

**Title 18 – Development Code**

**Article 2 –**

**Zones, Allowable Uses, and Development Standards**



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## Chapter 18.10 – Residential Zones (R-LD, R-MD, R-HD, and R-UHD)

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### Sections:

- 18.10.010 – Purpose and Intent
- 18.10.020 – Land Use Regulations and Allowable Uses
- 18.10.030 – Development Standards
- 18.10.040 – Site Design and Architectural Standards

### 18.10.010 – Purpose and Intent

The purposes of each residential zone and the manner in which they are applied:

- A. R-LD – Single-Family Residential Zone.** This zone provides for the retention, maintenance, and development of existing traditional single-family residential neighborhoods. The overall character of each neighborhood varies, with some low density areas accommodating single homes on large parcels and some areas as more traditional suburban development with smaller parcel sizes. This zone allows accessory dwelling units. This zone implements the Low Density Residential (LDR) land use designation in the General Plan.
- B. R-MD – Multiple-Family Medium Density Residential Zone.** This zone provides for the development of a wide range of multiple-family residential opportunities, including duplexes, triples, quadplexes, rowhouses, townhouses, courtyard multiple-family buildings, and small scale multiple-family buildings. Cultural, education, and public assembly uses are conditionally allowed. This zone is intended to provide for an increase in housing units to meet affordability and other community goals. The zone is located throughout the City to provide a transition between higher density/intensity residential, mixed use, and commercial areas and low density residential neighborhoods. This zone implements the Medium Density Residential (MDR) land use designation in the General Plan. The R-MD zone further specifies two subzones: RMD-1 and RMD-2.
- C. R-HD – Multiple-Family High Density Residential Zone.** This zone provides for higher density multiple-family housing to meet the desire for a variety of housing types. This zone is located in areas containing a diverse mix of uses within walking distance of homes, as well as in neighborhoods that already exhibit a high degree of diversity in the type and density of residential housing. This zone allows for a variety of high density building types that are compatible in scale and character with existing structures and development standards. All new development shall be designed to create attractive frontages. A range of multiple-family housing types are allowed, from townhomes to multiple-family apartments at moderate to high densities. Cultural, education, and public assembly uses are conditionally allowed. This zone implements the High Density Residential (HDR) land use designation in the General Plan. The R-HD zone further specifies two subzones: RHD-3 and RHD-5.
- D. R-UHD – Multiple-Family Urban High Density Residential Zone.** This zone provides for the development of very high density housing. Mid-rise and high-rise residential development is encouraged, ideally supported by high-frequency public transit and located within walking distance of neighborhood services and amenities. Parking structures are to be designed so that they do not face the primary public streets. This zone allows for high-density multiple-family dwellings. Other uses may be allowed if they are compatible with and serve the needs of

residents living in the higher density dwellings. This zone implements the Urban Residential (UR) land use designation in the General Plan.

### 18.10.020 – Land Use Regulations and Allowable Uses

- A. Table 2-1.** Table 2-1 sets forth the uses allowed within each residential zone and any permits required to establish the use..
- B. Primary and Accessory Uses.** Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses. Accessory uses deemed appropriate may only be allowed when provided as a secondary use on property for which a legally allowed residential unit exists or is proposed in conjunction with establishment of the accessory use, except as may be otherwise allowed with regard to nonconforming uses.
- C. Land uses not listed in Table 2-1.** Land uses that are not listed in Table 2-1 or are not listed in another zone are prohibited..
- D. Additional Regulations.** Where the last column in Table 2-1 includes a cross-reference, the regulations in the cross-reference shall apply to the use. Provisions elsewhere in the Development Code may also apply.
- E. Design Review.** Design Review is required for new or modified construction activities.

Table 2-1 Allowed Uses and Permit Requirements	Residential Zones Permit Requirements				
	P	CUP	AUP	TUP	-----
	Permitted By-Right	Conditional Use Permit (Chapter 18.88)	Administrative Use Permit (Chapter 18.88)	Temporary Use Term Permit (Chapter 18.94)	Prohibited
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	R-LD	R-MD	R-HD	R-UHD	Specific Use Regulations
<b>Residential Uses</b>					
Guest Houses	P	P	P	P	Section 18.48.090
Home Businesses	HOP	HOP	HOP	HOP	Section 18.48.100
Multi-Family Dwellings	—	P	P	P	
Residential Model Homes	AUP	AUP	AUP	AUP	
Accessory Dwelling Units	P	P	P	P	
Single-Family Dwellings, Attached	P	P	P	P	
Single-Family Dwellings, Detached	P	—	—	—	
Single Room Occupancy Facilities (SROs)	P	P	P	P	
Supportive Housing	P	P	P	P	

Two-Family Dwellings	—	P	P	P	
Transitional Housing (six or less occupants)	P	P	P	P	
Visitor Accommodations, Residential					
Bed & Breakfast Inns	----	CUP	CUP	CUP	
Short Term Lodging	----	CUP	CUP	CUP	
<b>Care Uses</b>					
Adult Day Care					
Small (6 or fewer)	P	P	P	P	
Large (7 to 14)	AUP	AUP	AUP	AUP	
Child Day Care					
Small (8 or fewer)	P	P	P	P	
Large (9 to 14)	AUP	AUP	AUP	AUP	Section 18.48.050
Commercial (14 or more)	CUP	CUP	CUP	CUP	
Cooperatives	P	P	P	P	Section 18.48.050
Convalescent Facilities	----	----	----	----	
Residential Care Facilities					
Limited (6 or fewer)	P	P	P	P	
General (7 or more)	AUP	AUP	AUP	AUP	
<b>Other Uses</b>					
Accessory Structures and Uses	P	P	P	P	Section 18.48.010
Agricultural Uses – Limited to Community Gardens Only	P	P	P	P	
Animal Keeping	P	P	P	P	Section 18.48.040
Charitable Organizations and Institutions	CUP	CUP	CUP	CUP	
Cultural Institutions	CUP	CUP	CUP	CUP	
Institutional and Community Facilities	CUP	CUP	CUP	CUP	
Neighborhood Service Uses	----	----	CUP	CUP	Section 18.10.030
Public Assembly/Meeting Facilities	----	CUP	CUP	CUP	
Public Buildings, Facilities, and Uses	----	----	----	----	
Schools, Public and Private	CUP	CUP	CUP	----	
Special Events	Municipal Code Chapter 12.08				
Temporary Uses	TUP	TUP	TUP	TUP	Chapter 18.94
Utilities, Minor	P	P	P	P	
Utilities, Major	----	CUP	CUP	CUP	

Wireless Telecommunication Facilities	See Chapter 18.42
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### 18.10.030 – Development Standards

- A. **General.** New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-2 and 2-3. Standards for accessory structures are specified in Chapter 18.30.
- B. **Prohibition on Structures in Front Setback Area.** Portions of any habitable structure and/or accessory structure shall not occupy any portion of a required front setback area, except as provided in Section 18.22.060.C.
- C. **Schools.** New schools must be on sites that are at least 1 acre in size. Additionally, new schools must be 1,000 feet from another school, or day care.
- D. **Substantial Change.** If more than 50 percent of the exterior walls of a residential unit are removed, it is considered to be a new home requiring design review. The Director has the authority to have the Planning Commission review a Substantial Change.
- E. **Second Curb Cuts Prohibited.** Except for projects with parking areas originally designed with more than one curb cut for ingress and egress, second curb cuts are not allowed. Single family homes are restricted to one curb cut.
- F. **Neighborhood Service Uses.** Appropriately scaled clusters of retail no greater than 2,000 square feet in size oriented to and built close to the street, separated from each other by at least 500 feet. Retail uses within the RHD and RUHD zones may be appropriate in area where a more compact urban development pattern exists or where a neighborhood compatible commercial district exhibiting a pedestrian scale and character is established. Such locations may include the peninsula and arterials and intersections with an existing urban or neighborhood-oriented building pattern. Residential units shall not be displaced by neighborhood service uses.



**Table 2-2  
Development Standards for Residential Zones**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>R-LD</b>	<b>R-MD</b>	<b>R-HD</b>	<b>R-UHD</b>	<b>Additional Requirements</b>
<b>Parcel Dimensions – Minimum dimensions required for each NEWLY CREATED parcel.</b>					
<b>Parcel Area</b>	5,000 sq. ft.	5,000 sq. ft.	12,000 sq. ft.	12,000 sq. ft.	
<b>Parcel Width</b>	50 ft.	50 ft.	50 ft.	50 ft.	
<b>Parcel Depth</b>		100 ft.	240 ft.	240 ft.	
<b>Density/Intensity</b>	0 to 12 du/acre	<b>R-MD-1:</b> 12 to 15 du/acre <b>R-MD-2:</b> 12 to 22 du/acre	22 to 43 du/acre	43 to 86 du/acre	
<b>Setbacks</b> <sup>1 and 2</sup>					
<b>Front Living Area</b>	10 ft.	20 ft.	15 ft.	20 ft.	
<b>Garage Face</b>	23 ft.				
<b>Corner Vision Triangle</b>	12 ft.	12 ft.	12 ft.	12 ft.	
<b>Side/Street Side</b>	5 ft.	10 ft.	10 ft./15 ft.	10 ft./15ft.	
<b>Rear 1<sup>st</sup> Story</b>	10 ft.	20 ft.	20 ft.	20 ft.	R-LD zone: The 10-foot rear setback requires a minimum of 750 sq. ft. of usable rear yard area; if not, development is not allowed.
<b>2<sup>nd</sup> Story</b> (see footnote 1 for structures above 18 feet)	10 ft.	30 ft.			
<b>Site Coverage</b>	50%	60%	70%	70%	
<b>Floor Area Ratio</b>	.55	.65	----	----	
<b>Height</b>	<b>Dwelling:</b> 2 stories or 26 ft., whichever is greater <b>Accessory Structure:</b> 15 ft.	<b>R-MD-1:</b> 2½ stories or 30 ft., whichever is greater	<b>R-HD-3:</b> 3 stories or 36 ft., whichever is greater	7 stories or 75 ft., whichever is greater	

**Table 2-2  
Development Standards for Residential Zones**

Development Feature (minimum unless otherwise indicated)	R-LD	R-MD	R-HD	R-UHD	Additional Requirements
		<b>R-MD-2:</b> 3 stories or 36 ft., whichever is greater	<b>R-HD-5:</b> 5 stories or 60 ft., whichever is greater		
<b>Open Space</b> – Minimum sq. ft. of open space required for each dwelling unit. All open space areas shall be landscaped in compliance with Chapter 18.28					
	750 sq. ft. in rear of property, usable and open, no permanent hardscape				
Common Open Space  Must be usable and provide amenities.  Setbacks may count toward open space requirement if all provisions are met.	N/A	250 sq. ft. (minimum dimension [length/width] shall be 15 feet)	100 sq. ft. (minimum dimension [length/width] shall be six feet)	50 sq. ft. (minimum dimension [length/width] shall be six feet)	Common and Private Open Space may be aggregated on a parcel in R-MD, R-HD and R-UHD zones; (minimum dimension [length/width] shall be 20 feet). Aggregation of open space shall be done in accordance with Article 5 (Subdivisions) Chapter 18.62
<b>Private Open Space</b>					
Ground Floor Units	N/A	200 sq. ft. (The minimum dimension [length/width] shall be six feet)	50 -100 sq. ft. (The minimum dimension [length/width] shall be six feet)	50 sq. ft. (The minimum dimension [length/width] shall be six feet)	
Upper Floor Units	N/A	100 sq. ft. (The minimum dimension [length/width] shall be six feet)	50 sq. ft. (The minimum dimension [length/width] shall be six feet)	50 sq. ft. (The minimum dimension [length/width] shall be six feet)	
<b>Fencing</b>	Chapter 18.26				

**Table 2-2  
Development Standards for Residential Zones**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>R-LD</b>	<b>R-MD</b>	<b>R-HD</b>	<b>R-UHD</b>	<b>Additional Requirements</b>
<b>Landscaping</b>	Chapter 18.28				
<b>Lighting</b>	Section 18.34.110				
<b>Parking</b>	Chapter 18.30				
<b>Satellite Antennae</b>	Chapter 18.42				
<b>Signs</b>	Chapter 18.32				
<b>Water Efficient Landscape</b>	Municipal Code Chapter 17.06				

**NOTES:**

1. **Front and Side Setback Increase Over 18 Feet in Height For Single Family Dwellings.** Where a new structure or an addition to an existing single family structure will exceed 18 feet in height, the required setback from the front and side property lines of the site shall be increased by one foot for each two feet of structure height in excess of 18 feet; the increased setbacks to be imposed only with respect to that portion of the new structure or addition that exceeds 18 feet in height. Up to 50 percent of the proposed structure can utilize the single-story side setback for a structure; provided that the area where the addition will occur will not reduce air, light, and privacy to adjoining properties. The Commission, as part of the Design Review process, may allow more than 50 percent of the proposed structure to utilize the single-story setback if the proposal exhibits exceptional design.
  
2. **Setbacks for Narrow Parcels.** Side setbacks for existing, legally subdivided parcels which do not meet current minimum standards with respect to parcel width may be reduced to no less than 10 percent of the parcel width or three feet, whichever is greater. This provision applies only to portions of the structure under 18 feet in height. Where a new structure or an addition to an existing structure will exceed 18 feet in height, the required setback from each property line of the site shall be increased by one foot for each two feet of structure height in excess of 18 feet, the increased setbacks to be imposed only with respect to that portion of the new structure or addition that exceeds 18 feet in height.

**18.10.040 – Site Design and Architectural Standards**

- A. **Purpose and Applicability.** Site design and architectural standards are established consistent with General Plan policy to promote quality design of new residential structures and additions. The City recognizes that quality design promotes longer life of structures, improves the appearance and maintenance of neighborhoods, and increases value in the housing stock. . In addition to the standards specified as applicable to all zones and the regulations for specific land uses and activities,, the following site design and architectural standards shall apply to all new residential structures and additions to existing residential structures.
  
- B. **All New Residences and Residential Additions.** All new residences and residential additions shall be reviewed for consistency with the following minimum design standards. The Director may refer applications which conflict with these minimum design standards to the Commission for a determination.

1. All new residences or residential additions shall be designed to respect or complement the existing development pattern and massing as viewed from the street.
2. Use of exterior materials shall be consistent with or compliment the use of exterior materials in the neighborhood.
3. All second story additions shall be designed as a series of segments as opposed to a single massive structure. If the architectural style warrants a large wall plane, the plane shall be articulated with bay window extensions, trellis features, recessed doors or windows, or other architectural elements.
4. Second story additions shall step back from the street and front of the dwelling to reduce the mass of the structure. The use of eaves, dormers, intersecting hips or gables, or other roof features are encouraged to add visual interest and break up the mass of the structure.
5. Roof style and pitch shall be consistent with the style and pitch of roofs in the vicinity.
6. New residences and residential additions shall be designed to preserve privacy, light and air to adjoining properties to the extent feasible. Window and balcony placement shall be sensitive to the existing arrangement of windows and outdoor living spaces on adjoining properties.
7. The use of vegetation to screen and soften views of a new residence or residential addition may be required as a condition of approval.
8. All additions to existing single-family residences shall be architecturally consistent with the existing residence with respect to roof pitch and tie-in, exterior materials and colors. The addition shall be designed so that it appears to be part of the original structure.

**C. Single-Family and Two-Family Structures.**

1. **Site Design and Structure Orientation.**
  - a. Front entries shall be clearly identifiable and generally oriented toward the street.
  - b. Driveways shall be placed in a manner that avoids conflict with pedestrian access from the sidewalk.
2. **Scale and Mass.**
  - a. The bulk and mass of new single-family and two-family residential structures and additions shall match the scale of existing structures in the immediate neighborhood.
  - b. Garages shall not be designed or located in a manner that presents the garage as the prominent form of the front façade.
  - c. Second-story balconies, decks, window fenestrations, and similar features shall be used on front and street side facades to provide articulation and further reduce massing effects.

3. **Architecture.**
  - a. All facades visible from a public right-of-way shall incorporate features that eliminate blank, unarticulated walls; add visual interest; avoid clutter; and display a distinctive architectural style.
  - b. Additions to residential structures shall be designed and constructed to match the architectural style and building form of the structure to which they are added.
  - c. Rooflines and roofing materials shall be compatible with the architectural style of the existing residential structure. Use of varying, uncoordinated rooflines and roofing materials shall be avoided.
  - d. Window and door design and placement shall be consistent with the overall architectural style of the structure.
  - e. Materials and finishes shall be of a consistent theme, shall match the style of the existing residential structure, and shall be consistently applied to all facades.
  - f. Roof-mounted equipment, where allowed, shall be screened from view from public rights-of-way and adjacent properties by materials architecturally compatible with the structure they serve.
4. **Open Space – Common and Private.** All common and private open spaces shall comply with the requirements of the applicable zone.
5. **Landscaping.**
  - a. Front yard landscaping shall be provided consistent with landscaping requirements.
  - b. Where possible, existing mature, healthy trees shall be preserved in association with any remodeling or addition projects, as required by the Director.
6. **Sustainable Building Practices.**
  - a. Where possible, pervious or semi-pervious surfacing materials shall be used for pedestrian paths and driveways.
  - b. To the maximum extent possible, orientation of structures and windows shall take advantage of natural light and wind patterns for natural heating and cooling.
7. **Reduction of side or rear requirements.** Where Design Review approval is requested for three or more single-family dwellings to be constructed upon contiguous parcels within the same subdivision, the Commission shall have the authority to reduce any of the side or rear requirements without the granting of a Minor Variance, if the Commission first finds and determines that the reduction will enable a more advantageous placement of the dwelling on the site in terms of increasing useable open space, or minimizing privacy impacts, or enhancing the aesthetic appearance of the dwelling in relation to other structures on adjacent sites.

**D. Multiple-Family Structures.****1. Site Design, Structure Orientation, and Access.**

- a. The main entry to the multiple-family development shall be clearly delineated and identifiable, and shall be easily accessible for pedestrians from the public street.
- b. Entrances to individual residential units shall be accessible from the street, enclosed corridors or from common open space areas within the development.
- c. Driveways shall be placed in a manner to avoid conflict with pedestrian access from the sidewalk. Common driveways shall be encouraged.
- d. Common parking areas shall be located to minimize their visibility from public rights-of-way and to be easily accessible to all residents of the development.
- e. Windows, balconies, and similar openings shall be oriented to preserve privacy of individual units within the development.
- f. Interior pedestrian paths shall be provided to individual units and to link units to common open space areas and parking areas.
- g. Loading and solid waste/recycling collection areas shall be centrally located so as to provide easy direct access to all residents, collection vehicles, and to minimize noise impacts on residents.

**2. Scale, Mass, and Architecture.**

- a. The bulk and mass of new multiple-family structures and additions to existing structures shall be sensitive to the scale of structures in the immediate neighborhood.
- b. All facades visible from a public right-of-way shall incorporate features that eliminate blank, unarticulated walls; add visual interest; avoid clutter; and display a distinctive architectural style.
- c. Additions to existing residential structures shall be designed and constructed to match the architectural style and building form of the structure(s) to which they are added.
- d. Rooflines and roofing materials shall be compatible with the architectural style of the existing residential structures. Use of varying, uncoordinated rooflines and roofing materials shall be avoided.
- e. Materials and finishes shall be of a consistent theme, shall match the style of the existing residential structure, and shall be consistently applied to all facades.
- f. Exterior lighting shall be provided for safety purposes, and the lighting shall be compatible with the overall style of the development.
- g. Balconies, where provided, shall utilize railing or similar materials compatible with the overall architectural style of the development.

3. **Open Space – Common and Private.** All common and private open space areas shall comply with the requirements of the applicable zone.

**4. Landscaping.**

- a. Front yard landscaping shall be provided consistent with landscaping requirements.
- b. Where possible, existing mature, healthy trees shall be preserved in association with any remodeling or addition projects, as required by the Director.
- c. Common open space areas shall be landscaped appropriate to their function.

**5. Sustainable Building Practices.**

- a. Where possible, pervious or semi-pervious surfacing materials shall be used for pedestrian paths and driveways.
- b. To the maximum extent possible, orientation of structures and windows shall take advantage of natural light and wind patterns for natural heating and cooling.

**6. Other Requirements.**

- a. Common laundry facilities shall be centrally located and easily accessible to all residents.
- b. Roof-mounted and ground-mounted equipment, where allowed, shall be screened from view from public rights-of-way and adjacent properties by materials architecturally compatible with the structure they serve.





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## Chapter 18.12 – Mixed Use Zones (MUC, MUL, and MUH)

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### Sections:

- 18.12.010 – Purpose and Intent
- 18.12.020 – Land Use Regulations and Allowable Uses
- 18.12.030 – Development Standards
- 18.12.040 – Site Design and Architectural Standards

### 18.12.010 – Purpose and Intent

The purposes of each mixed use zone and the manner in which they are applied are:

- A. MUC - Mixed Use Corridor Zone.** This zone provides for vertical and horizontal mixed use developments along arterial roads and other high-activity areas. The zone supports structures with different uses (i.e., office, retail, service, and residential) or other compatible uses. Structures located on individual parcels should contain a vertical mix of uses. In certain locations, ground floor retail or other active ground floor uses are required for a portion of the structure's frontage in order to activate the public realm. Structures in this zone are required to front the primary roadway and shall be designed to create an attractive pedestrian environment, regardless of the ground floor use. Mixed-use projects located along corridors shall be developed in a manner that protects and preserves the adjacent residential neighborhoods by stepping down in density or height, and/or by providing appropriate buffer areas between the structure and the adjacent neighborhood. This zone implements the Corridor (MUC) land use designation in the General Plan. The MUC zone further specifies two subzones: MUC-1 and MUC-2
- B. MUL - Mixed Use Low Zone.** This zone provides for areas with a wide variety of existing residential and commercial uses. The intent is to provide for both additional housing and to expand neighborhood-serving commercial uses, where appropriate. Uses may be mixed either vertically or horizontally on a single parcel. The design of new structures shall be compatible with adjacent single-family areas and structure heights are limited to a maximum of three stories. Residential uses shall be small-scale multiple-family or attached single-family dwellings. Commercial uses shall serve the retail, shopping, and service needs of adjacent residential neighborhoods. Appropriate land uses include multiple-family residential, attached single-family residential, office, restaurant, retail, service, park/plaza/open space, cultural, education, public assembly, and public uses. This zone implements the Mixed Use Low (MUL) land use designation in the General Plan.
- C. MUH - Mixed Use High Zone.** This zone is intended to support new enlivened, thriving districts by accommodating multiple-story mixed-use structures. This zone provides for vertical and horizontal mixed use development at key locations. Residential only developments are not allowed; however, a horizontal mix of residential and non-residential uses within a single development is allowed. Appropriate land uses include multiple-family residential, attached single-family residential, office, research and development, retail, and service uses. This zone implements the Mixed Use High (MUH) land use designation in the General Plan.

### 18.12.020 – Land Use Regulations and Allowable Uses

- A. Vertical and Horizontal Mixed Use.** All of the mixed use zones provide for vertical and horizontal mixed use developments along arterial roads and other high-activity areas .

- B. Allowed Mix of Uses.** Structures located on individual parcels may contain a vertical mix of uses, or be either stand-alone residential or commercial uses.
- C. MUC – Mixed Use Corridor Subzones.** The MUC Zone further specifies two subzones:
- MUC-1:** The MUC-1 subzone allows residential uses only above the ground floor; (intended for central/northern part of University Ave corridor).
  - MUC-2:** The MUC-2 subzone provides that the ground floor shall be reserved for retail uses; with no residential, office, or service uses allowed, generally located at specified corners. On all floors above the ground floor allowed uses include residential (intended for central/northern part of University Ave corridor).
- D. MUH – Mixed Use High Zone.** In the MUH Zone residential only developments are not allowed; however, there may be a horizontal mix of residential and non-residential uses within a single development. At least 35 percent of the ground floor space of each structure shall be retail space. In areas where retail is removed for the construction of new structures, the new retail space shall be greater than 85 percent of existing retail space.
- E. Table 2-3.** Table 2-3 sets forth the uses allowed within each mixed use zone and any permits required to establish the use. If a project obtains a Planned Development Permit, other individual permits are not required.
- F. Additional Regulations.** Where the last column in Table 2-3 includes a cross-reference, the regulations in the cross-reference shall apply to the use. Provisions elsewhere in the Development Code may also apply.
- G. Design Review.** Design Review is required for new or modified construction activities.

<b>Table 2-3 Allowed Uses and Permit Requirements</b>	<b>Mixed-Use Zones Permit Requirements</b>			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (Chapter 18.88)		
	AUP	Administrative Use Permit (Chapter 18.88)		
	TUP	Temporary Use Permit (Chapter 18.94)		
	---	Prohibited		
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Specific Use Regulations</b>
<b>Industry, Manufacturing and Processing, Warehousing Uses</b>				
Industry	---	---	---	
Research and Development	CUP	CUP	CUP	
<b>Recreation, Education, and Public Assembly Uses</b>				
Charitable Organizations and Institutions	---	---	---	
Clubs	---	---	---	
Commercial Recreation and Entertainment	---	---	---	
Cultural Institutions	CUP	CUP	CUP	
Institutional and Community Facilities	---	---	---	
Park/Plaza/Open Space	CUP	CUP	CUP	
Public Assembly/Meeting Facilities	CUP	CUP	CUP	

<p><b>Table 2-3</b>  <b>Allowed Uses and Permit Requirements</b></p>	<p><b>Mixed-Use Zones</b>                      Permit Requirements</p>								
	P	Permitted By-Right	CUP	Conditional Use Permit (Chapter 18.88)	AUP	Administrative Use Permit (Chapter 18.88)	TUP	Temporary Use Permit (Chapter 18.94)	---
<p>Land Use                      See Article 1 for land use definitions.                      See Chapter 18.04 for unlisted uses.</p>	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Specific Use Regulations</b>					
Schools, Public and Private	---	---	---						
<b>Residential Uses</b>									
<b>Multiple-Family Dwellings</b>									
Located on 1 <sup>st</sup> floor	P	---	---						
Located above 1 <sup>st</sup> floor	P	P	P						
<b>Single-Family Dwellings – Attached Only</b>									
Located on 1st floor	P	---	---						
Located above 1st floor	P	P	P						
Supportive Housing	---	---	---						
<b>Two-Family Dwellings – Attached Only</b>									
Located on 1 <sup>st</sup> floor	CUP	CUP	CUP						
Located above 1 <sup>st</sup> floor	P	P	P						
Transitional Housing	---	---	---						
Home Businesses	HBP	HBP	HBP	Section 18.48.100					
Live-work Units	CUP	CUP	CUP	Not allowed on 1 <sup>st</sup> floor					
<b>Care Uses</b>									
<b>Adult Day Care</b>									
Small (6 or fewer)	---	---	---						
<b>Child Day Care</b>									
Small (8 or fewer)	---	---	---						
Large (9 to 14)	---	---	---	Section 18.48.050					
Cooperatives	---	---	---						
Day Care, General	---	---	---						
<b>Retail Trade Uses</b>									
Alcohol Sales (offsite-sale)	CUP	CUP	CUP	Section 18.48.030					
Alcohol Sales (offsite-sale), Accessory Use	CUP	CUP	CUP	Section 18.480.030					
Alcohol Sales (onsite-sale)	CUP	CUP	CUP	Section 18.48.030					
Retail Sales	P	P	P						
Retail Sales (Used Merchandise) - General	P	P	P	Section 18.48.170					
Retail Sales (Used Merchandise) - Restricted	AUP	AUP	AUP	Municipal Code Chapter 5.40					

<p><b>Table 2-3</b>  <b>Allowed Uses and Permit Requirements</b></p>	<p><b>Mixed-Use Zones</b>                      Permit Requirements</p>			
	P	P	P	
	CUP	CUP	CUP	
	AUP	AUP	AUP	
	TUP	TUP	TUP	
	---	---	---	
<p>Land Use                      See Article 1 for land use definitions.                      See Chapter 18.04 for unlisted uses.</p>	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Specific Use Regulations</b>
<b>Service Uses – Business, Financial, Medical, and Professional</b>				
ATM's	P	P	P	
Emergency Health Care Facilities/Urgent Care	CUP	CUP	CUP	
Financial Institutions and Related Services	CUP	CUP	CUP	
Financial Institutions and Related Services, Non-Chartered	---	---	---	Section 18.48.080
Offices - Business	P	P	P	
Offices - Medical and Dental	CUP	CUP	P	
Offices - Professional	CUP	CUP	P	
Prescription Pharmacies, Only When in Connection With Medical Offices	P	P	P	
<b>Service Uses - General</b>				
Animal Sales and Services				
Animal Grooming	---	---	---	
Animal Retail Sales	---	---	---	
Veterinary Services	---	---	---	
Artists Studios	CUP	CUP	CUP	
Eating and Drinking Establishments				
Food Service (no alcohol sales [bars, lounges, or nightclubs], drive-through, fast food, or late hours)	P	P	P	
Food Service (with alcohol sales [bars, lounges, or nightclubs], drive-through, fast food, or late hours)	CUP	CUP	CUP	
Health/Fitness Facilities				
Small – Less than 2,000 sq. ft.	P	P	P	
Large – 2,000 sq. ft. or greater	AUP	AUP	AUP	
Laboratories	CUP	CUP	CUP	No Hazardous Materials
Maintenance and Repair Services	CUP	CUP	CUP	
Personal Services				
Massage Establishments	CUP	---	---	
Massage Services, Accessory	CUP	---	---	

<b>Table 2-3 Allowed Uses and Permit Requirements</b>	<b>Mixed-Use Zones Permit Requirements</b>			
	P Permitted By-Right CUP Conditional Use Permit (Chapter 18.88) AUP Administrative Use Permit (Chapter 18.88) TUP Temporary Use Permit (Chapter 18.94) --- Prohibited			
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Specific Use Regulations</b>
Nail Salons	AUP	AUP	AUP	
Personal Services - General	CUP	CUP	CUP	
Personal Services - Restricted	CUP	CUP	CUP	
Personal Storage (Mini Storage)	CUP	CUP	---	
Postal and Package Shipping Services	P	P	P	
Printing and Duplicating Services	AUP	AUP	AUP	
Smoking Lounges	---	---	---	
<b>Visitor Accommodations</b>				
Hotels, Motels, and Time Shares	CUP	CUP	CUP	
Bed and Breakfast Inns	CUP	CUP	CUP	
<b>Transportation, Communications, and Infrastructure Uses</b>				
Utilities, Minor	P	P	P	
Utilities, Major	AUP	AUP	AUP	
Wireless Telecommunication Facilities	See Chapter 18.42			
<b>Vehicle Rental, Sale, and Service Uses</b>				
<b>Vehicle/Equipment Rentals</b>				
Office Only	P	P	P	
Limited (no outdoor storage)	---	---	---	
Vehicle/Equipment Repair	---	---	---	
Vehicle Sales	CUP	CUP	CUP	
Vehicle Sales, Office Only	P	P	P	
<b>Vehicle/Equipment Services</b>				
Vehicle Washing	---	---	---	
Refueling/Service Stations	---	---	---	

<b>Table 2-3 Allowed Uses and Permit Requirements</b>	<b>Mixed-Use Zones Permit Requirements</b>			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (Chapter 18.88)		
	AUP	Administrative Use Permit (Chapter 18.88)		
	TUP	Temporary Use Permit (Chapter 18.94)		
	---	Prohibited		
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Specific Use Regulations</b>
<b>Other Uses</b>				
Accessory Structures and Uses	P	P	P	
Charitable Organizations and Institutions	CUP	CUP	CUP	
Emergency Shelters	See Chapter 6 of the Specific Plan for Emergency Shelters			
Personal Property Sales	---	---	---	
Public Buildings, Facilities, and Uses	CUP	CUP	CUP	
Special Events	Municipal Code Chapter 12.08			
Temporary Uses	TUP	TUP	TUP	Chapter 18.94

**18.12.030 – Development Standards**

**Table 2-4  
Development Standards for Mixed-Use Zones**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Additional Regulations</b>
<b>Parcel Dimensions</b> - Minimum dimensions required for each newly created parcel.				
<b>Parcel Area</b>	12,000 sq. ft.			
<b>Parcel Width</b>	100 ft.			
<b>Parcel Depth</b>	120 ft.			
<b>Density Range</b>	22 - 65 du/acre	0 - 22 du/acre	43 - 86 du/acre	
<b>Floor Area Ratio (FAR)</b>  Mixed use development Commercial only Nonresidential only Residential only	1.75 FAR (No more than 0.5 FAR may be in office, retail, and/or service uses)	0.35 FAR 1.0 FAR	2.5 FAR	
<b>Setbacks</b>				
<b>Front</b>	None Required, but shall not exceed 10 ft.			

**Table 2-4  
Development Standards for Mixed-Use Zones**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	<b>Additional Regulations</b>
<b>Parcel Dimensions</b> - Minimum dimensions required for each newly created parcel.				
<b>Side, Each</b>	5 ft.			
<b>Side</b> Adjoining a residential district	20 ft.			
<b>Rear</b>	5 ft.			
<b>Rear</b> Adjoining residential district	20 ft.			
<b>Height</b>	5 stories or 60 ft., whichever is greater	3 stories or 36 ft., whichever is greater	8 stories or 100 ft., whichever is greater	
<b>Open Space</b> – Minimum sq. ft. of open space required for each dwelling unit within the mixed use development. See Table 2-2 for details of common and private open space requirements. All open space areas shall be landscaped in compliance with Chapter 18.28.				
<b>Fencing</b>	Chapter 18.26			
<b>Landscaping</b>	Chapter 18.28			
<b>Lighting</b>	Section 18.34.110			
<b>Outdoor storage/display</b>	Section 18.48.120			
<b>Parking</b>	Chapter 18.30			
<b>Satellite Antennae</b>	Chapter 18.42			
<b>Signs</b>	Chapter 18.32			
<b>Water Efficient Landscape</b>	Municipal Code Chapter 17.06			

### 18.12.040 – Site Design and Architectural Standards

In addition to the standards specified as applicable to all zones and the regulations for specific land uses and activities, site design and architectural standards apply to all new structures and additions to existing structures:

- A. Residential Component.** The residential component of a mixed use development shall comply with the site design and architectural standards for residential development.

- B. Non-Residential Component.** The non-residential component of a mixed use development shall comply with the site design and architectural standards for the type of non-residential development..
  
- C. Open Space – Common and Private.** All common and private open space areas shall comply with the requirements of the applicable zone



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## Chapter 18.14 – Commercial Zones (C-G, C-N, and C-O)

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### Sections:

- 18.14.010 – Purpose and Intent
- 18.14.020 – Land Use Regulations and Allowable Uses
- 18.14.030 – Development Standards
- 18.14.040 – Site Design and Architectural Standards

### 18.14.010 – Purpose and Intent

The purposes of each commercial zone and the manner in which they are applied:

- A. C-G – Commercial General Zone.** This zone is intended to accommodate developments that support regional and local retail uses due to the presence of a high volume of vehicle traffic. Commercial land uses serve broader regional market areas and generally include retail and commercial services, professional and business offices, and community facilities. Residential uses are not allowed in this zone as it is intended to promote and protect retail and service uses in order to diversify the City's tax base. Site development standards encourage large development projects and provide for appropriate landscaping, parking, setbacks, and buffering features from neighboring residential uses and other features that serve to create attractive, efficient, and well-designed developments. Appropriate land uses include hotel, office, retail, and service-oriented business activities serving a community-wide area and population or broader market. This zone implements the General Commercial (GC) land use designation in the General Plan.
- B. C-N – Commercial Neighborhood Zone.** This zone provides for a variety of business, office, professional, retail, service-oriented business activities, and community facilities serving a local community area and population. Other uses determined to be compatible with the primary uses are also allowed. Site development standards encourage smaller projects and are aimed at creating an attractive and pedestrian-oriented retail frontage with structures and entrances located immediately adjacent to the sidewalk. Parking shall be located on surface parking lots located at the rear or side of the structures they are designed to serve and the City may grant reductions for parking requirements as the parcel sizes are generally small. This zone implements the Neighborhood Commercial (NC) land use designation in the General Plan.
- C. C-O – Commercial Office Zone.** This zone is intended to diversify the job and economic base of the City and to provide the opportunity for more residents to work in the City. This zone is applied to specific districts around the City. Site development standards serve to create urban office environments with minimal setbacks, pedestrian-oriented building massing, and building entrances facing the primary street. Parking shall be located within structures or surface parking lots located at the rear or side of the structures they are designed to serve. Appropriate land uses include single-tenant or multi-tenant offices that include administrative, corporate, financial, high-tech, legal, medical, professional, and general business offices, and research and development uses. Other supporting service type uses that together create concentrations of office employment or community activity are also allowed. Temporary lodging uses are also allowed. This zone implements the Office Commercial (OC) land use designation in the General Plan.

**18.14.020 – Land Use Regulations and Allowable Uses**

- A. Table 2-5.** Table 2-5 sets forth the uses allowed within each commercial zone and any permits required to establish the use.
- B. Additional Regulations.** Where the last column in Table 2-5 includes a cross-reference, the regulations in the cross-reference shall apply to the use. Provisions elsewhere in the Development Code may also apply.
- C. Design Review.** Design Review is required for new or modified construction activities.

<b>Table 2-5 Allowed Uses and Permit Requirements</b>	<b>Commercial Zones</b>				<b>Specific Use Regulations</b>
	Permit Requirements				
	P	Permitted By-Right			
	CUP	Conditional Use Permit (Chapter 18.88)			
	AUP	Administrative Use Permit (Chapter 18.88)			
	TUP	Temporary Use Permit (Chapter 18.94)			
	---	Prohibited			
Land Use	C-G	C-N	C-O		
See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.					
Industry, Manufacturing and Processing, and Warehousing Uses					
Handicraft Industry	P	P	---		
Industry					
Industry, Small (Less than 5,000 sq. ft.)	P	---	---		
Industry, Small (5,000 sq. ft. or greater)	AUP	---	---		
Personal Storage (Mini Storage)	CUP	---	---		
Recycling Facilities					
Small Collection Facilities	CUP	CUP	CUP		
Large Collection Facilities	---	---	---		
Research and Development, General	CUP	CUP	CUP		
Research and Development, Restricted	CUP	CUP	CUP		
Recreation, Education, and Public Assembly Uses					
Charitable Organizations and Institutions	---	---	---		
Clubs	CUP	---	CUP		
Commercial Recreation and Entertainment					
Indoor Facilities	P	AUP	---		
Outdoor Facilities	P	CUP	---		
Dance Academies and Halls	AUP	AUP	AUP		
Electronic Amusement Devices (Up to 5)	---	---	---		
Electronic Amusement Devices (6 or more)	---	---	---		
Cultural Institutions	CUP	---	CUP		
Institutional and Community Facilities	AUP	AUP	AUP		
Park/Plaza/Open Space	P	P	P		
Public Assembly/Meeting Facilities	CUP	CUP	CUP		
Schools, Public and Private (site must be one acre or more)	CUP	CUP	CUP		
Retail Trade Uses					
Alcohol Sales (off-site sale)	CUP	CUP	CUP	Section 18.48.030	
Alcohol Sales (off-site sale), Accessory Uses	CUP	CUP	CUP	Section 18.48.030	
Alcohol Sales (on-site sale)	CUP	CUP	CUP	Section 18.48.030	
Prescription Pharmacies, Medical Supplies	P	P	P		

<b>Table 2-5</b> <b>Allowed Uses and Permit Requirements</b>	<b>Commercial Zones</b> Permit Requirements			
	P	CUP	AUP	TUP
	Permitted By-Right	Conditional Use Permit (Chapter 18.88)	Administrative Use Permit (Chapter 18.88)	Temporary Use Permit (Chapter 18.94)
	---	---	---	Prohibited
<b>Land Use</b> See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	<b>C-G</b>	<b>C-N</b>	<b>C-O</b>	<b>Specific Use Regulations</b>
<b>Retail Sales</b>				
Retail Sales (less than 10,000 sq. ft.)	P	P	P	
Retail Sales (10,000 sq. ft. or greater)	AUP	AUP	AUP	
Retail Sales (Used Merchandise) – General	P	---	---	Section 18.48.170
Retail Sales (Used Merchandise) – Restricted	AUP	---	---	Municipal Code Chapter 5.40
<b>Residential Uses</b>				
<b>Child Day Care</b>				
Small (8 or fewer)	---	---	---	
Large (9 to 14)	---	---	---	Section 18.48.050
Small (8 or fewer), as an accessory use to a large commercial project,	CUP	CUP	CUP	
Large (9 to 14), as an accessory use to a large commercial project,	CUP	CUP	CUP	Section 18.48.050
Cooperatives	CUP	CUP	CUP	Section 18.48.050
<b>Multi-Family Dwellings</b>				
Located on 1 <sup>st</sup> Floor	---	---	---	
Located Above 1 <sup>st</sup> Floor	---	P	---	
<b>Single-Family Dwellings – Attached Only</b>				
Located on 1 <sup>st</sup> Floor	---	---	---	
Located Above 1 <sup>st</sup> Floor	---	P	---	
<b>Two-Family Dwellings – Attached Only</b>				
Located on 1 <sup>st</sup> Floor	---	---	---	
Located Above 1 <sup>st</sup> Floor	---	P	---	
Home Businesses	---	HOP	---	Section 18.48.100
Live-work Units	P	P	P	Not allowed on 1 <sup>st</sup> floor
<b>Service Uses – Business, Financial, Medical, and Professional</b>				
ATM's	P	P	P	
Convalescent Facilities	AUP	AUP	---	
Emergency Health Care Facilities/Urgent Care	CUP	CUP	CUP	
Financial Institutions and Related Services	P	P	P	
Financial Institutions and Related Services, Non-Chartered	CUP	CUP	---	Section 18.50.080
Hospitals, Rest Homes, and Sanitariums	CUP	---	CUP	
Offices – Business	P	P	P	
Offices – Corporate	P	P	P	
Offices – Financial Institutions	P	P	P	
Offices – Medical and Dental	P	P	P	
Offices – Professional	P	P	P	
Outpatient Surgery Facility	CUP	CUP	CUP	

<b>Table 2-5 Allowed Uses and Permit Requirements</b>	<b>Commercial Zones</b>			
	Permit Requirements			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (Chapter 18.88)		
	AUP	Administrative Use Permit (Chapter 18.88)		
	TUP	Temporary Use Permit (Chapter 18.94)		
	---	Prohibited		
Land Use	C-G	C-N	C-O	Specific Use Regulations
See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.				
Prescription Pharmacies, Only When in Connection With Medical Offices	P	P	P	
<b>Service Uses – General</b>				
Ambulance Services	CUP	CUP	CUP	
Animal Sales and Services (Small)				
Animal Boarding/Kennels	---	---	---	
Animal Grooming	---	---	---	
Animal Retail Sales	---	---	---	
Veterinary Services	CUP	CUP	CUP	
Catering Services	AUP	AUP	AUP	
Dry Cleaning Establishments (Retail Only)	AUP	CUP	---	
Eating and Drinking Establishments				
Food Service (no alcohol sales [bars, lounges, or nightclubs], drive-through, fast food, or late hours)	P	P	P	
Food Service (with alcohol sales [bars, lounges, or nightclubs], drive-through, fast food, or late hours)	CUP	CUP	CUP	
Funeral Homes and Mortuaries, No Crematorium	---	---	---	
Funeral Homes and Mortuaries, With Crematorium	---	---	---	
Health/Fitness Facilities				
Small – Less than 2,000 sq. ft.	P	P	P	
Large – 2,000 sq. ft. or greater	AUP	---	AUP	
Laboratories	P	---	AUP	
Maintenance and Repair Services	P	P	P	
Personal Services				
Massage Establishments	---	---	---	
Massage Services, Accessory	---	---	---	
Nail Salons	P	P	P	
Personal Services – General	P	P	P	
Personal Services – Restricted	AUP	AUP	AUP	
Studio	P	P	P	
Postal and Package Shipping Services	P	P	P	
Printing and Duplicating Services	P	P	P	
Smoking Lounges	---	---	---	Prohibited throughout the City
Visitor Accommodations				
Hotels, Motels, and Time-Shares	AUP	CUP	AUP	
Bed and Breakfast Inns	CUP	CUP	CUP	

<b>Table 2-5</b> <b>Allowed Uses and Permit Requirements</b>	<b>Commercial Zones</b> Permit Requirements			
	P	CUP	AUP	TUP
	Permitted By-Right	Conditional Use Permit (Chapter 18.88)	Administrative Use Permit (Chapter 18.88)	Temporary Use Permit (Chapter 18.94)
	---	---	---	---
	---	---	---	---
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	<b>C-G</b>	<b>C-N</b>	<b>C-O</b>	<b>Specific Use Regulations</b>
<b>Transportation, Communications, and Infrastructure Uses</b>				
Communication Facilities	P	---	P	
Heliports and Helistops	---	---	---	
Parking Facilities for On-site Uses	P	P	P	
Parking Structures, Adjacent to Residential Zone	AUP	AUP	AUP	
Utilities, Minor	P	P	P	
Utilities, Major	AUP	AUP	AUP	
Wireless Telecommunication Facilities	See Chapter 18.42			
<b>Vehicle Rental, Sale, and Service Uses</b>				
Vehicle Sales	CUP	CUP	CUP	
<b>Other Uses</b>				
Accessory Structures and Uses	P	P	P	
Emergency Shelters	See Chapter 6 of the Specific Plan for Emergency Shelters			
Outdoor Advertising Structures/Signs	---	---	---	Chapter 18.32
Outdoor Storage and Display	---	---	---	
Special Events	Municipal Code Chapter 12.08			
Temporary Uses	TUP	TUP	TUP	Chapter 18.94

**18.14.030 – Development Standards**

**Table 2-6**  
**Development Standards for Commercial Zones**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>C-G</b>	<b>C-N</b>	<b>C-O</b>	<b>Additional Requirements</b>
<b>Parcel Dimensions</b> – Minimum dimensions required for each newly created parcel.				
<b>Parcel Area</b>	5000			
<b>Parcel Width</b>	None			
<b>Parcel Depth</b>	None			
<b>Setbacks</b>				
<b>Front</b>	None			
<b>Side (Interior, Each)</b>				
Abutting nonresidential	None	None	None	
Abutting residential	10 ft.	10 ft.	10 ft.	

**Table 2-6  
Development Standards for Commercial Zones**

<b>Development Feature</b> (minimum unless otherwise indicated)	<b>C-G</b>	<b>C-N</b>	<b>C-O</b>	<b>Additional Requirements</b>
<b>Parcel Dimensions</b> – Minimum dimensions required for each newly created parcel.				
<b>Side (Street side)</b>	None			
<b>Rear</b> Abutting nonresidential Abutting residential	None 20ft.	None 20 ft.	None 20 ft.	
<b>Density</b>	---	0 – 22 du/acre	---	
<b>Floor Area Ratio</b>	2.0 FAR	2.0 FAR 0.35 FAR for ground floor commercial uses	3.0 FAR	
<b>Height</b>	3 stories or 75 ft., whichever is greater	3 stories or 36 ft., whichever is greater	8 stories or 100 ft., whichever is greater.	Structures over 30 feet abutting residential properties. may require additional setback at the discretion of the Director to reduce the impact to neighborhoods.
<b>Fencing</b>	Chapter 18.26			
<b>Landscaping</b>	Chapter 18.28			
<b>Lighting</b>	Section 18.34.110			
<b>Outdoor storage/display</b>	Section 18.48.120			
<b>Parking</b>	Chapter 18.30			
<b>Signs</b>	Chapter 18.32			
<b>Water Efficient Landscape</b>	Municipal Code Chapter 17.06			

### 18.14.040 – Site Design and Architectural Standards

In addition to the standards specified in the regulations applicable to all and the regulations for specific land uses and activities, all of the following site design and architectural standards shall be applicable in the commercial zones:

#### A. Access, Circulation, and Loading Areas.

1. The minimum driveway width shall be 20 feet.

2. Circulation shall be designed for both vehicle and pedestrian use. Pedestrian access from the street and the parking lot to the main door of the businesses served shall be designed to avoid conflict with vehicular traffic. Pedestrian paths shall be clearly delineated with pavement materials and/or markings and signage.
3. Dead-end parking aisles shall be avoided.
4. Wherever possible, reciprocal parking area access between adjacent non-residential uses should be provided, subject to the approval of the Review Authority.
5. Loading areas shall be designed and located to avoid conflicts with interior pedestrian and vehicular circulation, and to minimize noise and other impacts on adjacent uses.

**B. Commercial Shopping Centers – Site Design and Design Treatments.**

1. Structures shall be oriented as close to the street as possible, with parking toward the rear of the site.
2. Shopping centers shall be identified by monument signs and may include a logo. Landmark monuments (i.e., bell towers, clock towers, water features, etc.) are encouraged. Any signs and monuments provided shall be designed and integrated into the architectural theme of the respective complexes.
3. A unified architectural theme shall be applied to all structures within the center and associated signs.
4. Changes in paving texture and color shall be use to distinguish the entry area.
5. Plant materials shall be used to accentuate and distinguish the center from the adjacent streetscape. The planting of annual or perennial color shall be used to distinguish the entries.

**C. Scale and Massing.**

1. The scale and massing of structures shall achieve a street-level environment accommodating to pedestrians.
2. Structures shall be designed to avoid long, monotonous, plain facades. Appropriate techniques (i.e., staggered building planes, variation of facades, recessed entries) and arcades shall be used to create variety and interest.
3. Commercial structures adjacent to residential uses shall incorporate sensitive transitions in scale and massing. For example, structure mass shall be broken down using height step-backs, articulated sub-volumes, and horizontal and vertical façade articulation.

**D. Architectural Treatment.**

1. A unified architectural and design theme shall be applied to all structures within a development.
2. Roof lines and materials shall be compatible with the architectural style of the structures.
3. Quality and definable treatment shall be applied to all facades exposed to public view. Blank end walls shall be avoided. Treatments shall include architectural features, landscaping, or art elements that tie into the overall design theme.

4. Particular consideration to color and material shall be given to the design and treatment of roofs due to their potential visual impact. Roof flashing, rain gutters, down spouts, vents, and other roof protrusions shall be screened from view or finished to match adjacent materials and/or colors of the structure.
5. Additions to existing structures shall be designed to match the roofline, style, and colors of the original structure. Where the original structure has limited design quality, the addition shall work to enhance the overall appearance of the site.

**E. Walls and Fences.**

1. Wall and fencing materials and patterns shall be in compliance with standard requirements and compatible with the style and themes of the structures. Precision block walls are specifically prohibited.
2. Where walls are erected in locations visible from a public right-of-way, the use of full dimension caps, pilasters, and changes in wall surfaces (staggering) shall be applied.
3. In locations where walls might invite vandalism or graffiti, landscaping shall be provided immediately adjacent to the walls.
4. In addition, where walls might invite vandalism or graffiti, an anti-graffiti coating shall be applied.



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## Chapter 18.16 – Special Purpose Zones (PI, PR, and RM)

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### Sections:

- 18.16.010 – Purpose and Intent
- 18.16.020 – Land Use Regulations and Allowable Uses
- 18.16.030 – Development Standards

### 18.16.010 – Purpose and Intent

The purposes of each special purpose zone and the manner in which they are applied:

- A. PI - Public Institutional Zone.** This zone provides for public uses. The zone also allows for a variety of support uses. Appropriate land uses include City buildings, City corporation yards, public schools, fire stations, police stations, and other public uses. Intensity of use is not regulated. . This zone implements the Public/Institutional (PI) land use designation in the General Plan.
- B. PR - Parks and Recreation Zone.** This zone provides for public parks. Trails, community gardens, and other similar uses providing open space and conservation resources and opportunities to surrounding neighborhoods, communities, and the region are allowed. Recreation facilities with an emphasis on outdoor use are also allowed. This zone is encouraged throughout the City. Appropriate land uses include public recreational uses, including public parkland, open space, and associated recreational activities. Other uses determined to be compatible with the primary uses may also be allowed. The allowable intensity is variable, but shall be compatible with surrounding uses. This zone implements the Parks/Recreation/Conservation (PRC) land use designation in the General Plan.
- C. RM - Resource Management Zone.** This zone provides for the conservation and preservation of environmentally sensitive open space lands in a natural condition. This zone applies to the baylands, creeks, and other protected wetlands. Appropriate land uses include only those required for the maintenance and security of the natural landscape Intensity of use is not regulated. This zone implements the Resource Management (RM) land use designation in the General Plan.

### 18.16.020 – Land Use Regulations and Allowable Uses

- A. Table 2-7.** Table 2-7 sets forth the uses allowed within each special purpose zone and any permits required to establish the use.
- B. Additional Regulations.** Where the last column in Table 2-7 includes cross-reference, the regulations in the cross-reference shall apply to the use. Provisions elsewhere in the Development Code may also apply.
- C. Design Review.** Design Review is required for new or modified construction activities.

<b>Table 2-7 Allowed Uses and Permit Requirements</b>	<b>Special Purpose Zones</b> Permit Requirements			
	P CUP AUP TUP ---	Permitted By-Right Conditional Use Permit (Chapter 18.88) Administrative Use Permit (Chapter 18.88) Temporary Use Permit (Chapter 18.94) Prohibited		
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	PI	PR	RM	Specific Use Regulations
<b>Recreation, Education, and Public Assembly Uses</b>				
Colleges	CUP	---	---	
Commercial Recreation and Entertainment	---	CUP	---	
Community Gardens	---	P	P	
Cultural Institutions	---	---	---	
Open Space and Conservation Resources	P	P	P	
<b>Parks and Recreational Facilities, Commercial</b>				
Active	AUP	AUP	AUP	
Passive	P	P	P	
Parks and Recreational Facilities, Public	P	P	AUP	
Public Assembly/Meeting Facilities	---	---	---	
Schools, Private	---	---	---	
Schools, Public	CUP	---	---	
Trails, Public	---	P	P	
<b>Care Uses</b>				
Congregate Care Homes	---	---	---	
Convalescent Facilities	---	---	---	
Day Care, General	---	---	---	
Emergency Health Care Facility/Urgent Care	---	---	---	
Hospitals	---	---	---	
Residential Care, Accessory Use Only	---	---	---	
<b>Retail Trade Uses</b>				
Alcohol Sales (onsite), Accessory Only	---	---	---	
<b>Retail Sales</b>				
Retail Sales (less than 10,000 sq. ft.)	---	---	---	
Retail Sales (10,000 sq. ft. or greater)	---	---	---	
<b>Service Uses - General</b>				
ATMs	---	---	---	
Dry Cleaning Establishments (Retail Only)	---	---	---	
<b>Eating and Drinking Establishments</b>				

<b>Table 2-7 Allowed Uses and Permit Requirements</b>	<b>Special Purpose Zones</b> Permit Requirements			
	P CUP AUP TUP ---	Permitted By-Right Conditional Use Permit (Chapter 18.88) Administrative Use Permit (Chapter 18.88) Temporary Use Permit (Chapter 18.94) Prohibited		
<b>Land Use</b> See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	<b>PI</b>	<b>PR</b>	<b>RM</b>	<b>Specific Use Regulations</b>
Food Service (no alcohol sales [bars, lounges, or nightclubs], drive-through, fast food, or late hours)	AUP	AUP	---	
Food Service (with alcohol sales [bars, lounges, or nightclubs], drive-through, fast food, or late hours)	---	---	---	
<b>Personal Services</b>				
Massage Establishments	---	---	---	
Massage Services, Accessory	---	---	---	
Nail Salons	---	---	---	
Personal Services, General	---	---	---	
Personal Services, Restricted	---	---	---	
<b>Health/Fitness Facilities</b>				
Small – Less than 2,000 sq. ft.	---	---	---	
Large - 2,000 sq. ft. or greater	---	---	---	
<b>Transportation, Communications, and Infrastructure</b>				
Heliports and Helistops	---	---	---	
Parking Facilities, Accessory Only	P	P	---	
Utilities, Minor	AUP	AUP	AUP	
Utilities, Major	AUP	AUP	AUP	
Water Storage Facilities	---	---	---	
Wireless Telecommunication Facilities	See Section 18.46.020			
<b>Other Uses</b>				
Accessory Structures and Uses	P	P	P	
Agricultural Uses – Limited to Community Gardens Only	---	---	CUP	
Caretaker Dwelling Unit	---	---	---	
Charitable Organizations and Institutions	---	---	---	
Residential Dwelling Unit	---	---	---	
Special Events	Municipal Code Chapter 12.08			

<b>Table 2-7 Allowed Uses and Permit Requirements</b>	<b>Special Purpose Zones Permit Requirements</b>			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (Chapter 18.88)		
	AUP	Administrative Use Permit (Chapter 18.88)		
	TUP	Temporary Use Permit (Chapter 18.94)		
	---	Prohibited		
Land Use See Article 1 for land use definitions. See Chapter 18.04 for unlisted uses.	PI	PR	RM	Specific Use Regulations
Temporary Uses	TUP	TUP	TUP	Chapter 18.94

### 18.16.030 – Development Standards

**Table 2-8  
Development Standards for Special Purpose Zones**

Development Feature	PI	PR	RM	Additional Requirements
<b>Parcel Dimensions - Minimum dimensions required for each newly created parcel.</b>				
Parcel Area	None	None	2 acres	
Parcel Coverage	30%	10%	10%	
Parcel Width	None			
Parcel Depth	None			
<b>Setbacks</b>				
Front	20 ft.	20 ft.	50 ft.	
Side (Interior, Each)	10 ft.	10 ft.	20 ft.	
Rear	20 ft.	20 ft.	50 ft.	
Floor Area Ratio	None			
Height	2 stories or 26 feet, whichever is greater	1 story or 16 feet, whichever is greater	1 story or 16 feet, whichever is greater	
Fencing	Chapter 18.28			
Landscaping	Chapter 18.28			
Lighting	Section 18.34.110			
Outdoor storage/display	Section 18.34.120			
Parking	Chapter 18.30			
Signs	Chapter 18.32			
Water Efficient Landscape	Municipal Code Chapter 17.06			

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## Chapter 18.18 – Specific Plans

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### Sections:

18.18.010 – Purpose and Intent

18.18.020 – Ravenswood Specific Plan

### 18.18.010 – Purpose and Intent

- A. Purpose.** The purpose of this chapter is to identify the specific plans adopted by the City.
- B. Applicability.**
1. The specific plans identified are detailed in the Council-adopted specific plan for the designated area(s).
  2. In order to maintain the uniqueness, accuracy, character, and integrity of each specific plan, the contents of each Council-adopted specific plan shall govern the purpose, allowable land uses, specific development standards, architectural guidelines, and all other regulatory requirements for each specific plan.
  3. This chapter serves as a reference to each Council-adopted specific plan; the regulations that govern land use in the specific plan area(s) are contained in the relevant specific plan, incorporated for enforcement purposes by this reference, and may be further elaborated in the Development Code as necessary. For matters not detailed in the relevant specific plan or this Code, the general provisions of the Development Code apply.

### 18.18.020 – Ravenswood Specific Plan

**A. Ravenswood Specific Plan Overlay District**

The RSP Overlay District, as shown on the official City of East Palo Alto zoning plan, zoning district map on file in the office of the city clerk and incorporated by reference, is established to implement the Ravenswood Specific Plan (RSP). The RSP is a comprehensive, long term planning document for the RSP area, and includes architectural and design guidelines, site development standards, public facility improvement plans, and an environmental mitigation monitoring program to be implemented through zoning and subdivision regulations, development standards, and public and private improvements. The Council makes the following findings:

- (1) Implementation of the RSP will diversify and strengthen the economic opportunities and fiscal health of the city.
- (2) Implementation of the RSP will contribute positively to the city's regional prominence and community character.
- (3) Implementation of the RSP is in accordance with the city's goal to promote smart growth and sustainable development.

**B. Ravenswood Specific Plan Overlay Subdistricts**

The Ravenswood Specific Plan Overlay District is divided into subdistricts to further refine development requirements within the RSP area. These subdistricts are reflected on Figure 6-1 of the RSP:

1. 4 Corners Gateway (4C), primarily intended to support an enlivened, thriving “downtown” for East Palo Alto, focused around the intersection of University Avenue and Bay Road, accommodating multi-story mixed use buildings with retail stores or community facilities on the ground floor and apartments or condominiums on the upper floors.
2. Bay Road Central (BRC), intended to make Bay Road a lively, inviting corridor creating a strong connection between 4 Corners and Cooley Landing, accommodating multi-story mixed-use buildings with retail store or storefront-type offices on the ground floor and apartments or condominiums on the upper floors, as well as nonprofit uses and performing arts centers. This subdistrict encourages integrated mixed uses with pedestrian friendly and transit supportive development and design features.
3. Ravenswood—Employment Center (R-EC), intended to support the development of a variety of job-creating uses, including high quality research and development (R&D) facilities, as detailed more extensively in the RSP. This subdistrict also allows for nonprofit uses and performing arts centers, as well as businesses that produce goods, distribute merchandise or repair equipment, provided that they do not negatively affect surrounding uses or properties.
4. Industrial Transition (IT), intended to accommodate light industrial uses and live-work units in areas that are near large clusters of single-family homes, while ensuring that the light industrial uses do not adversely affect nearby homes. This subdistrict also allows low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.
5. Waterfront Office (WO), intended to support the construction of Class A offices within the Plan Area, including professional offices and limited supporting retail or other uses.
6. Urban Residential (UR), intended to provide opportunities for the development of single-family and multi-family homes at a moderate density. This subdistrict anticipates a mix of small-lot detached single-family homes; attached single family homes such as townhomes; duplexes, triplexes, and four-plexes; and multiple-family apartments or condominiums.
7. University Village (UV), intended to maintain and enhance the University Village neighborhood, which is a well-defined portion of the Plan Area, encompassing single-family homes along with related public uses, such as schools and parks.
8. Ravenswood---Open Space (R-OS), intended to be placed on those parcels dedicated to conservation of existing open space and development of traditional parks, linear parks and other “public” spaces within the Specific Plan Area.
9. Ravenswood---Flex Overlay (R-FO), provides the developer with options intended to accommodate high-quality office buildings, along with a limited range of manufacturing and repair businesses that do not adversely affect the offices’ surroundings. This subdistrict accommodates professional offices, along with low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.

**C. Continuation And Expiration Of Existing Use Permits.**

Existing Interim Use Permits, other than for automobile dismantlers, shall automatically expire on October 16, 2022. If the business or nonprofit is in operation at its existing location on July 1, 2022, the owner/operator shall apply for a one year Special Use Permit, which may be granted at the discretion of the Director. Additional yearly extensions may be applied for.

Nothing in this subsection precludes the filing of an Administrative Use Permit or Conditional Use Permit where the use is listed in Table 6-1 of the Ravenswood Specific Plan; or from requesting approval as a New Interim Use.

**D. Determination Of New Interim Use.**

1. Uses not specifically listed in Table 6-1 of the RSP may be deemed a New Interim Use by the Commission subject to the following:
  - a. The use is proposed to be located within an existing building constructed prior to adoption of the RSP;
  - b. The use does not require the construction of a new building or covered structure or expansion of an existing building or covered structure;
  - c. The Commission has received a written request and has subsequently deemed the use an appropriate interim use based on all the following findings:
    - (1) The use will not be detrimental to the long term success of the implementation of the RSP; and
    - (2) The use will provide employment, services or other public benefits to the City and its residents; and
    - (3) The use does not require the construction or expansion of a building or covered structure; and
    - (4) The use, by its nature, will not be detrimental to the public health, safety and welfare and/or contradictory to the goals and objectives of the General Plan and RSP.
2. A New Interim Use shall not be established or commenced without first obtaining a Special Use Permit (SUP). The initial term of the SUP shall be three (3) years and no time extension shall exceed a total of two (2) years.

**E. Submission For New Interim Use Determination.**

1. Any applicant requesting consideration by the Commission for a New Interim Use shall file a written request to the Commission on a form provided by the Department.
2. The applicant shall, in addition to the application form, submit the following:
  - a. A detailed description of the proposed use;
  - b. A description of any existing uses and structures on the site and the extent to which the same will be altered, improved or eliminated;
  - c. The period of time being requested for the interim use;

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- d. Justification as to how the proposed use is consistent with the required findings;
  - e. Other information as may be deemed necessary by the Director.
3. The application shall be accompanied by the payment of a processing fee, in such amount as established from time to time by resolution of the Council.