

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
 CITY OF LONG BEACH AMENDING THE LONG BEACH
 MUNICIPAL CODE BY AMENDING SECTIONS 21.15.050,
 21.15.063, 21.15.930, 21.15.1720, 21.15.1770, 21.15.2400,
 21.15.2410, 21.31.360.B, TABLE 31-1, 21.51.110.A, AND
 21.51.275; AND BY ADDING SECTIONS 21.15.045,
 21.15.447, 21.15.915, 21.15.935, 21.15.2165, 21.25.903.C.5,
 21.41.233.A.3, AND 21.51.276, ALL RELATED TO
 ACCESSORY DWELLING UNITS

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 21.15.050 of the Long Beach Municipal Code is amended to read as follows:

21.15.050 Accessory building, accessory structure.

"Accessory building or structure" means a detached or attached building or structure, the use of which is subordinate and customarily incidental to that of the main building or structure, or to the main use of the land. An accessory building or structure must be located on the same lot as the main building or structure.

Section 2. Section 21.15.063 of the Long Beach Municipal Code is amended to read as follows:

21.15.063 Accessory use, residential.

"Accessory residential use" means a residential use that is

OFFICE OF THE CITY ATTORNEY
 CHARLES PARKIN, City Attorney
 333 West Ocean Boulevard, 11th Floor
 Long Beach, CA 90802-4664

1 customarily incidental and/or necessarily related to a principal nonresidential
2 use of land, building, or structure. An accessory residential use is located on
3 the same lot as the principal nonresidential building or use and is dependent
4 upon the principal nonresidential use for the majority of its use or activity.
5 The occupant of an accessory residential use is employed in or routinely
6 conducts business in the nonresidential space. Accessory residential uses
7 include, but are not limited to, a caretaker's or night watchman's residence
8 (Section 21.15.445), an artist's studio and residence (Section 21.15.240),
9 and parsonage (Section 21.15.2005). "Accessory residential use" does not
10 include accessory dwelling units (Section 21.15.045).

11
12 Section 3. Section 21.15.930 of the Long Beach Municipal Code is
13 amended to read as follows:

14 21.15.930 Dwelling, one-family. See "single-family dwelling."
15

16 Section 4. Section 21.15.1720 of the Long Beach Municipal Code is
17 amended to read as follows:

18 21.15.1720 Manufactured housing.

19 "Manufactured housing" means a structure, transportable in one or
20 more sections, which, in the traveling mode, is eight (8) body feet or more in
21 width, or forty (40) body feet or more in length, or, when erected on site, is
22 three hundred twenty (320) or more square feet, and which is built on a
23 permanent chassis and designed to be used as a dwelling with or without a
24 permanent foundation when connected to the required utilities, and includes
25 the plumbing, heating, air conditioning, and electrical systems contained
26 therein; except that such term shall include any structure which meets all
27 the requirements of this definition except the size requirements and with
28 respect to which the manufacturer voluntarily files a certification and

1 complies with the standards established under California Health and Safety
2 Code, Division 13, Part 2. "Manufactured home" includes a mobile home
3 subject to the National Manufactured Housing Construction and Safety Act
4 of 1974 (42 U.S.C., Sec. 5401, et seq.).

5
6 Section 5. Section 21.15.1770 of the Long Beach Municipal Code is
7 amended to read as follows:

8 21.16.1770 Mobile home. See "Manufactured housing."
9

10 Section 6. Section 21.15.2400 of the Long Beach Municipal is amended
11 to read as follows:

12 21.15.2400 Secondary housing unit. See "Accessory dwelling unit."
13

14 Section 7. Section 21.15.2410 of the Long Beach Municipal is amended
15 to read as follows:

16 21.15.2410 Single-family dwelling.

17 A single-family dwelling is a residential unit designed and intended
18 for occupancy by one (1) family. A single-family dwelling contains one (1)
19 kitchen for central preparation of meals. This definition includes
20 manufactured housing (when placed on a foundation for permanent
21 residency) and group homes. A single-family dwelling may be attached or
22 detached, as follows:

23 A. Detached. "Detached single-family dwelling" means one (1)
24 dwelling unit located on a single lot with yard areas that separate that
25 dwelling from other dwellings.

26 B. Attached. "Attached single-family dwelling" means one (1)
27 dwelling unit on a single lot with one (1) side wall in common with a dwelling
28 on an adjoining lot.

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Section 8. 21.31.360.B of the Long Beach Municipal Code is amended to read as follows:

B. Accessory Dwelling Units. Accessory dwelling units shall be prohibited in a PUD.

Section 9. Table 31-1 in Chapter 21.31 is amended to read as shown on Exhibit "A" attached hereto and made a part hereof word for word.

Section 10. 21.51.110.A of the Long Beach Municipal Code is amended to read as follows:

A. Additional Dwelling Units.

Any use which increases the number of dwelling units in any building or on any lot beyond that permitted in the district, except for accessory dwelling units as described in Section 21.51.275.

Section 11. Section 21.51.275 of the Long Beach Municipal Code is amended by adding an expiration clause at the beginning to read as follows:

21.51.275 Secondary housing units ("granny flats").

This Section will remain in effect in the Coastal Zone until such time as new Section 21.51.276 is approved and certified by the California Coastal Commission as an amendment to the Local Coastal Program (LCP). Upon certification, Section 21.51.275 will no longer be in force and effect.

Section 12. Section 21.15.045 is added to the Long Beach Municipal Code to read as follows:

21.15.045 Accessory dwelling unit.

1 “Accessory dwelling unit” means an attached or a detached
2 residential dwelling unit which provides complete independent living facilities
3 for one or more persons. An accessory dwelling unit is an accessory use
4 and not a principal use of land. It shall include permanent provisions for
5 living, sleeping, eating, cooking, and sanitation, and shall be located on the
6 same lot as the single-family dwelling to which it is subordinate (the primary
7 dwelling), and shall have a separate exterior entrance. An accessory
8 dwelling unit also includes the following:

9 A. An efficiency unit, as defined in Section 17958.1 of the California
10 Health and Safety Code.

11 B. A manufactured home, as defined in Section 18007 of the
12 California Health and Safety Code.

13
14 Section 13. Section 21.15.447 is added to the Long Beach Municipal
15 Code to read as follows:

16 21.15.447 Carport.

17 “Carport” means a permanent roofed structure over a driveway, built
18 for the purpose of sheltering an automobile. A carport is supported by
19 attachment to a building and/or freestanding posts, and is open on all sides
20 that are not attached to a building. A carport may have a solid or trellised
21 roof. “Carport” does not include “porte cochere,” or any temporary or non-
22 permanent structure.

23
24 Section 14. Section 21.15.915 is added to the Long Beach Municipal
25 Code to read as follows:

26 21.15.915 Dwelling unit, accessory. See “Accessory dwelling unit.”

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1 Section 15. Section 21.15.935 is added to the Long Beach Municipal
2 Code to read as follows:

3 21.15.935 Dwelling, primary.

4 “Primary dwelling” means a single-family dwelling that is not an
5 accessory dwelling unit. A primary dwelling is a principal use of land.

6
7 Section 16. Section 21.15.2165 is added to the Long Beach Municipal
8 Code to read as follows:

9 21.15.2165 Primary dwelling. See “Dwelling, primary.”

10
11 Section 17. Subsection C.5 is added to Section 21.25.903 of the Long
12 Beach Municipal Code to read as follows:

13 5. Creation or expansion of an accessory dwelling unit in
14 conformance with the requirements of Section 21.51.275 (Accessory
15 dwelling units).

16
17 Section 18. Subsection A.3 is added to Section 21.41.233 of the Long
18 Beach Municipal Code to read as follows:

19 3. For the provision of required parking for an accessory
20 dwelling unit, and for required replacement of parking for the primary
21 dwelling when a garage is converted or existing parking spaces are
22 otherwise eliminated to create an accessory dwelling unit.

23
24 Section 19. Subsection C is added to Section 21.41.233 of the Long
25 Beach Municipal Code to read as follows:

26 C. For tandem parking allowed in Subsection 21.41.233.A.3 for
27 an accessory dwelling unit, up to three (3) spaces may be in tandem.

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Section 20. Section 21.51.276 is added to the Long Beach Municipal Code is amended to read as follows:

21.51.276 Accessory Dwelling Units.

An accessory dwelling unit (“ADU”) is an allowed accessory use on a lot having only one detached single family dwelling (a “primary dwelling”) and no other principal uses, or principal buildings or structures. An accessory dwelling unit shall have the provisions described in the definition of ADU (Section 21.15.045 – Accessory Dwelling Unit). Permits for ADUs shall be considered ministerially, without discretionary review or a hearing, and the Director of Development Services shall approve or deny an application for an ADU within 120 days after receiving said application. ADUs are subject to the following regulations:

A. Locations Allowed and Prohibited. Accessory dwelling units shall be allowed in the following locations, except that ADUs shall be prohibited unless fully conforming to the requirements of this Section:

1. The zoning districts in Table 31-1 where indicated as an allowable accessory use;
2. A Planned Development District (PD) or Specific Plan (SP), or subarea thereof, that allows residential use at single-family density, subject to the additional restrictions provided in this Section. The Zoning Administrator is authorized to determine if a PD or SP, or subarea thereof, allows for development of an ADU.

B. Categories of Accessory Dwelling Units. The City hereby provides for the permitting of two categories of accessory dwelling units, as follows:

1. Limited ADU. A Limited ADU is located in one of the zoning districts in Table 31-1 in which a Limited ADU is indicated as an allowable accessory use, or is located in a Planned Development District

1 (PD) or Specific Plan (SP), or subarea thereof, that allows single-family but
2 not multi-family residential use. A Limited ADU is created solely from the
3 existing floor area of the primary dwelling or an accessory structure. No
4 addition of floor area or expansion of building footprint is allowed when
5 creating a Limited ADU. A Limited ADU is exempt from certain development
6 standards, as provided by this Section; however, any future addition of floor
7 area to a Limited ADU shall require compliance with the provisions of this
8 Section for a Conforming ADU.

9 2. Conforming ADU. A Conforming ADU is located in one
10 of the zoning districts in Table 31-1 in which a Conforming ADU is indicated
11 as an allowable accessory use, or is located in a Planned Development
12 District (PD) or Specific Plan (SP), or subarea thereof, that allows single-
13 family residential use.

14 a. A Conforming ADU meets one of the following
15 conditions:

16 i. Construction of new floor area is proposed
17 to create or expand the ADU; or

18 ii. The lot is located in a permitted residential
19 zoning district other than a single-family residential
20 district, whether or not construction of new floor area is
21 proposed.

22 b. For a lot where an additional principal dwelling is
23 allowed, a Conforming ADU is not permitted, except that a
24 Conforming ADU may be created through conversion of the floor area
25 of an existing attached or detached accessory structure, which may
26 not be expanded, and such a Conforming ADU may not be created or
27 converted from new or existing floor area of the primary dwelling.

28 C. Density. Accessory dwelling units developed pursuant to the

1 requirements of this Section shall not be considered to cause the lot upon
2 which the ADU is located to exceed the allowable density permitted for the
3 lot. For lots not located in a single-family residential zoning district, addition
4 of another principal dwelling unit to a lot is not permitted as long as an ADU
5 is present.

6 D. Development Standards. An accessory dwelling unit shall
7 conform to all development standards of the zone in which the property is
8 located, including but not limited to, parking, height limits, setbacks,
9 projections, lot coverage, landscape, open space, and floor area ratio (FAR),
10 except as specifically provided by this Section, and shall be subject to the
11 following standards, and the provisions of Tables 51.275-1 and 51.275-2:

12 1. Nonconforming Setbacks. An ADU may be located
13 within an existing, permitted structure with non-conforming setbacks,
14 provided that any new construction of floor area complies with the applicable
15 setback standards. Conversion of an existing detached accessory structure
16 with non-conforming setbacks may include a second floor, provided that any
17 new construction complies with the applicable setback standards.

18 2. Relationship to Other Accessory structures. The gross
19 floor area of an ADU shall not be counted toward the allowable size of
20 accessory structures specified in Section 21.31.245.

21 3. Architecture, Design, and Site Planning. An ADU shall
22 be subject to the following criteria for architecture, design, and site planning
23 compatibility:

24 a. Exterior modifications to a primary dwelling or
25 accessory building, as well as the construction of a new attached ADU, shall
26 be architecturally compatible with the primary dwelling, including the use of
27 complimentary color palettes, exterior finishes, roof pitch, and other design
28 standards as set forth in Chapter 21.31.

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b. Any garage door(s) shall be removed from a garage or other accessory structure that is converted to an ADU, and the opening shall be treated and finished to match the building per Subsection 21.51.276.D.3.a.

c. Any window, door, or deck of a second story ADU shall utilize techniques to lessen views onto adjacent residential lots to preserve a reasonable level of privacy of adjacent residents. These techniques may include facing a unit entrance away from an interior property line, use of obscured glazing, window placement above eye level, or screening between properties.

d. Where a driveway abuts an ADU, a landscape area with a depth between eighteen (18) to thirty-six (36) inches shall be provided for the entire width of the driveway, provided that:

i. The landscape area does not reduce the driveway length below the minimum required in this Section when it serves as the required parking; and

ii. Existing pedestrian paths and entrances to the ADU and primary dwelling are not negatively impacted, or can feasibly be relocated.

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**Table 51.275-1
 Accessory Dwelling Unit Development Standards**

		Limited ADU	Conforming ADU
Setbacks ^(a)			
Front Yard		N/A	Same as zoning district.
Side Yard		N/A	Same as zoning district, or 5 ft., whichever is less.
Rear Yard ^(b)	Attached ADU	N/A	Same as zoning district. ^(c)
	Detached ADU	N/A	5 ft. ^(c)
Building Height			
Height Limit		N/A	Same as zoning district, or 25 ft. and 2 stories, whichever is less. ^(d)
Lot Standards			
Number of ADUs Allowed		1 per lot with an existing single-family dwelling only. ^(e)	
Minimum Lot Size		4,800 sq. ft.	
Minimum Lot Width		27 ft.	
Maximum Lot Coverage		N/A	Same as zoning district. ^(f)
Floor Area Ratio (FAR)		N/A	Same as zoning district. ^(f)
Minimum Usable Open Space		N/A	Equal to 25% of the gross floor area of the ADU ^{(g), (h), (i)}
Unit Size Requirements			
Maximum Unit Size		50% of GFA of the primary dwelling, or 1,000 sq. ft., whichever is less. ^(j)	
Minimum Unit Size ^(k)			
0 bedrooms		180 sq. ft. for all Limited ADUs	300 sq. ft.
1 bedroom			450 sq. ft.
2 bedrooms			750 sq. ft.
3 or more bedrooms			1,000 sq. ft.
Other Standards			
Distance between a detached ADU and principal structure		N/A	8 ft.

Abbreviations

ft. = feet

sq. ft. = square feet

N/A = not applicable

1 GFA = Gross Floor Area, as defined in Section 21.15.1070

2 Notes

3 (a) See Section 21.51.276.D.1 for existing legal nonconforming setbacks.

4 (b) The rear setback shall be measured to the centerline of the abutting alley,
5 where such exists.

6 (c) For reverse corner lots, the rear yard setback shall be the same as the side
7 yard setback.

8 (d) For sites in PD-11 (Rancho Estates Planned Development District), height is
9 limited to 13 ft., 1 story.

10 (e) For a lot where an additional principal dwelling unit is allowed, a Conforming
11 ADU is not permitted, except as provided in Section 21.51.276.B.2.b.

12 (f) The accessory dwelling unit's gross floor area shall be calculated in
13 accordance with Section 21.15.1070, and shall be counted toward lot coverage and floor
14 area ratio, and against usable open space.

15 (g) Percent of lot area per ADU, to be provided as private or common open
16 space. Usable open space standards of Section 21.31.230 shall apply.

17 (h) The open space required for the ADU is in addition to the open space
18 required by Table 31-2A for the primary dwelling.

19 (i) For a Conforming ADU, if the existing usable open space provided for the
20 primary dwelling is nonconforming, additional usable open space shall be provided for the
21 primary dwelling to conform with the open space requirements of Section 21.31.230 and
22 Table 31-2A.

23 (j) For a site with a primary dwelling of less than 1,280 sq. ft., an ADU up to 640
24 sq. ft. is permitted.

25 (k) The minimum unit size requirements do not establish any exceptions to the
26 maximum unit size allowed.

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1 4. Parking Required. Off-street parking for an accessory
2 dwelling unit and the primary dwelling shall be provided as required in Table
3 51.275-2. Replacement parking for the primary dwelling is required when any
4 on-site parking spaces (or the structures housing them) are demolished,
5 altered, converted, or otherwise eliminated in conjunction with creation or
6 expansion of an ADU. The following requirements shall apply to lots where
7 an ADU is created or expanded:

8 a. Replacement parking spaces for the primary
9 dwelling shall be provided off-street and shall comply with the requirements
10 of Chapter 21.41 (Off-Street Parking and Loading) including, but not limited
11 to size, parking access, improvements, turning radius, and allowed vehicle
12 parking areas, except as otherwise provided by this Section.

13 b. Parking spaces for an ADU, and replacement
14 parking spaces for the primary dwelling, may be provided within an enclosed
15 garage, a carport, or in an open configuration.

16 c. Use of a tandem parking configuration is allowed.
17 No more than three (3) vehicles may be parked in tandem.

18 d. Parking spaces for an ADU and replacement
19 parking spaces shall be located in the areas on a lot allowed by Section
20 21.41.281 (Vehicle parking in residential setbacks) and shown in Figure 41-3.

21 e. A separate driveway for the ADU, or its
22 replacement parking, is prohibited along the street frontage of the site. This
23 prohibition does not include a driveway or parking area having access only
24 from an alley.

25 f. If an automobile parking lift is used, it shall be
26 located within a fully-enclosed garage, which shall comply with all zoning
27 development standards of the applicable zoning district for a garage.

28 g. Garages for a single-family residence and an

ADU shall not exceed a total of nine hundred (900) square feet in size.

**Table 51.275-2
Required Parking for Limited and Conforming Accessory Dwelling Units
and Primary Dwellings**

ADU Size	Location	Parking spaces required	
		ADU (a)	Primary dwelling
640 sq. ft. or less	Coastal Zone and/or Parking Impacted Area (b)	1	Same as existing number of spaces
	Other permitted areas	0	
More than 640 sq. ft.	Coastal Zone and/or Parking Impacted Area (b)	2	Same as existing number of spaces
	Other permitted areas	0	

Notes

(a) The parking required for an ADU is in addition to that required for the primary dwelling.

(b) The boundaries of the Parking Impacted Area for purposes of this Section shall be taken from Map 17 of the Mobility Element of the General Plan, as adopted by the City Council on October 15, 2013, or as may be subsequently amended.

E. Other Provisions.

1. Owner Occupants, Sales, Rentals, and Covenants. The following requirements shall apply to all accessory dwelling units:

a. The owner of the property shall reside either in the primary dwelling or the accessory dwelling unit, unless both the primary dwelling unit and the accessory dwelling unit are rented to the same tenant and such tenant is prohibited in writing by lease or other written instrument from subleasing or otherwise renting the primary dwelling unit or ADU to any other person or entity.

1 rebuilt as necessary to comply with building, fire, and other life safety codes
2 without loss of rights to nonconforming setbacks.

3 4. Conversion of Nonconforming Second Dwelling Unit to
4 ADU. A nonconforming dwelling unit on a property with no more than two
5 existing dwelling units may be converted to a Conforming ADU, subject to
6 the provisions of this Section and the following:

7 a. The converted unit may be exempt from the
8 maximum ADU size limits, provided that:

9 i. The unit to be converted to an ADU has a
10 floor area less than the other dwelling unit, which shall become the primary
11 dwelling; and

12 ii. The unit to be converted to an ADU is not
13 larger than 1,200 sq. ft.

14 b. The property shall be located in a single-family
15 zoning district, or shall be located in an R-2, R-3, or R-4 zoning district and
16 shall have insufficient lot size for more than one dwelling to be permitted per
17 Tables 31-2A or 31-2B; and

18 c. Any existing parking (whether garage, carport, or
19 open) for both units shall be retained, and may be rebuilt and reconfigured
20 as necessary to comply with building code, and may be modified to be made
21 more conforming to the requirements of the Zoning Regulations.

22 5. Nonconformity with Loss of Primary Dwelling. In the
23 event that the primary dwelling is destroyed, abandoned, demolished, or
24 otherwise lost, the accessory dwelling unit shall become a nonconforming
25 use, subject to the provisions of Chapter 21.27 (Nonconformities), and shall
26 not be expanded. This nonconformity may be remedied by the re-
27 establishment of a primary dwelling on the property; or by conversion of the
28 ADU to a primary dwelling, subject to all applicable codes, laws, and

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regulations for a primary dwelling.

6. Unpermitted Structures. Any structure that is described by Section 21.27.030 shall not be converted or otherwise used in the creation or expansion of an accessory dwelling unit if it cannot first be brought into legal conforming status under the provisions of this Title.

F. Severability Clause. If any provision or clause of this Section or the application thereof to any person or circumstance is held to be unconstitutional or to be otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Section provisions or clauses or applications, and to this end the provisions and clauses of this Section are declared to be severable.

Section 21. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

OFFICE OF THE CITY ATTORNEY
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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

Table 31-1 Uses

Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H ^(d)	R-4-U	R-M	R-4-M	RP
Residential Uses																				
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y ^(b)	Y ^(b)	Y	Y	Y	Y ^(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Modular or manufactured housing unit placed on a permanent foundation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)																			C	

Residential Zone District Land Use		R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H ^(d)	R-4-U	R-M	R-4-M	RP
Accessory dwelling unit (see Section 21.51.275)	Limited accessory dwelling unit	A	A	A	A	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Conforming accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	N	N
Special group residence (senior citizen housing, handicapped housing, residential care facility, communal housing, convalescent hospital) (see Section 21.52.271)		N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Transitional Housing ^{(e), (f)}		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Supportive Housing ^{(e), (f)}		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Commercial Uses																					
Bed and breakfast inns (see Section 21.52.209)		N	N	N	N	N	N	N	N	N	N	N	N	AP	AP	AP	AP	AP	N	N	N
Office commercial (see Section 21.52.251)		N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	Y ^(a)	C	N	N	N
Residential historic landmark buildings (see Section 21.52.265.5)		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	AP
Restaurant (see Section 21.52.269)		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H ^(d)	R-4-U	R-M	R-4-M	RP
Retail commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y ^(a)	N	N	N	N
Through-block commercial (see Section 21.52.279)	N	N	N	C	N	N	N	N	C	N	C	C	C	C	C	C	C	C		
Other Uses																				
Carnival, fiesta, other outdoor exhibition or celebration (see Section 21.53.109)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	T
Church (see Section 21.51.213)	N	N	N	C	N	N	N	N	C	C	C	C	C	C	C	C	C	N	N	N
Common recreational facilities (permitted only for multi-family developments with 21 or more units)	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	Y	Y
Construction trailer (see Section 21.53.103)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	T
Courtesy parking for nonresidential use (see Section 21.52.221)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	C	C	N	N
Child daycare home - small or large facility (1–14 persons) (see Section 21.51.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	A
Daycare center (15 or more persons) (see Section 21.52.249)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
Detached accessory room (see Section 21.31.245)	N	N	A	A	A	N	N	A	A	A	A	A	A	A	A	A	A	N	Y	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H ^(d)	R-4-U	R-M	R-4-M	RP
Electrical distribution station (see Section 21.52.223)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N
Group home (1—6 persons) (see Section 21.15.1200)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Home occupation (see Section 21.51.235)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A
Interim Parks																				
a. Community gardens (see Section 21.52.260)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	IP
b. Passive parks (see Section 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	IP
c. Playgrounds (see Section 21.52.260)	IP	IP	IP	IP	IP	P	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	Y	IP
d. Recreational parks (see Section 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	IP
Private school (elementary) (see Section 21.52.263)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
Recreational vehicles - parking and storage (see Section 21.41.276)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	N
Room rentals (see Section 21.51.270)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A
Sandwiched lot development (see Section 21.52.270)	N	N	N	C	N	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H ^(d)	R-4-U	R-M	R-4-M	RP
Storage of chattel (see Section 21.51.290)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Trailer or dwelling unit used as home sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Vehicle parking and storage (see Section 21.41.281 and 21.41.283)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52.

A = Accessory use. Permitted subject to provisions contained in Chapter 21.51.

T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53.

AP = Administrative use Permit required. Refer to provisions in Chapter 21.52.

IP = Interim park use permit required. Refer to provisions in Chapter 21.52.

Notes:

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160.

(b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.

(c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.

(d) For commercial uses permitted in the R-4-H zone see Section 21.45.160.

(e) This use does not include uses that meet the definition of "Residential care facility" or "Special group residences" as defined in Chapter 21.15.

(f) Development is subject to the density limits of the zoning district in which it is located.