

ORDINANCE NO. C-

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING
THE LONG BEACH BOULEVARD PLANNED
DEVELOPMENT DISTRICT (PD-29)

WHEREAS, the Planning Commission, at its hearing on May 5, 2005
reviewed the proposed amendment to Map 1, attached hereto as Exhibit "A", and
recommended the City Council adopt same; and

WHEREAS, the City Council hereby finding that the proposed
amendments to the Long Beach Boulevard Planned Development District (PD-29) will
not adversely affect the character, livability or appropriate development of the
surrounding properties and that the proposed amendments are consistent with the
goals, objectives and provisions of the General Plan;

NOW, THEREFORE, the City Council of the City of Long Beach ordains
as follows:

Section 1. Establishment of the Long Beach Boulevard Planned
Development District (PD-29). The Development and Use Standards for the Long
Beach Boulevard Planned Development District (PD-29) are hereby adopted, amended
and restated in its entirety as set forth as follows:

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1 LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT

2 (PD-29)

3 I. INTENT

4 The intent of PD-29 is to promote the economic and aesthetic revitalization of a
5 distressed urban corridor. Generally, this corridor includes the property located along
6 Long Beach Boulevard between Wardlow Road and 7th Street. Exhibit "A" shows the
7 exact boundaries of this PD district. This ordinance is intended to encourage:

8 A. Assemblage of small lots into sites large enough to ensure an
9 appropriate level of economic utilization;

10 B. Development of quality commercial, residential, institutional and
11 light industrial projects which are compatible with viable neighboring uses;

12 C. Types of uses and levels of intensity that will take advantage of the
13 light rail service and augment the cost-effectiveness of that service; and

14 D. A pattern of development that will enhance the physical and visual
15 quality of the Boulevard, thereby contributing to its economic viability and the viability of
16 the downtown and the City as a whole.

17
18 II. DEVELOPMENT REVIEW PROCEDURES

19 A. Procedures

20 The PD-29 area is unique in that there are two agencies, the Planning
21 Bureau and the Redevelopment Agency, which play a role in reviewing and permitting
22 development proposals.

23 In reviewing and approving development plans and discretionary permits
24 in the PD area, the City Council, Planning Commission, Redevelopment Agency and/or
25 Site Plan Review Committee shall be guided by the following:

- 26 1. The goals and policies of the General Plan;
27 2. The Redevelopment Plan;
28 3. The Redevelopment Agency Design Review Process;

1 4. The development and use standards set forth by the Planned
2 Development Ordinance; and

3 5. The procedures, development and use standards set forth in
4 Title 21 Zoning of the Long Beach Municipal Code.

5 B. Site Plan Review Process

6 1. Applicability.

7 Site Plan Review is required for all non-residential projects consisting of
8 1,000 square feet or more of new construction (including additions to existing buildings)
9 and for residential projects consisting of 5 units or more of new construction.

10 C. Conditional and Administrative Use Permits

11 Divisions I and IV of Chapter 21.25 of the Long Beach Municipal Code
12 establish the procedures for uses requiring a Conditional Use Permit or an
13 Administrative Use Permit. In addition to the findings set forth in Division II & IV of
14 Chapter 21.25 of the Long Beach Municipal Code, no Conditional Use Permits (CUP) or
15 Administrative Use Permits (AP) shall be approved unless all of the following findings
16 are made:

17 1. The use is consistent with the intent of the General Plan and
18 Redevelopment Plan for this area, and is consistent with this PD ordinance;

19 2. The use is compatible with viable adjacent land uses and will
20 not result in any significant negative impacts on surrounding properties;

21 3. The use supports neighborhood revitalization;

22 4. The site improvements will contribute to the streetscape or
23 visual quality along the Long Beach Boulevard corridor; and

24 5. The use strengthens the economic base of the Long Beach
25 Boulevard Planned Development District.

26 D. Appeal.

27 The applicant or aggrieved person may appeal any decision made by the
28 Planning Commission, Site Plan Review Committee or Zoning Administrator. Such

1 appeal shall be processed in accordance with provisions set forth by Division V of
2 Chapter 21.21 of the Long Beach Municipal Code.

3
4 **III. ESTABLISHING SUBAREAS WITHIN THE PD-29 DISTRICT**

5 The following five subareas are established within the Long Beach Boulevard
6 Planned Development District:

7 A. Subarea 1a - Area between Wardlow Road and the San Diego (405)
8 Freeway. The intent for this subarea is to encourage the development of commercial
9 uses that take advantage of the convenient freeway access, yet is compatible with
10 surrounding residential uses. Special design attention shall be provided along Elm
11 Avenue. In-fill development is encouraged.

12 B. Subarea 1 (Memorial North) - Area between the 405 Freeway and 27th
13 Street.

14 The intent for this subarea is to encourage the continued development of
15 commercial and residential "medical support" uses, especially uses that are
16 complimentary to the function of Memorial Medical Center. In-fill development with
17 medical-related uses that are compatible with multiple family housing, and multiple
18 family housing will be encouraged.

19 C. Subarea 2 (Willow Node) - Area between 27th Street and 25th Street.

20 The intent for this subarea is to encourage a high intensity retail
21 commercial node which will serve as the northern development anchor of this corridor.
22 Multi-family residential development is also encouraged because of the proximity to the
23 light-rail station.

24 D. Subarea 3 (North Corridor) - Area between 25th Street and 21st
25 Street.

26 The intent for this subarea is to allow small scale institutional and
27 commercial uses, and multiple-family residential. Along the Boulevard frontage, quality
28 multiple family residential uses and residentially-compatible commercial uses are

1 encouraged.

2 E. Subarea 4 (Central Corridor) - Area between 21st Street and 14th
3 Street.

4 The intent for this subarea is to encourage and increase employment
5 opportunities by allowing more intense commercial and institutional uses, and clean
6 light industrial uses. Appropriate buffers should be provided separating these uses from
7 adjacent residential neighbors. In-fill development and residential land uses are also
8 encouraged due to proximity to the light-rail stations.

9 F. Subarea 5 (St. Mary & Downtown Adjacent) - Area between 14th
10 Street and 7th Street.

11 The intent for this subarea is to encourage a mix of living, shopping, and
12 working opportunities. The Anaheim Node and St. Mary medical related commercial
13 will serve as the southern development anchor of this corridor. Due to the proximity to
14 the downtown, more dense and urban developments which consist of mixed uses
15 should be encouraged. All projects should be designed to create the best possible
16 environment for the pedestrian.

17
18 IV. LAND USES

19 A. Uses.

20 PD-29 Use Table (attached hereto as Exhibit "B") indicates the type of
21 uses: permitted (Y), not permitted (N), permitted with a Conditional Use Permit (CUP),
22 permitted with an Administrative Use Permit (AP), permitted as a temporary use (T), or
23 permitted as an accessory use (A) in each subarea of the PD-29 district, subject to all
24 development review and other procedures and conditions set forth for such uses in this
25 ordinance.

26 B. Prohibited Uses

27 Any use not specified in the PD-29 Use Table of this Planned
28 Development Ordinance shall be considered a prohibited use.

1 C. Temporary and Accessory Uses

2 Temporary and accessory uses are allowed in this PD area to the same
3 extent as they are allowed by the Zoning Regulations for Commercial Districts.

4 D. Legal Non-Conforming Uses

5 Non-conforming uses may be continued in accordance with the
6 "Nonconforming Use" provision of the Zoning Regulations (Chapter 21.27) except that
7 nonconforming rights will be extended as follows:

8 In order to enhance the economic recovery of the Long Beach Boulevard
9 Corridor and to avoid the loss of legal non-conforming use status because of prolonged
10 abandonment resulting from economic hard-times, all nonconforming rights to a use
11 existing on the effective date of this ordinance shall not be deemed lost if the use is
12 abandoned for less than 24 months. This extension of rights shall be terminated on
13 December 31, 1999.

14 Starting January 1, 2000, all non-conforming rights shall be continued in
15 accordance with the "Nonconforming Use" provision of the Zoning Regulations (Chapter
16 21.27).

17
18 V. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

19 A. Intent.

20 Design guidelines and development standards address the exterior
21 appearance of buildings and how they interact visually, and functionally with the public
22 environment. Their intent is to provide sufficient flexibility and guidance to encourage
23 exceptional design quality while preventing poor design.

24 They are intended for use by both private and public interests as they plan
25 and design new projects, and by the City as a basis for design review and evaluation
26 during the approvals process.

27 B. Design Guidelines.

28 The realization of the urban design character of the Long Beach

1 Boulevard Planned Development District, and particularly of the "nodes", requires
2 adherence to design guidelines. The guidelines endeavor to establish a physical
3 framework within which individual projects can be designed to contribute to a coherent
4 whole. These guidelines are:

5 1. Standards for construction or use in the Planned Development
6 District should reflect quality design. Architectural continuity along the Boulevard is
7 desired not through the incorporation of a single design style, but rather through
8 consistency in the quality of design, workmanship, and materials utilized.

9 2. Building facades should utilize substantial articulation and
10 detailing. Architectural details should be consistent in style, scale, materials, and
11 quality throughout each development.

12 3. The streetscape should be enhanced by store front windows,
13 awnings, balconies, building entries or by attractive landscaping. Corners of buildings,
14 particularly those at street corners and major entrances, should be articulated vertically.
15 Blank walls facing major streets without significant architectural treatments should be
16 avoided.

17 4. The "nodes" should be designed as the focal points of the
18 Boulevard which encourage pedestrian activity and provide special treatments for public
19 spaces. Installation of special decorative paving materials, fountains, public arts,
20 outdoor seating, and landscaping, and provision of retail plazas as well as public and
21 semi-public spaces are encouraged.

22 5. New development and uses should contribute to a visual
23 upgrading of the Long Beach Boulevard corridor and be compatible with viable
24 surrounding uses.

25 6. All residential development should be designed to provide a
26 quality urban living environment with adequate usable open space, adequate storage
27 space, an adequate amount of natural light and natural ventilation, and security
28 provisions.

7. Higher density and intensity development is especially encouraged around the Metro Blue Line stations.

C. Development Standards.

1. Setbacks.

a. Setbacks from a public street:

i. Subarea 1a:

Buildings - 10 feet

Surface Parking - 10 feet

ii. Subareas 1, 2, 3, & 4:

Buildings/Parking Structures - 10 feet.

Surface Parking - 5 feet.

iii. Subarea 5:

Buildings - No setback requirement.

Surface Parking/Parking Structures - 5 feet.

Through the Site Plan Review process, the setback requirement may be reduced by the PD-29 Site Plan Review Committee or the Planning Commission if it finds that the reduced setback will not impact the streetscape due to the building design.

b. Interior setbacks adjacent to a non-residential district property: 5 feet.

The required setback can be reduced to zero (or 6 inches) if the building is to be attached to an existing building located on the abutting property.

c. Interior setbacks adjacent to a residential district property:

i. Buildings: 20 feet.

ii. Surface parking: 5 feet.

d. Setback from the abutting alley: 10 feet from the center line of the abutting alley.

2. Maximum Building Height.

1 a. Subarea 1a: 50 feet (measuring from Long Beach
2 Boulevard curb height) except along Elm Avenue shall be reduced to 20 feet for a width
3 of 30 feet along the entire property line.

4 b. Subareas 1, 3 & 4: 50 feet.

5 c. Subareas 2 & 5: 150 feet.

6 Exceptions to the height limitation up to 20% of the maximum height may
7 be granted by the Planning Commission through the site plan review process subject to
8 findings related to the overall project design.

9 3. Floor Area Ratio: No limit.

10 4. Lot Coverage: No limit.

11 5. Parking.

12 a. Required Parking. The required parking and loading area
13 shall be provided in accordance with the standards set forth in Chapter 21.41 of the
14 Zoning Regulations (Off-street parking and loading requirements).

15 b. Parking Reduction through the Site Plan Review process.
16 For non-residential projects, the required number of parking spaces may be reduced by
17 the PD-29 Site Plan Review Committee or the Planning Commission where a
18 development is less than 600 foot from a light-rail station, and a parking study can
19 demonstrate that such a use will generate less parking demand due to the proximity to
20 the rail station.

21 c. Parking Reduction through the Administrative Use Permit
22 process. Through the Administrative Use Permit process, the required number of
23 parking spaces may be reduced (up to 20% of the required parking) if a parking study
24 can demonstrate that such a use will generate less parking due to the use of a joint
25 parking facility or other parking management program.

26 //

27 //

6. Development Standards for Residential Developments.

All residential development shall comply with the density and development standards indicated as follows:

STANDARDS	SUBAREAS 1, 3 & 4	SUBAREAS 2 & 5
Density	Same as R-4-N	Same as R-4-U
Maximum Building Height	Per PD-29	Per PD-29
Setbacks -Street & rear	Per PD-29	Per PD-29
-Interior side Property line	10% of lot width but not more than 10'	10% of lot width but not more than 10'
Buffers	Same as R-4-N	Same as R-4-U
Courtyard	Per Sec. 21.31.242	Per Sec. 21.31.242
Lot Coverage	No limit	No limit
Usable Open Space	Same as R-4-N	Same as R-4-U
Privacy Standards	Windows shall not be over-lapping with windows of facing units	Windows shall not be over-lapping with windows of facing units

7. Industrial Related Uses (Subarea 4).

a. Fence Required: An 8 foot masonry wall shall be constructed separating the industrial use from the abutting residential use.

b. Limited vehicular access: If the property is located across an alley or a street from a residential zoned property, no truck traffic shall be permitted to have an access from the site to the abutting alley or residential street.

c. Retail uses: A retail outlet or a showroom for the products being manufactured is encouraged to be provided on the site.

d. Limited to existing structures: Industrial uses shall be allowed only in structures existing upon the effective date of this ordinance.

8. Limited Vehicular Access to Elm Avenue (Subarea 1a):

For all parcels of land located within Subarea 1a, where a site has a street frontage other than Elm Avenue, no vehicular access shall be allowed from the site to Elm Avenue except for emergency vehicles only.

9. Screened Mechanical Equipment.

All mechanical equipment shall be screened. Screening of mechanical equipment shall be integrated with the design of the building. All public utilities shall be placed underground.

10. Trash and Recycling Receptacles.

Adequate trash and recycling receptacles shall be provided to accommodate all refuse generated on a site. Trash receptacles shall not be visible from a public street and shall be integrated with the design of the building. The location of trash and recycling receptacles shall be shown on the site plan.

11. Landscaping.

a. Special Treatments at Nodes.

At the major street intersections, especially at the Anaheim Node, installation of special decorative paving materials, fountains, public arts, outdoor seating, and landscaping are encouraged.

b. Street Front Setback Area.

i. Trees. Trees shall be planted within the street front setback area. These trees shall be planted with one tree (24" box) per each 25-linear feet of street frontage.

ii. Shrubs. Within the street front setback area, a minimum of 3 shrubs for each tree shall be provided. These shrubs shall be a minimum of 5-gallon in size.

iii. Groundcover. All ground surface within the street front setback area shall be covered with groundcover.

c. Yard areas other than required street frontage.

i. Trees: One tree (24" box) for each 125 sq. ft. of yard area.

ii. Shrubs: Three shrubs (5-gallon) for each 125 sq. ft. of yard area.

12. Fences and Garden Walls.

Within the required street frontage setback area, no fence exceeding 3 feet in height shall be permitted.

13. On-premise Signs.

On-premise signs are permitted subject to the requirements of Chapter 21.44 (Signs) of the Long Beach Municipal Code.

14. Right-of-way Dedications and Improvements.

Public right-of-way shall be dedicated and improved as required by Chapter 21.47 (Street improvements) of the Long Beach Municipal Code.

D. Through-Block Development

All uses other than through-block development shall comply with the use and development standards applicable to the underlying zoning district.

A through-block development is permitted for the area located within PD-29 where the development site abuts, or adjoins properties fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street, provided that such a development proposal complies with the following conditions:

1. The minimum lot size shall be 22,500 sq. ft.;

2. The proposed site shall be developed as a unified site with the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street;

3. Uses permitted in a through-block development shall be the same as those on the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street with which the site is being developed;

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1 4. The site plan shall be approved by the Planning Commission
2 through the Joint Review Authority reviewing process;

3 5. Sites developed facing or adjacent to residential zoned
4 property shall be designed to be visually compatible with the residential uses, and shall
5 not impose significant environmental impacts such as noise, glare, or traffic impacts;
6 and 6. The entire site shall lie within the boundaries of PD-29.

7
8 Sec. 3. Notwithstanding Long Beach Municipal Code Section 21.25.101,
9 this ordinance shall not be considered one of the three annual amendments to the
10 Zoning Regulations.

11
12 Sec. 4. The City Clerk shall certify to the passage of this ordinance by
13 the City Council of the City of Long Beach and cause the same to be posted in three
14 conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first
15 day after it is approved by the Mayor.

16 //

17 //

1 I hereby certify that the foregoing ordinance was adopted by the City
2 Council of the City of Long Beach at its meeting of _____, 2005, by
3 the following vote:

4 Ayes: Councilmembers: _____

5 _____
6 _____
7 Noes: Councilmembers: _____

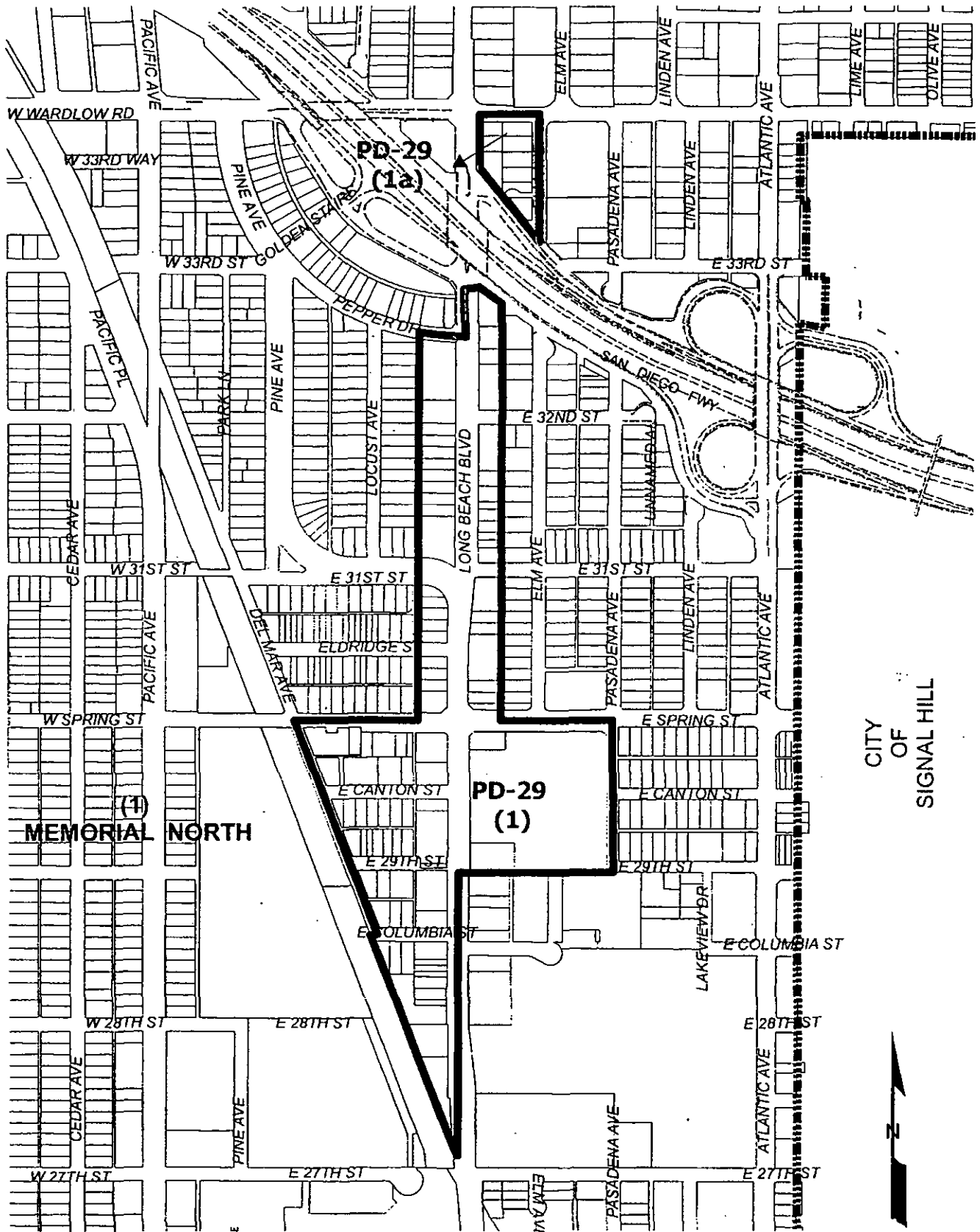
8 _____
9 Absent: Councilmembers: _____

10 _____
11 _____
12 _____
13 City Clerk

14 _____
15 Approved: _____
16 (Date)

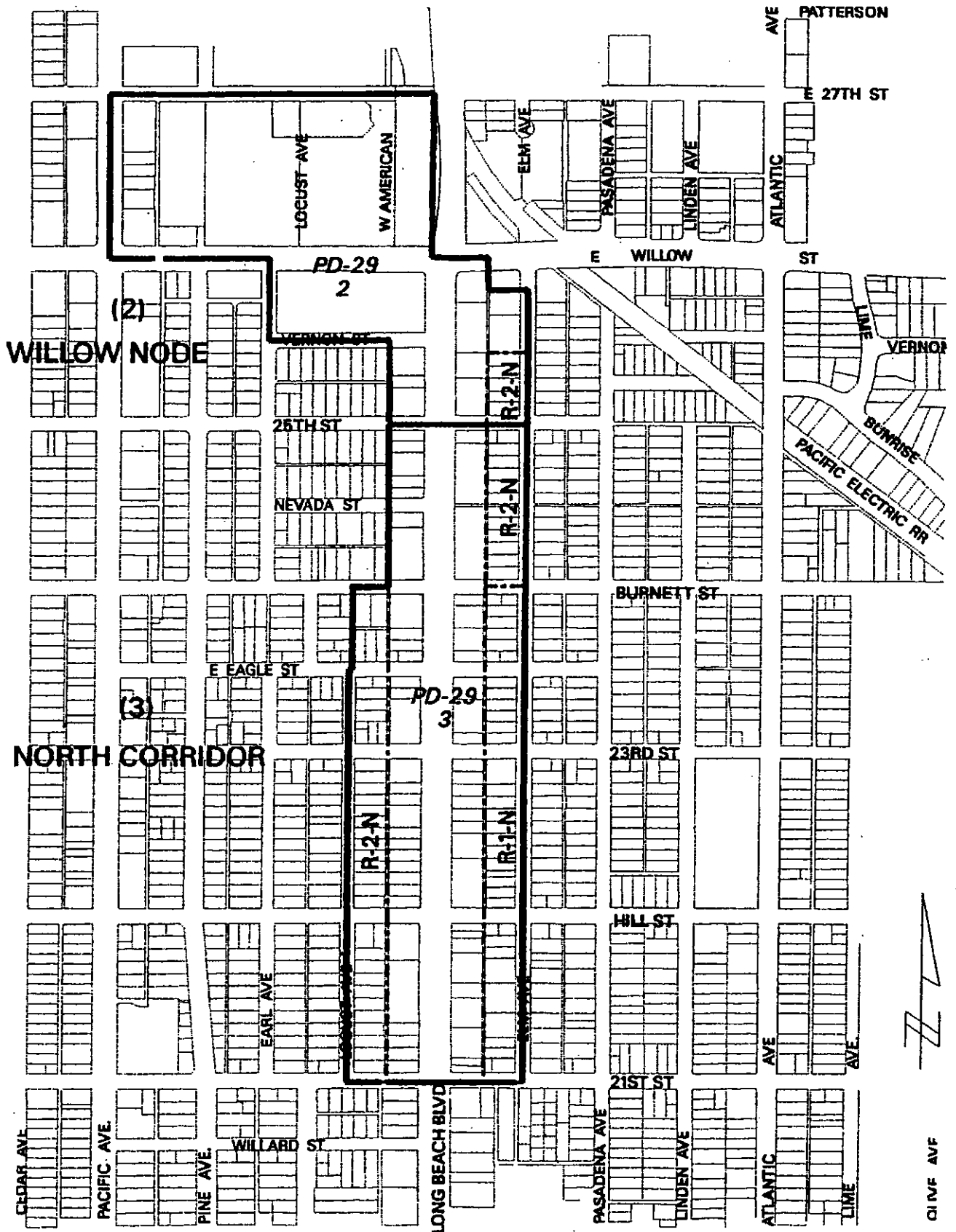
17 _____
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24 _____
25 _____
26 _____
27 _____
28 Mayor

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MAP 1

LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD-29)



MAP 2

LONG BEACH BOULEVARD
PLANNED DEVELOPMENT DISTRICT (PD-29)

CENTRAL CORRIDOR

(4)

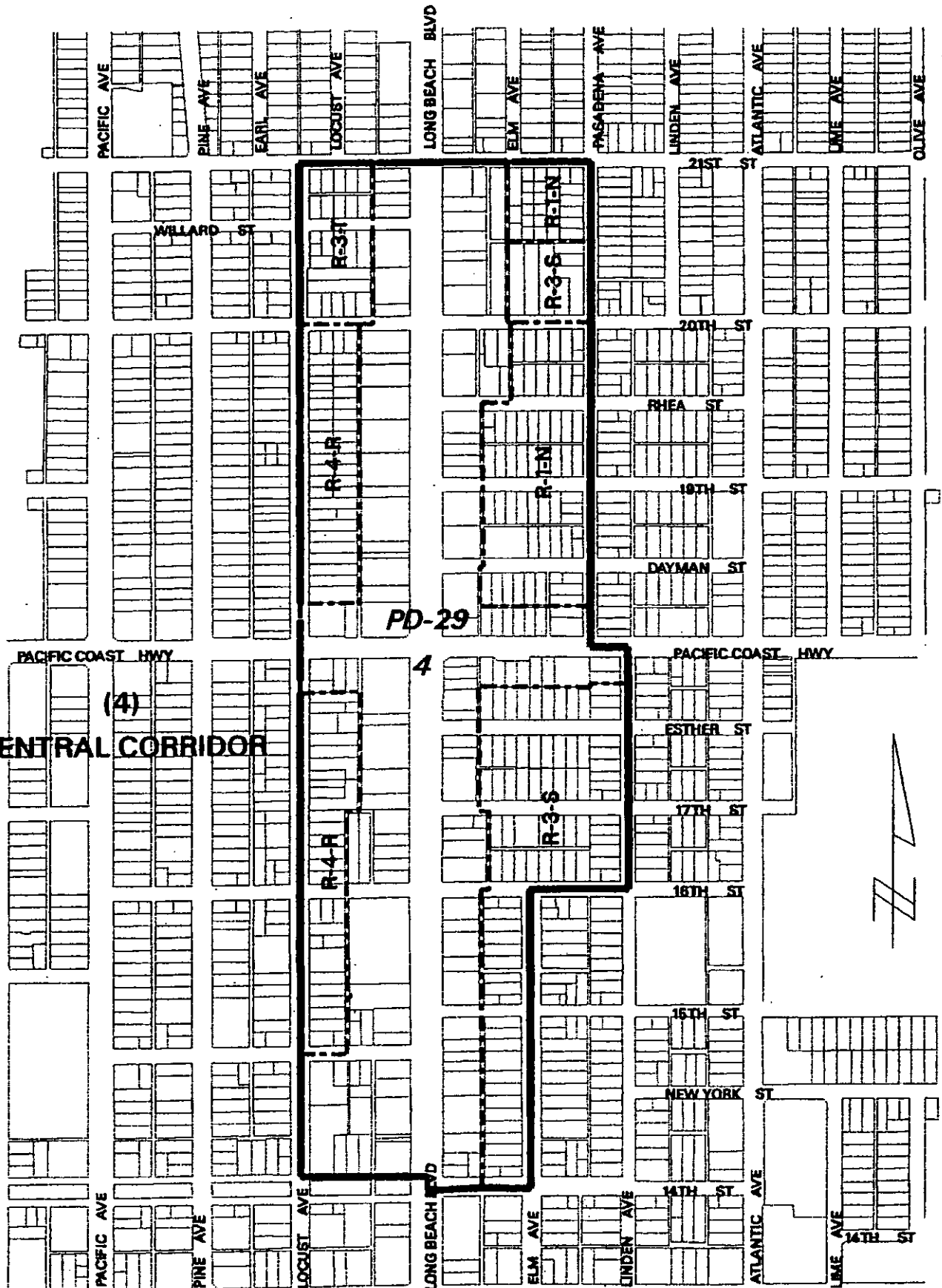
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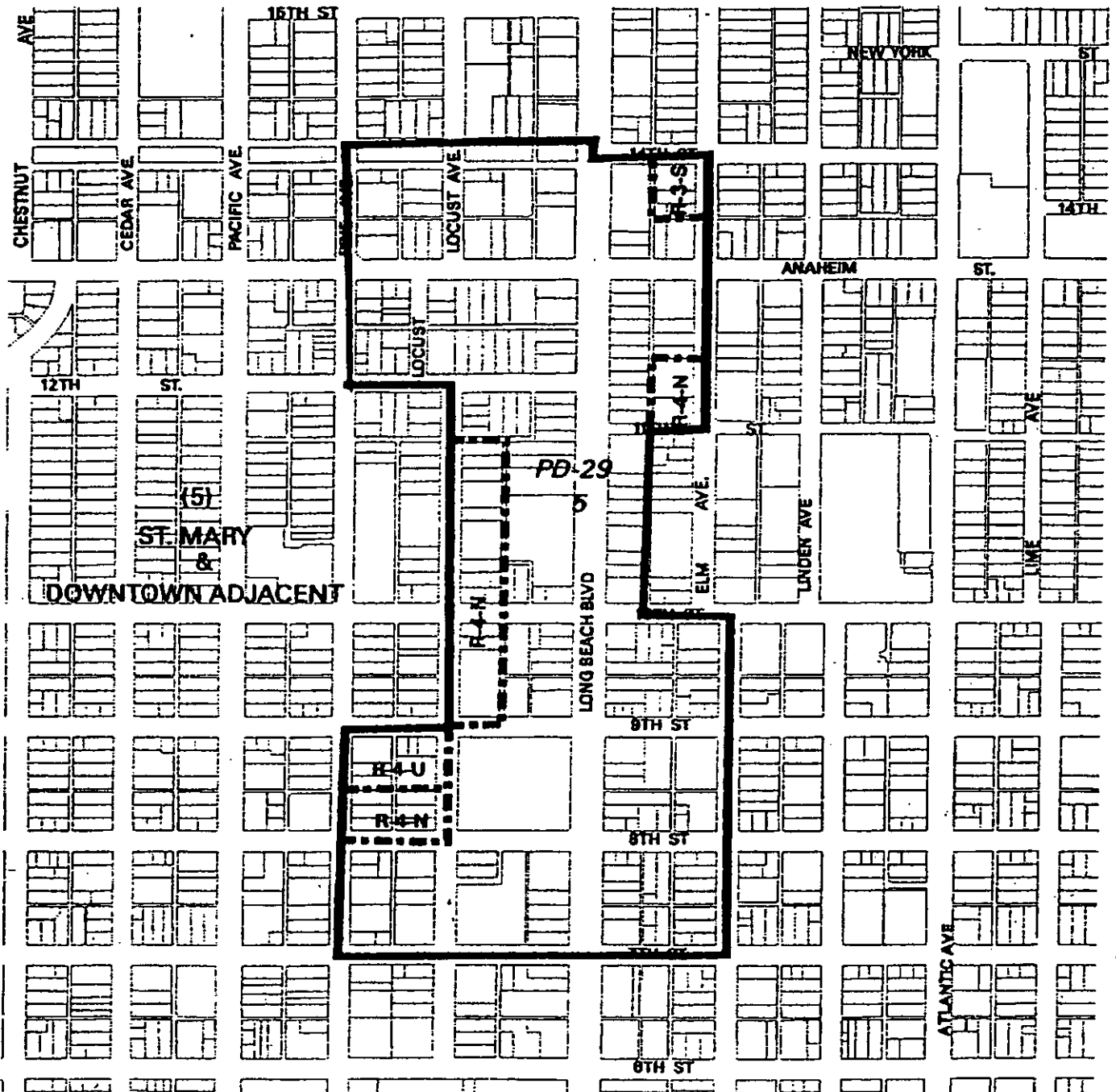
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MAP 3

**LONG BEACH BOULEVARD
PLANNED DEVELOPMENT DISTRICT (PD-29)**

Prepared by Advance Planning Division
The Dept. of Planning & Building, 9/89





MAP 4

LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD-29)

Revised: 5/15/2000

Prepared by Advance Planning Division
The Dept. of Planning & Building, 9/99

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
ALCOHOLIC BEVERAGE SALES	On/Off-premise sales qualified for exemption	EXP	EXP	EXP	EXP	EXP	Note: For alcoholic beverage sales exempted from the CUP process, see footnote #1.
	All other on/off-premise sales more than 500' from a district allowing residential uses	Y	Y	Y	Y	Y	
	All other on/off premise sales less than 500' from a district allowing residential uses	C	C	C	C	C	Note: The concentration of existing ABC licenses & the area crime rate are factors considered in reviewing applications for alcohol sales.
AUTOMOBILE (VEHICLE) USES	Auto Detailing/Car Wash	AP	AP	AP	AP	Y	Note: Mobile license shall be prohibited
	Gasoline Sales	Y	Y	AP	Y	Y	
	General Auto Repair (body work, painting, etc.)	N	C	N	C	AP	Note: All outdoor display, storage, service & repair of vehicles is (See Section 21.45)
	Minor Auto Repair, Tune Up & Lube, Smog Test	C	AP	N	AP	Y	
	Motorcycle/Jet Ski Sales & Repair	C	Y	AP	AP	Y	
	Parking Service - principal use	Y	Y	Y	Y	Y	
	Recreational Vehicle Storage	N	N	N	N	C	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Rental Agency (does not include repair)	Y	Y	Y	Y	Y	
	Sales, New Cars (sales of parts & minor/major repair, excluding body repair & painting, are permitted as accessory uses)	N	AP	N	AP	Y	
	Sales, Used Cars (only minor auto repair shall be permitted as an accessory use)	N	AP	N	AP	Y	
	Towing	A	A	A	A	A	
	Vehicle Parts (with installation); Tire Store	C	AP	N	AP	AP	
	Vehicle Parks (w/o installation)	AP	Y	Y	Y	Y	
BILLBOARDS	All Billboards	N	N	N	N	N	
BUSINESS OFFICE SUPPORT	Copy, Fax, Mail Box, or Supplies, Equipment Rental or Repair, and Off-set Printing	Y	Y	Y	Y	Y	
ENTERTAINMENT	Amusement Machines (4 or fewer)	A	A	A	A	A	Note: Entertainment licenses require approval from the City Council
	Arcades	N	N	C	C	C	
	Computer Arcades	N	N	C	C	C	
	Dancing (accessory use)	C	C	A	A	A	
	Hall Rental	N	N	AP	AP	AP	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Live or Movie Theater	N	N	Y	Y	Y	
	Mock Boxing or Wrestling	N	N	C	C	C	
	Pool Tables (up to 3 tables)	A	A	A	A	A	
	Private Club, Social Club, Night Club	N	N	Y	Y	Y	
	Restaurant with Entertainment	Y	Y	Y	Y	Y	
	Other Entertainment Uses (bowling alley, skating rink, miniature golf, tennis club)	C	C	AP (Subarea 2) C (Subarea 5)	AP	AP	
FINANCIAL SERVICES	Bank, Credit Union, Saving & Loan (without drive-thru window)	Y	Y	Y	Y	Y	
	Bank, Credit Union, Saving & Loan (with drive-thru window)	AP	AP	AP	AP	AP	
	Check Cashing	AP	AP	AP	AP	AP	
	All Financial Services Not Listed	AP	AP	AP	AP	AP	
INSTITUTIONAL USES	Church or Temple	C	AP	C	AP	AP	
	Fire/Police Stations, Community Center/Cultural (Public Sponsored)	N	Y	Y	Y	Y	
	Convalescent Hospital or Home	Y	Y	C	Y	N	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Daycare or Pre-school	Y	Y	Y	Y	Y	
	Elementary or Secondary School	C	Y	Y	Y	Y	
	Industrial Arts Trade School or Rehab. Workshop	C	Y	AP	Y	Y	
	Mortuary	C	C	C	Y	Y	
	Parsonage	A	A	A	A	A	Note: Accessory to church or temple
	Professional School/ Business School	Y	Y	Y	Y	Y	
	Social Service Office (w/o food distribution)	AP	AP	Y (Subarea 2) C (Subarea 5)	Y	C	
	Social Service Office (with food distribution)	N	C	C	C	C	
	Other Institutional Uses	AP	AP	AP	AP	AP	
PERSONAL SERVICES	Basic Personal Services (barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances/bicycles/electronic equipment, tailoring, shoe repair, tanning salon, travel agent or veterinary clinic)	Y	Y	Y	Y	Y	
	Catering, Party Counseling (w/o trucks)	Y	Y	Y	Y	Y	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Fitness Center/Heath Club, Dance/Karate Studio	Y	Y	Y	Y	Y	
	Fortune-telling	N	N	N	C	C	
	Gun Repair Shop	C	C	C	C	C	
	Laundromat	AP	AP	AP	Y	Y	
	Massage	A	A	A	A	A	
	Recycling Center	N	N	N	N	N	
	Recycling Collection Center for cans & bottles (staff attended)	N	N	N	N	N	
	Recycling Containers for cans and bottles	A	A	A	A	A	Note: Accessory to Grocery Store only
	Repair Shop (stove, refrigerator, upholstery, lawn mowers, etc.)	C	C	N	AP	Y	
	Shoe-shine Stand	A	A	A	A	A	
	Tattoo Parlor	N	N	N	N	N	
	Termite & Pest Control	AP	AP	AP	AP	Y	
	All Personal Services Not Listed	AP	AP	AP	AP	AP	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
PROFESSIONAL SERVICES	All Professional Offices (Accounting, Advertising, Architecture, Artist Studio, Bookkeeping, Business Headquarters, Chiropractics, Computer Programming, Consulting, Contracting, Dentistry, Engineering, Insurance, Law, Marketing, Medicine, Photography, Private Investigator, Psychiatry, Psychology, Real Estate, or Tax Preparation)	Y	Y	Y	Y	Y	
RESIDENTIAL USES	Artist Studio with Residence	AP	Y	Y	Y	AP	
	Caretaker Residence	A	A	A	A	A	
	Senior and/or Handicapped Housing	N	AP	AP	AP	AP	
	Special Group Housing (fraternity, sorority, convent, monastery, etc.)	N	C	C	C	N	
	Multi-family Residential	N	Y	Y	Y	Y	Note: Check special development standards
RESTAURANTS & READY-TO-EAT FOODS	Restaurants & Ready-to- Eat Foods w/o drive-thru lanes	Y	Y	Y	Y	Y	
	Restaurants & Ready-to- Eat Foods with drive-thru lanes	C	C	C	AP	AP	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
RETAIL SALES	Basic Retail Sales (except uses listed below)	Y	Y	Y	Y	Y	
	Gun Shop	C	C	N	C	C	
	Itinerant Vendor	T	T	T	T	T	
	Merchandise Mall, Indoor Swap Meet	C	AP	Y	Y	Y	
	Outdoor Sales Events (flee mkts/swap meet)	C	C	C	C	C	
	Pawn Shops	C	C	N	C	C	
	Thrift Store	AP	AP	N	AP	Y	
	Vending Machines	A	A	A	A	A	
TEMPORARY LODGING	Hotels (motels) w/90 rooms or more	C	Y	Y	Y	Y	
	Hotel (motels) less than 90 rooms	N	N	N	N	N	
	Shelters	N	N	N	C	N	
TEMPORARY USES	Carnival, Event, Fair, Trade Show, etc.	T	T	T	T	T	
	Construction Trailer	T	T	T	T	T	
TRANSPORTATION AND COMMUNICATION FACILITIES	Transportation Facilities (bus terminals)	N	N	AP	AP	AP	
	Communication Facilities	C	C	C	C	C	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	A. Freestanding/mono pole cellular and personal communication services	C	C	C	C	C	
	B. Attached/roof mounted cellular and personal communication services	Y	Y	Y	Y	Y	
	C. Electrical distribution station	C	C	C	C	C	
MISCELLANEOUS	Nurseries	Y	Y	Y	Y	Y	
	Passive Park	Y	Y	Y	Y	Y	
	Community Garden	IP	IP	IP	IP	IP	
	Community Playground	IP	IP	IP	IP	IP	
	Recreational Park	AP	AP	AP	AP	AP	
INDUSTRIAL RELATED USES	Industrial Food Processing: 1. Bakery	N	N	N	N	Y	Note: Check special development standards for all Industrial related uses. A retail outlet or a showroom is encouraged on the site.
	2. Catering (food preparation)	N	N	N	N	Y	
	Industrial Laundry	N	N	N	N	C	
	Self-storage facility	C	N	N	N	C ⁽²⁾	
	Sewing	N	N	N	N	C	
	Research & laboratory	N	N	N	N	C	

PD-29 USE TABLE

Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Warehousing	N	N	N	N	C	
	Wholesale sales (except livestock)	N	N	N	N	AP	

Abbreviations:

- Y = Yes (permitted use)
 N = Not permitted
 C = Conditional Use Permit is required
 AP = Administrative Use Permit is required
 EXP = Alcoholic beverage sales qualified for CUP exemption (see footnote #1)
 A = Accessory use. For special development standards, refer to Chapter 21.51.
 T = Temporary use subject to provisions contained in Chapter 21.53.
 IP = Interim park use permit required. For special conditions, refer to Chapter 21.52.

Footnote:

- (1) The following alcoholic beverage sales shall be exempted from the CUP permit requirement:
- a. Restaurant with alcoholic beverage service only with meal. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge with a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a condition use permit to continue to sell alcohol.
 - b. Use located more than 500 feet from zoning districts allowing residential use.
 - c. Department store or florist with accessory sale of alcoholic beverages.
 - d. Existing legal, nonconforming uses.
 - e. A full line grocery store of 50,000 sq. ft. floor area.
- (2) A self-storage facility in subarea 4 shall be limited to re-use of an existing building with no outside storage.