

Division D2

Allowable Land Uses and Zoning Standards

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Chapter I - Development and Land Use Approval Requirements

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- D2-2 - General Requirements for Development and New Land Uses
- D2-3 - Allowable Land Uses and Permit Requirements
- D2-4 - Exemptions from Land Use Permit Requirements
- D2-5 - Temporary Uses

D2-1 - Purpose

This Chapter describes the City's general requirements for the approval of proposed development and new land uses. The permit requirements established by this Zoning Ordinance for specific land uses are in Chapters D2-III through D2-V.

D2-2 - General Requirements for Development and New Land Uses

Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. Allowable use.** The land use shall be allowed by this Zoning Ordinance in the zone applied to the site. The basis for determining whether a use is allowable is described in Section D2-3 (Allowable Land Uses and Permit Requirements).
- B. Permit and approval requirements.** Any land use permit or other approval required by Section D2-3 (Allowable Land Uses and Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section D2-4 (Exemptions from Land Use Permit Requirements).
- C. Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, the provisions of Division D3 (Site Planning and Project Design Standards), and any applicable conditions imposed by a previously granted land use permit.
- D. Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

D2-3 - Allowable Land Uses and Permit Requirements

A. Allowable land uses. The uses of land allowed by this Zoning Ordinance in each zone are listed in Chapters D2-II, D2-III, D2-IV, and D2-V (Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15, respectively), together with the type of land use permit required for each use. Each land use listed in Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15 is defined in Division D8 (Glossary).

1. Establishment of an allowable use.

- a. Any one or more land uses identified by Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15 as being allowable within a specific zone may be established on any parcel within that zone, subject to the land use permit requirements of Subsection B, and compliance with all applicable requirements of this Zoning Ordinance.
- b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B. for any individual use. For example, a new building proposed in the OA zone with a bank on the ground floor and professional offices on the second floor would require Minor Use Permit (MUP) approval because Table 2-8 requires Minor Use Permit approval for "banks and financial services," even though an "Office - Professional" is listed in the OA zone as a permitted use, requiring only a Zoning Clearance.

2. Use not listed. A land use that is not listed in Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15, and is determined by the Zoning Administrator to not be included in Division D8 (Glossary) under the definition of a listed land use, is not allowed within the City, except as otherwise provided in Subsection A.3, or Section D2-4 (Exemptions from Land Use Permit Requirements).

3. Similar and compatible use may be allowed. The Zoning Administrator may determine that a proposed use not listed in this Division is allowable as follows:

- a. **Required findings.** The Zoning Administrator may determine that a proposed use is similar to and compatible with a listed use and may be allowed, only after first making all of the following findings:
 - (1) The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
 - (2) The use will be consistent with the purposes of the applicable zone;
 - (3) The use will be consistent with the General Plan and any applicable Specific Plan;

- (4) The use will be compatible with the other uses allowed in the zone; and
- (5) The use is not listed as allowable in another zone.

A determination that a use qualifies as a “similar use” and the findings supporting the determination shall be in writing.

- b. Applicable standards and permit requirements.** When the Zoning Administrator determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Ordinance apply.
 - c. Referral for determination.** The Zoning Administrator may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
 - d. Appeal.** A determination of similar and compatible use may be appealed in compliance with Chapter D7-II (Appeals and Calls for Review).
- B. Permit requirements.** Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15 within Chapters D2-III, D2-IV, and D2-V provide for land uses that are:
- 1. Permitted subject to compliance with all applicable provisions of this Zoning Ordinance. As determined by the Zoning Administrator, a Zoning Clearance may be required prior to operation, (Section D6-30). These are shown as "P" uses in the tables;
 - 2. Allowed subject to the approval of a Minor Use Permit (Section D6-28), and shown as "MUP" uses in the tables;
 - 3. Allowed subject to the approval of a Use Permit (Section D6-28), and shown as "UP" uses in the tables;
 - 4. Allowed subject to the type of City approval required by a specific provision of Chapter D4-III (Standards for Specific Land Uses), and shown as "S" uses in the tables; and
 - 5. Allowed subject to compliance with all applicable provisions of this Zoning Ordinance, subject first obtaining a Zoning Clearance (Section D6-30). These are shown as “ZC” uses in the tables;
 - 6. Not allowed in particular zones, and shown as "—" in the tables.

Note: A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require Architectural Review (Section D6-22), Preliminary Plan Review (Section D6-26), a Building Permit, or other permit required by the Municipal Code.

D2-4 - Exemptions from Land Use Permit Requirements

The planning permit requirements of this Zoning Ordinance do not apply to the land uses, structures, and activities identified by this Section. These are allowed in all zones subject to compliance with this Section.

- A. General requirements for exemption.** The land uses, structures, and activities identified by Subsection B. below are exempt from the land use permit requirements of this Zoning Ordinance only when:
1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Division (Allowable Land Uses and Zone Standards), Division D3 (Site Planning and Project Design Standards), and, where applicable, Chapter D7-I (Nonconforming Uses, Structures, and Parcels); and
 2. Any permit or approval required by regulations other than this Zoning Ordinance is obtained (for example, a Building Permit).
- B. Exempt activities and land uses.** The following are exempt from the land use permit requirements of this Zoning Ordinance when in compliance with Subsection A. above.
1. **Decks, paths and driveways.** Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit, Grading Permit, or Encroachment Permit.
 2. **Fences and walls.** See Section D3-4 (Fences, Walls, and Screening).
 3. **Interior remodeling.** Interior alterations that do not: (a) increase the gross floor area of the structure; (b) increase the number of dwelling units; (c) increase the number of bedrooms to the extent that additional parking would be required; or (d) change the permitted use of the structure.
 4. **Repairs and maintenance.**
 - a. **Single-family dwellings.** Ordinary repairs to, and maintenance of, single-family dwellings, that are also exempt from Architectural Review (Section D6-22).
 - b. **Multi-family, and non-residential structures.** Ordinary repairs to, and maintenance of multi-family residential and non residential structures, if:
 - (1) The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure;
 - (2) Any exterior repairs employ the same materials and design as the original construction; and
 - (3) The work is exempt from Architectural Review (Section D6-22).

5. **Small, portable residential accessory structures.** A single portable structure per lot or unit, limited to pre-manufactured storage sheds and similar small structures in residential zones that are exempt from Building Permit requirements in compliance with the Municipal Code and the Uniform Building Code. Additional structures may be approved in compliance with Section D4-26 (Accessory Structures), where allowed by the applicable zone.
6. **Solar collectors.** The addition of solar collectors to the roof or side of a building, provided that the collectors comply with applicable height limit requirements; and ground-mounted solar collectors that comply with the setback requirements and height limitations of the applicable zone and are not visible from off the site to the maximum extent feasible.
7. **Utilities.** The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zone. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. See Section D3-12 for utility undergrounding requirements. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter D4-IV (Wireless Telecommunications Facilities).

D2-5 - Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are in Section D6-27 (Temporary Use Permits).

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Chapter II - Residential Zones

Sections:

- D2-6 - Purpose
- D2-7 - Purposes of the Residential Zones
- D2-8 - Residential Zone Land Uses and Permit Requirements
- D2-9 - Residential Zone General Development Standards
- D2-10 - RC and HR Zone Clustering Requirements

D2-6 - Purpose

This Chapter lists the land uses that may be allowed within the residential zones established by Section D1-7 (Zoning Map and Zones), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

D2-7 - Purposes of the Residential Zones

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

- A. **RC (Rural Conservation) zone (0.0 to 0.2 du/ac).** The RC zone is applied to areas of the City without urban services, with open space and habitat value, where rural single-family residential development may occur at densities of up to one unit per five gross developable acres. Clustering is encouraged to permit suitable development sites with less than 20 percent slope, where the overall project preserves 90 percent of its site in open space. Minimum lot size for new parcels is at least five acres. The RC zone is consistent with and implements the Rural Conservation land use classification of the General Plan.
- B. **HR (Hillside Residential) zone (0.0 to 2.0 du/ac).** The HR zone is applied to hillside areas of the City appropriate for single-family dwellings, where proposed development requires special standards to ensure resource preservation and limited visual impacts. Single-family residential development may occur at densities of up to two units per acre. Clustering is required to permit suitable development sites on less than 20 percent slope, and to preserve 70 percent of an overall development site in open space. Minimum lot size for new parcels is at least five acres. The HR zone is consistent with and implements the Hillside Residential land use classification of the General Plan.
- C. **RE (Residential Estate) zone (0.2 to 3.0 du/ac).** The RE zone is applied to areas of the City appropriate for very low density residential land uses, at densities of 0.2 to 3.0 units per acre, compatible with the topography and public service capacities. The specific allowable density for each parcel is shown on the Zoning Map by a numerical suffix residential density designator (see Section D2-8). Minimum lot size for new parcels ranges from 15,000 to 20,000 square feet. The RE zone is consistent with and implements the Single Family Low Density land use classification of the General Plan.

- D. RS (Single-Family Residential) zone (3.0 to 6.0 du/ac).** The RS zone is applied to areas of the City appropriate for single-family residential land uses in neighborhoods at a density of three to six units per net acre, subject to appropriate standards. The specific allowable density for each parcel is shown on the Zoning Map by a numerical suffix residential density designator (see Section D2-8). Minimum lot size for new parcels ranges from 7,000 to 12,000 square feet. Depending upon the applicable residential density designator, the RS zone is consistent with and implements the Single Family Low Density, Single Family Low-Medium Density, and Single Family Medium Density land use classifications of the General Plan.
- E. RM (Medium-Density Residential) zone (6.0 to 14.0 du/ac).** The RM zone is applied to areas of the City appropriate for multiple residential uses, including duplexes, townhouses, or cluster housing with landscaped open space for residents' use at a density of six to 14 units per net acre. Single-family dwellings are also permitted. Minimum lot size for new parcels is 3,500 square feet or larger. The RM zone is consistent with and implements the Multiple Family High Density land use classification of the General Plan.
- F. RMH (Medium-High Density Residential) zone (14.0 to 22.0 du/ac).** The RMH zone is applied to areas of the City appropriate for townhouses or apartments at a density of 14 to 22 units per net acre. Single-family dwellings are also permitted. Minimum lot size for new parcels is 10,000 square feet or larger. The RMH zone is consistent with and implements the Multiple Family High Density land use classification of the General Plan.
- G. RH (High-Density Residential) zone (22.0 to 30.0 du/ac).** The RH zone is applied to areas of the City appropriate for compact, high density, well-designed residential development, including apartments and town houses with a density range of 22 to 30 units per net acre. Proposed development will reflect high quality design with integrated open space and recreational and/or cultural amenities, as well as providing workforce housing, structured parking, and units of various number of bedrooms, with specific attention to three and more bedroom units to achieve the overall goal of providing diverse types of dwelling units. Minimum lot size for new parcels is 10,000 square feet or larger. The RH zone is consistent with and implements the Multiple Family Very High Density land use classification of the General Plan.
- H. RVH (Multiple Family-Very High Density) zone (30.0 to 50.0 du/ac).** The RVH zone is applied to areas appropriate for the highest density multiple-family residential development within the City, at densities between 30 and 50 units per net acre. Proposed development will reflect high quality design with integrated open space and recreational and/or cultural amenities, as well as providing workforce housing, structured parking, and units of various number of bedrooms, with specific attention to three and more bedroom units to achieve the overall goal of providing diverse types of dwelling units. Minimum lot size for new parcels is 10,000 square feet or larger. The RVH zone is consistent with and implements the Multiple Family Very High Density land use classification of the General Plan.

D2-8 - Residential Zone Land Uses and Permit Requirements

- A. Applicability.** Table 2-1 identifies the uses of land allowed by this Zoning Ordinance in each residential zone, and the land use permit required to establish each use, in compliance with Section D2-3 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

- B. Additional City review requirements.** A land use that is authorized by the planning permit required by Table 2-1 may also require Architectural Review (Section D6-22), and/or Preliminary Plan Review (Section D6-26).
- C. Temporary uses.** Section D6-27 (Temporary Use Permits) establishes permit requirements and standards for all allowable temporary uses.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
	RC	HR	RE	RS	RM	RMH	RH	RVH	
TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zones									
P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required — Use not allowed									

AGRICULTURAL & OPEN SPACE USES

Land Use	RC	HR	RE	RS	RM	RMH	RH	RVH	Specific Use Regulations
Agricultural accessory structure	P	P	P	—	—	—	—	—	D4-26
Farm animal keeping - less than 1 acre	—	—	—	—	—	—	—	—	
Farm animal keeping - max. 2 heads on 1 acre or greater	P	P	P	—	—	—	—	—	
Farm animal keeping - 3 heads or more on 1 acre or greater	MUP	MUP	MUP	—	—	—	—	—	
Crop production, horticulture, orchard, vineyard	MUP	MUP	MUP	—	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Land Use	RC	HR	RE	RS	RM	RMH	RH	RVH	Specific Use Regulations
Golf course, country club	UP	UP	UP	UP	—	—	—	—	
Equestrian facilities	UP	UP	UP	—	—	—	—	—	
Library, museum, gallery	—	—	—	—	—	—	UP	UP	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	UP	UP	
Park and recreation facilities, noncommercial	UP	UP	UP	UP	UP	UP	UP	UP	
Private residential recreation facility (in project)	—	—	MUP	MUP	MUP	MUP	MUP	MUP	
Schools, public or private	—	—	UP	UP	—	—	—	—	

Key to Zoning District Symbols

RC	Rural Conservation	RM	Medium Density Residential
HR	Hillside Residential	RMH	Medium-High Density Residential
RE	Residential Estate	RH	High Density Residential
RS	Single-Family Residential	RVH	Multi-Family Very High Density

Notes:

(1) See Division D8 for land use definitions.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
	RC	HR	RE	RS	RM	RMH	RH	RVH	
TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zones									
P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required — Use not allowed									

RESIDENTIAL USES

	S(2)	Muni Code B2							
Animal - Wild or Exotic	P	P	P	P	P	P	P	P	
Animal - Domestic	P	P	P	P	—	—	—	—	D4 Chapter VII
Chickens, raising of	S	S	S	S	S	S	S	S	D4-33
Cottage Food Operation	P	P	P	P	P	P	P	P	
Emergency shelter	S	S	S	S	S	S	S	S	D4-33
Home occupation	UP	D4-36							
Mobile home park	—	—	—	—	P	P	P	P	
Multi-family housing	—	—	—	UP	UP	UP	UP	UP	
Organizational house (sorority, monastery, etc.)	P	P	P	P	P	P	P	P	D4-26
Residential accessory use or structure	UP								
Residential care facility for the elderly (RCFE)	P	P	P	P	P	P	P	P	
Residential care, with RCFE, 6 or fewer clients	UP								
Residential care, 7 or more clients 18 and older	UP								
Residential care, 7 or more clients under 18 years	UP								
Rooming or boarding house	P	P	P	P	P	P	P	P	
Second unit	P	P	P	P	P	P	—	—	D4-39
Single-family dwelling	P	P	P	P	P	P	—	—	
Single-room occupancy unit	—	—	—	—	—	—	UP	UP	
Supportive housing, 6 or fewer persons	P	P	P	P	P	P	P	P	
Supportive housing, 7 or more persons	UP	—	—	—	—	—	UP	—	
Transitional housing, 6 or fewer persons	P	P	P	P	P	P	P	P	
Transitional housing, 7 or more persons	UP	—	—	—	—	—	UP	—	

Key to Zoning District Symbols

RC	Rural Conservation	RM	Medium Density Residential
HR	Hillside Residential	RMH	Medium-High Density Residential
RE	Residential Estate	RH	High Density Residential
RS	Single-Family Residential	RVH	Multi-Family Very High Density

Notes:

- (1) See Division D8 for land use definitions.
- (2) See San Ramon Municipal Code Division B2 for wild or exotic animal regulations.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zones	P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required — Use not allowed							
	PERMIT REQUIRED BY DISTRICT							
LAND USE (1)	RC	HR	RE	RS	RM	RMH	RH	RVH

SERVICES

Child day care - Large family day care home	MUP	D4-29							
Child day care - Small family day care home	P	P	P	P	P	P	P	P	
Day care center - Child or adult	UP								
Lodging - Bed & breakfast inn (B&B)	UP	UP	UP	UP	—	—	—	—	D4-27
Public safety facility	UP								

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Utility facility	UP(2)								
Utility infrastructure	P(2)								
Windmill for electricity generation	UP(2)	UP(2)	UP(2)	—	—	—	—	—	D4-23
Wireless telecommunications facility	S(2)	D4 - Chap. IV							

Key to Zoning District Symbols

RC	Rural Conservation	RM	Medium Density Residential
HR	Hillside Residential	RMH	Medium-High Density Residential
RE	Residential Estate	RH	High Density Residential
RS	Single-Family Residential	RVH	Multi-Family Very High Density

Notes:

- (1) See Division D8 for land use definitions.
- (2) Architectural Review may also be required; see Section D6-22.

D2-9 - Residential Zone General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-2, 2-3, and 2-4 in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance.

TABLE 2-2 - RC, HR, AND RE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone			
	RC	HR	RE-A	RE-B
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	5 ac (1)	5 ac (1)	20,000 sf	15,000 sf
Width	300 ft (1)	300 ft (1)	100 ft	100 ft
Depth	300 ft (1)	300 ft (1)	150 ft	120 ft
Residential density	<i>Minimum site area per dwelling unit. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Maximum density	5 ac	5 ac	20,000 sf	15,000 sf
Setbacks	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	30 ft	30 ft	25 ft	20 ft
Side - Interior (each)	20 ft	20 ft	15 ft	10 ft
Side - Corner	25 ft	25 ft	20 ft	15 ft
Sides – Non-Corner Lot Aggregate	40 ft	40 ft	35 ft	25 ft
Sides – Corner Lot Aggregate	45 ft	45 ft	35 ft	25 ft
Rear	35 ft	30 ft	15 ft	15 ft
Accessory structures	See Section D4-26 (Accessory Structures)			
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum floor area ratio (FAR).</i>			
Lot coverage	N.A	N.A	N.A	N.A
FAR	N.A	N.A	N.A	N.A

TABLE 2-2 - RC, HR, AND RE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone			
	RC	HR	RE-A	RE-B
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	35 ft			

Exterior finish materials	The exterior walls of all primary structures shall have a nonmetallic finish
Landscaping	See Section D3-II (Landscape Design Standards)
Driveways and Paved Area	See Section D3-37 (Driveways and Site Access)
Parking	See Chapter D3-III (Parking and Loading)
Signs	See Chapter D3-IV(Signs)

Notes: (1) Clustering is encouraged in the RC zone and required in HR. See Section D2-10.

TABLE 2-3 - RS DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone				
	RS-12	RS-10	RS-7	RS-6	RS-D
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>				
Area (net)	12,000 sf	10,000 sf	7,000 sf	6,000 sf	3,500 sf
Width	100 ft	70 ft	65 ft	60 ft	40 ft
Depth	100 ft	100 ft	95 ft	90 ft	80 ft
Residential density	<i>Minimum site area per dwelling unit. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>				
Maximum density	12,000 sf	10,000 sf	7,000 sf	6,000 sf	3,500 sf
Setbacks	Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.				
Front	20 ft	20 ft	20 ft	20 ft	15 ft (1)
Side - Interior (each)	10 ft	10 ft	5 ft	5 ft	0 ft
Side - Corner	15 ft	15 ft	15 ft	15 ft	10 ft
Sides – Non-Corner Lot Aggregate	25 ft	20 ft	15 ft	15 ft	10 ft
Sides – Corner Lot Aggregate	25 ft	25 ft	20 ft	20 ft	10 ft
Rear	15 ft	15 ft	15 ft	15 ft	15 ft
Accessory structures	See Section D4-26 (Accessory Structures)				
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum floor area ratio (FAR).</i>				
Lot coverage	N.A	N.A	N.A	N.A	N.A
FAR	N.A	N.A	N.A	N.A	N.A
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>				
Maximum height	35 ft				
Exterior finish materials	The exterior walls of all primary structures shall have a nonmetallic finish.				
Landscaping	See Chapter D3-II (Landscape Design Standards)				
Driveways and Paved Area	See Section D3-37 (Driveways and Site Access)				
Parking	See Chapter D3-III (Parking and Loading)				
Signs	See Chapter D3-IV (Signs)				

Notes: (1) Driveway aprons require a minimum garage façade setback of 18 feet.

TABLE 2-4 - RM, RMH, RH, AND RVH DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone			
	RM	RMH	RH	RVH
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	3,500 sf	10,000 sf	10,000 sf	10,000 sf
Width	40 ft	70 ft	70 ft	70 ft
Depth	80 ft	90 ft	90 ft	90 ft
Residential density	<i>Minimum site area per dwelling unit. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Maximum density	3,100 sf	2,000 sf	1,500 sf	1,000 sf
Setbacks	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	15 ft (1)	15 ft (1)	15 ft	10 ft (2)
Side - Interior (each)	6 ft	6 ft	6 ft	6 ft
Side - Corner	10 ft	10 ft	10 ft	10 ft (2)
Sides - Aggregate	16 ft	16 ft	16 ft	16 ft
Rear	15 ft	15 ft	10 ft	10 ft
Accessory structures	See Section D4-26 (Accessory Structures)			
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum nonresidential floor area ratio (FAR).</i>			
Lot coverage	25%	35%	35%	50%
FAR (max non-residential)	0.50	0.50	0.50	0.50
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	35 ft			50 ft
Exterior finish materials	The exterior walls of all primary structures shall have a nonmetallic finish.			
Landscaping	See Chapter D3-II (Landscape Design Standards)			
Driveways and Paved Area	See Section D3-37 (Driveways and Site Access)			
Parking	See Chapter D3-III (Parking and Loading)			
Signs	See Chapter D3-IV (Signs)			

- Notes:** (1) Driveway aprons require a minimum garage façade setback of 18 feet.
 (2) Five feet is allowed for a rowhouse façade with stoop, where the first floor is elevated a minimum of three feet above the sidewalk.

D2-10 - RC and HR Zone Clustering Requirements

- A. Applicability.** Residential development including four or more units should be clustered within the RC zone, and shall be clustered within the HR zone, in compliance with this Section.
- B. Cluster development design standards.** The design of a proposed cluster development shall comply with the following standards.

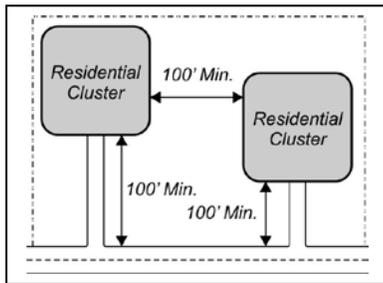


Figure 2-1 – Location of Residential Cluster

1. **Minimum lot area.** Each clustered lot shall be a minimum of 20,000 square feet.
2. **Maximum cluster size.** No more than 10 dwelling units shall be within a single cluster.
3. **Setback and buffer requirements.** Proposed structures shall be located on each parcel with minimum setbacks of 30 feet in the front, 20 feet on each side, and 35 feet in the rear. A residential cluster shall be separated from each other cluster and any roadway abutting the site by a minimum of 100 feet.

C. Open space preservation.

1. **RC zone.** Clustering is encouraged to permit suitable development sites with less than 20 percent slope, and so that the overall project will preserve 90 percent of its site as open space.
2. **HR zone.** Clustering is required to permit suitable development sites with less than 20 percent slope. The overall project shall preserve 70 percent of its site as open space.
3. **Preservation requirements.** The open space on the site that is preserved by clustering shall be retained as part of an unsubdivided open space parcel or in individual open space parcels, and shall not be eligible for future development; provided that open space parcels may include conservation open space, community recreation open space, public access open space, or buffer open space.

- D. Maximum residential density.** The maximum allowed residential density on a site where the development is clustered in compliance with this Section shall be based on the percentage of total site area that is permanently preserved as open space, as follows.

TABLE 2-5 - MAXIMUM DENSITY IN CLUSTERED DEVELOPMENT

Percent of Site Area Permanently Preserved as Open Space	Maximum Allowable Density	
	RC Zone	HR Zone
Up to 49.9%	1 unit per 5 acres (0.2 units per net acre)	1 unit per 5 acres (0.2 units per net acre)
50 to 59.9%	0.25 units per net acre	1 unit per 2.5 net acres
60 to 69.9%	0.3 units per net acre	1 unit per 1.25 net acres
70 to 79.9%	0.35 units per net acre	1 unit per 0.5 net acres
80% or more	0.4 units per net acre	1 unit per 0.5 net acres

Chapter III - Mixed Use Zones

Sections:

- D2-11 - Purpose
- D2-12 - Purposes of Mixed Use Zones
- D2-13 - Mixed Use Zone Land Uses and Permit Requirements
- D2-14 - Mixed Use Zone General Development Standards
- D2-15 - Mixed Use Zone Additional Development Standards
- D2-16 - Mixed Use Zone Shopping Center Redevelopment Guidelines

D2-11 - Purpose

This Chapter lists the land uses that may be allowed within the Mixed Use zones established by Section D1-7 (Zoning Map and Zones), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

D2-12 - Purposes of Mixed Use Zones

The purposes of the individual Mixed Use zones and the manner in which they are applied are as follows.

- A. MU (Mixed Use) zone.** The MU zone is applied to areas of the City appropriate for an integrated mix of non-residential uses, including retail, services, and offices, together with residential uses at intensities of up to 0.70 FAR. Development should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for affordable housing. Structured parking may be required. Additional FAR, up to a maximum of 1.00, may be allowed for projects that provide more than the required 25 percent of total units for workforce housing and significant public benefit. The MU zone is consistent with and implements the Mixed Use land use classification of the General Plan.
- B. CCMU (City Center Mixed Use) zone.** The CCMU zone is applied to the City Center properties in compliance with the General Plan to develop the City Center into a cultural, recreational, and compatible retail center that provides for a cohesive mix of civic, retail, office, and open space uses. Development intensities of up to 0.70 FAR will be permitted. Additional FAR, up to a maximum of 1.35, may be allowed for projects that include such elements as affordable housing and significant public benefits and/or amenities such as public art and plazas, public facilities, and/or a transit facility nearby or in close proximity to the CCMU Zone. Development should reflect high quality design, with integrated open space and recreational and/or cultural amenities, as well as opportunities for workforce housing. Structured parking may be required. The CCMU Zone is consistent with and implements the Mixed Use land use classification of the General Plan.

D2-13 - Mixed Use Zone Land Uses and Permit Requirements

Table 2-6 identifies the uses of land allowed by this Zoning Ordinance in the Mixed Use Zones, and the land use permit required to establish each use, in compliance with Section D2-3 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P	Permitted Use, Zoning Clearance may be required prior to operation
	MUP	Minor Use Permit required
	UP	Conditional Use Permit required
	S	Permit requirement set by Specific Use Regulations
	ZC	Zoning Clearance required
	—	Use not allowed
LAND USE (1)	PERMIT REQUIRED	
	MU	CCMU
		Specific Use Regulations

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Media production		MUP	
Recycling facility	S	—	D4-37
Research and development, general		MUP	
Research and development, limited		ZC	
Laboratory, non-medical		MUP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Commercial recreation facility - Indoor	UP	UP	D4-30
Conference/convention facility	UP	UP	
Fitness/health facility	UP	UP	
Library, museum, gallery (non-retail gallery)	P	P	
Meeting facility, public or private	MUP	MUP	
Night Club	—	MUP	
Park and recreation facility - Site of 2 acres or less	P	MUP	
School - Elementary, middle, secondary	UP	—	
School - Public or private	—	UP	
School - Specialized education or training	UP	MUP	
Sports and entertainment assembly facility	UP	UP	
Studio - Art, dance, martial arts, music, etc. (ground floor)	MUP(3)	MUP	
Studio - Art, dance, martial arts, music, etc. (upper floors)	P	MUP	
Theater, movies or performing arts	UP	UP	

RESIDENTIAL USES

Animal - Wild or Exotic	S(4)	S(4)	Municipal Code Div. B2
Animal - Domestic	P	P	
Emergency shelter	P	P	
Home occupation	S	S	D4-33
Live/work unit	MUP	MUP	
Mixed use project residential component	P(2)	P	
Supportive housing	UP	UP	
Transitional housing	UP	UP	
Residential care	MUP	—	

Key to Zoning District Symbols

MU	Mixed Use	CCMU	City Center Mixed Use
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Notes:

- (1) See Division D8 for land use definitions.
- (2) Use allowed only on second or upper floors
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit.
- (4) See San Ramon Municipal Code Division B2 for wild or exotic animal regulations.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P	Permitted Use, Zoning Clearance may be required prior to operation	
	MUP	Minor Use Permit required	
	UP	Conditional Use Permit required	
	S	Permit requirement set by Specific Use Regulations	
	ZC	Zoning Clearance required	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED		Specific Use Regulations
	MU	CCMU	

RETAIL TRADE

Accessory retail and services	P	P	
Auto and vehicle sales and rental	UP	MUP(2)	
Building/landscape materials sales - Indoor	MUP	—	
Convenience store	P	—	
Drive-through retail	UP	—	
Eating and drinking establishments	P	P	
With wine and beer	P	P	
With full alcoholic beverage service	MUP	MUP	
With take-out service	P	MUP	D4-38
With drive-through service	MUP	—	
With live entertainment	MUP	MUP	D4-34
With up to 12 outdoor seats or stools	P	P	
With 13 or more outdoor seats or stools	MUP	MUP	
Farmer's market - Ongoing	UP	MUP	
Food and beverage sales - Chain grocery	P	—	
Food and beverage sales - Specialty food store	P	P	
Furniture, furnishings, and appliance store	MUP	P (4)	
Mobile home, boat, or RV sales	UP	—	
Outdoor retail sales and activities	MUP	MUP	D4-35
Outdoor vendor	MUP	MUP	D4-35
Pharmacy, medical supplies	P	P	
Retail, general - 50,000 sf or less floor area	P	P	
Retail, general - over 50,000 sf of floor area	UP	P	
Second hand store	MUP	MUP	

Key to Zoning District Symbols

MU	Mixed Use	CCMU	City Center Mixed Use
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Notes:

- (1) See Division D8 for land use definitions.
- (2) Limited to an auto rental agency accessory to a hotel.
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit.
- (4) Allowed only accessory to department store.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P	Permitted Use, Zoning Clearance may be required prior to operation	
	MUP	Minor Use Permit required	
	UP	Conditional Use Permit required	
	S	Permit requirement set by Specific Use Regulations	
	ZC	Zoning Clearance required	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED		Specific Use Regulations
	MU	CCMU	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	
Bank, financial services	P	P	
Business support service	P	P	
Medical services - Clinic, laboratory, urgent care (ground floor)	MUP(3)	MUP	
Medical services - Clinic, laboratory, urgent care (upper floors)	MUP	MUP	
Medical services - Doctor office (ground floor)	ZC(3)	P(2)	
Medical services - Doctor office (upper floors)	P	P(2)	
Medical services - Extended care	—	UP	
Office - Accessory	P	P	
Office - Business/service (ground floor)	ZC(3)	P	
Office - Business/service (upper floors)	P	P	
Office - Government (ground floor)	ZC(3)	P	
Office - Government (upper floors)	P	P	
Office - Processing (ground floor)	MUP(3)	MUP	
Office - Processing (upper floors)	MUP	MUP	
Office - Professional/administrative (ground floor)	ZC(3)	P	
Office - Professional/administrative (upper floors)	P	P	

SERVICES - GENERAL

Adult day care	—	UP	
Animal services - Boarding/training	MUP	—	
Animal services - Grooming	ZC(3)	—	
Animal services - Veterinary clinic, animal hospital	MUP	—	
Catering service	—	MUP	
Child day care center	UP	UP	
Child day care center - Accessory to on-site anchor tenant	MUP	UP	
Child day care - Small family day care home	P	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	D4-27
Lodging - Hotel or motel	UP	UP	
Personal services	P	MUP	
Public safety facility	MUP	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	MUP	MUP	
Cogeneration facilities	—	UP	
Heliport	—	UP	—
Parking facility, public or commercial	UP	UP	
Transit station	UP	P	
Utility facility	UP	UP	
Utility infrastructure	P	P	
Wireless telecommunications facility	S	S	D4 - Chap. IV

Key to Zoning District Symbols

MU	Mixed Use	CCMU	City Center Mixed Use
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Notes:

- (1) See Division D8 for land use definitions.
- (2) Use allowed only if it does not exceed 10% of the total office space on the site.
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit.

D2-14 - Mixed Use Zone General Development Standards

Subdivisions, 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 Table 2-7, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance.

TABLE 2-7 - MU AND CCMU DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	MU	CCMU
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	10,000 sf	Determined through subdivision process
Width	80 ft	
Depth	Determined through subdivision process	
Residential density	<i>Minimum site area per dwelling unit. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>	
Maximum density	Determined by General Plan	
Setbacks	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>	
Front	15 ft	Determined through project review and approval
Side - Interior (each)	None	
Side - Corner	10 ft	
Rear	None	
	Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way; and structures shall not intercept the daylight plane required by Section D2-15.	
Accessory structures	See Section D4-26 (Accessory Structures)	

TABLE 2-7 - MU AND CCMU DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	MU	CCMU
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum floor area ratio (FAR).</i>	
Lot coverage	N.A.	N.A.
FAR	Maximum 0.70 FAR. Additional FAR up to 1.00 may be permitted with Use Permit approval for a project that provides more than the required 25% of total units as workforce housing	Maximum 0.70 FAR. Additional FAR up to 1.35 may be permitted if project incorporates workforce housing and significant public benefits/amenities
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	60 ft and Daylight Plane Requirements (D2-15.A)	None, except as limited by Daylight Plane Requirements (D2-15.A)
Landscaping	See Chapter D3-II (Landscape Design Standards)	
Parking	See Chapter D3-III (Parking and Loading)	
Signs	See Chapter D3-IV (Signs)	

D2-15 - Mixed Use Zone Additional Development Standards

A. Daylight plane requirement. A proposed structure shall not intercept a 30-degree daylight plane inclined inward at the residential zone boundary line and/or I-680 freeway boundary line. The 30-degree daylight plane shall be measured from:

1. A height of six to eight feet above existing grade, as required by section D3-4.F, at the R zone boundary line and/or I-680 freeway boundary line for a site in a MU zone; and
2. A height of 12 feet above existing grade at the R zone boundary line and/or I-680 freeway boundary line for a site in the CCMU zone.

B. Mixed use project development standards. A mixed use project shall comply with the following requirements. A mixed use project combines a mix of nonresidential and residential uses on the same site. The residential units of mixed use projects are typically located above the nonresidential uses (vertical mixed use), but horizontal mixed use may be allowed which provides residential at ground level behind street-fronting nonresidential uses.

1. **Design considerations.** A mixed use project shall be designed to achieve the following objectives.
 - a. The design shall provide for internal compatibility between the residential and non-residential uses on the site.
 - b. Potential glare, noise, odors, traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
 - c. The design shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.
 - d. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site is provided.
 - e. Site planning and building design shall provide for convenient and attractive pedestrian access from the public street into the nonresidential portions of the project, through such means as courtyards, plazas, walkways, and street furniture.
 - f. Site planning and building design shall be compatible with and enhance the adjacent and surrounding land uses in terms of building design, color, exterior materials, landscaping, lighting, roof styles, scale, and signage.

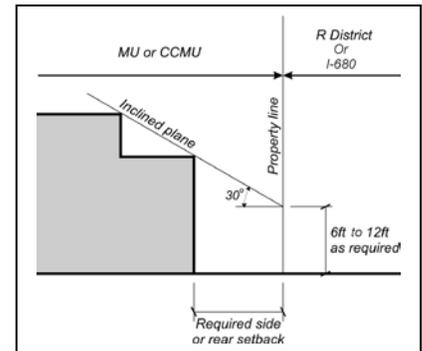
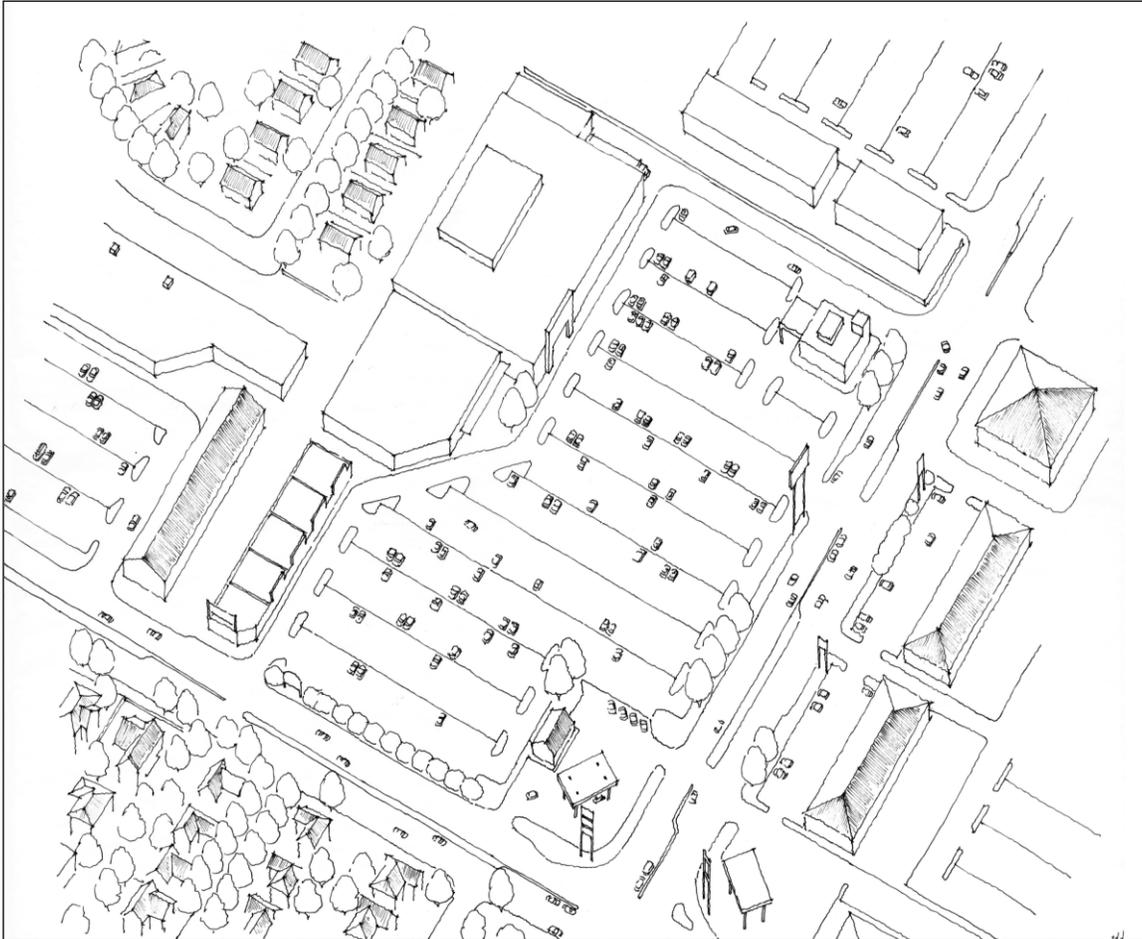


Figure 2-2 - Daylight Plane Requirement

2. **Mix of uses.** A mixed use project may combine residential uses with any other use allowed in the MU or CCMU zone; provided that where a mixed use project is proposed with a use that is required to have Use Permit approval, the entire mixed use project shall be subject to that permit requirement.
3. **Site layout and project design standards.** Each mixed use project shall comply with the property development standards of the applicable zone, and the following requirements.
 - a. **Location of residential units.** The location of residential units shall comply with the standards prescribed in this Section.
 - b. **Parking.** To encourage the development of both residential and nonresidential uses in mixed use zones, the use of shared parking provisions shall be incorporated into mixed use projects.
 - c. **Loading areas.** Nonresidential loading areas shall be located away from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.
 - d. **Refuse and recycling areas.** Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.
4. **Performance standards.**
 - a. **Lighting.** Lighting for nonresidential uses shall be appropriately shielded to limit impacts on the residential units.
 - b. **Noise.** Each residential unit shall be designed and constructed to minimize adverse impacts from nonresidential project noise, in compliance with the City's Noise Ordinance.
 - c. **Hours of operation.** A mixed use project proposing a nonresidential component located below or in front of a residential component that will operate outside of the hours from 7:00 a.m. to 7:00 p.m., shall require Use Permit approval to ensure that the commercial uses will not negatively impact the residential uses within the project, or any adjacent residential uses.

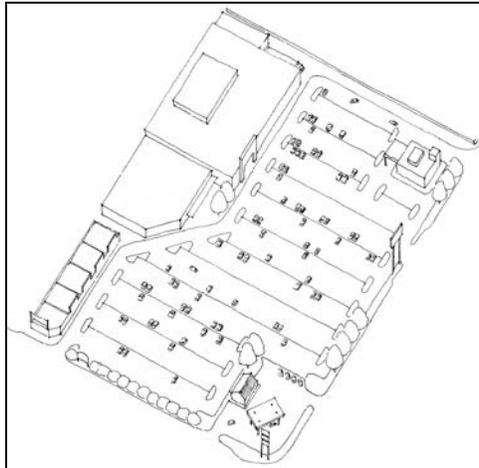
D2-16 - Mixed Use Zone Shopping Center Redevelopment Guidelines

The following guidelines illustrate a methodology for the redevelopment of existing commercial strip centers into pedestrian-oriented districts. The City will use these guidelines in reviewing proposals to change existing shopping centers.

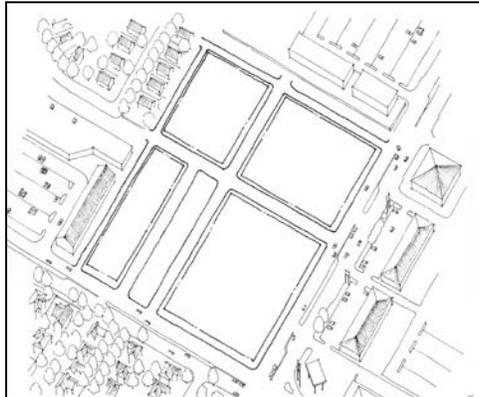


Purpose. In order to illustrate the potential for redevelopment of commercial properties into vibrant, mixed-use centers, a hypothetical “strip mall” was created at the intersection of two arterial streets. This 10-acre property accommodates approximately 115,000 gross square feet (gsf) of commercial space and includes a 60,000 gsf retail anchor. It is served by approximately 815 surface parking spaces (a standard 8:1 ratio).

The following pages illustrate a series of design principles that may guide the redevelopment of similar properties, as well as a strategy for successful phasing such a project.



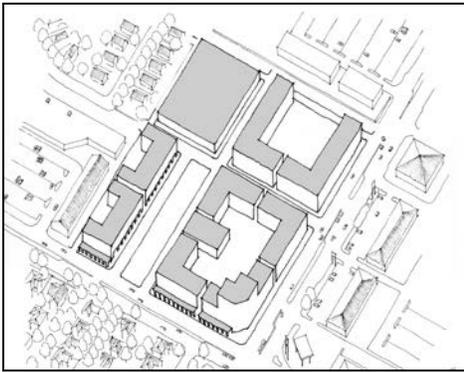
Above: Existing conditions.



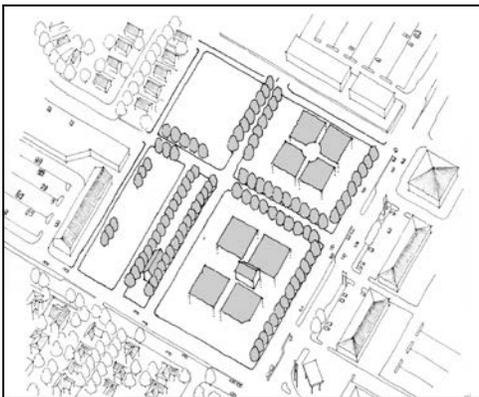
Principle One: Subdivide the property into an interconnected network of pedestrian-scaled streets and blocks.



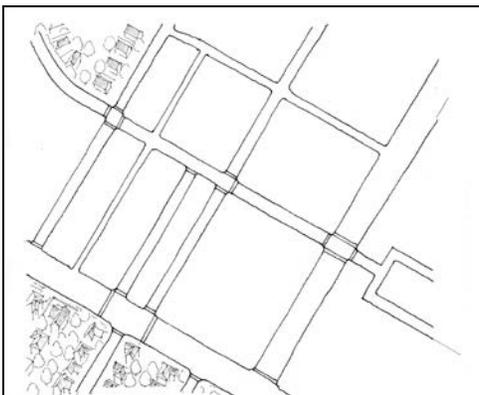
Principle Two: Parking should be located along streets and in lots and garages oriented behind buildings.



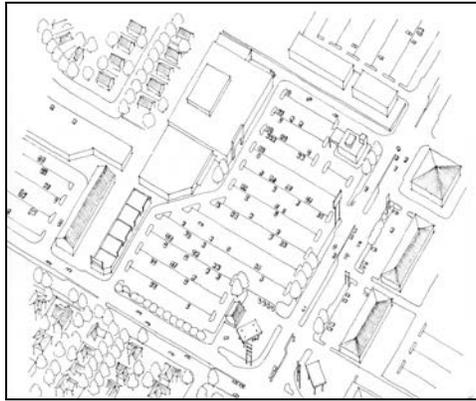
Principle Three: New buildings should be oriented towards streets and provide a scale and interest that is pedestrian friendly.



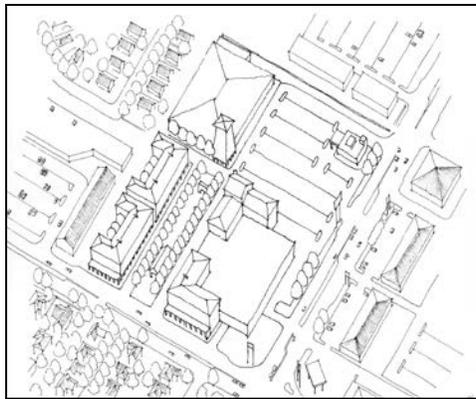
Principle Four: A comprehensive network of parks and open space should provide the community with a series of public places.



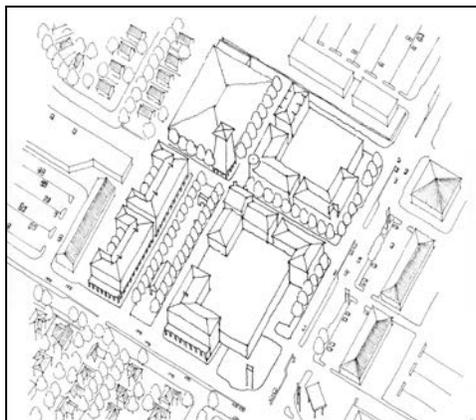
Principle Five: Built frameworks should provide pedestrian-friendly connections to neighboring properties and future redevelopment sites.



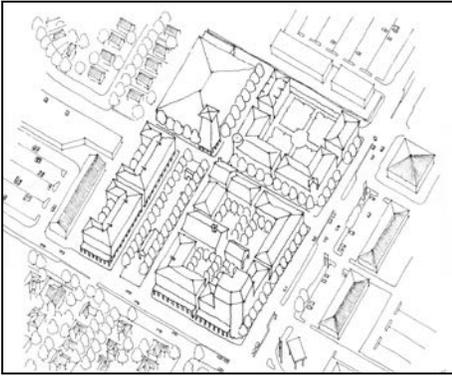
Above: Existing conditions within suburban context.



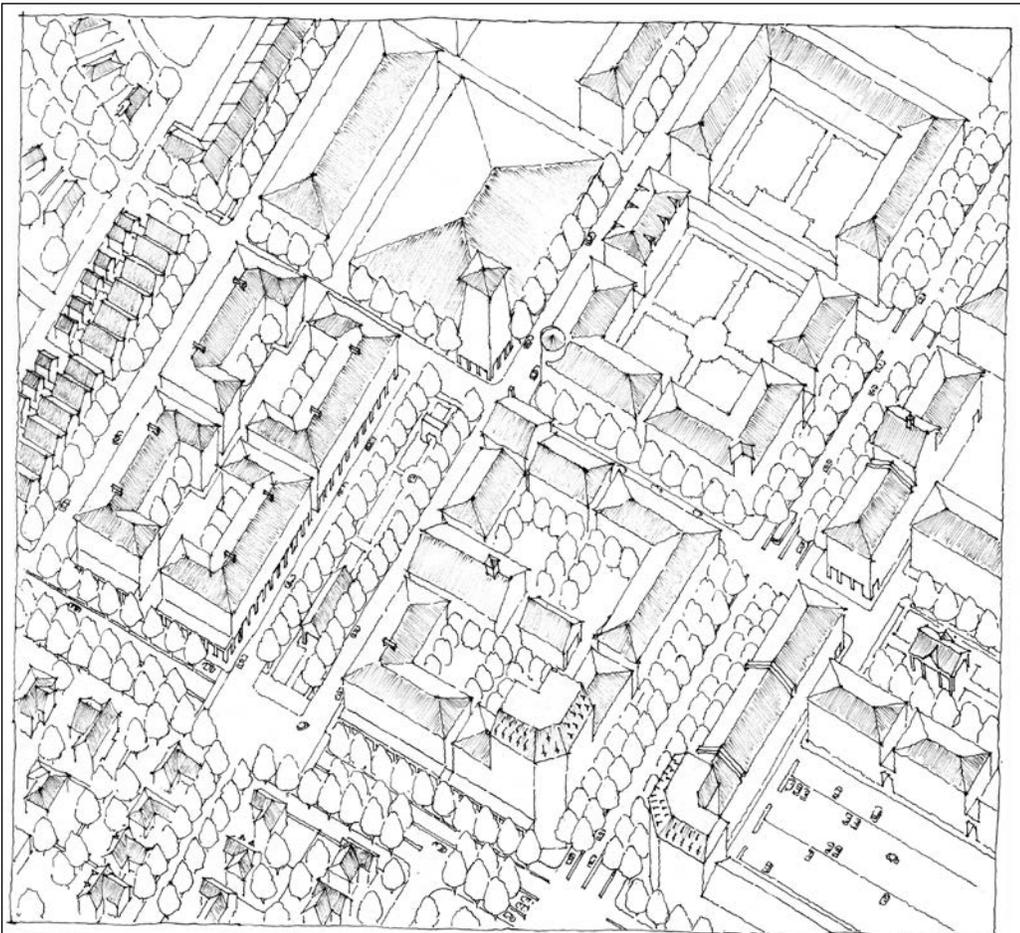
Phase I: A portion of the strip mall is demolished and redeveloped as a mixed-use “main street” fronting a linear park. A parking structure is built to accommodate lost parking and new residential uses. The existing anchor use is renovated to appropriately terminate this new axis.



Phase II: A second mixed-use address is introduced along with a parking structure serving new retail and residential uses, creating a nascent town center district.



Phase III: The remainder of the property is redeveloped with the addition of street-facing buildings along the site's perimeter, as the arterial streets gradually evolve into avenues and boulevards that are more pedestrian-friendly.



The above drawing illustrates one way in which such a site could be redeveloped, integrating new and renovated commercial uses, residential uses in a variety of forms, and civic and open space. The redevelopment of one property can spur the redevelopment of adjacent underutilized sites, creating the long-term potential for the creation of a vibrant, mixed-use, pedestrian-friendly quarter.

Chapter IV – Commercial, Office and Industrial Zones

Sections:

- D2-17 - Purpose
- D2-18 - Purposes of Commercial, Office and Industrial Zones
- D2-19 - Commercial, Office and Industrial Land Uses and Permit Requirements
- D2-20 - Commercial, Office and Industrial General Development Standards
- D2-21 - Standards for Specific Commercial, Office and Industrial Zones

D2-17 - Purpose

This Chapter lists the land uses that may be allowed within the Commercial, Office and Industrial Zones established by Section D1-7 (Zoning Map and Zones), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

D2-18 - Purposes of Commercial, Office and Industrial Zones

The purposes of the individual Commercial, Office and Industrial zones and the manner in which they are applied are as follows.

- A. OA (Administrative Office) zone.** The OA zone is applied to areas of the City appropriate for major office buildings, support facilities, and compatible commercial uses within landscaped environments that are protected from the more intense levels of activity associated with retail commercial development. Building intensity may be up to 0.45 FAR. The OA zone is consistent with and implements the Office land use classification of the General Plan.
- B. OL (Limited Office) zone.** The OL zone is applied to areas of the City appropriate for offices and limited retail uses, subject to development standards that prevent significant adverse effects on adjacent uses. Building intensity may be up to 0.45 FAR. The OL zone is consistent with and implements the Office land use classification of the General Plan.
- C. CC (Community Commercial) zone.** The CC zone is applied to areas of the City appropriate for retail shopping centers containing a wide variety of commercial establishments, including stores selling a wide variety of products, restaurants, commercial recreation, service stations, and business, personal and financial services. Building intensity may be up to 0.45 FAR. The CC zone is consistent with and implements the Retail Shopping land use classification of the General Plan.

- D. CT (Thoroughfare Commercial) zone.** The CT zone is applied to areas near freeways, appropriate for businesses predominately serving the needs of the community and traveling public. Appropriate land uses within this zone include lodging, automobile service stations, restaurants, and retail uses. Personal services may also be permitted to serve adjacent residential neighborhoods. Building intensity may be up to 0.50 FAR. The CT zone is consistent with and implements the Thoroughfare Commercial land use classification of the General Plan.
- E. CS (Service Commercial) zone.** The CS zone is applied to areas of the City appropriate for commercial services, including automobile sales and services, building materials, contractors' yards, warehousing, storage and similar uses. Building intensity may be up to 0.50 FAR. The CS zone is consistent with the Commercial Services land use classification of the General Plan.
- F. CR (Commercial Recreation) zone.** The CR zone is applied to areas of the City appropriate for golf courses, sports and fitness clubs, and outdoor commercial recreation facilities at intensities of up to 0.35 FAR. The CR zone is consistent with the Commercial Recreation land use classification of the General Plan.
- G. MW (Manufacturing/Warehousing) zone.** The MW zone is applied to areas of the City appropriate for general and low intensity industrial uses at up to 0.50 FAR, including manufacturing, warehousing, distribution, research and development, etc., and supportive uses. Offices may be allowed as an accessory use. The MW zone is consistent with the Manufacturing and Warehousing land use classification of the General Plan.

D2-19 - Commercial, Office and Industrial Land Uses and Permit Requirements

Table 2-8 identifies the uses of land allowed by this Zoning Ordinance in the Commercial, Office and Industrial zones, and the land use permit required to establish each use, in compliance with Section D2-3 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones	P	Permitted Use, Zoning Clearance may be required prior to operation						
	MUP	Minor Use Permit required						
	UP	Use Permit required						
	S	Permit requirement set by Specific Use Regulations						
	ZC	Zoning Clearance required						
	—	Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	OA	OL	CC	CT	CS	CR	MW	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Construction contractor base - Indoor	—	—	MUP	—	P	—	MUP	
Construction contractor base - Outdoor storage	—	—	—	—	MUP	—	MUP	
Industry, custom	—	—	MUP	—	UP	—	P	
Industry, general	—	—	—	—	—	—	P	
Industry, limited	—	—	—	—	UP	—	P	
Industry, limited, small-scale	—	—	—	—	MUP	—	P	
Media production	MUP	MUP	MUP	—	—	—	UP	
Recycling facility	—	—	S	S	S	S	S	D4-37
Research and development, general	MUP	MUP	—	—	P	—	P	
Research and development, limited	ZC	ZC	—	—	P	—	P	
Laboratory, non-medical	MUP	MUP	—	—	P	—	P	
Storage - Outdoor	—	—	MUP	MUP	MUP	—	MUP	D4-35
Storage - Personal storage facility (mini-storage)	—	—	—	—	UP	—	UP	
Storage - Warehouse, indoor storage, limited	—	—	—	—	P	—	P	
Wholesaling and distribution	—	—	—	—	MUP	—	P	
Wholesaling and distribution - Small scale	—	—	—	—	P	—	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult business	—	—	—	—	—	—	UP	D4-I
Commercial recreation facility - Indoor	—	UP	UP	MUP	MUP	P	MUP	D4-30
Commercial recreation facility - Outdoor	—	—	—	—	—	UP	UP	D4-30
Conference/convention facility	UP	UP	UP	UP	—	UP	—	
Equestrian facility	—	—	—	—	—	MUP	—	
Fitness/Health facility	UP	—	UP	UP	MUP(2)	UP	—	
Golf course	—	—	—	—	—	UP	—	
Library, museum, art gallery	UP	P	UP	—	—	UP	—	
Meeting facility, public or private	MUP	MUP	UP	UP	UP	—	—	
Park and recreation facility - Site of 2 acres or less	P	—	P	—	—	P	P	
School - Public or private	UP	UP	UP	—	—	—	—	
School - Specialized education or training	UP	—	UP	UP	UP	MUP	—	
Sports and entertainment assembly facility	—	—	—	UP	—	UP	—	
Studio - Art, dance, martial arts, music, etc. (ground floor)	MUP	MUP	MUP(3)	MUP	MUP	MUP	MUP	
Studio - Art, dance, martial arts, music, etc. (upper floors)	MUP	MUP	P	MUP	MUP	MUP	MUP	
Theater, movies or performing arts	UP	—	UP	UP	—	UP	—	

Key to Zone Symbols

OA	Administrative Office	CS	Service Commercial
OL	Limited Office	CR	Commercial Recreation
CC	Community Commercial	MW	Manufacturing/Warehousing
CT	Thoroughfare Commercial		

Notes:

- (1) See Division D8 for land use definitions.
- (2) Use allowed only on second or upper floors with a Minor Use Permit.
- (3) Use allowed with a Minor Use Permit-or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit.

TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones	P	Permitted Use, Zoning Clearance may be required prior to operation						
	MUP	Minor Use Permit required						
	UP	Use Permit required						
	S	Permit requirement set by Specific Use Regulations						
	ZC	Zoning Clearance required						
	—	Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	OA	OL	CC	CT	CS	CR	MW	

RESIDENTIAL USES

Caretaker Quarters	—	—	—	—	—	—	MUP	
Emergency shelter	P	P	P	P	P	P	P	
Homeless shelter	—	—	—	P	—	—	—	D4-55
Live/work unit	—	—	—	UP	UP	—	—	
Residential care, 7 or more clients	—	—	UP	—	—	—	—	
Supportive housing	UP							
Transitional housing	UP							

RETAIL TRADE

Accessory retail and services	P	P	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	MUP	MUP	MUP	—	MUP	
Building/landscape materials sales - Indoor	—	—	MUP	—	P	—	P	
Building/landscape materials sales - Outdoor	—	—	MUP	—	MUP	—	MUP	
Construction and heavy equipment sales and rental	—	—	—	—	—	—	UP	
Convenience store	—	—	MUP	MUP	—	—	—	
Drive-through retail	—	—	MUP	MUP	—	—	—	
Eating and drinking establishments	ZC(4)	ZC(4)	P	P	ZC(2)	—	MUP(3)	
With wine and beer	ZC(4)	ZC(4)	P	P	MUP	—	—	
With full alcoholic beverage service	MUP(4)	MUP(4)	MUP	MUP	—	—	—	
With take-out service	MUP(4)	MUP(4)	P	P	ZC(2)	MUP	MUP	D4-38
With drive-through service	—	—	MUP	MUP	—	—	—	
With live entertainment	MUP(4)	MUP(4)	MUP	MUP	—	—	—	D4-34
With up to 12 outdoor seats or stools	ZC(4)	ZC(4)	P	P	P	—	—	
With 13 or more outdoor seats or stools	MUP(4)	MUP(4)	MUP	MUP	MUP	—	—	
Farmer's market, Ongoing	MUP	MUP	MUP	—	—	—	—	
Farm supply and feed store	—	—	—	—	UP	—	UP	
Food and beverage sales - Chain grocery	—	—	MUP	MUP	MUP	—	—	
Food and beverage sales - Specialty food store	—	—	P	P	P	—	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	MUP	MUP	—	MUP	
Furniture, furnishings, and appliance store	—	—	P	P	—	—	—	
Mobile home, boat, or RV sales	—	—	MUP	UP	P	—	UP	
Outdoor retail sales and activities	—	—	MUP	—	—	MUP	—	D4-35

Key to Zone Symbols

OA	Administrative Office	CS	Service Commercial
OL	Limited Office	CR	Commercial Recreation
CC	Community Commercial	MW	Manufacturing/Warehousing
CT	Thoroughfare Commercial		

Notes:

- (1) See Division D8 for land use definitions.
- (2) Only allowed as ancillary use complimentary to adjacent CS uses, as determined by the Zoning Administrator.
- (3) Accessory use only, limited to 1,000 sf, or to 10% of the total gross floor area on site with a Minor Use Permit.
- (4) Use allowed on the ground floor if occupying 25% or less of the gross ground floor area. Not permitted on the upper floors.

LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations	
	OA	OL	CC	CT	CS	CR	MW		
	TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones								
	P	Permitted Use, Zoning Clearance may be required prior to operation							
	MUP	Minor Use Permit required							
	UP	Use Permit required							
	S	Permit requirement set by Specific Use Regulations							
	ZC	Zoning Clearance required							
	—	Use not allowed							

RETAIL TRADE - Cont.

Land Use	OA	OL	CC	CT	CS	CR	MW	Specific Use Regulations
Outdoor vendor	MUP	MUP	MUP	MUP	MUP	MUP	—	D4-35
Pharmacy, medical supplies	MUP	MUP	P	P	—	—	—	
Plant nursery	—	—	MUP	—	MUP	—	—	
Retail, general - 50,000 sf or less floor area	—	—	P	P	—	—	—	
Retail, general - over 50,000 sf of floor area	—	—	UP	UP	UP	—	—	
Second hand store	—	—	P	—	—	—	—	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Land Use	OA	OL	CC	CT	CS	CR	MW	Specific Use Regulations
ATM	P	P	P	P	P	P	P	
Bank, financial services	MUP	MUP	P	P	—	—	—	
Business support service	P	MUP	P	—	MUP	—	—	
Medical services - Clinic, lab., urgent care (ground floor)	MUP	MUP	MUP(3)	MUP	MUP	—	—	
Medical services - Clinic, lab., urgent care (upper floors)	MUP	MUP	MUP	MUP	MUP	—	—	
Medical services - Doctor office (ground floor)	P	P	MUP(3)	—	—	—	—	
Medical services - Doctor office (upper floors)	P	P	P	—	—	—	—	
Medical services - Extended care	UP	UP	—	—	—	—	—	
Office - Accessory	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	
Office - Business/service (ground floor)	P	P	ZC(3)	ZC(3)	MUP(2)	—	—	
Office - Business/service (upper floors)	P	P	P	P	MUP(2)	—	—	
Office - Government (ground floor)	P	P	ZC(3)	ZC(3)	MUP(2)	—	—	
Office - Government (upper floors)	P	P	P	P	MUP(2)	—	—	
Office - Processing (ground floor)	MUP	MUP	MUP(3)	MUP(3)	MUP(2)	—	MUP	
Office - Processing (upper floors)	MUP	MUP	MUP	MUP	MUP(2)	—	MUP	
Office - Professional/administrative (ground floor)	P	P	ZC(3)	ZC(3)	MUP(2)	—	—	
Office - Professional/administrative (upper floors)	P	P	P	P	MUP(2)	—	—	

Key to Zone Symbols

OA	Administrative Office	CS	Service Commercial
OL	Limited Office	CR	Commercial Recreation
CC	Community Commercial	MW	Manufacturing/Warehousing
CT	Thoroughfare Commercial		

Notes:

- (1) See Division D8 for land use definitions.
- (2) Use allowed only on second or upper floors with a Minor Use Permit.
- (3) Use allowed with a Minor Use Permit-or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit.
- (4) Accessory use only, limited to 1,000 sf, or to 10% of the total gross floor area on site with a Minor Use Permit.

LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	OA	OL	CC	CT	CS	CR	MW	
	<p>TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones</p> <p>P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required — Use not allowed</p>							

SERVICES - GENERAL

Adult day care	UP	UP	UP	—	UP	—	—	
Animal services - Boarding/training	—	MUP	MUP	—	MUP	—	—	
Animal services - Grooming	—	MUP	P	—	P	—	—	
Animal services - Veterinary clinic, animal hospital	—	MUP	MUP	—	MUP	—	MUP	
Catering service	MUP	MUP	P	—	P	—	P	
Child day care center	MUP	MUP	MUP	MUP	MUP	—	—	
Child day care center - Accessory to on-site employer	MUP	MUP	MUP	MUP	MUP	—	MUP	
Drive-through service	MUP	MUP	MUP	MUP	—	—	—	
Equipment rental - Indoor only	—	—	P	—	P	—	—	
Equipment rental - With outdoor storage	—	—	MUP	—	MUP	—	—	
Laundry, dry cleaning plant	—	—	MUP	MUP	MUP	—	MUP	
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	—	—	—	
Lodging - Hotel or motel	—	—	UP	UP	—	—	—	
Maintenance and repair service	—	—	—	—	MUP	—	P	
Maintenance and repair service - No outdoor storage	—	—	P	—	P	—	P	
Maintenance and service facility	—	—	—	—	P	—	P	
Mortuary, funeral home - Full service	—	—	UP	—	UP	—	—	
Mortuary, funeral home - Partial service	—	—	MUP	—	MUP	—	—	
Personal services	MUP	MUP	P	P	P	—	—	
Personal services - Restricted	—	—	MUP	MUP	MUP	—	—	
Public safety facility	P	P	P	P	P	P	P	
Printing and publishing	—	—	—	—	UP	—	UP	
Repair Service - Equipment, large appliances, etc.	—	—	—	—	P	—	P	
Vehicle services - Major repair/body work	—	—	—	—	P	—	P	
Vehicle services - Minor maintenance/repair	—	—	MUP	MUP	P	—	P	
Vehicle services - Service station	—	—	MUP	MUP	MUP	—	MUP	D4-40
Vehicle services - Towing and storage	—	—	—	—	MUP	—	MUP	
Vehicle services - Washing, attended	—	—	MUP	MUP	P	—	—	D4-40
Vehicle services - Washing, unattended	—	—	MUP	MUP	MUP	—	—	D4-40

Key to Zone Symbols

OA	Administrative Office	CS	Service Commercial
OL	Limited Office	CR	Commercial Recreation
CC	Community Commercial	MW	Manufacturing/Warehousing
CT	Thoroughfare Commercial		

Notes:

(1) See Division D8 for land use definitions.

TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones	P	Permitted Use, Zoning Clearance may be required prior to operation						
	MUP	Minor Use Permit required						
	UP	Use Permit required						
	S	Permit requirement set by Specific Use Regulations						
	ZC	Zoning Clearance required						
	—	Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	OA	OL	CC	CT	CS	CR	MW	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	MUP	MUP	P	—	P	—	P	
Cogeneration facilities	UP	UP	UP	UP	UP	UP	UP	
Heliport	UP	—	—	—	—	—	UP	D4-32
Parking facility, public or commercial	MUP	MUP	MUP	MUP	MUP	—	—	
Solid waste transfer station	—	—	—	—	—	—	UP	
Transit station	UP	—	—	—	—	—	—	
Transportation service dispatch facility	—	—	—	—	MUP	—	MUP	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
Wireless telecommunications facility	S	S	S	S	S	S	S	D4 - Chap. IV

Key to Zone Symbols

OA	Administrative Office	CS	Service Commercial
OL	Limited Office	CR	Commercial Recreation
CC	Community Commercial	MW	Manufacturing/Warehousing
CT	Thoroughfare Commercial		

Notes:

(1) See Division D8 for land use definitions.

D2-20 - Commercial, Office and Industrial General Development Standards

Subdivisions, 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 2-9 and 2-10, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance.

TABLE 2-9 - OA, OL, CC, AND CT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone			
	OA	OL	CC	CT
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	5 acres	15,000 sf	10,000 sf	10,000 sf
Width	325 ft	100 ft	80 ft	80 ft
Depth	Determined through subdivision process			
Residential density	<i>Minimum lot area per dwelling unit. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Maximum density	N.A.	N.A.	N.A.	N.A.
Setbacks	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	35 ft	20 ft	15 ft	15 ft
Side - Interior (each)	30 ft	10 ft	None	None
Side - Corner	35 ft	20 ft	10 ft	15 ft
Rear	20 ft	15 ft	None	None
	Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way. Structures shall not intercept the daylight plane required by Section D2-21 except where a lot abuts the Interstate 680 right-of-way.			
Accessory structures	See Section D4-26 (Accessory Structures)			

TABLE 2-9 - OA, OL, CC, AND CT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone			
	OA	OL	CC	CT
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum nonresidential floor area ratio (FAR).</i>			
Lot coverage	25%	30%	30%	30%
FAR	0.45	0.45	0.35	0.50
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	55 ft	40 ft	35 ft	50 ft
Landscaping	See Chapter D3-II (Landscape Design Standards)			
Parking	See Chapter D3-III (Parking and Loading)			
Signs	See Chapter D3-IV (Signs)			

TABLE 2-10 - CR, CS, AND MW DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone		
	CR	CS	MW
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	5 acres	7,500 sf	10,000 sf
Width	325 ft	70 ft	70 ft
Depth	Determined through the subdivision process.		
Setbacks	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>		
Front	35 ft	10 ft	10 ft
Side - Interior (each)	30 ft	None	None
Side - Corner	35 ft	10 ft	10 ft
Rear	20 ft	None	None
	Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way. Structures shall not intercept the daylight plane required by Section D2-21, except where a lot abuts the Interstate 680 right-of-way.		
Accessory structures	See Section D4-26 (Accessory Structures)		
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum nonresidential floor area ratio (FAR).</i>		
Lot coverage	25%	40%	40%
FAR	0.35	0.50	0.50
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	35 ft
Landscaping	See Chapter D3-II (Landscape Design Standards)		
Parking	See Chapter D3-III (Parking and Loading)		
Signs	See Chapter D3-IV (Signs)		

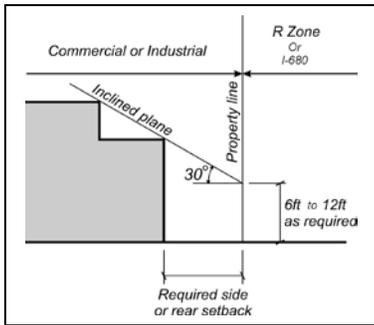


Figure 2-3 - Daylight Plane Requirement

D2-21 - Standards for Specific Commercial, Office and Industrial Zones

A. Daylight plane requirement – Commercial, Office and Manufacturing / Warehousing zones. Where required by the applicable commercial, office or industrial zone, a proposed structure shall not intercept a 30-degree daylight plane inclined inward at the residential zone boundary line. The 30-degree daylight plane shall be measured from:

1. A height of six to eight feet above existing grade, as required by section D3-4.F, at the R zone boundary line for a site in a commercial zone; and
2. A height of 12 feet above existing grade at the R zone boundary line for a site in the MW zone.

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Chapter V- Special Purpose Zones

Sections:

- D2-22 - Purpose
- D2-23 - Purposes of Special Purpose Zones
- D2-24 - Special Purpose Zone Land Uses and Permit Requirements
- D2-25 - Special Purpose Zone General Development Standards
- D2-26 - Special Purpose Zone Land Use Limitations and Additional Development Standards

D2-22 - Purpose

This Chapter lists the land uses that may be allowed within the special purpose zones established by Section D1-7 (Zoning Map and Zones), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

D2-23 - Purposes of Special Purpose Zones

The purposes of the Special Purpose zones and the manner in which they are applied are as follows.

- A. AG (Agriculture) zone.** The AG zone is applied to areas of the City appropriate for large-scale agricultural operations and related open-space uses, where non-agricultural uses are limited to those incidental to agricultural operations and to mining activities, and where residential development is permitted only at very low density, compatible with low-intensity agriculture and keeping of livestock. Building intensity may be up to 0.10 FAR, and residential density is limited to one dwelling unit per 20 acres. The AG zone is consistent with and implements the Open Space land use classification of the General Plan.
- B. OS-1 (Open Space) zone.** The OS-1 zone is applied to areas of the City with large public or private sites of at least two contiguous acres, to be permanently designated for open-space use to maintain their natural unaltered state. The OS zone is consistent with and implements the Open Space land use classification of the General Plan.
- C. OS-2 (Open Space) zone.** The OS-2 zone is applied to areas of the City where privately owned land is suitable for passive recreational and limited agricultural purposes, and/or where lands subject to flooding, landslide, or other hazards should remain in open space. Building intensity may be up to 0.10 FAR, and residential density is limited to one dwelling unit per 20 acres. The OS zone is consistent with and implements the Open Space land use classification of the General Plan.

- D. P (Parks and Recreation) zone.** The P zone is applied to areas of the City with public and private recreation sites and facilities. Building intensity may be up to 0.10 FAR. The P zone is consistent with and implements the Parks land use classification of the General Plan.
- E. GC (Golf Course) zone.** The GC zone is applied to sites developed and used as golf courses, for the purpose of maintaining each site in golf course use, including closely related and supporting uses as allowed by Table 2-12. The GC zone implements and is consistent with the Golf Course designation of the General Plan.
- F. PS (Public and Semi-Public) zone.** The PS zone is applied to areas of the City with schools, hospitals and related medical offices, public and private meeting facilities, utilities, and quasi-public uses. Building intensity may be up to 0.35 FAR. The PS zone is consistent with and implements the Public and Semipublic land use classification of the General Plan.
- G. M-1 (Medical Center) zone.** The M-1 zone is applied to sites within the City of at least two acres, that are appropriate for clustered medical facilities that include an acute care hospital licensed in compliance with Health and Safety Code Section 1520 et seq., other inpatient medical care facilities, doctor's offices, and related services. Building intensity may be up to 0.35 FAR. The M-1 zone is consistent with and implements the Public and Semipublic land use classification of the General Plan.
- H. M-2 (Health Facility) zone.** The M-2 zone is applied to sites within the City of at least two acres, that are appropriate for facilities for outpatient medical services, excluding an acute care hospital as defined by the Health and Safety Code. Building intensity may be up to 0.35 FAR. The M-1 zone is consistent with and implements the Public and Semipublic land use classification of the General Plan.
- I. PD (Planned Development) zone.** The PD zone is applied to large parcels of land in order to reduce or eliminate the rigidity, delays, and conflicts that otherwise would result from application of zoning standards and procedures designed primarily for small parcels, and to:
1. Ensure orderly and thorough planning and review procedures that will result in quality urban design;
 2. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity;
 3. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities;
 4. Encourage allocation and improvement of common open space in residential areas, and provide for open space maintenance at the expense of those who will directly benefit from it; and

5. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

Building intensity may be up to the maximum required by the General Plan land use classification applicable to the site. The PD zone is consistent with and implements all land use classifications of the General Plan.

D2-24 - Special Purpose Zone Land Uses and Permit Requirements

- A. AG, OS-1, OS-2, P, GC, PS, M-1, and M-2 zones.** Tables 2-11 and 2-12 identify the uses of land allowed by this Zoning Ordinance in the Special Purpose zones, and the land use permit required to establish each use, in compliance with Section D2-3 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

- B. PD zone.** Any permitted or conditional use allowed by this Zoning Ordinance may be authorized on a site in the PD zone through the approval of a Planned Development Permit in compliance with Section D6-25 (Planned Development Permits), or a Specific Plan, consistent with the General Plan land use designations applicable to the site. Prior to the approval of a Planned Development Permit or Specific Plan, the use of a site within the PD zone shall be limited to the uses existing as of the date the site was rezoned to apply the PD designation.

TABLE 2-11 Allowed Uses and Permit Requirements for Special Purpose Zones	P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Conditional Use Permit required — Use not allowed S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required				
	LAND USE (1)	PERMIT REQUIRED BY ZONE			
	AG	OS-1	OS-2	P	

AGRICULTURE & OPEN SPACE USES

Agricultural product processing	MUP	—	—	—	
Animal husbandry	UP	—	UP	—	
Animal husbandry - Grazing only	P	MUP	MUP	—	
Crop production, horticulture, orchard, vineyard	P	—	MUP	MUP	
Surface mining	UP	—	—	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Storage - Personal storage facility (mini-storage)	—	—	—	UP	D2-26
--	---	---	---	----	-------

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Commercial recreation facility - Indoor	—	—	—	MUP	D4-30
Commercial recreation facility - Outdoor	—	—	—	UP	D4-30
Equestrian facility	P	—	—	UP	
Fitness/health facility	—	—	—	UP	
Golf course	—	—	UP	UP	
Library, museum, gallery	—	—	—	P	
Meeting facility, public or private	UP	—	—	UP	
Park and recreation facilities, public or private	—	—	—	UP	
Sports and active recreation facility	—	—	—	UP	

RESIDENTIAL USES

Caretaker Quarters	MUP	—	—	—	
Residential care - 6 or fewer clients	P	—	P	—	
Single-family dwelling	P	—	MUP	—	

Key to Zoning District Symbols

AG	Agriculture	P	Parks and Recreation
OS-1, 2	Open Space		

Notes:

(1) See Division D8 for land use definitions.

TABLE 2-11 Allowed Uses and Permit Requirements for Special Purpose Zones	P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Conditional Use Permit required — Use not allowed S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required				
	LAND USE (1)	PERMIT REQUIRED BY ZONE			
	AG	OS-1	OS-2	P	

RETAIL TRADE

Accessory retail and services	—	—	—	P	
Eating and drinking establishment - Accessory	—	—	—	MUP	D2-26
Farmer's market, Ongoing	—	—	—	MUP	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Office - Accessory	—	—	—	MUP	
Office - Government	—	—	—	UP	

SERVICES - GENERAL

Child day care center	—	—	—	UP	
Lodging - Bed and breakfast inn	MUP	—	—	—	D4-27
Maintenance and service facility	—	—	—	UP	
Public safety facility	UP	—	—	UP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Utility facility	UP	UP	UP	UP	
Utility infrastructure	P	UP	UP	P	
Wireless telecommunications facility	S	S	S	S	D4 -Chap. IV

Key to Zoning District Symbols

AG	Agriculture	P	Parks and Recreation
OS-1, 2	Open Space		

Notes:

(1) See Division D8 for land use definitions.

TABLE 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones	P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Conditional Use Permit required — Use not allowed S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required				
	LAND USE (1)	PERMIT REQUIRED BY ZONE			
	GC	PS	M-1	M-2	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Media production	—	UP	—	—	
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Golf course	UP	UP	—	—	
Library, museum, gallery	—	MUP	—	—	
Meeting facility, public or private	—	MUP	—	—	
Park and recreation facilities, public or private	—	MUP	—	—	
Park and recreation facilities, public or private - 2 ac. or less	UP	MUP	—	—	
School - Public or private	—	MUP	—	—	
School - Specialized education/training	—	MUP	—	—	

RESIDENTIAL USES

Caretaker Quarters	—	MUP	—	—	
Residential care - 7 or more clients	—	UP	—	—	

RETAIL TRADE

Accessory retail and services	UP	P	P	P	
Eating and drinking establishment - Accessory	—	MUP	MUP	MUP	
Farmer's market, Ongoing	—	MUP	—	—	
Pharmacy, medical supplies	—	—	P	P	
Retail, general	—	—	P(2)	P(2)	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Clinic, laboratory, urgent care	—	UP	P	MUP	
Medical services - Doctor Office	—	MUP	P	P	
Medical services - Extended care	—	UP	P	P	
Medical services - Hospital, acute care	—	UP	P	—	
Medical services - Hospital, physical rehabilitation	—	—	P	P	
Medical services - Hospital, psychiatric/chemical dependency	—	—	P	P	
Office - Accessory	UP	P	—	—	
Office - Government	—	UP	—	—	

Key to Zoning District Symbols

GC	Golf Course	M-1	Medical Center
PS	Public and Semipublic	M-2	Health Facility

Notes:

- (1) See Division D8 for land use definitions.
- (2) Limited to ground floor of hospital or medical office building, with no establishment exceeding 1,000 square feet.

TABLE 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones	P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Conditional Use Permit required — Use not allowed S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required				
	LAND USE (1)	PERMIT REQUIRED BY ZONE			
	GC	PS	M-1	M-2	

SERVICES - GENERAL

Adult day care	—	UP	—	—	
Child day care center	—	UP	UP	UP	
Lodging - Bed and breakfast inn	—	—	—	—	
Maintenance and service facility	—	UP	—	—	
Public safety facility	—	P	P	UP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Heliport	—	UP	UP	UP	D4-32
Solid waste transfer station	—	UP	—	—	
Transportation service dispatch facility	—	—	P	MUP(3)	
Transit station	—	UP	—	—	
Utility facility	—	UP	UP	UP	
Utility infrastructure	—	P	P	P	
Wireless telecommunications facility	S	S	S	S	D4 -Chap. IV

Key to Zoning District Symbols

GC	Golf Course	M-1	Medical Center
PS	Public and Semipublic	M-2	Health Facility

Notes:

- (1) See Division D8 for land use definitions.
- (2) Limited to ground floor of hospital or medical office building, with no establishment exceeding 1,000 square feet.
- (3) Minor Use Permit required if located within 1,000 feet of an R zone or site occupied by a school or park.
Conditions may limit vehicle speed and/or the use of sirens.

D2-25 - Special Purpose Zone General Development Standards

- A. AG, OS-1, OS-2, P, and PS zones.** Subdivisions, 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 specified by the Use Permit required for the project by Tables 2-11 and 2-12; except that if the Use Permit does not regulate a development feature that is regulated by an abutting primary zone, or if a Use Permit is not required, the regulations of the abutting primary zone shall apply to each adjacent portion of an AG, OS-1, OS-2, P, or PS zone, as applicable. The applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance shall also apply to proposed development and new land uses in the AG, OS-1, OS-2, P, or PS zones.
- B. GC zone development standards.** Subdivisions, 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 specified by the Use Permit required for the project by Table 2-12, except as identified in Subsections B.1 and B.2, below. The applicable development standards (e.g., landscaping, parking, signs, etc.) in Division D3 of this Zoning Ordinance shall also apply to development and new land uses proposed in the GC zone.
- 1. Height limit.** No structure shall exceed a height of one story or 24 feet.
 - 2. Floor area ratio.** The maximum allowable floor area ratio (FAR) for all structures on the site shall not exceed 0.10.
- C. PD zone development standards.**
- 1. Minimum site area.** The minimum net area of a PD zone shall be 10 acres, provided that a PD zone may be subdivided in compliance with an approved Planned Development Permit or Specific Plan. A site that does not meet the minimum acreage or lot width requirement may be developed, provided that the development proposal includes adjoining parcels which collectively meet the minimum development standards. It is not necessary for the collective properties to be under the same control and/or ownership. The review authority may reduce the 10 acre requirement where it determines that the proposed project will provide substantial public benefit.
 - 2. Residential density.** Except where a density bonus is granted in compliance with the City's density bonus regulations, the total number of dwelling units in a PD zone shall not exceed the maximum number permitted by the General Plan density for the total area of parcels designated for residential use and for open space excluding area devoted to public and private streets, areas with a slope of 20 percent or more, areas with a maximum elevation of 40 feet and areas with a minimum contiguous area of three acres.

- 3. **Other development regulations.** Other development regulations shall be as prescribed by the PD Plan, provided that the minimum setback requirements for front, corner-side, side and rear yards may not be reduced by more than 20 percent from those of the base zone that would otherwise apply.
 - 4. **Mixed use component.** Each PD development proposal shall consider a mixed use development strategy. This strategy should include a horizontal and/or vertical integration of project types (i.e., residential adjacent to commercial/office or residential above commercial). If this approach is determined to be infeasible by the applicant it shall be the obligation of the applicant to substantiate this before the Commission.
- D. M-1 and M-2 zone development standards.** Subdivisions, 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 Table 2-13, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance.

TABLE 2-13 - M-1 AND M-2 DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	M-1	M-2
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	10 acres	2 acres
Width	650 ft	150 ft
Depth	Determined through subdivision process.	
Setbacks	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>	
Front	35 ft	20 ft
Side - Interior (each)	30 ft	15 ft
Side - Corner	35 ft	20 ft
Rear	20 ft	15 ft
Accessory structures	See Section D4-26 (Accessory Structures)	
Lot coverage, FAR	<i>Maximum percentage of total lot area that may be covered by structures, and maximum floor area ratio (FAR).</i>	
Lot coverage	30%	N.A.
FAR	0.35	0.35

TABLE 2-13 - M-1 AND M-2 DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	M-1	M-2
Height limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	40 ft	35 ft
Landscaping	See Chapter D3-II (Landscape Design Standards)	
Parking	See Chapter D3-III (Parking and Loading)	
Signs	See Chapter D3-IV (Signs)	

D2-26 - Special Purpose Zone Land Use Limitations and Additional Standards

- A. Self-storage - P zone requirements - Self-storage.** Self storage facilities are limited to appropriate portions of the Southern Pacific right-of-way in the P zone which feasibly combine adequate public access and visual compatibility with surrounding land uses, and the Iron Horse Trail. The review authority may impose conditions of approval including screening and buffering, landscaping, lighting, and security to ensure compatibility with surrounding land uses.
- B. Eating and drinking establishment - M-1, M-2, P and PS zone requirements.** An eating and drinking establishment is permitted as an accessory use in a cultural, park, commercial recreation and entertainment facility or medical institution, occupying no more than 10,000 square feet on any individual site in the P zone and 5,000 square feet in the PS zone, if there is no separate entrance or sign along a street frontage. An additional 10,000 square feet of space may be allowed for banquet rooms and conference facilities in the P zone with Use Permit approval.

Chapter VI - Overlay Zones

Sections:

- D2-27 - Purpose
- D2-28 - Applicability of Overlay Zones
- D2-29 - Height Limit (-H) Overlay Zone
- D2-30 - Interim Study (-IS) Overlay Zone
- D2-31 - Landmark (-L) Overlay Zone
- D2-32 - Reserved
- D2-33 - Senior Housing (-SH) Overlay Zone

D2-27 - Purpose

This Chapter regulates new and existing structures and land uses in the overlay zones established by Section D1-7 (Zoning Map and Zones). The provisions of this Chapter provide guidance for development in addition to the standards and regulations of the primary zones, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

D2-28 - Applicability of Overlay Zones

The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. Any perceived conflict between the provisions of this Chapter and any other provision of this Zoning Ordinance shall be resolved in compliance with Section D1-5 (Rules of Interpretation).

- A. Mapping of overlay zones.** The applicability of any overlay zone to a specific site is shown by the overlay zone Zoning Map symbol established by Section D1-7 (Zoning Map and Zones), being appended as a suffix to the symbol for the primary zone on the Zoning Map.
- B. Application of overlay zones to property.** The overlay zones are applied to property through the rezoning process in compliance with Chapter D7-III (Amendments), subject to any specific rezoning requirements of the applicable overlay zone. The rezoning of property to apply an overlay zone may be initiated by either the City or the property owner, except where initiation is otherwise restricted by this Chapter for a specific overlay zone.
- C. Allowed land uses, permit requirements, development standards.** Except as may be otherwise provided by this Chapter for a specific overlay zone:
 1. Any land use normally allowed in the primary zone by this Chapter may be allowed within an overlay zone, subject to any additional requirements of the overlay zone;
 2. Development and new land uses within an overlay zone shall obtain the land use permits required by this Chapter for the primary zone; and

3. Development and new land uses within an overlay zone shall comply with all applicable development standards of the primary zone, except as modified by this Chapter.

D2-29 - Height Limit (-H) Overlay Zone

- A. **Purpose.** The Height Limit (-H) overlay zone is intended to control the location of structures which exceed the height limits of a primary zone, and to ensure that the appearance and effects of commercial and office buildings are harmonious with the character of their surroundings, and to minimize the impact of commercial and office development on adjacent Residential Zones.
- B. **Applicability.** The -H overlay zone shall be applied to each parcel in the OA zone that has an existing and/or approved but unbuilt structure that exceeds 55 feet in height, and to each parcel in a commercial zone with an existing and/or approved structure that exceeds 50 feet in height as of the effective date of the ordinance establishing this overlay zone.
- C. **Development regulations.** Proposed development and new land uses within the -H overlay shall comply with the development regulations of the applicable primary zone, except as follows.
 1. A major department store within a retail center of a regional context providing a minimum 400,000 gross square feet of retail shall be allowed a maximum height of up to 70 feet.
 2. An office building may be allowed a maximum height of up to 75 feet provided that building architecture incorporates a varying roof plane to add variation in the structures' appearance.
 3. An existing structure with a height in excess of 55 feet, shall not be permitted to increase its height except through the approval of a Variance in compliance with Section D6-29.
 4. Each approved but unbuilt structure with an entitlement and/or development agreement to build at a height over 55 feet, shall be built only to the maximum height permitted by the conditions of approval of its entitlement and/or development agreement.

D2-30 - Interim Study (-IS) Overlay Zone

- A. Purpose.** The Interim Study (-IS) overlay zone is intended to allow discretionary review of development proposals in areas where changes in the General Plan or zoning regulations are contemplated or under study.
- B. Applicability.** The -IS overlay may be combined with any primary zone established by Section D1-7 (Zoning Map and Zones).
- C. Application to property.**
1. Prior to approving an amendment reclassifying land to an -IS zone, the Commission and Council shall approve a study plan that identifies regulatory problems and identifies the land use and development issues to be resolved for the area proposed for rezoning to the -IS overlay zone.
 2. An ordinance applying the -IS overlay shall contain a provision terminating the -IS designation two years from its effective date. An ordinance establishing an -IS zone may be amended, reenacted, or superseded by a zoning map amendment adopted in compliance with Chapter D7-III (Amendments).
- D. Permit requirements.** Use Permit approval shall be required for establishment of any new or expanded use allowed in the primary zone. A Use Permit application that has been denied, or approved subject to conditions unacceptable to the applicant, may be resubmitted on or after the effective date of a zoning map and/or text amendment that supersedes an -IS overlay zone designation.
- E. Required findings.** In addition to the findings required for Use Permit approval by Section D6-28 (Use Permits and Minor Use Permits), and any additional findings that may be required by the study plan required by Subsection C. for a specific use type, Use Permit approval shall require a finding that the proposed use will not conflict with the land use and development policies established for the area at the time the -IS zone was adopted.
- F. Development regulations.** Proposed development and new land uses shall comply with the development regulations of the primary zone in addition to any requirements imposed through Use Permit conditions of approval.

D2-31 - Landmark (-L) Overlay Zone

- A. Purpose.** The Landmark (-L) overlay zone is intended to implement the General Plan by:
1. Preventing the demolition, destruction, alteration, misuse, or neglect of historic or architecturally significant buildings that form an important link to San Ramon's past.
 2. Promote the conservation, preservation, protection, and enhancement of each landmark district.
 3. Stimulate the economic health and visual quality of the community and stabilize and enhance the value of property.
 4. Encourage development tailored to the character and significance of each landmark district through a Conservation Plan that includes goals, objectives, and design guidelines and development criteria.
 5. Provide a mechanism to resolve conflicts in an orderly fashion between goals of landmark preservation and alternative land uses.
- B. Applicability.**
1. **Primary zones.** The -L overlay zone may be combined with any zone established by Section D1-7 (Zoning Map and Zones).
 2. **Exempt projects.** The requirements of this Section shall not apply to a project initiated prior to the effective date of an ordinance establishing an -L overlay zone or designating a landmark.
 - a. The project shall be considered a nonconforming use, subject to Chapter D7-I (Nonconforming Uses, Structures, and Parcels).
 - b. For the purposes of this Subsection, a project shall be deemed initiated if an application, plans, and materials for concept or development plan review have been filed and accepted as complete.
- C. Definitions.** Definitions of technical terms and phrases used in this Section may be found in Division D8 (Glossary) under "Landmark."

D. Procedure for designating property. An area of the community, a site, and/or a structure may be designated with the -L overlay zone in compliance with the following requirements.

1. Eligibility for designation. An area within the City may be designated with the -L overlay as a landmark district, and/or a site or individual structure may be designated with the -L overlay as a landmark, if one or more of the following criteria are met, as rigorously applied and supported by findings of historical or architectural significance.

- a. The area possesses character, interest, or value as part of the heritage of the City;
- b. The area is the location of a significant historical event;
- c. The area is identified with a person or group that contributed significantly to the culture and development of the City;
- d. Structures within the area exemplify a particular architectural style or way of life important to the City, or are the best remaining examples of an architectural style in a neighborhood;
- e. The area or its structures are identified as the work of a person or group whose work has influenced the heritage of the City, the state or the United States; and/or
- f. The area has potential for yielding information of archaeological interest.

Portions of an area within the City that do not meet the above criteria may be included within an -L overlay zone if inclusion is found to be essential to the integrity of the district.

2. Landmark conservation plan required. Prior to filing an application for rezoning to apply the -L overlay, the applicant shall prepare a Landmark District Conservation Plan with the assistance of the Department. Each Landmark Conservation Plan shall contain:

- a. A map and description of the proposed district, including boundaries; the age, setting, and character of structures; urban design elements and streetscapes; major public improvements; and proposed objectives to be achieved;
- b. A statement of the architectural or historical significance of the proposed district;
- c. A list of specific alterations that should be subject to Architectural Review in order to protect the architectural or historical character of the proposed district;
- d. A set of specific development guidelines for new construction and alterations necessary to preserve the character of the proposed district; and
- e. Proposed rules and regulations for Architectural Review.

3. Application requirements.

- a. Eligibility for filing. An application for rezoning to apply an -L overlay zone or landmark designation may be initiated by the Commission, Council, or the property owner.
- b. Application contents. The application shall include a proposed Landmark Conservation Plan for the district in compliance with Subsection D.2, and the following information:
 - (1) A map showing the location of the building or structure and building plans or photographs of the building exterior;
 - (2) A statement of the architectural or historical significance of the proposed building and description of the particular features that should be preserved; and
 - (3) The consent of the owner or authorized agent to the proposed designation. For purposes of this Section, each condominium owners' association shall be deemed the property owner of common areas.

Prior to accepting the application as complete, the Zoning Administrator may request additional information, plans or materials deemed necessary to support the application.

4. Review and approval.

- a. **Preliminary review, neighborhood workshop.** The Commission shall consider the proposed designation and make a preliminary determination based on any documentation that the Commission may require.
 - (1) If the Commission determines that the process of designating the property should proceed, it shall conduct a neighborhood workshop in the proposed district to explain the proposal and the amendment process to neighborhood residents.
 - (2) Notice of the workshop shall be given in compliance with Chapter D7-IV (Public Hearings). After the workshop, the Commission shall decide whether to proceed with the -L designation.
- b. **Public hearing.** If the Commission determines that an -L designation may be appropriate and complies with the criteria in Subsection D.1, the proposed district shall be the subject of public hearings before the Commission and the Council. The hearings shall be set, noticed, and conducted in compliance with Chapter D7-IV.

In addition to the information required in a public hearing notice by Chapter D7-IV, notice of a public hearing to establish an -L district or designation of a landmark shall include a statement that original petitioners have the right to withdraw their support of the

district at any time prior to the hearing, and that property owners who have not signed the petition have the right to do so prior to the date of the hearing.

- c. **Required findings.** In addition to the findings for the approval of a rezoning by Chapter D7-III (Amendments), a rezoning to apply the -L designation shall require that the Commission and Council shall also first find that the proposed district or historical site has a significant architectural or historical character that can be preserved and enhanced through appropriate controls on new development and alterations to existing buildings and landscaping.
 - d. **Adoption of Landmark Conservation Plan.** An ordinance establishing an -L district shall include a Landmark District Conservation Plan, in the form submitted or as revised by the Commission or Council.
 - (1) The development guidelines included within the plan may modify the land use and development regulations of the primary zone, but shall not significantly alter the regulations.
 - (2) A guideline shall be found to be a significant alteration of primary zone regulations if it substantially prevents property from being used in compliance with the provisions of the primary zone, or creates a substantial number of nonconforming uses or structures.
 - e. **Amendment of Landmark Conservation Plan.** An adopted Landmark Conservation Plan shall be amended only in compliance with Chapter D7-III (Amendments).
- E. Land use and development regulations.** Proposed development and new land uses within an -L overlay zone shall comply with all applicable requirements of the primary zone, except:
- 1. Where modified by another overlay zone;
 - 2. Where the Commission grants an exception to the land use regulations of the primary zone through Use Permit approval, where the Commission first determines that the exception is necessary to permit the preservation or restoration of a historic or architecturally significant building, structure or site; or
 - 3. In the event of a conflict between the requirements of the primary zone or another overlay zone and the -L zone Landmark Conservation Plan, the requirements of the -L zone Landmark Conservation Plan shall control.
- F. Demolition and Design Review procedures.**
- 1. **Review authority.** Except as modified by an adopted Landmark Conservation Plan, Design Review in an -L zone, or of a proposed alteration, enlargement or demolition of a designated historical site shall

be conducted in compliance with Chapter D6-II (Permit Review and Decisions), provided that Design Review shall be the responsibility of the Commission.

2. **Permit issuance.** Commission approval shall be required in compliance with this Subsection prior to the issuance by the Chief Building Inspector of a permit for the construction, alteration, enlargement, or demolition of a building or structure located in an -L zone, or of a designated historical site.
3. **Design Review criteria.**
 - a. In addition to the requirements for Architectural Review in Chapter D6-II the Commission shall consider the proposed demolition, new construction, or alteration in the context of the adopted Landmark Conservation Plan and the architectural or historical value and significance of the site and structure in relation to the Overlay Zone.
 - b. Commission considerations shall include the visual relationship of proposed architectural design elements to the surrounding area, including scale, height, rhythm of spacing, pattern of windows and doorways, building siting and relationship to landscaping, roof pitch, architectural style, and structural details, materials, colors, and textures.
4. **Demolition requirements.** If, after review of demolition permit application, the Commission determines that the structure has historical, architectural or cultural interest or value, the Commission may withhold approval for demolition for 180 calendar days from the date of Commission action, or until environmental review is completed, whichever occurs later.
 - a. During the 180 days, the Commission may direct the Department to consult with recognized historic preservation organizations and other civic groups, public agencies and interested citizens, make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one or more structures or other features, and take any other reasonable measures.
 - b. At the end of the 180 days, the demolition permit shall be issued if environmental review determines there will not be a significant impact on the environment and all requirements of the zoning ordinance are met or, if there may be substantial environmental damages, that specific economic, social or other considerations make infeasible the mitigation measures or alternatives identified during environmental review.

If, after review of the request for a demolition permit, the Commission determines that the building or structure has no substantial historical, architectural, or cultural interest or value, a Building Permit for demolition may be issued.

5. **New construction and alteration requirements.** The Commission shall not grant Architectural Review approval for new construction or alterations unless it finds that the proposed new construction or alteration will be compatible with, and help achieve the purposes of the -L zone.
 6. **Landscape material requirements.** Director approval shall be required for the removal or alteration of landscape materials identified as significant resources by a Landmark District Conservation Plan. Removal or alteration of the landscape materials shall require a finding that the proposed removal or alteration will not affect the character of the -L zone, or that the safety or persons or property requires the removal or alteration. This Subsection does not restrict the routine maintenance of landscape materials.
 7. **Effective date.** A decision of the Commission in compliance with this Section shall become effective on the 10th day after the date of the decision, unless appealed in compliance with Chapter D7-II (Appeals and Calls for Review).
- G. Maintenance of structures and sites.** Each owner of property within an -L Overlay Zone, and owner of a designated landmark, shall maintain all their structures and premises within the -L overlay in good repair at all times. Structures and premises in good repair shall present no material variance in apparent condition from surrounding structures in compliance with this Section. Good repair includes and is defined as the level of maintenance that ensures the continued availability of the structure and site for a lawfully permitted use, and prevents deterioration, dilapidation, and decay of the exterior portions of the structure and premises.

D2-32 - Reserved

D2-33 - Senior Housing (SH) Overlay Zone

- A. **Purpose.** The Senior Housing (-SH) overlay zone is intended to encourage the production of housing which meets the special needs of senior citizens, and provide standards to ensure that senior citizen housing will be compatible with existing neighborhood character, and will provide appropriate guidance for achieving densities above General Plan levels.
- B. **Applicability.** The -SH Overlay Zone may be combined with any residential primary zone established by Section D1-7 (Zoning Map and Zones).
- C. **Definitions.** Definitions of technical terms and phrases used in this Section may be found in Division D8 (Glossary) under "Senior Housing."
- D. **Occupancy restrictions.** Residents within a -SH zone shall be age 55 years or older, and/or a qualifying resident along with a senior citizen 55 years of age or older or a guest of a senior citizen or qualifying resident on a temporary basis, in compliance with Civil Code Section 51.3.

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