

ORDINANCE NO. 7413

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA,
AMENDING CHAPTERS 19.100, 19.110, 19.120, 19.130, 19.140
19.145, 19.148 AND 19.150, ADDING CHAPTER 19.149 AND
DELETING CHAPTER 19.170 OF TITLE 19 OF THE RIVERSIDE
MUNICIPAL CODE IN FURTHERANCE OF THE 2014 MARCH
AIR RESERVE BASE/INLAND PORT AIRPORT LAND USE
COMPATIBILITY PLAN.

The City Council of the City of Riverside does ordain as follows:

Section 1: Chapters 19.100, 19.110, 19.120, 19.130, 19.140 19.145, 19.148 and 19.150 of Title 19 of the Riverside Municipal Code are hereby amended as set forth in Exhibit “A” attached hereto and incorporated herein by reference, all in furtherance of complying with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Section 2: Chapter 19.149 of Title 19 of the Riverside Municipal Code is hereby added as set forth in Exhibit “A” attached hereto and incorporated herein by reference, all in furtherance of complying with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Section 3: Chapter 19.170 of Title 19 of the Riverside Municipal Code is hereby deleted in its entirety.

Section 4: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this 20th day of February, 2018.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the 6th day
3 of February, 2018, and that thereafter the said ordinance was duly and regularly adopted at a meeting
4 of the City Council on the 20th day of February, 2018, by the following vote, to wit:

5 Ayes: Councilmembers Gardner, Melendrez, Soubirous, Conder, Mac Arthur,
6 and Perry

7 Noes: None

8 Absent: Councilmember Adams

9 Disqualified: None
10

11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this 21st day of February, 2018.

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14 _____
COLLEEN J. NICOL
City Clerk of the City of Riverside
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CA 17-2072

ARTICLE V: BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS

Chapter 19.100

RESIDENTIAL ZONES (RA-5, RC, RR, RE, R-1-½ ACRE, R-1-13000, R-1-10500, R-1-8500, R-1-7000, R-3-4000, R-3-3000, R-3-2500, R-3-2000, R-3-1500, R-4)

- 19.100.010 Purpose.**
- 19.100.030 Permitted Land Uses.**
- 19.100.040 Residential Development Standards.**
- 19.100.050 Additional Regulations for the RC Zone.**
- 19.100.060 Additional Regulations for the RA-5, RE, RC, RR and R-1 Zones.**
- 19.100.070 Additional Regulations for the R-3 and R-4 Zones.**
- 19.100.080 Design Review.**
- 19.100.090 Other Regulations Applicable to All Residential Zones.**

19.100.010 Purpose.

The purpose of this Chapter is to define allowable land uses and property development standards, including density of development, for all residential zones in order to produce healthy, safe, livable and attractive neighborhoods within the City of Riverside, consistent with the goals and policies of the City's General Plan. Fourteen residential zones are established to implement the residential land use designations of the General Plan. The purpose of each of the residential zones is as follows:

A. Residential Agricultural Zone (RA-5)

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence, that preserves the agricultural character of the area.

B. Residential Conservation Zone (RC)

The Residential Conservation Zone (RC) is established consistent with General Plan objectives and voter approved initiatives (Proposition R and Measure C) to protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, and specifically, to achieve the following objectives:

1. To preserve and enhance the beauty of the City's landscape;
2. To maximize the retention of the City's natural topographic features, including but not limited, to skyline profiles, ridgelines, ridge crests, hilltops, hillsides, slopes, arroyos, ravines, canyons, prominent trees and rock outcrops, view corridors, and scenic vistas through the careful selection and construction of building sites and building pads on said topographic features.
3. To assure that residential use of said topographic features will relate to the surrounding topography and will not be conspicuous and obtrusive because of the design and location of said residential use;
4. To reduce the scarring effects of excessive grading for building pads and cut and fill slopes;

5. To prevent the construction of slopes inadequately protected from erosion, deterioration or slippage; and
6. To conserve the City's natural topographic features.

C. Rural Residential Zone (RR)

The Rural Residential Zone (RR) is established to provide areas for single-family residences on large lots where flexible provisions apply pertaining to the keeping of farm animals such as horses, ponies, mules, cows, goats, sheep, and swine under Future Farmers of America-supervised and 4-H-supervised projects. These zones are established in those areas of the City where the keeping of such animals is already prevalent. It is also the intent of the RR Zone to provide opportunities for persons whose lifestyles include the keeping of such animals in areas where such animal-keeping activities minimize impact to other residential properties.

D. Residential Estate Zone (RE) and R-1-½ Acre Zone

The Residential Estate Zone (RE) and R-1-½ Acre Zone are established to provide areas for large lot single-family residences where the keeping of livestock and other farm animals and agricultural uses are not permitted.

E. Additional Single-family Residential Zones (R-1-13000, R-1-10500, R-1-8500 and R-1-7000)

Additional Single-family Residential Zones (R-1-½ Acre, R-1-13000, R-1-10500, R-1-8500 and R-1-7000) are established to provide areas for single-family residences with a variety of lot sizes and housing choices.

F. Multiple-Family Residential Zones (R-3-4000, R-3-3000, R-3-2500, R-3-2000 and R-3-1500)

Medium High Density Residential Zones (R-3-4000 and R-3-3000) and High Density Residential Zones (R-3-2500, R-3-2000 and R-3-1500) are established to provide areas for multiple family residences within a single structure, including such residential development types as apartments, town homes and condominiums.

G. Multiple-Family Residential Zone (R-4)

The Very High Density Residential Zone (R-4) is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents.

19.100.030 Permitted Land Uses.

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Use Table) and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 - Conditional Use

Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

A. RA-5 Zone Permitted Uses

A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this Section and the Tables exists, the provisions of this Section shall apply.

1. A one-family dwelling or manufactured dwelling of a permanent character placed in a permanent location and of not less than seven hundred fifty square feet ground floor area exclusive of open porches and garage;
2. Farms or ranches for orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries, and raising of chinchillas, guinea pigs and parakeets;
3. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
 - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
 - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
4. Pot-bellied pigs shall not be allowed in the RA-5 zone unless mandated by State law;
5. The grazing, raising or training of equine, riding stables or academies, sheep and cattle, provided that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of a residence provided that the property is maintained in accordance with Section 6.16.010 (Fly-Producing Conditions) of the Municipal Code, and further that:
 - a. Not more than a total of two of any of the following or a total of two of any

combination of horses, colts, mules, ponies, goats, sheep, cows, calves or animals of general like character shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises,

- b. Dairies, feeding lots and similar uses may be permitted after public hearing under a conditional use permit,
 - c. Additional animals may be permitted subject to the granting of a conditional use permit in the RA-5 zone;
6. The keeping of bees, provided that all other conditions of this Zoning Code and other City ordinances are complied with;
7. Parks, playgrounds or community centers owned and operated by a governmental agency, subject to the granting of a conditional use permit;
8. Golf courses, including miniature courses and driving ranges, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises, and one stand for the sale of such products;
12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. The growing and wholesale disposal of earthworms in worm farms, provided that the area devoted to the cultivation of worms does not exceed sixty-four square feet, and further provided that:
 - a. All worm farms shall be kept at least fifty feet away from all adjacent dwellings,
 - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures,
 - c. Worm farms in excess of sixty-four square feet shall only be permitted subject to the granting of a conditional use permit;
14. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject to the granting of a conditional use permit in the RA-5 zone subject to the following operation and development standards:
 - a. The use shall be conducted on a property zoned RA-5 having five acres or

more gross area which is zoned for agricultural uses and which is predominately occupied by a commercial agricultural business;

- b. The use shall be in conjunction with any permitted agricultural use, provided that such office shall be occupied by an agricultural business, which business is either located on-site or off-site the property;
 - c. The use shall be established within a stickbuilt, mobile coach or prefabricated structure, attached to or detached from any other building on the property;
 - d. Adequate parking and vehicular access shall be available in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code;
 - e. The building shall comply with the setback standards established for accessory structures in Chapter 19.440 (Accessory Buildings and Structures) of the Zoning Code;
15. Agricultural caretaker living quarters as defined by Section 19.910.040 ("C" Definitions) of this title subject to the granting of a conditional use permit provided all of the following criteria apply:
- a. The use shall be conducted on a property having five acres or more gross area which is zoned residential agricultural and which is predominantly occupied by a bona fide agricultural business,
 - b. The use shall be established within a stickbuilt (completely assembled on site) or prefabricated structure, attached to or detached from the primary dwelling unit on the property or within a mobile home. The square footage of the agricultural caretaker living quarters shall not exceed fifty percent of the square footage of the primary dwelling unit,
 - c. Occupancy shall be limited to the agricultural caretaker and his or her family. The agricultural caretaker shall be a full-time employee of the on-site agricultural business,
 - d. The primary dwelling unit on the property shall be occupied by the legal owner of the property,
 - e. The agricultural caretaker living quarters shall be established in such a way as to minimize its view from adjacent streets and properties,
 - f. The use shall not be conducted longer than two years except that subsequent time extensions may be granted by the City Planning Commission. Each time extension shall not exceed two years. Written notice shall be given to adjacent property owners as prescribed by Section 19.670.020 (Notice Requirements for Administrative Discretionary Permits with No Public Hearing) of this title for minor variances. The standard time extension application fee for conditional use permits shall be required,
 - g. The property owners shall execute and record a covenant and agreement

with the City to revert the property to single-family residential use, including the removal of the kitchen facilities of any permanent addition, and the removal of any mobile home which does not meet the requirements of the residential agricultural zone, after the expiration of the conditional use permit or the termination of the agricultural business;

16. Home occupations and telecommuting as defined by Sections 19.910.090 (“H” Definitions) and 19.910.210 (“T” Definitions) of this Code in accordance with the provisions contained in Chapter 19.485 (Home Occupations) of this title. Such uses shall not be allowed in the RA-5 zone unless mandated by State law.
17. Parolee/probationer home, as defined by Section 19.910.170 (“P” Definitions), transitional shelter housing, as defined by Section 19.910.210 (“T” Definitions), permanent emergency shelter, as defined by Section 19.910.060 (“E” Definitions) and drop-in center, as defined by Section 19.910.050 (“D” Definitions) of this Code, are prohibited in the RA-5 Zone.
18. Small family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code;
19. Large family day care homes as defined by Section 19.910.050 (“D” Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Chapter 19.470 (Day Care Homes – Family).

A. RC Zone Permitted Uses

A summary of this section is contained in the Permitted Uses Table (Table 19.150.020-A), the Incidental Uses Table (Table 19.150.020-B), and the Temporary Uses Table (Table 19.150.020-C). If any conflict between this Section and the Tables exists, the provisions of this Section shall apply.

1. One-family dwellings of a permanent character placed in a permanent location and of not less than seven hundred fifty square feet ground floor area, exclusive of open porches and garage;
2. Planned residential developments subject to the granting of a planned residential development permit as set forth in Chapter 19.780 (Planned Residential Development Permit);
3. Orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, growing of nursery plants, similar enterprises carried on in the general field of agriculture, aviaries and raising of chinchillas, guinea pigs and parakeets;
4. Poultry, Rabbits, Crowing Fowl and Crowing Roosters
 - a. The noncommercial keeping of not more than 5 poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.

- b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted. The keeping of not more than seven (7) crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least one hundred (100) feet from any residential structure on an adjoining lot.
5. The grazing, raising or training of horses; provided, that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of a residence; and further, that not more than a total of two horses, colts or ponies or a total of two of any combination of horses, colts or ponies shall be kept on any lot with an area of one acre and that one additional animal may be kept for each half acre over one acre in any such premises;
6. The keeping of bees; provided, that all other conditions of this Zoning Code or other City ordinances are complied with;
7. Parks and playgrounds of a noncommercial nature, subject to the granting of a conditional use permit;
8. Golf courses, subject to the granting of a conditional use permit;
9. Uses customarily incidental to any of the above uses, including hobby activities of a noncommercial nature;
10. Rented rooms in any one-family dwelling for occupancy of not more than four persons in addition to members of the family occupying such dwelling;
11. Accessory buildings and uses, including a private garage, accessory living quarters, recreation room, private stable, barn, greenhouse, lathhouse, corral, pen, coop or other similar structure, a building or room for packing products produced or raised on the same premises;
12. Nameplates and signs as provided in Chapter 19.620 (General Sign Provisions);
13. Agricultural field office as defined in Section 19.910.020 ("A" Definitions) subject to the granting of a conditional use permit;
14. Small family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code;

Large family day care homes as defined by Section 19.910.050 ("D" Definitions) of this Code, subject to the granting of a Day Care Permit and meeting the criteria contained in Section Chapter 19.470 (Day Care Homes - Family).

19.100.040 Residential Development Standards.

Tables 19.100.040 A (Residential Development Standards: Single-Family Residential Zones) and 19.100.040 B (Residential Development Standards: Multiple-Family Residential Zones) establish the development standards applicable to all development within the residential zones.

Table 19.100.040 A

Residential Development Standards: Single-family Residential Zones

Development Standards	Single-family Residential Zones								
	RA-5	RC ¹²	RR	RE	R-1-1/2 Acre	R-1- 1300	R-1- 10500	R-1- 8500	R-1- 7000
Density – Maximum (Dwelling Units per Gross Acre) ^{1,15}	0.20	0.50 ¹¹	2.1 ¹¹	1.0 ¹¹	2.0 ¹¹	3.4 ¹¹	4.1 ¹¹	5.1 ¹¹	6.2 ¹¹
Lot Area – Minimum (Net)	5 Acres _{2,9,14}	Varies _{2,14}	20,000 sq. ft.	1 Acre	21,780 sq. ft.	13,000 sq. ft.	10,500 sq. ft.	8,500 sq. ft.	7,000 sq. ft.
Lot Width – Minimum	300 ft. ²	130 ft. ²	100 ft. _{13,14}	130 ft. _{13,14}	125 ft. _{13,14}	100 ft. _{13,14}	90 ft. _{13,14}	80 ft. _{13,14}	60 ft. _{13,14}
Lot Depth – Minimum	500 ft. ²	100 ft. ²	150 ft.	150 ft.	150 ft.	110 ft.	110 ft.	100 ft.	100 ft.
Building Height – Maximum ^{10,15}	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Number of Stories – Maximum ¹⁵	2	1	2	2	2	2	2	2	2
Lot Coverage – Maximum	30%	N/A	30%	30%	30%	30%	35%	35%	40%
Setbacks – Minimum ⁸									
A. Front ⁷	40 ft. ²	30 ft. ^{2,6}	30 ft.	30 ft.	30 ft. ⁴	25 ft. ⁴	25 ft. ⁴	25 ft. ⁴	20 ft. ⁴
B. Side ⁵	20 ft. ²	25 ft. ²	20 ft.	25 ft.	20 ft. ³	15 ft. ³	10/15 ft. ³	7.5/12.5 ft. ³	7.5/10 ft. ³
C. Rear ⁵	25 ft. ²	25 ft. ²	100 ft.	30 ft.	35 ft.	30 ft.	25 ft.	25 ft.	25 ft.

Table 19.100.040 A**Notes:**

1. See Section 19.100.060 A (Additional Density). Gross acreage means streets are included for density purposes. Notwithstanding allowable density on a gross acreage basis, individual lots must meet the minimum lot size requirements exclusive of streets, except in the RA-5 Zone as described in Note 9.
2. Lot width, depth and area; building area; and setback requirements shall be as required as set forth in the Table. However, the zoning standards and requirements of the RC and RA-5 Zones shall not apply to any buildings existing prior to or under construction on November 13, 1979, or to the restoration or rehabilitation of or to any additions to such buildings, provided that the use, restoration, rehabilitation or addition shall conform to the current standards and requirements of the zoning in existence immediately prior to November 13, 1979. Also see Section 19.100.050 A (Lot Area).
3. Where a lot is less than 65 feet in width and was of record prior to November 23, 1956, or was of record prior to the date on which such lot was annexed to the City, the required side yards adjacent to interior side lot lines shall be reduced to 5 feet.
4. Front Setback Exceptions: See Section 19.100.060 C (Exceptions to Setback Requirements).
5. Side and Rear Setback Exceptions: See Sections 19.100.060 C (Exceptions to Setback Requirements). The side setback can be applied to either side except that the larger setback is required when a side yard is adjacent to a street.
6. No lot that fronts onto Hawarden Drive within the Hawarden Drive Special Design Area, generally between Anna Street and the Alessandro Arroyo, shall have a front yard depth of less than fifty feet.
7. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. Also see Chapter 19.630 (Yard Requirements and Exceptions).
8. No dwelling shall be located closer than 5 feet to any retaining wall exceeding 2 feet in height, unless such retaining wall is an integral part of an approved dwelling.
9. Lot area in the RA-5 Zone is measured to the centerline of the adjoining street or streets; provided, however, individuals may construct one single-family dwelling on a lot of less than 5 acres existing as of May 15, 1979 and the residence is owner occupied after construction.
10. Refer to Chapter 19.560 (Building Height Measurement) for height measurement and exceptions to height limits.
11. Project density may be greater in a Planned Residential Development (see Chapter 19.780):
12. See Section 19.100.050 (Additional Regulations for the RC Zone).
13. See Section 18.210.080 (Lots) and Article X (Definitions) for exceptions for cul-de-sac lots, knuckle lots, lots on curves and corridor lots.
14. See Section 18.210.030 N (2) (a) for exception to lot size on private streets if over 20,000 square feet.
15. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

Table 19.100.040 B

Residential Development Standards: Multiple-family Residential Zones

Development Standards	Multiple-Family Residential Zones					
	R-3-4000	R-3-3000	R-3-2500	R-3-2000	R-3-1500	R-4
Density – Maximum (Dwelling Units per Gross Acre) ⁶	10.9	14.5	17.4	21.8	29	40
Lot Area per Parent Parcel – Minimum (Net)	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Lot Area per Dwelling Unit – Minimum (Net)	4,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Lot Width ⁵ – Minimum	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	100 ft.
Lot Depth ⁵ – Minimum	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	150 ft.
Building Height ^{4,6} – Maximum	30 ft. ²	30 ft. ²	30 ft. ²	30 ft. ²	30 ft. ²	50 ft.
Number of Stories ⁶ – Maximum	2 ⁵	2 ⁵	2 ⁵	2 ⁵	2 ⁵	4
Setbacks – Minimum						
A. Front ^{1,3}	25 ft.	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.
B. Interior Side ¹	10 ft.	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
C. Adjoining Side ¹	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
D. Rear ¹	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.	10 ft.

Table 19.100.040B

Notes:

1. Whenever a Height Overlay Zone (S) has been applied to allow a structure to exceed two stories in height, the front, side and rear yards shall be increased by 2 ½ feet for each story in excess of two stories, except as otherwise stated in this footnote. No building or building portions of two stories or higher may be located within 35 feet of any side or rear property line that abuts property in the RA-5, RC, RR, RE or R-1 Zone, in such instance for each story in excess of two, the setback shall be increased by 15-feet.
2. For a development of three acres or greater, up to 60 percent of the units may be in buildings up to three stories, 40-foot maximum height subject to Community & Economic Development Director review and approval.
3. 25-foot fully landscaped front yards for R-3 Zones, and 15-foot fully landscaped front yards for the R-4 Zone are required along all arterial streets, 88-foot wide or greater as shown on the Circulation Map of the City's General Plan.
4. Refer to Chapter 19.560 (Building Height Measurement) for height measurements and exceptions to height limits.
5. See Section 18.210.080 (Lots) and Article X (Definitions) for exemptions for cul-de-sac lots and knuckle lots.
6. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

Chapter 19.110

COMMERCIAL AND OFFICE ZONES (O, CR, CG AND CRC)

- 19.110.010 Purpose.**
- 19.110.020 Permitted Land Uses.**
- 19.110.030 Commercial and Office Development Standards.**
- 19.110.040 Additional Standards, Regulations and Requirements for Commercial & Office Development.**
- 19.110.050 Sign Review Required.**
- 19.110.060 Other Regulations Applicable to all Commercial and Office Zones.**

19.110.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit) or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless, the Zoning Administrator, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. The provisions set forth in Chapter 19.215 (Neighborhood Commercial Overlay Zone – NC) may be applied to any commercial zone and may further limit the uses permitted.
- C. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

19.110.030 Commercial and Office Development Standards.

Table 19.110.030 (Commercial and Office Development Standards) sets forth the minimum development standards for each of the commercial and office zones.

Table 19.110.030

Commercial and Office Development Standards

Development Standard	O	CR	CG	CRC	Notes, Exceptions & Special Provisions
Floor-Area-Ration (FAR) - Maximum	1.0	0.50	0.50	0.50	See notes 2 & 4.
Lot Area - Minimum	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	10 acres	See note 3
Lot Width - Minimum	65 ft.	60 ft.	100 ft.	300 ft.	Pursuant to Title 18 (Subdivision Code)
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	100 ft.	Pursuant to Title 18 (Subdivision Code)
Building Height - Maximum	40 ft.	75ft.	75 ft.	75 ft.	See note 4. See also Chapter 19.200 – Building Stories Overlay Zone (S)
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	50 ft.	Front yard setback shall be increased by 2 ½ feet per story for any story over the second story. See Chapter 19.180 – Building Setback Overlay Zone.
Side Yard Setback - Minimum A. Interior Side B. Street Side	5 ft. 15 ft.	0 ft. 0 ft.	0 ft. 0 ft.	20 ft. 50 ft.	Side yard setbacks shall be increased by 2 ½ feet per story for any story over the second story. Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 ft. with at least 10 feet of landscaping.

Rear Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	0 ft.	Whenever a CRC Zone property abuts a property zoned for residential use, the building setback shall be 50 ft. with at least 10 feet of landscaping. Whenever a CR or CG zoned property abuts a property zoned for residential use, the building setback shall be a minimum of 15 feet with at least 5 feet of landscaping. Additional setbacks may be required.
Landscape Setbacks	Varies	Varies	Varies	Varies	See Chapter 19.580 – Parking and Loading
Landscape Setback from any Freeway Right-of-way	5 ft.	5 ft.	5 ft.	20 ft.	

Table 19.100.030

Notes:

1. The setback areas specified may be used for the following purposes:
 - a. Off-street parking, loading and traffic circulation, including lights for the illumination of such areas, except where landscaped areas may be required per Chapter 19.580 (Parking and Loading) or as noted above.
 - b. Signs necessary to direct and control vehicular and pedestrian traffic within the shopping center (see Chapter 19.620).
 - c. The permitted signs identifying the shopping center (see Chapter 19.620).
2. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when it can be found that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
3. Smaller minimum lot areas may be established by a master plan for the center or for the adaptive reuse or development of existing infill lots.
4. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

Chapter 19.120

MIXED-USE ZONES (MU-N, MU-V, MU-U)

- 19.120.010 Purpose.**
- 19.120.015 Design Review Required.**
- 19.120.020 Permitted Land Uses.**
- 19.120.030 Site Plan Review Permit and Required Findings.**
- 19.120.040 Phasing.**
- 19.120.050 Use Regulations.**
- 19.120.060 Development Standards.**
- 19.120.070 Design Standards and Guidelines.**
- 19.120.080 Performance Standards.**
- 19.120.090 Other Regulations Applicable to Mixed-Use Zones.**

19.120.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

19.120.60 Development Standards.

- A. General

Table 19.120.050 (Mixed-Use Zones Development Standards) identifies the development standards applicable to all development in the mixed-use zones. Certain development standards may be subject to special conditions. These standards are provided here or as otherwise referenced. Under Site Plan Review, more restrictive development standards may be applied by the Planning Commission.

Table 19.120.050

Mixed-Use Zones Development Standards

Development Standards	Zones			Notes, Exceptions & Special Provisions
	MU-N	MU-V	MU-U	
Lot Area - Minimum	7,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Lot Width - Minimum	60 ft.	75 ft.	80 ft.	
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	
Side Yard Setback - Minimum	0 ft.	0 ft.	0 ft.	See Note 1
Rear Yard Setback Minimum	15 ft.	15 ft.	15 ft.	See Note 2
Building Height - Maximum	35 ft.	45 ft.	60 ft.	See Note 6
Front Building Facade Length - Maximum	60 ft.	125 ft.	125 ft.	
FAR – Maximum	1.0	2.5	4.0	See Note 6
Residential Density – Maximum	10 du/ac	30 du/ac	40 du/ac	See Note's 3 and 6
Open Space Requirements - Stand Alone	See Note	See Note	See Note	See Table 19.100.060 (Additional Requirements for the R-3 and R-4 Zones)
Open Space Requirements - Mixed Use Development				
A. Minimum Private Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du for at least 50% of the units	See Note 4
B. Minimum Common Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du	See Note 5

Table 19.120.050
Notes, Exceptions and Special Provisions

1. The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone, or if the project contains a residential component.
2. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
3. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.
4. Private useable open space shall have a minimum dimension on any side of 5 feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission.
5. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
6. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

Chapter 19.130

INDUSTRIAL ZONES (BMP, I, AI AND AIR)

- 19.130.010 Purpose.**
- 19.130.020 Permitted Land Uses.**
- 19.130.025 Uses Specifically Prohibited.**
- 19.130.030 Development Standards for Industrial Zones.**
- 19.130.040 Additional Standards, Regulations and Requirements for the BMP, I, AIR and AI Zones.**
- 19.130.050 Design Review Required.**
- 19.130.060 Other Regulations Applicable to Industrial Zones.**

19.130.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables or in Section 19.130.025 (Uses Specifically Prohibited) are prohibited unless, the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

19.130.30 Development Standards for Industrial Zones.

- A. Table 19.130.030 A (BMP, I and AIR Industrial Zones Development Standards) sets forth the minimum development standards for all development in the BMP, I, and AIR Zones. Table 19.130.030 B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones.

Table 19.130.030 A
BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor-Area-Ratio (FAR) - Maximum ^{1, 3}	1.50	0.60	0.60	See Chapter 19.149-Aiport Land Use Compatibility
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	45 ft.	45 ft.	45 ft.	See Chapter 19.149-Aiport Land Use Compatibility
Front Yard Setback - Minimum ^{5, 6}	-	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscape.
a. Buildings over 30 ft. in height or on an arterial street	50 or 40 ft. ⁴ (See Notes)	-	-	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height and not on an arterial street	20 ft. (See Notes)	-	-	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum ⁸				
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Street or Alley	Same as Front Yard	20 ft. ⁷	15 ft. ⁷	
Rear Yard Setback - Minimum ⁹	0 ft.	0 ft.	15 ft.	
Adjacent to Streets	Same as Front Yard	20 ft. ⁷	20 ft. ⁷	

Table 19.130.030 A

Notes:

1. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.
2. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site Plan Review approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. In the BMP Zone, off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than 6 feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback.
5. Sidewalks, vehicular access drives and railroad tracks that are perpendicular to the front property line shall be permitted in the front setback of the BMP, I and AIR Zones.
6. Meter pits, and utility manholes extending not more than 6 inches above the finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in the front yard of any industrial zone.
7. A minimum 10-foot on-site landscape planter shall be required along the street side and rear yards of the I and AIR Zones.
8. A minimum side yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.
9. A minimum rear yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use.

Table 19.130.030 B
AI Industrial Zones Development Standards

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) – Maximum ^{3, 5}	1.50	1.50	1.50	1.50
Lot Area - Minimum ²	5 acres			
Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
All Other Streets		20,000 sq. ft.	20,000 sq. ft.	14,000 sq. ft.
Lot Width - Minimum	300 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
20,000 sq. ft. Lot		100 ft.	100 ft.	
14,000 sq. ft. Lot				100 ft.
Building Height - Maximum ^{3, 4}	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback - Minimum	50 ft. (front 20 ft. landscaped)			
40,000 sq. ft. Lot (Major Arterial Frontage)		50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None
Rear Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None

Table 19.130.030 B

Notes:

1. The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use.
2. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site plan approval by the Community & Economic Development Director or his/her designee is required for any master plan.
3. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
4. No building, structure or tree may penetrate the flight zone of an airport per the "imaginary surfaces" established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Community & Economic Development Director or his/her designee and Airport Director.
5. The Approving or Appeal Authority may allow a development project to exceed a maximum FAR when findings can be made that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses.

Chapter 19.140

PUBLIC FACILITIES ZONE (PF)

- 19.140.010 Purpose.**
- 19.140.015 Review Required.**
- 19.140.020 Permitted Land Uses.**
- 19.140.030 Development Standards for Public Facilities.**
- 19.140.040 Other Regulations Applicable to the Public Facilities Zone.**

19.140.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. The following uses are permitted as a matter of right in the Public Facilities Zone:
 - 1. Drainage and flood control facilities
 - 2. Any public facility use not involving a structure or building, except for public parks, or any City project, or a project on City owned property pursuant to Section 19.04.110.
- C. If not on City owned property, the following uses are permitted in the Public Facilities Zone subject to the granting of a Conditional Use Permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit) of the Zoning Code.
 - 1. Public buildings and associated grounds used for governmental and related purposes and activities
 - 2. Public Educational institutions
 - 3. Public Parks and Recreation facilities
 - 4. Public rifle, pistol and archery ranges
 - 5. Zoos, arboretums, wildlife preserves and similar uses
 - 6. Water and sewage treatment plants
 - 7. Utility substations

8. Power generation facilities
 9. Government agency storage and maintenance yards
 10. Public parking garages
- D. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

19.140.030 Development Standards for Public Facilities.

A. Setbacks

Any building or other structure established in the Public Facilities Zone shall be set back a minimum of 20 feet from all property lines. For any building adjacent to a zone permitting residential uses, an additional setback of 1 foot for every 2 feet of building height in excess of 45 feet shall be required for any yard area abutting the zone permitting residential uses.

B. Building Height

The maximum height for any building or structure in the Public Facilities Zone shall be 60 feet or 4 stories, whichever is less. See Chapter 19.149 - Airport Land Use Compatibility to determine if height restrictions for airport compatibility apply.

C. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). In addition, any setback abutting a public street shall be fully landscaped.

D. Screening

Utility substations, storage and maintenance yards, and similar facilities that have an industrial character shall be screened from public view by any combination of block walls, landscaping, or durable and aesthetically acceptable fencing materials that complement the site. Such screening materials shall have a minimum height of 8 feet.

E. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

F. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

G. Airport Land Use Compatibility Standards

Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

Chapter 19.145

RAILWAY ZONE (RWY)

- 19.145.010 Purpose.**
- 19.145.020 Permitted Land Uses.**
- 19.145.030 Development Standards for the Railway Zone.**
- 19.145.040 Other Regulations Applicable to the Railway Zone.**

19.145.010 Purpose.

The Railway Zone (RWY) is established to preserve and protect existing railroad rights-of-way exclusively for rail transportation and related uses. The Railway Zone is further intended to ensure that the use of railroad rights-of-way is consistent with the General Plan and compatible with adjacent uses.

19.145.020 Permitted Land Uses.

A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), uses requiring approval of a conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in the Tables are prohibited unless the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar to and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

B. The following uses shall be permitted by right in the Railway zone:

1. Right-of-way for railroad and associated transportation of goods and persons.
2. Uses customarily incidental to railway operations and their related transportation purposes, including railway related structures and accessory buildings used specifically for that railway or transportation business, but not including manufacturing or business purposes not directly in connection with a railway or carrier itself.
3. Light-rail transit related facilities consisting of:
 - a. Tracks
 - b. Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of energy sources
4. Public streets
5. Any other use that the Community & Economic Development Director or his/her designee, pursuant to provisions of Chapter 19.060 (Interpretation of Code), determines that is no more detrimental than a listed permitted or conditional use.

- C. Construction Caretaker Temporary Living Quarters shall be permitted subject to approval of a Minor Conditional Use Permit pursuant to the provisions of Chapter 19.730 (Minor Conditional Use Permit).
- D. The following uses are permitted subject to the granting of a conditional use permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit):
 - 1. Parking lots, although no structures other than fencing are allowed.
 - 2. Maintenance/repair facilities
 - 3. Train Stations
- E. Sound attenuation walls shall be permitted subject to Design Review pursuant to the provisions of Chapter 19.710 (Design Review).
- F. Chapter 19.149 - Airport Land Use Compatibility includes Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone.

19.145.030 Development Standards for the Railway Zone.

Table 19.145.030 (Railway Zone Development Standards) identifies the development standards applicable to all development within the Railway Zone.

Table 19.145.030 Railway Zone Development Standards	
Development Standards	Standard
Lot Area - Minimum	None
Lot Coverage - Minimum	None
Setbacks - Minimum	None
Building Height - Maximum	35 ft. (Also see Chapter 19.149 to determine if more restrictive height requirements for airport compatibility apply)

Chapter 19.148

ORANGECREST SPECIFIC PLAN ZONE (OSP)

- 19.148.010 Purpose.**
- 19.148.020 Permitted Land Uses**
- 19.148.030 Development Standards**
- 19.148.040 Interpretations**
- 19.148.050 Design Review**

19.148.010 Purpose.

- A. The Orangecrest Specific Plan (OSP) Zone is established to create a diverse area where people live, shop and enjoy recreational facilities.
- B. The Orangecrest Specific Plan Zone allows a broad range of residential uses with office and retail uses spaced throughout. The Orangecrest Specific Plan, as adopted by the City Council on December 3, 1985 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Orangecrest Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Orangecrest Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Orangecrest Specific Plan, the Zone is divided into subdistricts, each with varying uses and development standards.

19.148.020 Permitted Land Uses.

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Orangecrest Specific Plan. Any use which is prohibited by state and/or federal law is also strictly prohibited. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

19.148.030 Development Standards.

Site development standards required for each subdistrict are set forth in the adopted Orangecrest Specific Plan. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

19.148.040 Interpretations.

Any standard or regulation not specifically covered by the Orangecrest Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or his/her designee or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code).

19.148.050 Design Review.

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Orangecrest Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Orangecrest Specific Plan.

Chapter 19.149

AIRPORT LAND USE COMPATIBILITY

- 19.149.010 Purpose.**
- 19.149.020 Airport Land Use Compatibility Plan (ALUCP).**
- 19.149.030 Airport Land Use Commission (ALUC).**
- 19.149.040 Actions which Require ALUC Review.**
- 19.149.050 Actions not Subject to ALUC Review – City ALUCP Compatibility Review.**
- 19.149.060 Compatibility Zones and Criteria for Riverside Municipal and Flabob Airports.**
- 19.149.070 Compatibility Zones & Criteria for March Air Reserve Base / Inland Port Airport.**
- 19.149.080 Variance Process.**
- 19.149.090 Overrule Procedures.**

19.149.010 Purpose.

The purpose of this Chapter is to establish and implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP) for airports that affect land uses within the City of Riverside. Airports that affect land uses within the City of Riverside are the Riverside Municipal Airport, Flabob Airport, and the March Air Reserve Base / Inland Port Airport.

19.149.020 Airport Land Use Compatibility Plan (ALUCP).

The Airport Land Use Compatibility Plan (ALUCP) is a State-required, long-range master plan that reflects the anticipated growth of an airport over a twenty-year time period. State law requires general and specific plans to be consistent with any ALUCP affecting the City. The requirements are established to limit noise impacts on noise-sensitive uses and to protect and preserve airports and aviation safety, as well as public safety, from aviation-related hazards.

The Riverside County Airport Land Use Compatibility Plan (RCALUCP), designates zones of airport influence areas for 13 airports in Riverside County, and provides a series of policies and compatibility criteria to ensure that both aviation uses, and surrounding areas may continue, and are compatible. In 2004, the RCALUCP established compatibility criteria, and maps for influence areas of the Riverside Municipal, Flabob Airports. In 2014, the ALUC adopted the March Air Reserve Base/Inland Port Airport Compatibility Plan which includes compatibility criteria and maps for influence areas of the March Air Reserve Base / Inland Port Airport.

The RCALUCP establishes criteria specific to each of the airport compatibility zones described in Sections 19.149.050 and 19.149.060 of this Chapter. For property located within a compatibility zone and subject to airport land use compatibility plan policies and criteria, land use, density, and intensity limitations of the ALUCP may be more restrictive than what would otherwise be allowed per City zoning designation applicable to the property. In addition to complying with the Zoning requirements of this Title, proposed uses and development on property within an airport compatibility zone must be determined to be consistent with, and comply with the compatibility criteria of the applicable compatibility zone and airport land use compatibility plan.

19.149.030 Airport Land Use Commission (ALUC).

- A. The purpose of an Airport Land Use Commission (ALUC) is to conduct airport land use compatibility planning. ALUCs protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public

airports. The statutes governing ALUCs are set forth in Division 9, Part 1, Chapter 4, Article 3.5, Sections 21670 – 21679.5 of the California Public Utilities Code (PUC).

- B. The Riverside County Airport Land Use Commission has two principal duties, which include:
 - 1. Preparing and adopting the ALUCP.
 - 2. Reviewing plans, regulations, and other actions of local agencies, and airport operators to ensure consistency with the RCALUCP.

19.149.040 Actions Which Require ALUC Review.

- A. As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the applicable Airport Land Use Compatibility Plan prior to approval by the City.
 - 1. The adoption or approval of any amendment to a general or specific plan affecting the property within an airport influence area (Public Utilities Code Section 21676(b)).
 - 2. The adoption or approval of a zoning ordinance or building regulation which affects property within an airport influence area, and involves the types of airport impact concerns listed in Section 1.4 of the March ALUCP (Public Utilities Code Section 21676(b)). These are impacts related to:
 - a. Exposure to aircraft noise;
 - b. Land use safety with respect both to people on the ground and the occupants of aircraft;
 - c. Protection of airport airspace; and
 - d. General concerns related to aircraft overflights.
 - 3. Adoption or modification of a master plan for an existing public-use airport (Public Utilities Code Section 21676(c)).
 - 4. Any proposal for expansion of an existing airport or heliport if such expansion will require an amended airport permit from the State of California (Public Utilities Code Section 21664.5).
 - 5. Any proposal for a new airport or heliport whether for public use or private use if the facility requires a State airport permit (Public Utilities Code Section 21661.5).

B. Other Land Use Actions Subject to ALUC Review

In addition to the above types of land use actions for which ALUC review is mandatory, other types of land use actions are subject to review under the circumstances described in Section 1.5 of Chapter 2 Countywide Policies of the Riverside County Airport Land Use Compatibility Plan.

C. Timing of ALUC Review

Proposed projects requiring ALUC review should be submitted to ALUC as early in the

process as possible so that the Commission's (or ALUC Executive Director's) review can be considered by the City before taking formal action on a project. The timing may vary depending upon the nature of the specific project. However, all projects requiring ALUC review must be submitted to ALUC for review prior to final approval by the City.

19.149.050 Actions not subject to ALUC Review – City ALUCP Compatibility Review.

For discretionary actions on property within an airport influence area and compatibility zone, but which are not subject to ALUC review as described in Section 19.149.040 above, the City shall review such action for consistency with the applicable ALUCP, and make a finding of project consistency or inconsistency with the applicable airport compatibility plan based on the basic land use compatibility criteria described below. Where there is uncertainty with regard to compatibility of a proposed use or project with the applicable airport land use compatibility plan, the City shall consult with ALUC staff, or defer such matter to ALUC for a consistency determination.

19.149.060 Compatibility Zones and Criteria for Riverside Municipal and Flabob Airports.

For uses proposed within airport influence areas of Riverside Municipal, and Flabob, airports, refer to the Riverside County Airport Land Use Compatibility Plan to determine whether a particular use is compatible with the applicable airport and a permissible use.

A. Airport Compatibility Zones

The RCALUCP establishes 6 separate Airport Compatibility Zones for Riverside Municipal, and Flabob Airports. A general description of each Compatibility Zone is provided in the following table.

Table 19.149.060 – Riverside Municipal and Flabob Airports Compatibility Zones

Compatibility Zones	Description
A	Runway Protection Zone and within Building Restriction Line
B1	Inner Approach/ Departure Zone
B2	Adjacent to Runway
C	Extended Approach/ Departure Zone
D	Primary Traffic Patterns and Runway Buffer Area
E	Other Airport Environs

Compatibility Zones for the Riverside Municipal and Flabob Airports can be found in Figure PS-6A of the Public Safety Element of the City of Riverside General Plan 2025, and within Chapter 3 of the Riverside County Airport Land Use Compatibility Plan.

B. Land Use Compatibility Criteria

The criteria for assessing whether a project is compatible with Riverside Municipal or Flabob airports are set forth in the Basic Compatibility Criteria matrix, Table 2A in Chapter 2 – Countywide Policies of the Riverside County Airport Land Use Compatibility Plan. These criteria are to be used in conjunction with the compatibility map and policies for the applicable airport (Riverside Municipal or Flabob) within Chapter 3 of the Riverside County ALUCP, or as amended.

19.149.070 Compatibility Zones and Criteria March Air Reserve Base / Inland Port Airport.

For uses proposed within airport influence areas of the March Air Reserve Base / Inland Port Airport, refer to the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (March ALUCP) to determine whether a particular use is compatible with the applicable airport and a permissible use.

A. Airport Compatibility Zones

The 2014 March ALUCP establishes 8 separate Compatibility Zones for March Air Reserve Base / Inland Port Airport. A general description of each compatibility zone is provided in the following table.

Table 19.149.070 – March Air Reserve Base / Inland Port Airport Compatibility Zones

Compatibility Zones	Description
M	Military
A	Clear Zone
B1	Inner Approach/ Departure Zone
B2	High Noise Zone
C1	Primary Approach/ Departure Zone
C2	Flight Corridor Zone
D	Flight Corridor Buffer
E	Other Airport Environs

The Compatibility Zones for the March Air Reserve Base / Inland Port Airport are provided in Figure PS-6B of the Public Safety Element of the City of Riverside General Plan 2025, and as established per Map MA-1 within Volume 1 of the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan.

B. Land Use Compatibility Criteria for March Air Reserve Base / March Inland Port Airport

The criteria for assessing whether a project is compatible with the March ARB/IPA are set forth in the Compatibility Zone Factors matrix, Table MA - 1 within Volume 1 of the March ALUCP, within Chapter 3 of the Riverside County Airport Land Use Compatibility Plan, or as amended. These criteria are to be used in conjunction with the compatibility map and policies for the March ARB/IPA as presented in Chapter 3 of the Riverside County ALUCP, or as amended. The basic compatibility criteria listed in Table 2A of Chapter 2 of the Riverside County ALUCP does not apply to the environs of March ARB/IPA.

C. Accident Potential Zones (APZ's)

In addition to the compatibility zones described above, Map MA-1 within Volume 1 of the March ALUCP identifies two Accident Potential Zones (APZ's I and II) for the March Air Reserve Base / Inland Port Airport. The Department of Defense (DoD) Air Force Instruction AFI 32-7063 – December 18, 2015 describes Clear Zones, and APZ's as areas off the end of DOD runways that were developed based on past Air Force aircraft accidents and reflect land areas at greater risk of an aircraft accident. The Clear Zone and the APZs represent areas where an accident is most likely to occur, if one would occur; however, they are not predictors of accidents. More specifically, the Clear Zone, and Accident Potential Zones (APZ's) are defined as follows:

1. The Clear Zone begins at the end of the runway and is the area of highest accident potential; it has few uses that are compatible.
 2. APZ I lies beyond the Clear Zone is in area of lower but still considerable accident potential.
 3. APZ II is beyond APZ I and possesses less accident potential.
- D. Department of Defense Requirements for March Air Reserve Base/Inland Port Airport Accident Potential Zones (APZ's)
For discretionary actions proposed within March ARB/IPA Accident Potential Zones (APZ I & II) or within the Clear Zone, the proposed use and/or development shall, in addition to meeting the compatibility criteria of the March ALUCP, be consistent with current Air Force Guidance including:
1. Department of Defense Instruction 4165.57 for Air Installations Compatible Use Zones, March 12, 2015, or as amended, and
 2. Air Force Instruction AFI 32-7063 for Air Installations Compatible Use Zones Program, December 18, 2015, or as amended. Specifically AFI 32-7063, Table A.2.1 of Attachment 2 – Land Use Compatibility Recommendations for APZS, generally identifies land uses acceptable or not acceptable within the Clear Zone, APZ I, and APZ II, and establishes maximum residential density, or non-residential floor area ratio requirements applicable to each use and APZ.

Where a discretionary action is proposed within an APZ, or Clear Zone, the Department of the Air Force, 452d Air Mobility Wing (AFRC) March Air Reserve Base shall be consulted to determine whether the proposed discretionary action is consistent with the Air Force Guidance referenced above. Such consultation would be in addition to, and shall not be in lieu of requirements of the March ALUCP, or any review for airport land use compatibility that may be required by the Riverside County ALUC.

19.149.080 Variance Process.

Variances from development standards of the Zoning Code are subject to Chapter 19.720 Variance provisions. In addition to the variance provisions contained in Chapter 19.720, this Section includes special provisions to ensure that variances do not result in a conflict with airport compatibility criteria.

- A. Any variance that involves issues of noise, safety, airspace protection, or overflight compatibility as addressed in the applicable ALUCP must be referred to ALUC for review. Specifically, at a minimum, where a variance involves a deviation from the maximum allowable lot coverage, floor area ratio, or building height, the City shall consult with ALUC staff, or defer such matter to ALUC for a consistency determination. The provisions of Chapter 19.720, including required variance findings, apply regardless of a consistency determination by ALUC.
- B. Where a variance from the Zoning Code would result in a deviation from compatibility criteria of the applicable ALUCP, such deviation shall be referred to ALUC for review. Where ALUC has determined the project and/or variance inconsistent with the applicable ALUCP, the City Council may override ALUC's determination and approve subject to making the required findings of Chapter 19.720.

19.149.090 Override Procedures.

When ALUC disapproves or finds an action, regulation, or permit, to be inconsistent with the ALUCP, ALUC shall notify the City within 30 days of such action pursuant to Public Utilities Code (PUC) 21675.1(d). The City Council may overrule ALUC decision, by a two-thirds vote and shall make specific findings that the proposed action, regulation, or permit is consistent with the purposes of Article 3.5, as stated in Section 21670 of the PUC.

A City Council proposed overrule of an ALUC action must provide a copy of the proposed decision and findings to both ALUC and the California Division of Aeronautics, a minimum of 45 days' prior to the decision to overrule ALUC. These agencies have 30 days in which to provide comments to City Council pursuant to PUC Sections 21676(a) and (b).

Chapter 19.150

BASE ZONES PERMITTED LAND USES

- 19.150.010 Purpose.**
- 19.150.020 Permitted Land Uses.**
- 19.150.030 Special or Unusual Uses.**

19.150.010 Purpose.

This Section establishes land use regulations for all base zones listed in this Article consistent with the stated intent and purpose of each zone.

19.150.020 Permitted Land Uses.

- A. Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table) and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 – Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 – Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A also identifies those uses that are specifically prohibited. Uses not listed in Tables are prohibited unless, the Community & Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

19.150.030 Special or Unusual Uses.

At the discretion of the Community & Economic Development 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.

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Accessory Buildings & Structures																						See Incidental Uses Table
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	9.40 – Adult-Oriented Businesses 19.240 – Adult-Oriented Businesses
Agricultural Field Office																						See Incidental Uses Table
Agricultural Stand																						See Incidental Uses Table
Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X		
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Offices – Business and Professional under 19.580
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Vehicle Sales under 19.580
Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	For parking see Vehicle Sales under 19.580
Airports – Private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	
Airports – Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	
Alcohol Sales																						See Incidental Uses Table
Ambulance Company:																						5.65 – Convalescent Transport Vehicles
With Vehicle Storage	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P	P	X	X	X	5.66 – Ambulances
Without Vehicle Storage	X	X	X	X	X	X	X	P	P	P	X	X	X	X	P	P	P	P	X	X	X	
Animal Keeping																						See Incidental Uses Table
Arcades and Internet/Cyber Cafés	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	19.245 – Arcades and Internet/Cyber Cafés
Artist Studio (Including Photo)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	P	For parking see Offices – Business, and Professional under 19.580
Assemblies of People – Entertainment – Not Including Adult-Oriented Businesses (e.g., Theater – Live Performance, Motion Picture, Auditoriums, Banquet Halls, Nightclubs, etc.)	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X	X	X	X	19.250 – Assemblies of People – Entertainment 5.24 – Dance Halls & Public Dances See 19.149 – Airport Land Use Compatibility***

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

***= Refer to Chapter 19.149 – Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

DCP = Day Care Permit – Large Family, Chapter 19.860

RCP = Recycling Center Permit, Chapter 19.870

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

X = Prohibited

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Assemblies of People – Non-Entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.)	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X	X	X	X	X	
Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	X	X	X	
Assisted Living (Residential Care Facilities)	X	X	X	X	C	C	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	
Astrology and Fortune-telling (Occultist)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	
Auction House (Indoor)	X	X	X	X	X	X	X	X	C	C	X	X	X	X	C	C	X	X	X	X	X	
Auxiliary Dwelling Unit																						
Bail Bonds Office	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	
Bakery – Retail	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

***= Refer to Chapter 19.149 – Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

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Article V – PERMITTED USES TABLE

19.150.020 (A)

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Use	Zones																				Location of Required Standards in the Municipal Code	
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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Bakery – Wholesale	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P	X	X	X	For parking see Manufacturing under 19.580	
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	P	19.475 – Drive-Thru Businesses	
With Drive-thru Lanes (including drive-up ATM's)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X		
Bars, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X	X	X	C	19.450 – Alcohol Sales	
Bed and Breakfast Inn	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	P/MC	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast	
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	P/MC		
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.910 Definitions	
Boarding of Cats and Dogs/Kennels:																						
Outdoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	19.270 – Boarding of Cats and Dogs/Kennels	
Indoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X		
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	P		
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X	X	X	P		
Brewery:																						
Brewery, Microbrewery and Winery manufacturing and wholesale only.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	19.272 – Breweries, Micro-Breweries, Brewpubs, and Brew-On-Premises	
Brewery, Microbrewery, and Winery with off-sale retail and/or on-site tasting.	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC	MC	X	X	C	
Brewpub	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X	MC	
Brew-On-Premises (no tasting or sale of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	MC	MC	MC	X	X	19.450 – Alcohol Sales	
Brew-On-Premises (with tasting and/or retail sales of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC	MC	X	X	C	
Distillery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	
Building Materials Supply Store (Wholesale with ancillary retail sales)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.273 – Building Materials Supply Store (Wholesale with ancillary retail sales)	
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X	X	X	X	19.275 – Bus Terminals	

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

***= Refer to Chapter 19.149 – Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

DCP = Day Care Permit – Large Family, Chapter 19.860

RCP = Recycling Center Permit, Chapter 19.870

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

X = Prohibited

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	
Caretaker Living Quarters																						See Incidental Uses Table
Catering Establishments	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	P	P	X	P	X	X	P	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
Cemeteries, Mortuaries & Ancillary Uses	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X	X	
Crematoriums	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	C	C	C	X	X	X	
Check Cashing	X	X	X	X	X	X	X	X	P/MC	P/MC	X	X	X	X	X	X	X	X	X	X	MC	19.280 – Check Cashing Establishments For parking see Banks and Financial Service under 19.580
Commercial Storage Facilities (Mini-Warehouse) ¹																						19.190 – Commercial Storage Overlay Zone
Day Care Centers	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	X	X	X	X	X	C	19.290 – Day Care Centers See 19.149 – Airport Land Use Compatibility***
Day Care Homes – Large Family																						See Incidental Uses Table
Day Care Homes – Small Family																						See Incidental Uses Table
Drug Store or Pharmacy:																						
2,000 sq. ft. or less and no drive-thru lane(s)	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	X	X	X	X	X	X	P	
2,000 sq. ft. or less with drive-thru lane(s)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
More than 2,000 sq. ft. and no drive-thru lane(s)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	X	
More than 2,000 sq. ft. with drive-thru lane(s)	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Equipment (Large) Sales and Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	MC	MC	MC	X	X	X	19.300 – Equipment (Large) Sales and Rental
Equipment (Small) Sales and Rental	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	MC	P	P	P	X	X	X	
Farmers' Markets – Certified	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	MC	MC	MC	X	X	X	X	X	X	P/MC	19.305 – Farmers' Markets – Certified
Florist Shops	X	X	X	X	X	X	X	MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	19.310 – Florist Shops For incidental sale of alcohol see 19.415 – Alcohol Sales
With Incidental Alcohol Sales	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	MC	
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	

¹ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

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Article V – PERMITTED USES TABLE

19.150.020 (A)

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Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Fueling Systems – Private (Above Ground Tanks)																						See Incidental Uses Table
Furniture Upholstery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	
Gambling (including Card house)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occupants)	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.315 – Group Housing
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occupants)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X	X	X	X	X	19.315 – Group Housing
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X	P	C	X	X	19.320 – Heliports and Helistops
Historic Residence Used for Retail Business, Office or Bed and Breakfast																						See Bed and Breakfast Inn, Office and Retail Sales on this table
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail:																						See Incidental Uses Table for Outdoor Display
Under 20,000 sq. ft.	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
20,000 s.f. or More	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X	X	X	X	X	X	X	
Home Occupations																						See Incidental Uses Table
Hotel, Motel or Hotel/Motel - Long-term Stay	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X	X	X	X	X	5.32 – Transient Occupancy Tax 9.55 – Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels 19.330 – Hotel/Motel, Long-Term Stay See 19.149 – Airport Land Use Compatibility***
Laboratories – Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	P	P	X	X	X	X	

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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay	
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	X	X	X	X	X	X	MC	19.335 – Live/Work Units See 19.149 – Airport Land Use Compatibility***
Lumber Yard and Building Materials – Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	P	X	X	X	X	X	See Incidental Uses Table for Outdoor Display
Manufactured Dwellings:	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.850 – Fair Housing and Reasonable Accommodations 19.100 – Residential Zones 19.340 – Manufactured Dwellings See 19.149 – Airport Land Use Compatibility***
Sales of Manufactured Dwellings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	See 19.149 – Airport Land Use Compatibility***
Manufacturing (Indoors)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Marijuana Cultivation, Commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Marijuana Cultivation, Personal																						See Incidental Uses Table
Medical Marijuana Dispensary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Medical Services – Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	MC	MC	MC	X	X	P	5.52 – Massage
Medical Services – Hospital	X	X	X	X	X	X	X	C	C	C	C	X	X	X	C	X	X	X	X	X	X	See 19.149 – Airport Land Use Compatibility***
Mobile Home Park	X	X	With the MH Overlay Zone				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.210 – Mobile Home Park Overlay Zone 5.75 – Mobile Home Parks Rent Stabilization Procedures
Model Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	19.345 – Model Homes
Multi-tenant Indoor Mall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Multiple-family Dwelling:	X	X	X	X	X ²	P	P	X	X	X	X	X	P	P	X	X	X	X	X	X	X	19.850 – Fair Housing and Reasonable Accommodations See 19.149 – Airport Land Use Compatibility***
Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	19.325 – Historic Residence Used for Retail Business, Office or Bed and Breakfast

²Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

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In Historic Residence	X	X	MC	MC	MC	MC	X	P	P	P	P	P	P	P	P	P	P	P	X	X	MC	
Outdoor Dining and/or Food Preparation (Permanent)																						See Incidental Uses Table
Outdoor Display of Incidental Plant Materials																						See Incidental Uses Table
Outdoor Sales, Display and Storage																						See Incidental Uses Table
Outdoor Storage Yard – Primary Use	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC	P/MC	X	X	X	X	X	19.285 – Outdoor Storage Yard
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	19.580 – Parking
Parolee/Probationer Homes:																						
2 to 6 Occupants	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.350 – Parolee/Probationer Home
More than 6 Occupants	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Pawn Shop / Gold Buying	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X	X	For parking see Retail Sales – 19.580 19.355 – Pawn Shop
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	P	5.52 – Massage
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 – Planned Residential Development Permit See 19.149 – Airport Land Use Compatibility***
Plant Nurseries – Retail	X	X	X	X	MC	MC	X	X	P	P	X	MC	X	X	X	X	X	X	X	X	X	19.360 – Plant Nurseries – Retail 19.505 – Outdoor Display and Sales
Plant Nurseries – Wholesale	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	
Publishing and Printing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	For parking see Manufacturing – 19.580
Rail Transit Station	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Recreational Facilities – Commercial:																						
Billiard Parlors and Pool Halls	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	5.28 – Poolrooms 19.370 – Recreational Facilities – Commercial (Billiard Parlors and Pool Halls)
Bowling Alleys	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Skate Facility	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	X	X	
Amusement Parks	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	

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Golf Courses and Driving Ranges	C	C	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X	C	X	X	X	
Health and Fitness, music, dance or martial arts studios:																						
4000 sq. ft. or less	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	MC	MC	X	X	MC	
more than 4000 sq. ft.	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	X	X	X	X	X	X	C	
Other Indoor or Outdoor Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	
Recycling Center – Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	19.375 – Recycling Center – Paper, Glass, Plastic, Aluminum and Other Nonferrous Metals
Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	19.380 – Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)
Recycling Facilities:																						
Indoor Collection Centers	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.385 – Recycling Facilities
Reverse Vending Machines	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	
Bulk Reverse Vending Machines	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Mobile Recycling Units	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X	X	X	X	RCP	
Repair Shop –Small Items (Computers, Small Appliances, Jewelry, Etc.) with Incidental Sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	P	
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	X	X	P	6.08 – Regulation of Food Establishments and Food Facilities 6.09 – Regulation of Food Handlers
With Drive-thru Lanes	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X	X	X	X	X	Outdoor Dining – See Incidental Uses Table 19.475 – Drive-Thru Businesses See 19.149 – Airport Land Use Compatibility***
Retail Sales:	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	19.325 – Historic Residence

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In Historic Residence With Incidental Repairs (Except as Noted in this Table) Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area)	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X	X	X	X	P/MC	Used for Retail Business, Office or Bed and Breakfast 19.390 – Retail Sales Ancillary to a Manufacturing Use
	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	P		
	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X		
Schools:																						19.395 – Schools See 19.149 – Airport Land Use Compatibility***
College, Community College, University and Professional (Private)	X	X	X	X	C	X	X	C	C	C	C	X	C	C	C	X	X	C	C	X	X	
Private (Grades K-12)	X	X	C	C	C	X	X	C	C	C	C	C	C	C	X	X	X	X	C	X	X	
Vocational and Technical:																						
Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	
Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft.	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X	X	
Senior Housing	X	X	X	X	C	C	C	X	X	X	X	C	C	C	X	X	X	X	X	X	X	Age Restricted 55+
Shelters, Emergency:																						19.205 – Emergency Shelter Overlay Zone (permitted by right) 19.400 – Shelters – Emergency 19.740 - Temporary Use Permit (Temporary Emergency Shelter with Assemblies of People – Non – Entertainment)
2 to 6 occupants	X	X	MC	MC	MC	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	
more than 6 occupants	X	X	C	C	C	X	X	C	C	C	X	X	X	X	X	C	X	X	X	X	X	
Shopping Center – Regional:																						
Up to 5 Acres	X	X	X	X	X	X	X	X	P	P	X	X	SP	SP	X	X	X	X	X	X	X	
More than 5 Acres	X	X	X	X	X	X	X	X	SP	SP	SP	X	SP	SP	X	X	X	X	X	X	X	
Showroom	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	X	X	X	
Single-family Dwelling:																						

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	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Attached	X	X	P	P	P	P ³	P ³	X	X	X	X	P	X	X	X	X	X	X	X	X	X	Chapter 19.850 – Fair Housing and Reasonable Accommodations See 19.149 – Airport Land Use Compatibility***
Detached	P	P	P	P	P	P ⁴	P ⁴	X	X	X	X	P	X	X	X	X	X	X	X	X	X	19.401 – Single Room Occupancies
Single Room Occupancy (SRO)	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	19.420 – Vehicle Repair Facilities
Smog Shop (Test Only)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	P	X	MC	X	X	X	For parking see Single Family Dwelling – 19.580
Sober Living Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	See 19.149 – Airport Land Use Compatibility***
Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	C	C	X	C	C	X	X	C	C	X	X	X	X	X	X	X	See Temporary Uses Table
Subdivision Sales Trailer and/or Office During Construction																						
Supportive Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	X	
Tattoo and Body Piercing Parlors	X	X	X	X	X	X	X	X	MC/C	MC/C	X	X	X	X	X	X	X	X	X	X	X	19.405 – Tattoo and Body Piercing Parlors For parking see Medical Services – 19.580
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Transitional Housing																						
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	X	
Truck Terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Tutoring Center:																						
20 students or less	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	X	X	X	X	X	MC	
21-40 students	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	X	X	X	C	
40 or more students	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X	X	X	
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

⁴ One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

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**= For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030 A (RA-5 Zone Permitted Uses) and 19.100.030 B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030 A and 19.100.030 B exists, the provisions of Sections 19.100.030 A and 19.100.030 B shall apply.

***= Refer to Chapter 19.149 – Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

C = Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

DCP = Day Care Permit – Large Family, Chapter 19.860

RCP = Recycling Center Permit, Chapter 19.870

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

SP = Site Plan Review Permit, Chapter 19.770

P = Permitted

sq. ft. = Square Feet

X = Prohibited

Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
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	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	5.64 – Motor Vehicle Fuel Pricing 19.410 – Vehicle Fuel Stations
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.415 – Vehicle Impound Yard
Vehicle Parts and Accessories:																						
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X	
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	
Vehicle Repair Facilities – Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Major (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Repair Facilities – Minor (Outdoor – fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 – Vehicle Repair Facilities
Vehicle Rental:																						
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Sales, Rental and Leasing – New and Used (No Outdoor Display)																						See Retail Sales in This Table
Vehicle Sales, Rental and Leasing – New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	19.425 – Vehicle Wash Facilities
Vehicle Wholesale Business:																						
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	19.427 – Vehicle Wholesale Business
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	
Veterinary Services:																						
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C	X	X	X	MC	19.430 – Veterinary Services
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X	X	X	X	P	

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Warehousing & Wholesale Distribution Centers:																						
400,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	
Greater than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C ⁵	P/C ⁵	P/C ⁵	P/C	P/C	P/C	P/C	P/C	P/C	P/C	19.530 – Wireless Telecommunications Facilities and Related Support Structures

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

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