall comply with the following development standards.

Table 2-9		
Development Standards for Small Lot Residential Detached Developments in Mixed-Use Zones		
Development Feature See Article 8 (Definitions)	MU	MU-E
Residential Density		
Minimum		10.1
Maximum		36.0
Parcel Dimensions See Section 17.225.040 for exemptions	<i>Minimum dimensions required for each newly created parcel. Parcel area shall be measured in terms of net area, as defined in Article 8 (Definitions). Mixed-Use Developments within a master planned development that includes a master property association (or similar) for maintenance of common areas, parking lots, etc. and provides cross lot access and parking shall be exempt from the minimum parcel dimensions.</i>	
Parcel Area (Net)		3,000 sq. ft.
Parcel Width		45 ft.
Parcel Depth		65 ft.
Setbacks	<i>The setbacks below are required for newly created lots within a small lot subdivision.</i>	
Front		15ft. - House 20 ft. - Garage 2 ft. min / 5 ft. max - Alley
Interior Side		5 ft.
Street Side		7 ft.
Rear		5 ft.

Table 2-9		
Development Standards for Small Lot Residential Detached Developments in Mixed-Use Zones		
Development Feature See Article 8 (Definitions)	MU	MU-E
Setbacks (Perimeter)	<i>All buildings and structures within a small lot subdivision shall provide the minimum setback listed below from the ultimate perimeter lot line. Such spaces may be inclusive of private open space, common open space, walkways, and other similar amenities.</i>	
Abutting Residential	15 ft.	
Abutting Non-Residential	10 ft.	
Abutting Street	15 ft.	
Height		
Primary Structure	45 ft.	
Accessory Structure	15 ft. (amenities on common lots may be up to 45 ft. in height)	
Open Space	<i>Minimum open space to be provided for each dwelling unit.</i>	
Common	250 sq. ft.	
Private	100 sq. ft.	
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).	
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).	
Landscaping	See Chapter 17.325 (Landscaping Standards).	
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).	
Satellite/Dish Antennae	See Section 17.430.290 (Satellite/Dish Antenna and Amateur Radio Facilities).	
Signs	See Chapter 17.335 (Sign Standards).	

17.227.040 – Mixed-Use, Mixed-Use Entertainment, and Downtown Village Zone Exceptions

- A. Development of a Single-Family Residence shall be permitted on any parcel legally established prior to January 1, 2023 in the Mixed-Use, Mixed-Use Entertainment or Downtown Village Zone, even if such development is below the minimum density provided in Table 2-8 for the Zone in which it is located subject to the Development Standards of the RL Zone. Such Development, when legally established, shall be considered a conforming use.
- B. Development of a Two-Family (i.e. duplex, etc.) permitted on any parcel in the Downtown Village Zone, even if such development is below the minimum density

provided in Table 2-8 for the Zone in which it is located, subject to the Development Standards of the RM Zone. Such Development, when legally established, shall be considered a conforming use.

Chapter 17.230 – Special Purpose Zones

Sections:

- 17.230.010 – Purposes of the Special Purpose Zones
- 17.230.020 – Special Purpose Zone Land Uses and Permit Requirements
- 17.230.030 – Special Purpose Zone Development Standards

17.230.010 – Purposes of the Special Purpose Zones

The purposes of the individual special purpose zones and the manner in which they are applied are as follows:

- A. Open Space General (OSG) Zone.** The OSG zone is applied to areas appropriate for passive recreational activities and conservation of natural and scenic resources. Uses may include hiking, biking and equestrian trails; outdoor recreation; and extremely low density single-family dwellings. The maximum allowable residential density is 1.0 dwelling unit per 40 net acres. This zone allows maximum floor area ratio (FAR) of 0.10. The OSG zone is consistent with the Open Space land use designation of the General Plan.
- B. Open Space Recreation (OSR) Zone.** The OSR zone is applied to areas appropriate for public or private, active or passive outdoor recreational facilities and accessory indoor facilities. Uses may include equestrian clubs, golf courses, swimming schools, tennis clubs, and areas for active sports play (e.g., large multipurpose fields for community events and informal recreation, sports fields and courts, concessions, tot lots, picnic areas, support facilities, caretaker facilities, etc.). This zone allows a maximum floor area ratio (FAR) of 0.15. The OSR zone is consistent with the Open Space land use designation of the General Plan.
- C. Public Institutional (PI) Zone.** The PI zone is applied to areas appropriate for publicly-owned facilities and properties, including the Eastern Municipal Water District properties. Uses may include City administrative offices and office complexes, community centers, fire stations, police stations, schools, utility substations, and water facilities. Other uses that are determined to be compatible with primary uses may also be allowed. This zone allows a maximum floor area ratio (FAR) of 0.50. The PI zone is consistent with the Public Institution land use designation of the General Plan.
- D. Specific Plan (SP) Zone.** The SP zone is applied to areas appropriate for all projects of 100 acres or more in size as well as areas that are designated as Specific Plan on the General Plan, both of which warrant a comprehensive set of land use policies and standards designed for the unique features of an area within specific project boundaries.

A specific plan shall be prepared in compliance with Government Code Sections 65450 et seq. and shall include detailed conditions, programs, and regulations that address specific site constraints and opportunities, including buffering, traffic, noise, and other land use compatibility impacts. Allowed densities and uses are based on the underlying General Plan designation per parcel or, in the absence of a designation, the densities and uses identified in the Specific Plan. The SP zone is consistent with the Specific Plan land use designation of the General Plan.

- E. **Water Source (W) Zone.** The W zone recognizes the natural waterways in San Jacinto. No development potential is allowed within the Water Source zone except for Governmental Agencies.

17.230.020 – Special Purpose Zone Land Uses and Permit Requirements

A. **Allowed land uses.**

1. Table 2-2 indicates the uses allowed within each special purpose zone and the planning permit required to establish each use, in compliance with Article 6 (Planning Permit Procedures).
2. Recreational uses, open space uses, and public facility uses and accessory support uses represent the principal allowed uses, and only those additional uses that are complementary to, and can exist in harmony with, the character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. **Prohibited land uses.** Any table cell with a “---” means that the listed land use is expressly prohibited in that specific zone.

- C. **Land uses not listed.** For land uses not listed in Table 2-2, the provisions of Chapter 17.105 (Interpretation) shall apply. (Ord. 21-02, Adopted April 20, 2021)

- D. **Site Plan and Design Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require Site Plan, Design Review, and Water Efficient Landscape and Irrigation approval in compliance with Chapter 17.630 (Site Plan and Design Review) and Chapter 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

- E. **Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Development Code may also apply.

17.230.030 – Special Purpose Zone Development Standards

New land uses and structures, and alterations to existing uses or structures shall be designed, constructed, and/or established in compliance with the requirements in Table 2-8 (Development Standards for Special Purpose Zones), in addition to the general development standards and guidelines (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and Development Standards), Article 4 (Standards for Specific Land Uses (e.g., accessory structures, etc.), and Chapter 17.325 (Water Efficient Landscape and Irrigation). (ord. 16-01, adopted April 5, 2016)

Table 2-10			
Development Standards for Special Purpose Zones			
Development Feature	OSG	OSR	PI
Minimum Parcel Area	N/A	N/A	N/A
Maximum Floor Area Ratio (FAR)	.10	.15	.50
Maximum Density	<i>Minimum and maximum number of dwelling units allowed per net acre. See "Area, Net" in Article 8 (Definitions).</i>		
	1 dwelling unit per 40 net acres	N/A	N/A
Setbacks	<i>The minimum front, side and rear setbacks required shall be equal to those required in the most restrictive abutting zone. The review authority may modify the setbacks when it is found to be necessary to maintain the purpose of the zone. Review Appendix 1 of the Landscape Design Guidelines for possible greater setback requirements on certain streets.</i>		
Maximum Height	<i>The maximum height of a structure shall be equal to that required in the most restrictive abutting zone. The review authority may allow higher structures when it is found to be necessary to maintain the purpose of the zone.</i>		
Accessory Structures	See Chapter 17.405 (Accessory Structures and Uses).		
Fences and Walls	See Chapter 17.315 (Fences, Walls, and Hedges).		
Landscaping	See Chapter 17.325 (Landscaping Standards).		
Parking	See Chapter 17.330 (Off-Street Parking and Loading Standards).		
Satellite Antenna	See Section 17.430.290 (Satellite/Dish Antennas and Amateur Radio Facilities).		
Signs	See Chapter 17.335 (Sign Standards).		

(Ord 19-22, Adopted December 17, 2019, Ord. 21-02, Adopted April 20, 2021)

Chapter 17.235 – Combining/Overlay Zones

Sections:

- 17.235.010 – Purposes of the Combining/Overlay Zones
- 17.235.020 – Applicability of Combining/Overlay Zone Provisions
- 17.235.030 – Residential Agricultural Accessory Business (-RAAB)
Combining/Overlay Zone
- 17.235.040 – 6th Cycle Housing Element Overlay Zone (-6HE)

17.235.010 – Purposes of the Combining/Overlay Zones

This Chapter provides regulations for development and new land uses in the combining/overlay zones established by Section 17.20.020 (Zones Established). The combining/overlay zones are intended to provide guidance for development and new land uses in addition to the standards and regulations of the primary zones, where important site, neighborhood, economic development, or compatibility issues require particular attention in project planning.

17.235.020 – Applicability of Combining/Overlay Zone Provisions

- A. Mapping of combining/overlay zones.** The symbols for combining/overlay zones in Section 17.200.020 (Zones Established) shall be used on the Zoning Map to indicate the applicability of combining/overlay zones to specific sites. Each combining/overlay symbol shall be appended as a suffix to the symbol for the primary zone on the Zoning Map. For example, RL-6HE represents an 6th Cycle Housing Element Overlay Zone in the Residential Low Density Zone.
- B. Allowed land uses.** A land use normally allowed in the primary zone shall be allowed within a combining/overlay zone subject to any additional requirements of the combining/overlay zone, unless otherwise provided in a specific combining/overlay zone.
- C. Permit requirements.** Development and new land uses within a combining/overlay zone shall obtain the planning permits required for the primary zone, unless otherwise provided in a specific combining/overlay zone.
- D. Development standards.** Development and new land uses within a combining/overlay zone shall comply with all applicable requirements of the primary zone, unless otherwise provided in a specific combining/overlay zone.

- E. **Conflict between standards and regulations.** In the event of a conflict between the provisions of this Section and any other provision of this Development Code, this Section shall control.

17.235.030 – Residential Agricultural Accessory Business (-RAAB) Combining/Overlay Zone

- A. **Purpose.** The -RAAB combining/overlay zone is applied to various areas of the City that have both low-density residential uses and low-intensity nonresidential uses. The intent is to establish standards that allow the continued and expanded use and operation of the low-intensity nonresidential uses and that will ensure the compatibility of these uses with low-density residential uses. The -RAAB combining/overlay zone is consistent with the Rural Residential and Low Density Residential land use designation in the General Plan.
- B. **Applicability.** The -RAAB overlay may be applied only to properties in the RR (Rural Residential) and RL (Low-Density Residential) zones.
- C. **Allowed uses.** In addition to the uses allowed in the RR (Rural Residential) and RL (Low-Density Residential) zones in compliance with Table 2-2 (Allowed Uses and Permit Requirements in Residential Zones), cottage businesses shall also be allowed within the -RAAB combining/overlay zone.
- D. **Development standards.** All cottage business shall be located, developed, and operated in compliance with Section 17.430.140 (Cottage Businesses).

17.235.040 – 6th Cycle Housing Element (-6HE) Combining/Overlay Zone

- A. **Purpose.** The 6th Cycle Housing Element Overlay Zone (-6HE) is established to assist in implementation of the requirements of the 2021-2029 Housing Element (6th Cycle). It is intended that the -6HE Overlay Zone is to be applied to properties identified in the adopted 2021-2029 Housing Element as potential lots to accommodate a portion of the City's unmet lower-income Regional Housing Needs (RHNA) to ensure that appropriate analysis and disclosure of the 6th Cycle Housing Element is maintained. **B.Applicability.** The provisions of this Section shall apply to all activities (e.g., additions, alterations, new construction, reconstruction, redevelopment, remodeling, site modification, etc.) within the -6HE combining/overlay zone that require approval of a Site Plan and Design Review in compliance with Chapter 17.630 (Site Plan and Design Review) and Water Efficient Landscape and Irrigation approval per Chapter 17.325 –Water Efficient Landscape and Irrigation. If there is a perceived conflict between the provisions of this Section and those of the underlying zone, the provisions of this Section shall prevail.
- C. **Allowed uses.** The uses allowed within the -6HE combining/overlay zone shall be the same as those of the underlying zone, unless modified by this Section.

- D. Development and use standards of base zone not affected.** The -6HE Overlay Zone does not change the use and development standards of the underlying base zone.
- E. Additional requirements for residential development.** The following regulations shall apply to the use of a lot designated with the -6HE combining/overlay zone when the proposed development includes a residential component:
1. The minimum residential density shall be 20 dwelling units per net acre.
 2. Residential uses shall occupy at least 50 percent of the total gross floor area of a mixed-use development.
 3. For developments in which 20 percent or more of the units are affordable to lower income households (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply), owner-occupied and rental multifamily uses shall be permitted.
 4. An applicant for a project pursuant to this Section may apply for a density bonus in accordance with Government Code Section 65915.
- F. Change of Zone.** A property owner may petition for a Change of Zone to remove the -6HE overlay designation; however, such application would require replacement consistent with the 6th Cycle Housing Element program and applicable state law.

