



COMMUNITY DEVELOPMENT DEPARTMENT

Council Meeting Date: August 16, 2005
Staff Report #: 05-126

Agenda Item #: F-1

REGULAR BUSINESS: Discussion and Direction on a Work Plan for Phase III of Commercial Streamlining

RECOMMENDATION

Staff recommends that the City Council discuss the proposed work plan for Phase III of Commercial Streamlining and provide direction to staff to refine the work plan.

BACKGROUND

The City has been pursuing an effort to streamline and clarify the current discretionary permitting process for commercial uses in a phased approach.

Work on Phase I culminated with adoption of Ordinance No. 931 on November 30, 2004. In general, the changes to the Zoning Ordinance included the following:

- 1) Creation of an administrative review process for the outside storage of vehicles and equipment, and minor alterations to building exteriors in the M-2 (General Industrial) zoning district;
- 2) Creation of an administrative review process for non-retail uses on non-ground floor locations in the C-3 (Central Commercial) zoning district;
- 3) Creation of an administrative review process for restaurant related alcohol sales, and restaurant related outdoor seating in the C-3 (Central Commercial) and C-4 (General Commercial Applicable to El Camino Real) zoning district;
- 4) Creation of an administrative review process for granting one-year extensions of approvals which have not been implemented;
- 5) Modification of the threshold for requiring a use permit for repair, alteration and maintenance of nonconforming commercial structures from 25 percent of the assessed value to 50 percent of the replacement cost; and
- 6) Related technical "clean ups" to bring the Zoning Ordinance into compliance with State law.

Work on Phase II culminated with adoption of Ordinance No. 936 on May 24, 2005. In general, the changes to the Zoning Ordinance included the following:

- 1) Elimination of the need for a use permit for structural alterations of buildings in the following commercial zoning districts for all uses except for offices and financial establishments:
 - C-2-A Neighborhood Shopping, Restrictive (generally located on Willow Road near Gilbert Avenue and Bay Road between Hollyburne Avenue and Windermere Avenue),
 - C-2-B Neighborhood Commercial, Restrictive (generally located along Willow Road near Bay Road, Willow Road and Newbridge Street, and Willow Road and Ivy Drive),
 - C-4 General Commercial other than El Camino Real (generally located along Marsh Road, Middlefield Road near Willow Road, and Willow Road between Coleman Avenue and Highway 101), and
 - C-4 General Commercial applicable to El Camino Real.
- 2) Creation of an administrative review requirement for office and financial establishment uses where there is a structural alteration of a building and a change to an office or financial establishment use in the following commercial zoning:
 - C-2-A Neighborhood Shopping, Restrictive (generally located on Willow Road near Gilbert Avenue and Bay Road between Hollyburne Avenue and Windermere Avenue),
 - C-2-B Neighborhood Commercial, Restrictive (generally located along Willow Road near Bay Road, Willow Road and Newbridge Street, and Willow Road and Ivy Drive),
 - C-4 General Commercial other than El Camino Real (generally located along Marsh Road, Middlefield Road near Willow Road, and Willow Road between Coleman Avenue and Highway 101), and
 - C-4 General Commercial applicable to El Camino Real.
- 3) Elimination of the need for a use permit in the M-2 General Industrial zoning district for structural alterations of buildings affecting 10,000 square feet or less of gross floor area and for changes of use in which the intensity of the use does not increase.
- 4) Changing the basis for calculating the parking requirements in the M-2 zoning district from number of employees to the gross floor area of buildings.
- 5) Allowing a reduction in commercial and industrial parking requirements through an administrative permit process.
- 6) Codifying the current “blanket use permit” process for properties that are nonconforming in regard to parking.

As part of the Project Priority Process for Fiscal Year 2005-2006, the City Council prioritized work on Phase III of commercial streamlining related to a comprehensive update of all use categories and the regulation of uses in commercial and industrial zoning districts.

ANALYSIS

Staff has prepared a work plan for City Council review prior to embarking on the project. The work plan (Attachment A) outlines six steps with multiple tasks for each step.

Staff has received comments from representatives of the Chamber of Commerce and the Planning Commission. The Chamber generally supports the work plan, specifically the idea about the “working group”, and offered specific suggestions such as providing visual examples of buildings that are less than and greater than 10,000 square feet. The Chamber acknowledges that the timeline is aggressive and impacts staff resources.

The Commission also generally supports the work plan, but questioned how this effort would impact other projects, especially given the two currently vacant planner positions. The Commission referenced such projects as the Haven Area Study and the Sand Hill Hotel and Office Project. Commissioner Deziel submitted comments in writing (Attachment B), while other Commissioners provided comments orally. Staff has not yet integrated the specific comments by the Chamber or the Commission into the work plan, but intends to do so after receiving feedback from the City Council. Approval of a refined work plan is currently scheduled for the City Council meeting of August 23, 2005.

As part of the project priority process, staff prepared a preliminary estimate that the effort would require approximately 200 hours of staff time over a six-month time frame. In preparing a more detailed work plan, staff maintained the six-month time frame, but now believes the tasks would require closer to 300 to 400 hours of staff time, with the majority of time being spent during the first four months.

An important consideration is when the work plan for Phase III of Commercial Streamlining should begin. The Community Development Department is currently conducting a recruitment to fill two vacant planner positions. Staff hopes to fill the positions in November 2005. Given the current vacancies and the high volume of development projects that require the preparation of Environmental Impact Reports (e.g., 110 and 175 Linfield Drive, Derry Mixed-Use, Sand Hill Hotel and Office), an immediate implementation of Commercial Streamlining Phase III would potentially delay the processing of current development applications.

The City Council should be aware of competing Community Development priorities and consider the following options, components of which could be combined:

- 1) Commence commercial streamlining as identified in the work plan, but extend the timeline to a period longer than six months.
- 2) Postpone the commencement of commercial streamlining until November 2005.
- 3) Obtain consultant help on commercial streamlining and commence the effort as soon as the consultant is on board.
- 4) Commence now and complete in six months and slow down specific projects.

Staff recommends that the work not begin in earnest until the first week of November and recommends that the Council authorize staff to seek consultant assistance with specific tasks associated with Commercial Streamlining Phase III.

In addition to the work plan, two memos from Commissioner Deziel, one on behalf of the Commission and the other reflecting his personal recommendations, are attached to this report. In regard to both memos, staff believes they include ideas that warrant further consideration but are beyond the scope of Phase III of Commercial Streamlining. Staff will recommend that they be considered by the Planning Commission and the City Council during the project priority setting process for Fiscal Year 2006-2007.

IMPACT ON CITY RESOURCES

Pursuit of the proposed Zoning Ordinance amendment and related environmental review would require staff resources dedicated to the project. The City Council prioritized work on Commercial Streamlining during the project priorities process for Fiscal Year 2005-2006. An alternative identified for consideration would require an appropriation from the General Fund for consultant services to augment staff.

POLICY ISSUES

Consideration of the appropriate regulations for commercial development is a policy decision. Changes to existing regulations for commercial development would require a Zoning Ordinance amendment.

ENVIRONMENTAL REVIEW

Pursuit of a Zoning Ordinance amendment would require environmental review in accordance with the California Environmental Quality Act (CEQA). Staff estimates that Phase III would require the preparation of a (Mitigated) Negative Declaration.

Justin Murphy
Development Services Manager
Report Author

Arlinda Heineck
Community Development Director

PUBLIC NOTICE

Public Notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting.

ATTACHMENTS

- A. Planning Commission Memorandum, dated August 8, 2005 including the following:
- Draft Work Plan
 - Land Uses by Zoning District Matrix
 - Memo from Lou Deziel on behalf of the Planning Commission regarding a "Recommendation to consider parking requirements in the C3 district", dated June 18, 2005
 - Memo from Lou Deziel regarding "Additional Personal Recommendation for the C3 district", dated June 18, 2005
- B. Commercial Streamlining Work Plan Comments from Lou Deziel, presented at the Planning Commission meeting on August 8, 2005



MEMORANDUM

DATE: August 8, 2005

TO: Planning Commission

FROM: Justin Murphy, Development Services Manager

RE: **Agenda Item #D1: Commercial Streamlining Work Plan**

Attached is the Draft Work Plan for Phase III of Commercial Streamlining involving an update to the use categories and the regulation of uses. The City Council established this as a high project priority for the current fiscal year and is scheduled to review the work plan on August 16, 2005. The focus of the Commission's review of the work plan is to comment on the content and sequencing of the steps and tasks. The work plan calls for an extensive use of staff resources. The City Council will decide the appropriateness of the use of staff resources to complete the tasks in the identified timeline.

In addition to the work plan, staff will be transmitting two memos from Commissioner Deziel one on behalf of the Commission and the other reflecting personal recommendations. In regard to both memos, staff believe they include ideas that warrant further consideration but are beyond the scope of Phase III of Commercial Streamlining.

The proposed change to the parking requirement in C-3 necessitates the creation of a mechanism to actually provide parking with the money collected through the in lieu fee. The process to create such a mechanism is a distinct work effort separate from uses. It may be more appropriate to discuss the in lieu fee as part of the parking structure process. In regard to the idea of increasing the maximum allowed height and the maximum allowed office FAR in C-3, these would require a different type of analysis than what has been identified for Phase III. All of these ideas will be presented to the City Council on August 16, 2005. Staff will recommend that they be considered during the project priority setting process for fiscal year 2006-2007.

ATTACHMENTS

- A. Draft Work Plan
- B. Land Uses by Zoning District Matrix
- C. Memo from Lou Deziel on behalf of the Planning Commission regarding a “Recommendation to consider parking requirements in the C3 district”, dated June 18, 2005
- D. Memo from Lou Deziel regarding “Additional Personal Recommendation for the C3 district”, dated June 18, 2005

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**Commercial Streamlining Phase III:
Comprehensive Update of Use Categories and Regulation of Uses
Draft Work Program
August 8, 2005**

The principal objective of the work program is to outline the process to prepare a comprehensive update of the use categories in the commercial and industrial zoning districts and determine the most appropriate review process for each use category in each zoning district.

The current Zoning Ordinance was last updated in a comprehensive fashion in 1967, 38 years ago. Over the interceding decades, the Zoning Ordinance has been amended hundreds of times to address specific issues that have arisen. Over time, the resulting Zoning Ordinance has become increasingly more difficult to understand and administer, especially with an evolving economy. The attached Use and Definition Matrix lists all of the existing use categories in the City, whether or not the use category is defined, and where and how the use is allowed in the various zoning districts. The matrix highlights the inconsistencies and complexity of the existing provisions and the potential for consolidating similar zoning districts.

The City Council has identified a comprehensive update of the use categories and regulation of uses as a high priority project. The result of this effort will be an up-to-date, consistent and clear listing of uses allowed by zoning district. Ultimately, this translates into a user-friendly document that aligns the City's fiscal, community, service and land use goals.

The process for updating the use categories and regulation of uses will be completed in six steps:

- Step One: Project Start-Up
- Step Two: Data Collection and Background Information
- Step Three: Updating Use Categories and Identifying Use Issues
- Step Four: Selecting Appropriate Review Process by Use and by Zoning District
- Step Five: Preparation of Draft Zoning Ordinance Amendment and Environmental Analysis
- Step Six: Public Review and Adoption

The proposed timeline is approximately six (6) months. This timeline is predicated on the following assumptions:

- Floor Area Ratio requirements will not be changed as part of this phase. (Items will be identified for potential future changes).
- A traffic study analyzing impacts to intersections and roadway segments will not be prepared. (Analysis and comparison of trip generation rates will be conducted).

- A Negative Declaration or Mitigated Negative Declaration will be prepared. (An EIR will not be prepared).
- Existing uses will be allowed to remain until such time that they voluntarily cease to exist at a site. (The focus of review will be on changes in use or expansion of uses).

Step One: Project Start-Up (August 2005)

Task 1.1: Draft work program

Task 1.2: Planning Commission review and recommendation of work program

Task 1.3: City Council review and approval of work program

Task 1.4: Create a Council appointed working group comprised of the following:

- Two City Council Members
- Two Planning Commissioners
- One representative from the Chamber of Commerce
- One commercial property owner, business owner or commercial broker
- One resident
- Business Development Manager
- Development Services Manager

Task 1.5: Consultant selection and contracting, if necessary

Step Two: Data Collection and Background Information (September 2005)

Task 2.1: Collect and summarize data on commercial use permit applications over the past five (5) years. Summary will include information such as the following:

- Number of people that commented on an application either in writing or at the Planning Commission hearing.
- Conditions of approval added to a project that would not otherwise have been required elsewhere in the Zoning Ordinance or Municipal Code.

Task 2.2: Create a land use inventory (i.e., land uses and building sizes on a property-by-property basis) necessary for Commercial Streamlining, but also needed for future work such as the Traffic Impact Fee Study (AB1600 Study) and General Plan Update. (This task will extend over two months).

Task 2.3: Research use categories and regulations in nearby cities such as the following:

- Burlingame
- San Mateo
- San Carlos
- Redwood City
- Palo Alto
- Mountain View
- Sunnyvale

Task 2.4: Prepare background information on pertinent City requirements such as the following:

- Summary of applicable General Plan goals and policies.
- List of all potential triggers for discretionary review for commercial uses.
- Relationship between the regulation of uses and the City's Transportation Impact Analysis Guidelines, especially related to whether projects are exempt from the California Environmental Quality Act.

Step Three: Updating Use Categories and Identifying Use Issues (October 2005)

Task 3.1: Prepare an update of the use categories according to the following principles:

- Each use category should have a definition.
- Use categories should be aggregated at a high level unless there is a specific sub-use that has unique characteristics that require special review.
- New use categories should be added as necessary to provide greater clarity and reflect recent interpretations and changes in the economy.

Task 3.2: Conduct focus group meetings with representatives of the following groups to review and refine the updated use categories:

- Commercial property owners
- Business owners
- Residents
- Commercial brokers

Task 3.3: Conduct community meeting(s) to review and refine the updated use categories. Notices will be mailed to all property owners, business owners and residents of the directly applicable properties and properties within 300 feet.

Task 3.4: Present updated categories to the Working Group for consent prior to taking next step.

Task 3.5: Mail land use inventory data to all commercial property owners to ask for verifications. Results of survey will be used to establish the year 2005 baseline for existing uses.

Step Four: Selecting Appropriate Review Process by Use and by Zoning District (November 2005)

Task 4.1: Assign use categories to the following respective levels of review in each zoning district based on the issues identified for each use:

- Permitted uses (ministerial review, building permits)
- Administratively permitted uses (staff discretionary review with noticing)
- Conditional permitted uses (Planning Commission discretionary review with noticing and a public hearing)
- Prohibited uses (allowed uses need to be listed in the affirmative; if a use is not listed, then it is prohibited)

Task 4.2: Compare the existing and proposed regulations and identify implications for changes in use assignment, whether less restrictive or more restrictive.

- If less restrictive, then impacts would be subject to environmental review.
- If more restrictive, then impacts would be discussed in relationship to nonconforming use provisions of Zoning Ordinance

Task 4.3: Develop mechanisms (e.g., performance standards, qualifications, findings) for regulating and reviewing such issues as:

- Hours of operation
- Separation from residentially-zoned properties
- Structural alteration AND change in use
- Noise, odors, fumes, litter
- Size (e.g., minimum/maximum lot area, minimum/maximum gross floor area)
- Location within a building (e.g., ground floor, street fronting)
- Uses outside an enclosed structure

Task 4.4: Conduct focus group meetings with representatives of the following groups to review use category assignments:

- Commercial property owners
- Business owners
- Residents
- Commercial brokers

Task 4.5: Conduct community meeting(s) to review use category assignments. Notices will be mailed to all property owners, business owners and residents of the directly applicable properties and properties within 300 feet.

Task 4.6: Present feedback to the Working Group for review.

Step Five: Preparation of Draft Zoning Ordinance Amendment and Environmental Analysis (December 2005)

Task 5.1: Prepare Draft Ordinance Amendment

Task 5.2: Prepare Draft General Plan Map and Zoning Map for re-publishing using the City's Geographic Information System.

Task 5.3: Prepare Draft (Mitigated) Negative Declaration

Step Six: Public Review and Adoption (January–February 2006)

Task 6.1: Send notices to all property owners, business owners and residents within 300 feet of the applicable properties.

Task 6.2: Planning Commission Review of Draft Zoning Ordinance Amendment and Environmental Document

Task 6.3: City Council Review of Draft Zoning Ordinance Amendment and Environmental Document

Task 6.4: City Council Adoption of Zoning Ordinance Amendment

Land Uses by Zoning District

Uses	Definition	R-3-C	R-C	C-1	C-1-A	C-1-B	C-1-C	C-2	C-2-A	C-2-B	C-2-S	C-3	C-4	C-4 (ECR)	M-1	M-2	OSC	P-F	FP	P
Accessory buildings	Y	P	P																P	
Accessory buildings and uses	Y																C			
Activities involving the use of hazardous material, incidental to the main use and not requiring an H occupancy as determined by the Menlo Park Fire Protection District															C					
Activities similar to this listed in Section 16.46.010, but involving the use of hazardous material, provided there are adequate safeguards therefor																C				
Administrative office	Y											C								
Administrative office not located on the ground floor of a building	Y											A								
Administrative offices, when there is a structural alteration and a change in use to said use													A	A						
Adult entertainment establishments	Y			S	S		S	S	S	S	S	S	S	S		S				
Agricultural uses																			P	
Agricultural uses: (A) Animal husbandry, (B) Crop, wine or tree farm, greenhouse, horticulture, (C) Dairying, (D) Livestock farming;																	C			
Any outside storage of material, equipment or vehicles associated with the main use																A				
Automotive repair with service station										C										
Automotive sales and repair													C							
Banks, savings and loan associations and other similar financial institutions			C		C	C														
Boardinghouses	Y	C	C																	
Botanical conservatories, outdoor nature laboratories and similar facilities																	C			
Business, retail	Y																			
Business, wholesale	Y																			
Cafes and restaurants not serving beer, wine or liquor and not providing live entertainment but not drive-in or fast food restaurants.																				
Cafes and restaurants not serving liquor													P							
Cafes and restaurants where alcohol is served												A								
Cafes and restaurants where beer or liquor is served or live entertainment is provided												C								
Cafes and restaurants where beer, wine, liquor or live entertainment are provided, but not drive-in or fast food restaurants.																				
Cafes and restaurants where beer, wine, or alcoholic beverages of any type are served										C										
Cafes and restaurants where liquor or live entertainment are provided													C							
Cafes and restaurants with outdoor seating												A								
Cafes, intended to serve the employees of the immediate area and limited to house of operation between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday																C				
Cafes, restaurants providing live music or entertainment											C									
Cemeteries				S	S		S	S	S	S	S	S	S	S		S				

Land Uses by Zoning District

Uses	Definition	R-3-C	R-C	C-1	C-1-A	C-1-B	C-1-C	C-2	C-2-A	C-2-B	C-2-S	C-3	C-4	C-4 (ECR)	M-1	M-2	OSC	P-F	FP	P
Child care centers		S	S	S	S		S	S	S	S	S	S	S	S		S				
Child care home	Y																			
Child day care centers in accordance with Chapter 16.78		C																		
Church	Y																			
Commercial recreation													C							
Convalescent homes	Y	C					C			C										
Convalescent homes provided that office use on the same site thereof shall not be permitted and that the minimum parking requirement for convalescent homes shall be one space per four beds.					C	C														
Convenience stores to serve the employees of the immediate area and limited to house of operation between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday																C				
Day care facilities to serve the employees of the immediate area																C				
Dredging																				P
Duplexes	Y	P	P																	
Duplexes and projects of three or more dwelling units																				
Emergency services facilities				S	S		S	S	S	S	S	S	S	S		S				
Extraction of chemicals from sea water																				P
Facilities of any public utility, All																			C	
Fast food restaurant	Y																			
Financial establishments												C	P	P						
Financial establishments, when there is a structural alteration and a change in use to said use													A	A						
Financial services										P										
Financial services including, but not limited to, bank, realty, insurance											P									
Financial services such as bank, realty								P	P											
Financial services such as bank, realty, when there is a structural alteration and a change in use to said use									A											
Financial services, when there is a structural alteration and a change in use to said use										A										
Foster homes	Y	C																		
General industrial uses including but not limited to warehousing, manufacturing, printing, assembling					P											P				
General office						P														
Health and Fitness Center																				
Heliports				S	S		S	S	S	S	S	S	S	S		S				
Home occupations in accordance with Section 16.04.340	Y	C	C																	

Land Uses by Zoning District

Uses	Definition	R-3-C	R-C	C-1	C-1-A	C-1-B	C-1-C	C-2	C-2-A	C-2-B	C-2-S	C-3	C-4	C-4 (ECR)	M-1	M-2	OSC	P-F	FP	P
Hotel (see Motel)	Y																			
Junkyard	Y																			
Kenel	Y																		C	
Light industrial uses	Y														C					
Massage establishments	Y			S	S		S	S	S	S	S	S	S	S		S				
Medical office																				
Mining of natural mineral resources, together with the necessary building and appurtenances incident thereto. The				S	S		S	S	S	S	S	S	S	S		S				
Mini-warehouse storage facility for storage of personal belongings	Y									C										
Mortuaries										C			C	C						
Motels	Y												C	C						
Native wildlife sanctuaries																	C			
New automobile sales and incidental facilities														C						
New construction	Y								C	C			C	C		C				
Nursery school	Y																			
Offices		C								C						P				
Offices, excluding medical and dental															C					
Other similar compatible neighborhood commercial uses											P									
Outside storage of material and equipment, incidental to the main use and screened															C					
Parking lot, landscaped off-street																				P
Personal services	Y					C				P	P	C	P	P						
Personal services such as barber, beauty, laundrette, dry cleaning an shoe repair meant to serve the employees of the immediate area and limited to house of operation between the hours of 7:00																C				
Personal services such as barber, beauty, laundrette, dry cleaning, shoe repair								P	P											
Private schools and churches in accordance with Chapter 16.78		C													C					
Private schools and churches. Churches shall have minimum site area of twenty thousand square feet.				S	S		S	S	S	S	S	S	S	S		S				
Professional offices	Y											C	P	P						
Professional offices not located on the ground floor of a building												A								
Professional offices, when there is a structural alteration and a change in use to said use													A							
Professional services										P										
Professional services such as medical, dental, legal								P	P											

Land Uses by Zoning District

Uses	Definition	R-3-C	R-C	C-1	C-1-A	C-1-B	C-1-C	C-2	C-2-A	C-2-B	C-2-S	C-3	C-4	C-4 (ECR)	M-1	M-2	OSC	P-F	FP	P
Professional services such as medical, dental, legal, when there is a structural alteration and a change in use to said use									A											
Professional services, when there is a structural alteration and a change in use to said use										A										
Professional, administrative and executive offices			C		P	P	C													
Professional, executive and administrative offices				C																
Public buildings																	C			
Public facilities used and operated for government purposes by the city of Menlo Park, the county of San Mateo, the state of California, and the government of the United States, All																		P		
Public facilities, as to which the Menlo Park Zoning Ordinance has been made inapplicable pursuant to Government Code Section 53094, by any public school district, All																		P		
Public utilities and facilities in accordance with Chapter 16.76															C					
Public utilities in accordance with Chapter 16.76		C	C	C	C	C	C	C	C	C	C	C		C		C				
Recreational facilities privately operated				S	S		S	S	S	S	S	S	S	S		S				
Recreational facilities, public or private																	C		C	
Recycling centers for empty beverage containers pursuant to California Beverage Container Recycling and Litter Redemption Act				S	S		S	S	S	S	S	S	S	S		S				
Removal or deposit of earth other than excavation or deposits in connection with construction of buildings, roadways or public improvements				S	S		S	S	S	S	S	S	S	S		S				
Research and development	Y																			
Research and development facilities							C													
Research facilities				C																
Residential dwelling units											P	C		C						
Rest home (see Convalescent home)	Y																			
Restaurants including full service and fast food, but excluding (a) restaurants serving beer, wine, or alcoholic beverages of any type, and (b) restaurants providing live music or entertainment											P									
Restaurants, excluding (a) fast food restaurants, (b) drive-in restaurants, (c) restaurants serving beer, wine or alcoholic beverages of any type, and (d) restaurants providing live music or									P	P										
Retail sale of beer, wine, alcoholic beverages off sale or on sale				S	S		S	S	S	S	S	S	S	S		S				
Retail sale of drug paraphernalia				S	S		S	S	S	S	S	S	S	S		S				
Retail sale or wholesale of firearms, cannons, guns, pistols, revolvers, rifles, airguns, BB guns or pellet guns or any instruments of any kind, character or description which throw or project bullets or				S	S		S	S	S	S	S	S	S	S		S				
Retail sales											P									
Retail sales establishment	Y																			
Retail services										P										
Retail services such as food, drugs, apparel, hardware and variety									P											
Retail services such as food, drugs, apparel, hardware, variety, restaurant								P												
Retail stores												P	P	P						

Land Uses by Zoning District

Uses	Definition	R-3-C	R-C	C-1	C-1-A	C-1-B	C-1-C	C-2	C-2-A	C-2-B	C-2-S	C-3	C-4	C-4 (ECR)	M-1	M-2	OSC	P-F	FP	P
Retirement rental housing designed to be occupied by persons over sixty years of age and to meet the housing and social needs of the elderly, done in accordance with a planned housing program																				
Rooming house (see boarding house)	Y																			
Salt evaporation ponds for salt extraction																	C			
Sanitarium	Y																			
Sanitary landfill																			C	
School	Y																			
Secondary dwelling units in accordance with Chapter 16.79	Y																			
Secondhand stores	Y			S	S		S	S	S	S	S	S	S	S		S				
Senior citizen day care facility	Y																			
Senior day care facilities		C																		
Service stations	Y							C		C			C							
Service stations, with or without automotive repair, car wash and/or mini-mart											C									
Single family dwellings	Y																			
Single-family dwellings		P	P																	
Special outside events such as sales and displays								C				C								
Special uses in accordance with Chapter 16.78			C	C	C	C	C	C	C	C	C	C		C		C				
Storage for recreational vehicles				S	S		S	S	S	S	S	S	S	S		S				
Structural alterations that affect 10,000 square feet or less of gross floor area of a building during a 12-month period measured from final inspection to building permit issuance	Y																		P	
Structural alterations that affect more than 10,000 square feet of gross floor area of a building, where said alterations do not both change the use and increase the intensity of a building	Y																		P	
Structural alterations, except for the structural alterations permitted therein	Y																		C	
Theaters, social and fraternal clubs												C		C						
Three or more dwelling units		C	C																	
Uses between 8 p.m. and 8 a.m.									C	C										
Uses conducted outside of a building											C									
Uses not intended to serve primarily the immediate neighborhood										C										
Uses of existing facilities and/or property by entities other than the above-mentioned governmental agencies and school districts, or said entities for nongovernmental purposes, All																			C	
Veterinary clinic	Y																			
Veterinary hospitals	Y												C	C						
Warehouse																				

Land Uses by Zoning District

Uses	Definition	R-3-C	R-C	C-1	C-1-A	C-1-B	C-1-C	C-2	C-2-A	C-2-B	C-2-S	C-3	C-4	C-4 (ECR)	M-1	M-2	OSC	P-F	FP	P
Well patient/short stay facility for surgery, medical and post operative care, requiring overnight stay				S	S		S	S	S	S	S	S	S	S		S				

Legend:

- P = Permitted Uses
- A = Administratively Permitted Uses
- C = Conditionally Permitted Uses
- S = Special Uses Requiring Use Permit

Notes:

Table does not include the following zoning districts: H, X, P-D, AAGP.

Table lists residential uses, but does not list all residential zoning districts.

The following zoning districts incorporate introductory statements and qualifiers that are difficult to capture in the matrix:

- Permitted uses in the **C-2** district, all within buildings, intended primarily to serve the immediate neighborhood
- Permitted uses in the **C-2-A** district, all within buildings and not requiring new construction thereof, intended primarily to serve the immediate neighborhood, and limited strictly to the hours of eight a.m. and eight p.m., including loading and unloading of any kind
- Permitted uses in the **C-2-B** district, all within a building and not requiring new construction thereof, and intended primarily to serve the immediate neighborhood and limited strictly to the hours between eight a.m. and eight p.m., including loading and unloading of any kind
- Permitted uses in the **C-3** district, all within a building
- Permitted uses in the **C-4** district, all within a building and not requiring new construction therefor
- Permitted uses in the **C-4(ECR)** district, all within a building and not requiring new construction therefor
- Permitted uses in the **M-2** district, all within a building and not requiring new construction or structural alterations therefor (except for those structural alterations enumerated below) and not having any noxious or hazardous character

There are no permitted uses in the following zoning districts: C-1, C-1-C, M-1, and OSC.