

## **Exhibit A**

### **Proposed Amendments to the Santa Rosa Zoning Code**

- 20-20.020, Zoning Map and Zoning Districts
- 20-22.030, Table 2-2, Allowed Land Uses and Permit Requirements for Residential Zoning Districts
- 20-23.030, Table 2-6, Allowed Land Uses and Permit Requirements for Commercial Zoning Districts
- 20-24.030, Table 2-10, Allowed Land Uses and Permit Requirements for Industrial Zoning Districts
- 20-26.030, Table 2-12, Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts
- 20-36.040, Table 3-4, Automobile and Bicycle Parking
- 20-42.050, Daycare Facilities
- 20-64.020, Amendments
- 20-70.020, Definitions

## **20-20.020 Zoning Map and zoning districts.**

The Council hereby adopts the City of Santa Rosa Zoning Map (hereafter referred to as the “Zoning Map”), which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Code by reference as though it were fully included here.

A. Zoning districts established. The City of Santa Rosa shall be divided into zoning districts that implement the Santa Rosa General Plan. The zoning districts shown in Table 2-1 are hereby established, and shall be shown on the Zoning Map.

B. Interpretation of zoning district boundaries. If there is uncertainty about the location of any zoning district boundary shown on the official Zoning Map, the location of the boundary shall be determined by the Director as follows.

1. Where district boundaries approximately follow lot, alley, or street lines, the lot lines and street and alley centerlines shall be construed as the district boundaries;
2. If a district boundary divides a parcel and the boundary line location is not specified by distances printed on the zoning map, the location of the boundary will be determined by using the scale appearing on the zoning map or the legal description in the City ordinance that adopted the Zoning District boundary; and
3. Where a public street or alley is vacated or abandoned by an official action of the City Council, the property that was formerly in the street or alley will be included within the zoning district of the adjoining property on either side of the vacated or abandoned street or alley. If the adjoining properties are in different zoning districts, the boundary lines shall be the centerline of the former street or alley, and the extension of the side lot lines of the adjacent parcels.

C. Housing Projects. There is no requirement to rezone a site for consistency with the General Plan if a proposed housing project is consistent with objective General Plan standards and criteria. The proposed housing project is required to comply with the objective standards and criteria of the zoning which implements the subject General Plan land use, as shown in Table 2-1, Zoning Districts.

**TABLE 2-1—ZONING DISTRICTS**

<b>Zoning District Symbol</b>	<b>Name of Zoning District</b>	<b>General Plan Land Use Classification Implemented by Zoning District</b>
<b>Residential Districts</b>		
RR	Rural Residential	Residential—Very Low Density
R-1	Single-Family Residential	Residential—Low Density/Open Space, Low Density, Medium Low Density
R-2	Medium Density Multi-Family Residential	Residential—Medium Density
R-3	Multi-Family Residential	Residential—Medium Density, Medium High Density
TV-R	Transit Village-Residential	Transit Village Medium
MH	Mobile Home Park	Residential—Mobile Home Parks
<b>Commercial Districts</b>		
CO	Office Commercial	Office
CN	Neighborhood Commercial	Mixed Use, Neighborhood Shopping Center
CG	General Commercial	Retail and Business Services
CV	Motor Vehicle Sales	Retail and Business Services
CD	Downtown Commercial	Mixed Use, Retail and Business Services
CSC	Community Shopping Center	Mixed Use, Community Shopping Center
TV-M	Transit Village-Mixed	Transit Village Mixed Use
<b>Industrial Districts</b>		
BP	Business Park	Business Park
IL	Light Industrial	Light Industry, Retail and Business Services
IG	General Industrial	General Industry
<b>Special Purpose Districts</b>		
OSC	Open Space—Conservation	Open Space, Residential—Low Density/ Open Space
OSR	Open Space—Recreation	Open Space
PD	Planned Development	All
PI	Public/Institutional	Public/Institutional
<b>Combining Districts</b>		
-G	Gateway	All
-H	Historic	All
-SR	Scenic Road	All
-SA	Station Area	All
-LIL	Limited Light Industrial	Transit Village Residential
-SH	Senior Housing	All

<b>TABLE 2-2</b> <b>Allowed Land Uses and Permit Requirements for Residential Zoning Districts*</b>	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Conditional Use Permit required					
	CUP	Conditional Use Permit required					
	S	See Specific Use Regulations for permit requirement					
	—	Use not allowed					
	<b>PERMIT REQUIRED BY DISTRICT</b>						<b>Specific Use Regulations</b>
<b>LAND USE (1)</b>	<b>RR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>TV-R</b>	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)**

Park/playground, public or quasi-public	MUP	MUP	MUP	MUP	MUP	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	

**RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)**

Accessory dwelling unit	S	S	S	S	—	S	20-42.130
Agricultural employee housing—6 or fewer residents	P	P	P	P	P	P	
Agricultural employee housing—7 or more residents	MUP	MUP	MUP	MUP	MUP	MUP	
Animal keeping—Domestic, exotic	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	20-46
Community care facility—6 or fewer clients	P	P	P	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	
Home occupation	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	S	20-42.130
Live/work	—	—	—	—	—	P(3)	20-42.080
Mobile home park	CUP	CUP	CUP	CUP	CUP	—	20-42.100
Mobile home/manufactured housing unit	P	P	P	P	P	P	20-42.094
Multi-family dwellings	MUP	MUP	P	P	—	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	20-42.030
Residential component of a mixed use project	MUP	MUP	MUP	MUP	MUP	P	20-42.090
Rooming or boarding house	P	P	P	P	—	P	

**Key to Zoning District Symbols**

<b>RR</b>	Rural Residential	<b>R-3</b>	Multi-Family Residential
<b>R-1</b>	Single-Family Residential	<b>MH</b>	Mobile Home Park
<b>R-2</b>	Medium Density Multi-Family Residential	<b>TV-R</b>	Transit Village-Residential

**Notes:**

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.
- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new ~~multi-family supportive and~~ transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. A new ~~supportive or~~ transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.

<b>TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*</b>	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Conditional Use Permit required					
	CUP	Conditional Use Permit required					
	S	See Specific Use Regulations for permit requirement					
	—	Use not allowed					
	<b>PERMIT REQUIRED BY DISTRICT</b>						<b>Specific Use Regulations</b>
<b>LAND USE (1)</b>	<b>RR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>TV-R</b>	

(5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

<b>TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*</b>	P	Permitted Use, Zoning Clearance required					
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<b>LAND USE (1)</b>	<b>RR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>TV-R</b>	

#### RESIDENTIAL USES (continued)

Rooming or boarding, accessory	P	P	P	P	—	P	
Single-family dwelling	P	P	P(2)	P(2)	—	P(2)	
Small lot residential project	—	CUP	CUP(2)	CUP(2)	—	CUP(2)	20-42.140
Supportive housing	P(4)	P(4)	P	P	P	P	
Transitional housing	P(4)	P(4)	P	P	P	P	
Work/live	—	—	—	—	—	MUP	20-42.060

#### RETAIL TRADE

Accessory retail uses	—	—	—	—	MUP	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	CUP	20-42.034
Artisan shop	—	—	—	—	—	MUP	
General retail—up to 20,000 sf of floor area	—	—	—	—	—	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	P	
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P	
Outdoor display and sales	—	—	—	—	—	MUP	20-42.110
Pharmacy	—	—	—	—	—	P	
Produce stand	MUP	—	—	—	—	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P	
Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	MUP	20-42.110, 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	
Second hand store	—	—	—	—	—	MUP	

#### Key to Zoning District Symbols

<b>RR</b>	Rural Residential	<b>R-3</b>	Multi-Family Residential
<b>R-1</b>	Single-Family Residential	<b>MH</b>	Mobile Home Park
<b>R-2</b>	Medium Density Multi-Family Residential	<b>TV-R</b>	Transit Village-Residential

#### Notes:

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.

<b>TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*</b>	P	Permitted Use, Zoning Clearance required					
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	CUP	Conditional Use Permit required					
	S	See Specific Use Regulations for permit requirement					
	—	Use not allowed					
	<b>PERMIT REQUIRED BY DISTRICT</b>						<b>Specific Use Regulations</b>
<b>LAND USE (1)</b>	<b>RR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>TV-R</b>	

(3) A building permit is required to verify occupancy standards.

(4) A Minor Use Permit is required for the construction of new ~~multi-family supportive and~~ transitional housing units in an RR or R-1-6 Zoning District, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. A new ~~supportive or~~ transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.

(5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

<b>TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts*</b>	P	Permitted Use, Zoning Clearance required					
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	CUP	Conditional Use Permit required					
	S	See Specific Use Regulations for permit requirement					
	—	Use not allowed					
	<b>PERMIT REQUIRED BY DISTRICT</b>						<b>Specific Use Regulations</b>
<b>LAND USE (1)</b>	<b>RR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>TV-R</b>	

#### SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	—	—	—	P	20-42.044
Medical service—Health care facility—6 or fewer patients	P	P	P	P	P	P	20-42.060
Medical service—Health care facility—7 or more patients	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP	

#### SERVICES—GENERAL

Accessory service uses	—	—	—	—	MUP	MUP	20-42.024
Adult day care	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care—Large family day care home	MUP P	MUP P	MUP P	MUP P	MUP P	MUP P	20-42.050
Child day care—Small family day care home	P	P	P	P	P	P	
Child day care center (15 or more clients)	CUP	CUP	CUP	CUP	—	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	CUP	
Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	
Personal services	—	—	—	—	—	MUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	

#### TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Telecommunications antenna	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	

#### Key to Zoning District Symbols

<b>RR</b>	Rural Residential	<b>R-3</b>	Multi-Family Residential
<b>R-1</b>	Single-Family Residential	<b>MH</b>	Mobile Home Park

<b>TABLE 2-2</b> <b>Allowed Land Uses and Permit Requirements for Residential Zoning Districts*</b>	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Conditional Use Permit required					
	CUP	Conditional Use Permit required					
	S	See Specific Use Regulations for permit requirement					
	—	Use not allowed					
LAND USE (1)		PERMIT REQUIRED BY DISTRICT					
		RR	R-1	R-2	R-3	MH	TV-R
<b>R-2</b>	Medium Density Multi-Family Residential						
			<b>TV-R</b>	Transit Village-Residential			

**Notes:**

- (1) See Division 7 for land use definitions.
- (2) Single-family dwellings allowed only as attached units.
- (3) A building permit is required to verify occupancy standards.
- (4) A Minor Use Permit is required for the construction of new ~~multi-family supportive and transitional housing units in an RR or R-1-6 Zoning District~~, similar to construction of a new traditional multi-family unit in an RR or R-1-6 Zone. A new ~~supportive or~~ transitional housing use occupying an existing multi-family residence in an RR or R-1-6 Zoning District is a permitted use requiring only a Zoning Clearance.
- (5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.

\* The land use and permit requirements set forth in this Table shall be waived for all land uses approved under the provisions of Chapter 20-16, Resilient City Development Measures.

**20-23.030 Commercial district land uses and permit requirements.**

<b>TABLE 2-6</b> <b>Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*</b>	P Permitted Use, Zoning Clearance required MUP Minor Conditional Use Permit required CUP Conditional Use Permit required S See Specific Use Regulations for permit requirement — Use not allowed							
	<b>PERMIT REQUIRED BY DISTRICT</b>							<b>Specific Use Regulations</b>
<b>LAND USE (1)</b>	<b>CO</b>	<b>CN (7)</b>	<b>CG</b>	<b>CV</b>	<b>CD (3)</b>	<b>CSC (2)</b>	<b>TV-M</b>	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (continued)**

Park, playground	P	P	P	MUP	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	CUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	MUP	
Theater, auditorium	—	—	CUP	—	CUP	CUP	MUP	

**RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)**

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	20-42.040
Community care facility—6 or fewer clients	P	P	P	—	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.060
Emergency shelter—50 or fewer beds	CUP	CUP	P	CUP	CUP	CUP	CUP	20-42.190
Emergency shelter—51 or more beds	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-42.190
Home occupation	S	S	S	—	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.080
Multi-family dwelling	CUP	P	MUP	—	MUP	P	P(5)	
Residential accessory uses and structures	P	P	P	—	P	P	P	20-42.030
Residential component of a mixed use project	MUP	P	MUP	—	MUP	P	P(5)	20-42.090
Single-family dwelling—Attached only	CUP	P	CUP	—	MUP	P	P(5)	
Single room occupancy facility			CUP		CUP	CUP	—	20-42.164
<u>Supportive housing</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>—</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Transitional housing	CUP	CUP	CUP	CUP	CUP	—	CUP	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060

**Key to Zoning District Symbols**

<b>CO</b>	Office Commercial	<b>CV</b>	Motor Vehicle Sales	<b>TV-M</b>	Transit Village—Mixed
<b>CN</b>	Neighborhood Commercial	<b>CD</b>	Downtown Commercial		
<b>CG</b>	General Commercial	<b>CSC</b>	Community Shopping Center		



## 20-24.030 Industrial district land uses and permit requirements.

<b>TABLE 2-10</b> <b>Allowed Land Uses and Permit Requirements</b> <b>for Industrial Districts*</b>	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE (2)</b>			<b>Specific Use Regulations</b>
	<b>BP</b>	<b>IL</b>	<b>IG</b>	

### RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	S	20-40
Commercial recreation facility—Indoor	MUP	P	P	
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP(4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	

### RESIDENTIAL USES (See Section [20-28.080](#), Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	P(4)	—	—	<a href="#">20-42.130</a>
Animal keeping—Domestic/exotic	S	S	S	<a href="#">20-42.040</a>
Caretaker unit	MUP(4)	MUP(4)	MUP(4)	
Emergency shelter	CUP	CUP	CUP	
Home occupation	S	—	—	<a href="#">20-42.070</a>
Junior accessory dwelling unit	P(4)	—	—	<a href="#">20-42.130</a>
Live/work unit	MUP	—	—	<a href="#">20-42.080</a>
Mixed use project	MUP	—	—	
Mobile home/manufactured housing	CUP(4)	—	—	<a href="#">20-42.094</a>
Multi-family dwellings	CUP(4)	—	—	
Organizational house	CUP(4)	—	—	
Residential accessory uses and structures	P(4)	—	—	
Single-family dwelling	CUP(4)	—	—	
<a href="#">Supportive housing</a>	<a href="#">P</a>	<a href="#">=</a>	<a href="#">=</a>	
Transitional housing	CUP	CUP	CUP	
Work/live unit	MUP	MUP	MUP	<a href="#">20-42.080</a>

### RETAIL TRADE

Accessory retail uses	P(4)	P	P	<a href="#">20-42.024</a>
Alcoholic beverage sales	—	CUP	—	<a href="#">20-42.034</a>
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP(7)	CUP(7)	CUP(7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	

Gas station	—	CUP	CUP	<a href="#">20-42.150</a>
Neighborhood center	MUP(5)	MUP(5)	CUP(5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P(4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP(4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P(4)	P	CUP	
Restaurant, café, coffee shop—Table service	P(4)	P	CUP	
Warehouse retail	CUP(4)	CUP	CUP	

**Key to Zoning District Symbols**

<b>BP</b>	Business Park	<b>IG</b>	General Industrial
<b>IL</b>	Light Industrial		

**Notes:**

- (1) See Division 7 for land use definitions.
- (2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.
- (3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.
- (4) Use only allowed if ancillary and related to a primary or dominant use.
- (5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.

**20-26.030 Special purpose district land uses and permit requirements.**

<b>TABLE 2-12</b> <b>Allowed Land Uses and Permit Requirements</b> <b>for Special Purpose Districts*</b>	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>			<b>Specific Use Regulations</b>
	<b>OSR</b>	<b>OSC</b>	<b>PI</b>	
<b>AGRICULTURAL, OPEN SPACE, AND RESOURCE-BASED USES</b>				
Agricultural accessory structure	CUP	CUP	—	
Animal keeping—Livestock	S	S	S	<a href="#">20-42.040</a>
Crop production, horticulture, orchard, vineyard	CUP	CUP	—	
Open space, public or private	CUP	CUP	—	
Wildlife or botanical preserve or sanctuary	CUP	CUP	—	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>				
Storage—Accessory	P	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>				
Golf course/country club, public or quasi-public	CUP	—	MUP	
Library, museum	MUP	MUP	P	
Meeting facility, public or private	MUP	MUP	CUP	
Park, playground	P	P	P	
School, public or private	MUP	MUP	CUP	
Sports and entertainment assembly facility	CUP	—	CUP	
Studio—Art, dance, martial arts, music, etc.	CUP	—	CUP	
Theater, auditorium—Public	CUP	—	P	
<b>RESIDENTIAL USES (See Section <a href="#">20-28.080</a>, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)</b>				
Accessory dwelling unit	S	S	—	<a href="#">20-42.130</a>
Animal keeping—Domestic and exotic	S	S	S	<a href="#">20-42.040</a>
Caretaker unit	CUP	—	—	
Community care facility—6 or fewer clients	P	P	CUP	<a href="#">20-42.060</a>
Community care facility—7 or more clients	—	—	CUP	<a href="#">20-42.060</a>
Emergency shelter	CUP	CUP	CUP	
Home occupation	S	S	—	<a href="#">20-42.070</a>
Junior accessory dwelling unit	S	S	—	<a href="#">20-42.130</a>
Mobile home/manufactured housing unit	P	CUP	—	<a href="#">20-42.094</a>
Multi-family dwellings	MUP	—	—	
Organizational house	—	—	CUP	
Residential accessory structures and uses	P	P	—	<a href="#">20-42.030</a>
Single-family dwelling	P	CUP	—	
Single-family dwelling, attached	MUP	—	—	
<b>Supportive housing</b>	<b>P</b>	<b>—</b>	<b>—</b>	
Transitional housing	CUP	CUP	CUP	

**Key to Zoning District Symbols**

<b>OSR</b>	Open—Recreation	<b>OSC</b>	Open—Conservation	<b>PI</b>	Public and Institutional
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**Notes:**

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.

**20-36.040 Number of parking spaces required.**

<b>TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING</b>		
<b>REQUIREMENTS BY LAND USE TYPE (continued)</b>		
<b>Land Use Type:</b>	<b>Number of Parking Spaces Required</b>	
	<b>Vehicle</b>	<b>Bicycle</b>
<b>RESIDENTIAL USES (2) (continued)</b>		
Senior housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Senior affordable housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Single-family dwellings—Detached (see duplexes, etc., above for attached units)	Standard lot—4 spaces per unit, 1 of which must be on-site, covered and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	None required.
	Flag lot—2 spaces per unit, 1 of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	None required.
Single room occupancy facilities	0.5 spaces per unit.	
Supportive housing	<u>No minimum parking requirements for units occupied by supportive housing residents within one-half a mile of a public transit stop. Otherwise,</u> subject to the same parking requirements as other residential uses.	
Transitional housing	Subject to the same parking requirements as other residential uses.	

## 20-42.050 Day care facilities.

~~Large family day care homes and~~ Child day care centers shall comply with the requirements of this Section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

A. Purpose. The availability and affordability of quality, licensed child care is beneficial to the well-being of parents and children within this community. The purpose of regulating child day care facilities within the City shall be to:

1. Facilitate and encourage the establishment of licensed child day care, by streamlining the permit process and making fees as economical as possible;
2. Specify standards to avoid any adverse effects of such facilities upon surrounding properties; and
3. Avoid the over-concentration of child care facilities in any neighborhood.

B. Application requirements. The following shall be included in each application for a child day care facility Minor Conditional Use Permit or Conditional Use Permit:

1. The application shall indicate the number of children to be cared for, including the applicant's children under 10 years of age; the number of employees; hours of operation and outdoor playtime; and State license number. The application and site plan shall clearly show compliance with applicable standards.
2. A site plan (8-1/2" x 11") showing: location and dimensions of existing residence and other structures, including: fencing; outdoor play structures and equipment; distance to property line; parking areas and number of spaces both on-site and off-site spaces contiguous to property lines; access and traffic circulation.
3. An accurate traffic circulation plan showing parking, circulation and drop-off areas.

C. Conditions of approval. The operation of a child day care center ~~or large family day care home~~, in compliance with a Minor Conditional Use Permit or Conditional Use Permit as required by Division 2, may be conditioned or limited by the permit, except as may be prohibited by State law applicable to a chartered city, in any manner deemed necessary by the review authority to ensure the preservation of the health, safety and general welfare of the community and the neighborhood where the facility is proposed. The scope of permit review and approval shall be limited as required by State law to the following.

~~1. — Space and concentration. No proposed large family day care facility shall be located closer than 300 feet in all directions from any other large family day care facility, as measured from any point on the exterior walls of both structures. In no case shall a residential parcel be directly abutted by large family day care homes on two or more sides.~~

1 ~~2~~. Noise. The operation of any child care facility shall comply with all provisions of the City noise ordinance. The review authority may require conditions of approval to reduce noise impacts including: solid fencing or other sound attenuating devices; restrictions on outside play hours; location of play areas; and placement of outdoor play equipment.

2 ~~3~~. Traffic circulation. The traffic circulation plan for all child day care facilities shall be designed to diminish traffic safety problems. A residence on a regional street (as shown on the General Plan Circulation Map) shall provide a drop-off/pickup area designed to prevent vehicles from backing onto the arterial roadway. The care provider may be required to submit

a plan of staggered drop-off and pickup time ranges to reduce congestion in neighborhoods already identified as having traffic congestion problems.

D. Required findings for approval. No Conditional Use Permit for a child day care facility shall be granted unless the review authority first makes all of the following findings, in addition to those required by Section 20-52.050 (Conditional Use Permits and Minor Conditional Use Permits):

1. The facility complies with all applicable requirements of this Section; and
2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.

E. Notification of proposed action. Not less than 10 working days prior to the date on which the decision will be made on the application, the City shall provide public notice in compliance with Section 20-52.050 (Conditional Use Permits and Conditional Minor Conditional Use Permits) to the applicant, and all owners of property within a 100-foot radius of the exterior boundaries of the proposed parcel. The notice shall state that no hearing on the application shall be held prior to the decision, unless requested by the applicant or owners of property described above.

## **20-64.020 Applicability, initiation, processing, notice, and hearing.**

### **A. Applicability.**

1. General Plan. A General Plan amendment may include revisions to text or diagrams.
2. Zoning Code. A Zoning Code amendment may modify any procedure, provision, regulation, requirement, or standard applicable to land use or development within the City.
3. Zoning Map. A Zoning Map amendment has the effect of rezoning property and/or moving a boundary between two zoning districts.

a. A Zoning Code Map Amendment for housing projects is not required for consistency with the General Plan provided the proposed housing project is consistent with objective General Plan standards and criteria of the zoning consistent with the General Plan land use, as shown in Table 2-1, Zoning Districts.

B. Initiation of amendment. An amendment to the General Plan, this Zoning Code, or the Zoning Map shall be initiated in compliance with the following:

1. Eligibility for initiation of amendment. A General Plan, Zoning Map, and/or Zoning Code text amendment may be initiated by:
  - a. A resolution of the Council or Commission;
  - b. The filing of an amendment application with the Department by the owner or authorized agent of property for which the amendment is sought. If the property is under more than one ownership, all of the owners or their authorized agents shall join in filing the application; or
  - c. A request from the Director, or City department other than Community Development, to the Commission, followed by the adoption of a motion by the Commission setting the matter for study, hearing, and recommendation to the Council.

2. Application requirements. An application for an amendment filed by a property owner or authorized agent in compliance with Subsection B.1.b, shall be filed in compliance with Chapter [20-50](#) (Permit Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for amendment applications. It is the responsibility of the applicant to provide evidence in support of the findings required by Section [20-64.050](#) (Findings), below.
3. Study of additional area. The Director, upon review of an application, or upon a motion by the Commission or Council for an amendment, may elect to include a larger area or additional land in the study of the General Plan or Zoning Map amendment request.

C. Public hearings required.

1. After the initial processing of a proposed amendment in compliance with Chapter [20-50](#) (Permit Application Filing and Processing) the Commission and Council shall each conduct at least one public hearing regarding the amendment.
2. Notice of the hearings shall be given in compliance with Chapter [20-66](#) (Public Hearings).
3. Failure of any person to receive notice of the hearings shall not invalidate a decision by the Commission or Council.

D. Continuance of hearing.

1. The Commission or Council may continue a hearing on a proposed amendment from time to time, but the continuances shall not exceed a total of 100 days from the date of the initial opening of a public hearing before the applicable review authority.
2. Following the closing of the hearing the Commission or Council may continue its discussion and action on the matter for a period of time not to exceed 60 additional days.
3. If determined necessary by a majority vote of the members present, the Commission or Council may continue the discussion and action for a period of time not to exceed 60 additional days.
4. No further continuances shall be allowed, unless expressly approved by the applicant.

## **20-70.020 Definitions of specialized terms and phrases.**

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

### **D. Definitions, “D.”**

**Day Care.** Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

- 1. Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
- 2. Large Family Day Care Home.** As provided by [Health and Safety Code](#) Section ~~1596.78~~ 1597.465, a home that regularly provides care, protection, and supervision for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.
- 3. Small Family Day Care Home.** As provided by [Health and Safety Code](#) Section ~~1596.78~~ 1597.44, a home that provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.
- 4. Adult Day Care Facility.** A day care facility providing care and supervision for adult clients.

### **P. Definitions, “P.”**

**Public Transit Stop.** A location containing a train station or bus stop.