

## **Proposed Code Amendment- Storage Attics in Accessory Structures**

### **Proposed Changes are marked as follows:**

- **Red** - proposed new text
- **Red Strikethrough (strikethrough)** - proposed deleted text

21.31.245 - Accessory structures.

Attached and detached accessory structures shall be subject to the development standards indicated in Table 31-3 and as otherwise specified in this Section. Where no specific development standard is indicated, the standards for principal structures shall apply.

A. **Garages.** This Subsection establishes the development standards for the location, height and size of a garage. The required number of parking spaces, parking stall size, turning radius and other parking standards are specified in Chapter 21.41 (Off-Street Parking and Loading Requirements) of this Title.

1. **Setbacks.**

- a. If the garage takes direct access from a street, the garage shall be set back twenty feet (20') from the street property line. If the garage door does not face the street, the setback shall be the same as required for principal use structures.
- b. In the rear half of a lot, a garage may be located directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide (except for permitted projections, see Table 31-3). Otherwise, the standards for setbacks of the principal use structures shall apply. Garages shall not be allowed in street side yard of a corner lot.
- c. In the R-1-L Zone, the garage shall be set back fifty feet (50') from the street property line.

2. **Size.** Garages for single-family residences shall not exceed seven hundred (700) square feet in size and for two-family residences, shall not exceed one thousand one hundred (1,100) square feet in size.

3. **Height.** No garage shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260.

4. **Other Uses in Garage.** Laundry facilities, work benches and similar uses may be located in the garage, provided such uses do not encroach into the required parking area. If such a use or room is separated from the parking area in the garage by a solid wall, the room shall be considered an additional accessory

structure and shall conform to applicable standards specified in Subsection 21.31.245.C of this Title.

5. **Garages In R-3 and R-4 Zones.** Garages in R-3 and R-4 Zoning Districts, for projects with three (3) or more units on a lot, shall conform to the standards set forth in Table 31-7. For projects with one (1) or two (2) units on a lot, the standards of this Subsection 21.31.245.A shall apply.
- B. Common recreational room or buildings shall be permitted only in multifamily residential developments containing twenty-one (21) or more dwelling units, unless otherwise permitted by site plan review. Such rooms shall be developed in accordance with the following standards:
1. **Setbacks.** Street, front, side and rear yard setbacks shall be the same as those established by Subsection 21.31.245.A.1 for garages in the R-3 and R-4 Districts.
  2. **Size.** The size of such rooms shall be limited to five hundred (500) square feet. Larger sizes may be approved through the site plan review process.
- C. **Other Attached and Detached Accessory Buildings and Structures.** All other permitted attached and detached accessory buildings shall be developed in accordance with the following standards:
1. **Use.** An attached and detached accessory building shall be used as a workshop for noncommercial hobbies or amusement; for artistic endeavors; for storage; or for other similar purposes customarily related to a residential use. These structures shall not contain bathing or cooking facilities and shall not be utilized as "dwelling units" (as defined in Section 21.15.910);
  2. **Location.** An attached or detached accessory building shall be located only in the rear half of a lot. The building may be built directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide and has no structures or projections located in it and the structure is not located in the street side yard of a corner lot;
  3. **Size.** Such buildings shall not exceed three hundred (300) square feet or five percent (5%) of the lot area in size, whichever is smaller;
  4. **Height.** No detached accessory building shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260; and
  5. **Prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.** Detached accessory buildings are prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.

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- D. **Radio and Television Antennas.** Development standards are contained in Chapter 21.45 (Special Development Standards).
- E. **Swimming Pools and Spas.** Development standards are contained in Chapter 21.45 (Special Development Standards).
- F. **Trash Receptacles.** Trash receptacles shall be provided as follows:
  - 1. **One to Three Units.** Adequate receptacles shall be provided for each unit.
  - 2. **Four or More Units.** Common trash areas shall be provided in sufficient quantity to accommodate all refuse generated. Trash receptacle enclosures shall be provided as indicated in Chapter 21.45 (Special Development Standards).

(Ord. C-7663 § 7, 1999; Ord. C-7378 § 7, 1995; Ord. C-7326 § 10, 1995; Ord. C-7247 § 12, 1994; Ord. C-7032 §§ 21, 22, 1992; Ord. C-6933 § 22, 1991; Ord. C-6822 § 11, 1990; Ord. C-6684 § 41 (part), 1990; Ord. C-6533 § 1 (part), 1988)

**Table 31-7  
 Garages in R-3 and R-4 Zone Districts**

Type of Garage	Setbacks (a,*):		Maximum Height
	Front/Side Street	Side/Rear(**)	
1. On grade	30' from street property line(s) and shall be screened by residential use from all street frontages	In the front half of the lot: no projections into the required yard. In the rear half of the lot: 5' from property line	Projecting into required yard area- 13'. Outside of required yard area- same as principal structure
2. Semi-subterranean	Required yard area***	Same as on-grade garage	Not to exceed 4' above grade***
3. Subterranean	Required yard area***	Same as on-grade garage	Below grade

a. For developments of 1 or 2 units on a lot, refer to Subsection 21.31.245.A.

\* For 3 or more units, no vehicle shall be permitted to back into the street.

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\*\* Along the interior property lines, a minimum of 5 feet landscaping buffer shall be provided in accordance with Section 21.42.040 (landscaping standards).

\*\*\* Through a site plan review process, a subterranean garage may be permitted to project into a portion of the required front or side street setback area. Further, the SPR process can be utilized to increase the maximum height of semi-subterranean garages.

(Ord. C-7326 § 11, 1995)

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**Proposed Code Amendment- CO and CH Uses Clarifications**

**Proposed Changes are marked as follows:**

- Red - proposed new text
- Red Strikethrough (~~strikethrough~~) - proposed deleted text

**21.32.130 - Transition between old and new commercial zones.**

Tables 32-1A and 32-1 represent two (2) sets of commercial zones permitted uses. Table 32-1 contains new commercial zones adopted by the City Council on October 20, 1992. It is the intent of the City, within a specified period of time, to rezone all commercial properties from the zones in Table 32-1A to the zones in Table 32-1 and to repeal Table 32-1A when the rezoning of all commercial properties is complete.

During the "transitional period", all uses listed in the CNP, Neighborhood Pedestrian District, Table 32-1, either permitted by right (Y), by a conditional use permit (C), by an administrative use permit (AP), as an accessory use (A), or as a temporary use (T) shall be permitted in the same manner for properties located in the existing CO, CH and CT Zones in addition to those uses Otherwise permitted in the zone in question. If there is a conflict of the use regulation between the use table of the CNP Zone under Table 32-1 and that of an old commercial zone under Table 32-1A, the least restrictive zone shall govern. The "transitional period" shall be that period of time from and after the effective date of this Ordinance to December 31, 2000. On and after January 1, 2001, Table 32-1A shall be deemed repealed and of no further force and effect. **Thereafter, extant areas of CO, CH, and CT zoning on the Zoning Map shall be treated as equivalent to the zoning districts specified in Table 32-0 for use regulations. For development standards, extant areas of CO, CH, and CT zoning shall be regulated according to Tables 32-2A and 32-3A, and all other applicable provisions of this Title.**

**Table 32-0  
 CO, CH, and CT Uses in other Commercial Districts**

Existing Zoning District Uses	New Zoning District Use Equivalents	Notes
CO	CCN	
CH	CHW	
CT	N/A	As of the date of amendment of this ordinance, no areas of CT zoning are extant on the

		Zoning Map, and no equivalent zoning district is established in this Title.
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(Ord. C-7663 § 12, 1999; Ord. C-7326 § 13, 1995; Ord. C-7127 § 7, 1993)

**Table 32-1  
 Uses In All Other Commercial Zoning Districts**

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Alcoholic Beverage Manufacturing and Accessory Tasting Room	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Alcohol Beverage Manufacturing*	Y	Y	Y	Y	Y	Y	Y	Y	Y	*See Section 21.45.114. Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing commercial uses, subject to Section 21.45.114.
Accessory Tasting Room*	A	A	A	A	A	A	A	A	A	

**Table 32-1  
 Uses In All Other Commercial Zoning Districts**

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	Neighborhood			Community				Regional	Other	
Alcoholic Beverage Sales	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales.
Off-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	For alcoholic beverage sales exempted from the CUP process, see Section 21.52.200.1.
Off-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N	
On-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	
On-premises sales more than 500 ft. from district allowing	N/A	N/A	N/A	C	C	N/A	N/A	C	N	

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residential uses										
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	Neighborhood			Community				Regional	Other	
Automobile (Vehicle) Uses	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Chapter 21.45).
Auto detailing	A	A	A	A	A	A	A	A	C	Accessory to an auto related use such as auto repair or car wash. Mobile businesses prohibited.
Auto detailing (with hand held machines only)	AP	AP	AP	Y	Y	Y	Y	Y	C	Mobile businesses prohibited.
Car wash	N	N	N	C	C	C	C	AP	C	
Diesel fuel sales	N	N	N	AP	AP	AP	AP	AP	N	See Section 21.52.222.
Drive-through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Gasoline sales	N	C	N	Y	Y	Y	Y	Y	N	
General auto repair	N	N	N	N	N	N	N	C	N	



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(bodywork, painting, etc.)										
Limousine service (does not include auto repair)	N	N	N	Y	Y	AP	AP	Y	N	Nonconforming parking rights do not apply (see Section 21.27.070).
Minor auto repair, tune up and lube, smog test	N	N	N	C	C	C	C	Y	N	
Motorcycle/jet ski sales and repair	N	N	N	C	C	N	N	C	N	See also industrial zones, table 33-1.
Parking service-principal use	C	C	C	Y	C	Y	Y	Y	C	
Recreational vehicle storage	N	N	N	N	N	N	N	N	C	
Rental agency (does not include repair)	N	N	N	Y	Y	AP	AP	Y	N	Permitted near airport, hotels, etc. See applicable PD zones.
Sales (does not include auto repair)	N	N	N	N	N	N	N	Y	N	
Towing	N	N	N	A	A	A	A	A	A	Accessory to general and minor auto repair.
Vehicle parts (with installation); tire store	N	N	N	C	C	C	C	C	N	

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Vehicle parts (without installation)	N	AP	N	AP	AP	AP	AP	Y	N	
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**Table 32-1**

**Uses In All Other Commercial Zoning Districts**

	Neighborhood			Community				Regional	Other	
Billboards	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Billboards	N	N	N	N	N	N	N	C	C	Subject to special standards (see Chapter 21.54). Non-freeway-oriented billboards prohibited in CS district.

	Neighborhood			Community				Regional	Other	
Business Office Support	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Copy, fax, mail box, or supplies	Y	Y	Y	Y	Y	Y	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	Y	Y	Y	Y	Y	Y	N	Also permitted in industrial zones (see table 33-1).
Offset printing	N	AP	N	AP	N	AP	AP	Y	N	

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Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<b>Entertainment</b>										
Amusement machines (4 or fewer)	A	A	A	A	A	A	A	A	A	See Section 21.51.205 (accessory uses).
Banquet room rental	A	A	A	A	A	A	A	A	N	Accessory to restaurant only (see Section 21.51.215).
Dancing (accessory use)	N	N	N	Y	Y	Y	Y	Y	N	Accessory to restaurant, tavern, club. City council hearing is required for new and transferred business licenses.

**Table 32-1  
 Uses In All Other Commercial Zoning Districts**

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<b>Entertainment (cont'd)</b>										
Drive-in theater	N	N	N	N	N	N	N	N	N	
Live or movie theater (w/100 fixed seats or less)	Y	Y	Y	AP	Y	AP	AP	Y	N	
Live or movie theater (w/more than 100 fixed seats)	AP	AP	AP	Y	AP	Y	Y	CY	N	

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Mock boxing or wrestling	N	N	N	N	N	N	N	Y	N	City council hearing is required for new and transferred business licenses.
Pool tables (up to 3 tables)	A	A	A	A	A	A	A	A	N	Accessory to restaurant, tavern, club (see Section 21.51.260).
Private club, social club, nightclub, pool hall or hall rental within 500 ft. of district allowing residential uses	N	N	N	C	C	C	C	C	C	City council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y	Y	Y	Y	Y	Y	Y	Y	N	City council hearing is required for new and transferred business licenses.
Other entertainment uses (arcade, bowling alley, computer arcade, miniature golf, tennis club, skating rink)	N	N	N	C	C	C	C	C	N	See Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).

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	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<b>Financial Services</b>										
ATM 1. Walk up or freestanding machine on interior of building; walk up machine on exterior of building	Y	Y	Y	Y	Y	Y	Y	Y	N	1., 2. Requires 2 (5 minute) parking spaces for each ATM machine. Spaces must be located within 100 ft. Such spaces may be existing required parking.
2. Freestanding machine, exterior	AP	AP	AP	AP	AP	AP	AP	AP	N	
3. Drive-through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Bank, credit union, savings and loan, commercial and industrial loans	AP	Y	Y	Y	Y	Y	Y	Y	N	Bank, credit union, and savings and loan in the CNP zone subject to standards in Section 21.52.208. *This does not include car title loans or signature loan businesses as a primary use.

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**Table 32-1**  
**Uses In All Other Commercial Zoning Districts**

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<b>Financial Services (cont'd)</b>										
Bus token issuance, payment of utility bills, distribution of government checks and food stamps, sale of phone cards	Y	Y	Y	Y	Y	Y	Y	Y	N	
Car title loans	N	N	N	C	C	C	C	C	N	Car title loan, check cashing, pay day loan and signature loan businesses are subject to standards in Sections 21.45.116 and 21.52.212.
Check cashing	N	N	N	C	C	C	C	C	N	
Money orders, money transfers	Y	Y	Y	Y	Y	Y	Y	Y	N	
Payday loans	N	N	N	C	C	C	C	C	N	
Signature loans	N	N	N	C	C	C	C	C	N	
Escrow, stocks and bonds broker	Y	Y	Y	Y	Y	Y	Y	Y	N	
All financial services not listed	N	N	N	C	C	C	C	C	N	

**Table 32-1  
 Uses In All Other Commercial Zoning Districts**

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<b>Public and Semi-Public Institutional</b>										
Community Assembly Uses (Accessory Only < 25% of GFA)	Y	Y	Y	Y	Y	Y	Y	Y	N	Accessory assembly uses shall comply with applicable regulations for assembly uses, such as parking and building code requirements
Religious assembly uses with 1) up to 2,500 sq. ft. of GFA; and 2) 100 or fewer occupants	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.219.8  Religious Assembly Uses shall be permitted (Y) in the PD-30 Downtown Plan Area (excluding Neighborhood Overlay), subject to Section 21.52.219.8.
Religious assembly uses with 1) between 2,501 sq. ft. and 25,000 sq. ft. GFA; or 2) more than 100 occupants	AP	AP	AP	Y	AP	Y	Y	Y	N	
Religious assembly uses with over 25,000 square feet of GFA	N	N	N	C	N	C	C	C	N	
Convalescent hospital or home	N	N	N	N	N	C	C	N	N	

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Daycare or pre-school	Y	Y	Y	Y	Y	Y	Y	Y	C	
Funeral and Mortuary	N	N	N	AP	AP	AP	AP	Y	N	Crematorium only allowed as accessory use subject to conditions of Section 21.52.211.
<b>Public and Semi-Public Institutional (cont'd)</b>										
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	Y	N	
Parsonage	A	A	A	A	A	A	A	A	N	Accessory to and on the same parcel as associated religious assembly use.
Private elementary or secondary school	N	N	N	C	C	C	C	C	N	Special conditions apply (see Sections 21.52.263 and 21.52.249).
Professional school/business school	N	N	N	Y	Y	Y	Y	Y	N	
Public Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Social service office (with food distribution)	N	N	N	N	N	N	N	C	N	Also see industrial and institutional zones.
Social service office (without food distribution)	N	AP	N	AP	AP	AP	AP	Y	N	
Other institutional uses	N	N	N	AP	N	AP	AP	AP	N	





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salon, travel agent, or veterinary clinic without boarding)										
Catering, party counseling (without trucks)	Y	Y	Y	Y	Y	Y	Y	Y	N	For catering with trucks, see industrial zones, table 33-1.
Fitness center/health club, dance/karate studio, fortunetelling	Y	Y	Y	Y	Y	Y	Y	Y	N	Limited to 5,000 square feet in neighborhood zones.
Fitness Facility up to 2,500 sq. ft. of GFA	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.232 Limited to 2,500 square feet in neighborhood zones.
Fitness Facility between 2,501 to 25,000 sq. ft. of GFA	AP	AP	AP	Y	AP	Y	Y	Y	N	
Fitness Facility over 25,000 sq. ft. of GFA	N	N	N	C	N	C	C	C	N	
Gun repair shop	AP	AP	AP	AP	AP	AP	AP	Y	N	
House cleaning service	Y	Y	Y	Y	Y	Y	Y	Y	N	
Laundromat	AP	AP	AP	AP	AP	AP	AP	AP	N	
Laundry (commercial customers)	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Massage Establishment	A	A	A	A	A	A	A	A	A	Accessory use for hotel over one hundred (100) rooms, a physician, chiropractor,

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										health club, beauty salon, nail salon, and the like.
Massage Establishment (Primary Use)	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Recycling center	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Recycling collection center for cans and bottles (staff attended)	N	N	N	AP	AP	AP	AP	AP	N	
Recycling containers for cans and bottles	A	A	A	A	A	A	A	A	N	Accessory to a grocery store only (see Section 21.51.265)
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	N	N	C	C	C	C	Y	N	For small appliance repair, see "basic personal services".
Self-storage (indoor only)	N	N	N	N	N	N	N	N	C	
Shoe repair	Y	Y	Y	Y	Y	Y	Y	Y	N	
Shoeshine stand (indoor/outdoor)	A	A	A	A	A	A	A	A	A	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.45.166. Tattoo parlors



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psychiatry, psychology, real estate, or tax preparation										
All professional offices not listed	AP	AP	AP	AP	AP	AP	AP	AP	AP	N

	Neighborhood			Community				Regional	Other	
<b>Residential Uses</b>	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Artist studio with residence	AP	AP	AP	AP	AP	AP	AP	AP	N	
Caretaker residence	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Group home (care of 6 or less)	N	N	Y	N	N	Y	Y	N	N	
Live-Work Units	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.240.5.
Residential care facility (care of 7 or more)	N	N	N	N	N	C	C	N	N	
Residential historic landmark building	*	*	*	*	*	*	*	*	*	See Section 21.52.265.5 for permitted uses and special conditions.
Senior and/or handicapped housing	N	N	N	N	N	C	C	N	N	
Special group housing (fraternity, sorority, convalescent home, convent, monastery, etc.)	N	N	N	N	N	C	C	C	N	



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Vending carts	AP	AP	AP	AP	AP	AP	AP	AP	N	Special standards apply (see Section 21.45.170).
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	Neighborhood			Community				Regional	Other	
<b>Retail Services</b>	CNP	CNA	CNR	CC A	CC P	CC R	CC N	CHW	CS	
Adult-Use Cannabis Dispensary	Y	Y	Y	Y	Y	Y	Y	Y	N	Subject to requirements in 5.92
Basic retail sales (except uses listed below)	Y	Y	Y	Y	Y	Y	Y	Y	N	Used clothing, antiques, art, books (new and used), coins, collectibles, jewelry, and trading cards are included in "Basic Retail."
Building supply or hardware store with lumber, drywall, or masonry	N	N	N	Y	Y	Y	Y	Y	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Gun shop	AP	AP	AP	AP	AP	AP	AP	Y	N	
Major household appliances (refrig./stove/ etc.)	N	N	N	Y	Y	Y	Y	Y	N	

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Manufacture of products sold on-site	A	A	A	A	A	A	A	A	A	See Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	C	C	C	C	C	N	
Outdoor sales events (flea mkts./swap meet)	N	N	N	C	C	C	C	C	N	
Outdoor vending 1. Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	A	A	A	A	A	A	A	N	1. See Section 21.51.255.
2. Food carts	AP	AP	AP	AP	AP	AP	AP	AP	N	2. See Section 21.45.170.
3. Flower cart or news cart	Y	Y	Y	Y	Y	Y	Y	Y	Y	3. See Section 21.45.135.
4. Mobile food truck at construction sites	T	T	T	T	T	T	T	T	T	4. See Section 21.53.106.
Pawn shop	N	N	N	C	C	C	C	C	N	
Secondhand store	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.270.1. Also see note under "Basic Retail."
Thrift store, used merchandise	AP	AP	AP	AP	AP	AP	AP	Y	N	Also see note under "Basic Retail."
Vending machines	A	A	A	A	A	A	A	A	A	Accessory to existing retail





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stands, heliports, helistops)										
Wireless telecommunication facilities	C	C	C	C	C	C	C	C	C	See Chapter 21.56
<b>Miscellaneous</b>										
Storage of hazardous materials accessory to principal use (such as pest control)	C	C	C	C	C	C	C	C	C	N A conditional use permit is required only if amount of material stored exceeds 55 gal. of liquid, 500 lbs. of solids, 200 cubic ft. of compressed gas or any amount of acutely hazardous material.
Unattended Donation Box	A	A	A	A	A	A	A	A	A	A Subject to accessory use standards (see Section 21.51.294). Unattended Donation Box shall be permitted in all Planned Development (PD) Districts and Specific



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0011 § 2(Exh. B), 2011; ORD-07-0044 § 1, 2007; Ord. C-7904 §§ 2, 3, 2004; Ord. C-7881 § 2, 2003; Ord. C-7776 § 8, 2001; Ord. C-7729 §§ 4, 5, 2001; Ord. C-7663 § 42, 1999)

**Table 32-1A**  
**Uses In All Other Commercial Zoning Districts**  
 Repealed.

<b>Use</b>	<b>CO</b>	<b>CH</b>	<b>CT</b>
<b>Retail Sales</b>			
Antique furniture	Y	Y	Y
Audio equipment	N	Y	Y
Bakery (also see Ready-to-eat foods)	Y	Y	Y
Bicycle shop	Y	Y	Y
Book, stationery, video, card, gift or novelty shop	Y	Y	Y
Clothing store	Y	Y	Y
Coin, stamp, jewelry and art dealers	Y	Y	Y
Department store	N	N	Y
Discount store	N	Y	N
Drugstore	C	Y	Y
Floor and window covering	N	Y	Y
Florist, plant store (indoor)	Y	Y	Y
Flower and plant sales (outdoor)	A	A	A
Furniture store and accessories	N	Y	Y
Grocery	N	Y	Y
Hardware store (with building materials)	N	Y*	N
Hardware store (without building materials)	N	Y	Y
Hobby shop	Y	Y	Y
Itinerant vendor	T	T	T
Meat or fish market	Y	Y	Y
Merchandise mall	N	C	N

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Motorcycle sale	N	€	N
Newspaper and magazine stands	Y	Y	Y
Outdoor fruit and vegetable sales	A	A	A
Outdoor sales events (flea markets, swap meets, and the like)	N	N	€
Pawn shops	N	€	N
Pet store (not including veterinarian)	N	Y	Y
Photographic equipment	Y	Y	Y
Sporting goods store	N	Y	N
Used merchandise (Other than antique furniture, audio equipment, clothing, coins, stamps, jewelry, art dealers, photographic equipment, and sporting goods)	N	€	N
Vehicle parts stores, tire stores and the like with installation	N	€	N
Vehicle parts stores, tire stores and the like without installation	N	Y	N
Vending machines	A	A	A
Manufacture of products sold on-site	A	A	A
All other retail uses	N	AP	AP
All retail uses allowed in CCA Zone if designated in General Plan (Land Use Element) as 8R	Y	N	N
<b>Alcohol Sales Uses</b>			
Alcohol sales uses (b)	N	€	€
<b>Automobile Uses</b>			
Auto service station, car wash, auto detailing	N	Y*	€*
Body work and painting	N	€*	N
General repair	N	€*	N
Rental (see vehicle rental—personal services)	-	-	-
Repair, tune-up and lube	N	Y*	N
Sales and installation of tires, batteries and accessories	N	€*	N
Sales (open)	N	Y	N
Sales (show room only)	N	Y	N

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**Table 32-1A**  
**Uses In All Other Commercial Zoning Districts**

Use	CO	CH	CT
Towing	A	A	A
<b>Personal Services</b>			
Barber, beauty shops, manicure shops	Y	Y	Y
Bicycle repair	Y	Y	Y
Catering—on-site food preparation	A	A	A
Collection center for recyclables	AP	AP	AP
Dog and cat grooming	N	Y	Y
Laundromat (no on-site dry-cleaning)	N	Y	Y
Laundry, commercial customers	N	N	N
Laundry (including on-site cleaning with perchloroethylene or freon-12 systems)	Y	Y	Y
Locksmith	Y	Y	Y
Mail box rental	Y	Y	N
Masseuse/massage parlor	Y*	Y*	Y*
Office for home cleaning service	Y	Y	Y
Office for home improvement or repair uses (contractors, plumbers, electricians, carpenters and cabinetmakers with no on-site storage of materials)	N	Y	Y
Recycling centers for cans and bottles	N	N	N
Reducing salon, health or sports club	Y	Y	Y
Service and repair of home garden equipment	N	C	N
Service and repair of major household items	N	C	N
Shoe repair	Y	Y	Y
Shoe-shine parlor	A	A	A
Tailoring, millinery	Y	Y	Y

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Tanning salon	Y	Y	Y
Tattoo parlor	Y*	Y*	Y*
Television, radio, stereo and small appliance repair	N	Y	Y
Termite and pest control	N	Y	Y
Vehicle rental services	C	Y*	C
Veterinary clinic (excluding grooming and pet store)	N	C	N
All other personal services	AP	AP	AP
All other personal services allowed in the CCA Zone in land use designations in General Plan (Land Use Element) for 8R	Y	N	N
<b>Professional Services</b>			
Accounting, tax preparation, bookkeeping	Y	Y	Y
Administrative office	Y	N	Y
Architect, contractor office (no vehicles or materials)	Y	Y	Y
Artist studio	Y	Y	Y
Artist studio with residence	AP	AP	AP
Computer program consulting services	Y	Y	Y
Insurance office	Y	Y	Y
Law office	Y	N	Y
Medical, dental, and psychiatric offices	Y	Y	Y
Real estate office, escrow office	Y	Y	Y
Yacht broker	Y	Y	Y
All other professional offices	Y	AP	Y
<b>Financial Services</b>			
Banks, savings and loans with drive-up windows, including commercial/industrial loan businesses	C	Y	C
Banks, savings and loans without drive-up windows, including commercial/industrial loan businesses	Y	Y	Y

**Table 32-1A**  
**Uses In All Other Commercial Zoning Districts**

Use	CO	CH	CT
Bus token issuance, payment of utility bills, distribution of government checks and food stamps, sale of phone cards	Y	Y	Y
Car title loans	C	C	C
Money orders, money transfers	Y	Y	Y
Signature loans	C	C	C
Stock or bond broker	Y	Y	Y
All other financial services	C	C	C
<b>Restaurants</b>			
Fast-food with drive-up window, 200 ft. or more from a district allowing residential uses	C	C	Y
Fast-food with drive-up window, less than 200 ft. from a district allowing residential use	C	C	C
Fast-food without drive-up window	Y	Y	Y
Outdoor dining	A	A	A
Ready-to-eat foods	N	Y	Y
Restaurant—dinner with the sale of alcoholic beverages not qualified for exemption (b)	C	C	C
Restaurant—dinner without the sale of alcoholic beverages (b)	Y	Y	Y
<b>Taverns</b>			
Taverns, bar, cocktail lounge, pub	C	C	C
<b>Entertainment Services</b>			
Amusement machine (4 or fewer)	A	A	A
Amusement park	N	N	C
Arcade	N	C	N
Conventions, exhibit and trade shows or fairs, including sales or rental of goods exhibited	N	N	Y
Cruise ship passenger terminal	N	N	N



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Dancing—principal or accessory use	€	N	€
Drive-in theater	N	€	€
Entertainment uses with the sale of alcoholic beverages 500 ft. or less from a district allowing residential uses (b)	€	€	€
Entertainment uses with the sale of alcoholic beverages other than those described above	€	N	Y
Hall rental	N	N	€
Mock boxing or wrestling	N	€	€
Movies, theaters, private clubs (with no dancing)	N	€	€
Musical entertainment	€	N	€
Open (outdoor) commercial recreation	N	N	€
Pool hall (4 or more tables)	N	€	€
Pool tables (up to 3 tables)	A	A	A
Radio and television broadcasting	N	N	Y
Skating rink	€	€	€
Stage shows	€	N	€
Temporary special outdoor events, including promotional events, fairs, carnivals, circuses, art shows, antique shows, outdoor sporting events, trade shows, outdoor sales and the like	T	T	T
Transportation facilities, including bus terminals, cabstands, limousine services, airport passenger terminals, blimp ports, heliports and helistops	N	A	€
All other entertainment services uses	N	€	€
<b>Commercial Storage</b>			
Commercial storage, including recreational vehicle storage	€	€	N

**Table 32-1A  
Uses In All Other Commercial Zoning Districts**

Use	CO	CH	CT
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<b>Parking</b>			
Open parking as principal use	Y	N	€
Parking structures (principal use)	€	N	€
<b>Business Support Services</b>			
Business support services (such as light printing, business equipment rental and repair)	Y	Y	Y
<b>Billboards</b>			
Mini-poster	N	Y(a)	N
Painted board	N	N	N
Poster	N	Y(a)	N
<b>Institutional Uses</b>			
Churches	Y	Y	€
Daycare center, preschool	Y	Y	Y
Elementary, secondary school (grades 1-8)	€	N	N
Mortuary	Y	Y	Y
Social service office	€	Y	N
Trade school	€	Y	N
Other institutional uses	AP	AP	AP
<b>Residential Use</b>			
Housing (c) R-3-T	Y	N	N
R-4-N	Y	N	Y
R-4-R	Y	N	Y
Active senior housing	€	N	€
Traditional senior housing	€	N	€
Other special group housing	€	N	€
Caretaker residence	AP	AP	AP
<b>Transient Housing</b>			
Hotel, motel, inn	€	€	€

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Inn	€	N	€
Residential care facility	€	N	€
Bed and breakfast	AP	N	AP
<b>Interim Parks</b>			
Community gardens (see Section 21.52.260)	IP	IP	IP
Passive parks (see Section 21.45.155)	Y	Y	Y
Playgrounds (see Section 21.52.260)	IP	IP	IP
Recreational parks (see Section 21.52.260)	AP	AP	AP
Urban agriculture use (d)	Y	Y	Y
<b>Miscellaneous Uses</b>			
Cellular and personal communication services	€	€	€
Concession, Entertainment facility, other outdoor display	T	T	T
Construction trailer	T	T	T
Electrical distribution station	Y	Y	€
Trailer used for office, nightwatchman's quarters	AP	AP	AP
Wireless telecommunications facilities (see Chapter 21.56)	€	€	€

Abbreviations:	Y=	Yes (permitted use).
	N =	Not permitted.
	€ =	Conditional use permit required. Refer to Chapter 21.52.
	A =	Accessory use. For special development standards, refer to Chapter 21.51.
	T=	Temporary use, permitted subject to provisions contained in Chapter 21.53.
	AP =	Administrative use permit required. For special conditions refer to Chapter 21.52.

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	IP =	<del>Interim park use permit required. For special conditions refer to Chapter 21.52.</del>
	± =	<del>Special standards apply. Refer to Chapter 21.45.</del>
Notes:	(a)	<del>Billboards are subject to special development standards contained in Chapter 21.54.</del>
	(b)	<del>The following alcoholic beverage sales shall be exempted from the conditional use permit requirement:</del>
		<del>1. Restaurants with alcoholic beverage service only with meals. 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 without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverage sales shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.</del>
		<del>2. Florist with accessory sale of alcoholic beverages.</del>
		<del>3. Existing legal, nonconforming uses.</del>
	(c)	<del>Refer to Section 21.32.235 (Residential uses in commercial districts) for development standards. Residential zone designated as overlay zone will supersede the density and standards specified in Table 32-1.</del>
	(d)	<del>All urban agriculture uses, whether by right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.</del>

**Proposed Code Amendment- Clarify how new uses and unspecified development standards adopted into the code are applicable in specific plans and planned development districts**

**Proposed Changes are marked as follows:**

- Red - proposed new text
- Red Strikethrough (~~striketthrough~~) - proposed deleted text

Proposed Code Amendment:

CHAPTER 21.37 - PLANNED DEVELOPMENT DISTRICTS AND SPECIFIC PLAN<sup>[7]</sup>

Footnotes:

--- (7) ---

**Editor's note**— [ORD-16-0009](#) § 3, adopted June 14, 2016, amended Ch. 21.37 in its entirety to read as herein set out. Former Ch. 21.37, §§ 21.37.010—21.37.070, was entitled "Planned Development Districts", and derived from Ord. C-7959 § 3, 2004; Ord. C-7607 § 2, 1999; Ord. C-7466 § 3, 1997; Ord. C-7343 § 3, 1995; Ord. C-7115 § 7, 1993; Ord. C-6886 § 7, 1991; Ord. C-6595 § 11, 1989; Ord. C-6578 § 2, 1989; Ord. C-6518 § 2, 1988; and Ord. C-6533 § 1(part), 1988.

[A. ~~Planned Development Districts~~ Division I - Planned Development Districts](#)

21.37.~~010-110~~ - Purpose.

The Planned Development (PD) District is established to allow flexible development plans to be prepared for areas of the City which may benefit from the formal recognition of unique or special land uses and the establishment of special design policies and standards not otherwise possible under conventional zoning district regulations. Purposes of the planned development district include permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities.

( [ORD-16-0009](#) § 3, 2016)

21.37.~~020-120~~ - Districts established.

On and after September 1, 1988, all planned development districts shall be indicated by the PD designation, a number and a common name. Planned development districts are as follows:

1. PD-1—Southeast Area Development and Improvement Plan (SEADIP) (repealed) (~~superceded~~<sup>superseded</sup> by Southeast Area Specific Plan SP-2) (See Section 21.37.210).
2. PD-2—Belmont Pier
3. PD-3—Reserved

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4. PD-4—Long Beach Marina
5. PD-5—Ocean Boulevard
6. PD-6—Downtown Shoreline
7. PD-7—Long Beach Business Center
8. PD-8—Reserved
9. PD-9—Long Beach Airport Business Park
10. PD-10—Willmore City
11. PD-11—Rancho Estates
12. PD-12—Long Beach Airport Terminal
13. PD-13—Atlantic Aviation Center
14. PD-14—Reserved
15. PD-15—Redondo Avenue
16. PD-16—Reserved
17. PD-17—Alamitos Land
18. PD-18—Kilroy Airport Center
19. PD-19—Douglas Aircraft
20. PD-20—All Souls
21. PD-21—Queensway Bay
22. PD-22—Pacific Railway
23. PD-23—Douglas Center
24. PD-24—Reserved
25. PD-25—Atlantic Avenue
26. PD-26—West Long Beach Business Park
27. PD-27—Willow Street Center
28. PD-28—Pacific Theaters
29. PD-29—Long Beach Boulevard (repealed) (superseded by Midtown Specific Plan (SP-1))
30. PD-30—Downtown Long Beach

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31. PD-31—California State University and Technology Center/Villages at Cabrillo Long Beach Vets
32. PD-32—Douglas Park

( [ORD-17-0022](#) § 1, 2017; [ORD-16-0009](#) § 3, 2016)

21.37.~~030~~-130 - Qualifying standards.

In order to qualify for the planned development district classification, a property must contain not less than five (5) acres in size or must be a full block face surrounded on all sides by public right-of-way. In any event, the property must have direct access to a public street.

( [ORD-16-0009](#) § 3, 2016)

21.37.~~040~~-140 - Establishment procedures.

A planned development district classification shall be established in accordance with the administrative procedures contained in Division VII of Chapter 21.25 (Specific Procedures). Among other things, these procedures call for preparation and adoption of a use and development standards plan.

( [ORD-16-0009](#) § 3, 2016)

21.37.~~050~~-150 - Development standards.

The development standards and design guidelines for a Planned Development District shall be those adopted by the City Council in the ordinance for each PD zone. Whenever a PD zone is silent or does not contain any standards for a particular aspect of development standard (such as landscaping, parking configuration, or permitted projections into required yard areas), then the Zoning Administrator shall determine the development standard that shall apply, s for that aspect of a zoning district or PD taking into consideration which development standard is closest to the overall intent of the PD.

Development plans approved by the City Council shall serve as the applicable zoning regulations for a PD zone. Whenever a PD zone does not contain any standards for a particular aspect of development such as landscaping, then the development standards for that aspect of a zoning district which is closest to the overall intent of the particular planned development district shall apply.

( [ORD-16-0009](#) § 3, 2016)

21.37.~~060~~-160 - Site plan review.

Site plan review is required for all development proposals within PD districts pursuant to Division V of Chapter 21.25 (Specific Procedures) of this Title. The Site Plan Review Committee

shall refer to the Planning Commission all planned development district project applications which vary from the general or specific use and development standards but which are consistent with the intent of the particular planned development district.

( [ORD-16-0009](#) § 3, 2016)

21.37.~~070-170~~ - Alcoholic beverage sales uses.

On-premises and off-premises alcoholic beverage sales uses in planned development districts shall be permitted only as conditional uses unless such uses are specifically exempted from the conditional use permit process by a particular planned development district ordinance.

( [ORD-16-0009](#) § 3, 2016)

21.37.180 – Use regulations—amendments to Title 21.

When this Title is amended to add or change regulations for a specific land use in the Residential Districts (Ch. 21.31), Commercial Districts (Ch. 21.32), Industrial Districts (Ch. 21.32), Institutional District (Ch. 21.34), and Park District (Ch. 21.35), the Zoning Administrator may determine that the same use regulations apply to all or certain Planned Development Districts (or subareas thereof), if the following conditions are met:

1. The use is not directly or explicitly regulated by the existing PD use regulations.
2. The use is consistent in nature with the categories, types and characteristics of uses permitted in the PD (or subareas thereof), and will not introduce a new use that will cause substantial adverse effects upon the community, and
3. The use is not in conflict with the goals or intent of the PD.

Such determination shall be made in writing and shall be appended to the affected PD(s), as appropriate.

B. Specific Plans-Division II – Specific Plans

21.37.200 - Purpose.

As set forth in Government Code sections 65450 through 65458, the specific plan provides a means to establish more specific land use regulations and design standards for properties and areas requiring special attention or treatment. A specific plan serves as a policy and regulatory document, with policy direction and project development concepts consistent with the General Plan.

( [ORD-16-0009](#) § 3, 2016)

21.37.210 - Specific Plans established.

On and after May 1, 2016, all specific plans shall be indicated by the SP designation, a number and a common name. Specific plans are as follows:



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1. SP-1—Midtown
2. SP-2—Southeast Area

( [ORD-17-0022](#) § 2, 2017; [ORD-16-0009](#) § 3, 2016)

21.37.~~330-220~~ - Establishment procedures.

A specific plan shall be established in accordance with the administrative procedures contained in Division I of Chapter 21.25 (Specific Procedures—Zone Changes and Zoning Regulation Amendments).

( [ORD-16-0009](#) § 3, 2016)

[21.37.230 - Development standards.](#)

[The development standards and design guidelines for a Specific Plan shall be those adopted by the City Council in the ordinance for each SP. Whenever a SP is silent or does not contain any particular development standard \(such as landscaping, parking configuration, or permitted projections into required yard areas\), then the Zoning Administrator shall determine the development standard that shall apply, taking into consideration which development standard is closest to the overall intent of the Specific Plan.](#)

[21.37.170240 - Use regulations—amendments to Title 21.](#)

[When this Title is amended to add or change regulations for a specific land use in the Residential Districts \(Ch. 21.31\), Commercial Districts \(Ch. 21.32\), Industrial Districts \(Ch. 21.32\), Institutional District \(Ch. 21.34\), and Park District \(Ch. 21.35\), the Zoning Administrator may determine that the same use regulations apply to all or certain Specific Plans \(or subareas or districts thereof\), if the following conditions are met:](#)

- [1. The use is not directly or explicitly regulated by the existing SP use regulations,](#)
- [2. The use is consistent in nature with the categories, types and characteristics of uses permitted in the SP \(or subareas or districts thereof\), and will not introduce a new use that will cause substantial adverse effects upon the community, and](#)
- [3. The use is not in conflict with the goals or intent of the SP.](#)

[Such determination shall be made in writing and shall be appended to the affected SP\(s\), as appropriate.](#)

[When this Title is amended to add or change regulations for a specific land use in the Residential Districts \(Ch. 21.31\), Commercial Districts \(Ch. 21.32\), Industrial Districts \(Ch. 21.32\), Institutional District \(Ch. 21.34\), and Park District \(Ch. 21.35\), the same use regulations](#)

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may be made to apply to all or certain Planned Development Districts (or subareas thereof) by adding notes in the amended use table(s) or by adding or amending other text in the appropriate Chapter.

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**Amend 21.15 to create 21.15.3005 Temporary activating use**

“Temporary activating use” is a use that is not permanent and is either a sporadic special event or a temporary retail or service which, serves to activate vacant lots, offer community benefits and further General Plan goals. Eligible applicants are limited to community-based partners, which can include Business Improvement Districts (BIDs), nonprofits, and organizations that have an established relationship with the City, as determined by the Zoning Administrator.

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 <a href="#">Section 21.51.290</a> )	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Temporary Activating Use (see <a href="#">Section 21.53.115</a> )	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
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

**Amend Table 31-1 Uses in Residential Zones**

**Amend Table 32-1 Uses in All Other Commercial Zoning Districts**

Neighborhood	Community				Regional	Other	
Carnival, event, fair, trade show, etc.	T	T	T	T	T	T	
Construction trailer	T	T	T	T	T	T	

Neighborhood				Community				Regional	Other	
Temporary Activating Use	T	T	T	T	T	T	T	T	T	See Section 21.53.115

**Amend Table 33-2 Uses in Industrial Districts**

Use	IL	IM	IG	IP	*Notes and Exceptions
14. Miscellaneous uses					
14.1 Caretaker, night watchman's quarters*	AP	AP	AP	AP	a. Caretaker quarters permitted only in conjunction with a permitted nonresidential use.
14.2 Art studio with associated residence	AP	AP	AP	N	b. Billboards subject to regulations and standards contained in <a href="#">Chapter 21.54</a> .
14.3 Vocational schools (SIC code 824)	Y	Y	Y	Y	c. For temporary use regulations, see <a href="#">Chapter 21.53</a> .
14.4 Job training and vocational rehabilitation (SIC code 833)	C	C	C	C	
14.5 Daycare facilities (SIC code 835)	C	C	C	C	
14.6 Museums (SIC code 841)	Y	Y	Y	Y	
14.7 Billboards* (outdoor advertising)	C	C	C	C	
14.8 Temporary outdoor events and temporary construction offices*	T	T	T	T	b. Billboards subject to regulations and standards contained in <a href="#">Chapter 21.54</a> .
14.9 Vending carts	AP	AP	AP	N	

Use	IL	IM	IG	IP	*Notes and Exceptions	
15. Alcoholic Beverage Manufacturing* (SIC code 208)*		Y	Y	Y	N	a. *Subject to special development standards (see <a href="#">Section 21.45.114</a> ). Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing Commercial uses, subject to <a href="#">Section 21.45.114</a> .
15.1 Accessory Tasting Room*		A	A	A	N	
16. Temporary Activating Use		T	T	T	T	See Section 21.53.115

**Amend 21.53 to create 21.53.115 Temporary activating use**

**21.53.115 – Temporary activating use.**

**PURPOSE.** Temporary activating uses are proposed by community-based partners, which can include Business Improvement Districts (BIDs), nonprofits, and organizations, that have an established relationship with the City, as determined by the Zoning Administrator. Such uses are intended to provide a community benefit, encourage neighborhood street activation, and reduce visual blight associated with vacant lots, as defined in Ch. 18.29, on a temporary-basis and can include sporadic special events, such as cultural and community events, or temporary uses, such as bike kitchens and other temporary retail or services.

**USE REGULATIONS.** Notwithstanding Sections 21.53.109 and 21.53.113, all temporary activating uses shall be permitted upon written approval of the Zoning Administrator and are subject to the following standards and findings:

1. No temporary activating use shall be allowed which would not otherwise be allowed in the applicable zoning district or the General Plan designation, unless the Zoning Administrator determines that the use is compatible with existing surrounding uses.
  - a. Temporary activating uses proposed in residential zones shall be allowed along Neighborhood Connector and more intense arterial streets, as defined in the Mobility Element.
2. The applicant is an community-based partner with an established relationship with the City such as Business Improvement Districts (BIDs), nonprofits, or other eligible organizations, as determined by the Zoning Administrator.
3. A temporary activating use is subject to compliance with Americans with Disabilities Act (ADA) requirements per the Building Code.

4. Vacant lots used for temporary activating uses shall be maintained free of weeds, dry brush, dead vegetation, trash, garbage, junk, debris, building materials, vehicles, cars, boats, campers, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law), discarded personal items, including but not limited to, furniture, clothing, large and small appliances, graffiti, tagging or similar markings. The property owner or other responsible person must inspect the property at reasonable intervals or take other reasonable steps to ensure that there is no dead or dying vegetation, litter, weeds, graffiti, debris or materials accumulating on the property.
5. Temporary activating uses that are sporadic special events shall be permitted for a period of up to six months at the discretion of the Zoning Administrator. These types of uses are eligible for up to two additional six-month renewal periods not to exceed a maximum of 18 months for the same use. Conditions may be modified by the Zoning Administrator during the renewal process, as necessary, to ensure compatibility with the surrounding area.
6. Other temporary activating uses that do not fall under the category of sporadic special events shall be permitted for a period of up to one year at the discretion of the Zoning Administrator. These types of uses may be renewed for up to two additional one-year periods not to exceed a maximum of three years for the same use. Conditions may be modified by the Zoning Administrator during the renewal process, as necessary, to ensure compatibility with the surrounding area.
7. Projects may be granted relief from development standards for temporary activating uses by the Zoning Administrator if positive findings can be made for the following:
  - a. The use shall further the goals of the general plan, provide a community benefit, activate the street, and reduce visual blight associated with vacant lots;
  - b. The use shall not cause substantial adverse impacts upon the surrounding area including public health, safety and general welfare;
  - c. The use shall be compatible with the surrounding area.
8. The fee for temporary activating use permits shall be the fee charged for Administrative Land Use Review (ALUR) permits. Each renewal application for a temporary activating use is subject to the same fee.
9. The Zoning Administrator shall have the authority to revoke or refuse to approve or renew a temporary activating use permit if the Zoning Administrator determines that there has been a violation of the terms or conditions of the approval or evidence of negative impacts on the surrounding area. The Zoning Administrator's action may be appealed to the Planning Commission.

**Proposed Code Amendment- Exempt Satellite Public Post-Secondary Uses in Existing Buildings from Change of Use Parking Requirements**

**Proposed Changes are marked as follows:**

- **Red** - proposed new text
- **Red Strikethrough (strikethrough)** - proposed deleted text

***Amend 21.15 to include:***

21.15.2395 School, Publicly run Post-secondary

A public post-secondary educational institution such as a university, community college, or trade school accredited by the State Board of Education that is publicly funded and operated by a public agency to give general academic instruction.

***Amend Table 32-1 in §21.32.110 (Permitted Uses)***

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
<b>Public and Semi-Public Institutional (cont'd)</b>										
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	Y	N	
Parsonage	A	A	A	A	A	A	A	A	N	Accessory to and on the same parcel as associated religious assembly use.
Private elementary or secondary school	N	N	N	C	C	C	C	C	N	Special conditions apply (see Sections

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										21.52.263 and 21.52.249).
Professional school/business school	N	N	N	Y	Y	Y	Y	Y	N	
Public Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Publicly run post-secondary school	Y	Y	Y	Y	Y	Y	Y	Y	Y	Special standards apply (see 21.45.151)
Social service office (with food distribution)	N	N	N	N	N	N	N	C	N	Also see industrial and institutional zones.
Social service office (without food distribution)	N	AP	N	AP	AP	AP	AP	Y	N	
Other institutional uses	N	N	N	AP	N	AP	AP	AP	N	

**21.45.151 – Publicly run post-secondary school**

**PURPOSE.** In recognition of the benefits imparted by publicly run post-secondary schools in the City and consistent with the Long Beach College Promise, of which the City is a partner, the City seeks to expand access to post-secondary education.

**DEVELOPMENT STANDARDS.** The following special development standards shall apply to changes of use to establish publicly run post-secondary schools that operate as satellite spaces offering instruction and support functions:

**A. Parking.** Parking requirements for a change of use to establish a publicly run post-secondary school proposed within ½ mile of public transit shall be waived.



**Amend 21.41 Table 41-1C**

Use	Required Number of Spaces
<b>Public Assembly</b>	
1. Assembly hall, church, movie theater or other public assembly area with fixed seats	For church and assembly uses, 1 per every 3.3 fixed seats. For theaters, 1 per every 3.3 fixed seats, plus a passenger loading and unloading zone (if the fixed seat portion of the use is not 75% or greater, separate parking ratios shall be applied for accessory uses)
2. Meeting hall, banquet hall, church, or other public assembly area without fixed seats	20 per 1,000 GFA (if the assembly area is not 75% or greater, separate parking ratios shall be applied for accessory uses)
3. Elementary school, secondary school and day-care center	For elementary schools, 2 per classroom, plus 2 loading and unloading spaces and auditorium or stadium calculated separately. For high schools, 7 per classroom, plus auditorium or stadium calculated separately. For daycare, 1 space per every 10 children, plus 2 loading and unloading spaces
4. Publicly run post-secondary school	See 21.45.151 (applies to change of use only)
5. Hotel (guestrooms with direct access from an interior hallway) and motel (guestrooms with direct access to the exterior)	For hotel, 1 per guestroom, plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces. For motel, same as hotel, plus 2 parking spaces for the motel managers unit
6. Hospitals, convalescent hospitals	For hospitals, 2 spaces per bed. For convalescent hospitals, 1 per every 3 beds
7. Library, museum	4 per 1,000 GFA, plus 1 bus parking stall for each 5,000 sq. ft. open to public; plus passenger loading and unloading areas shall be provided

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<b>Use</b>	<b>Required Number of Spaces</b>
8. Trade or vocational school	20 per 1,000 GFA or 1 per 3.3 fixed seats, whichever is greater

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**Proposed Code Amendment- Aerospace Uses in Industrial Zones**

**Proposed Changes are marked as follows:**

- **Red** - proposed new text
- **Red Strikethrough (strikethrough)** - proposed deleted text

Use	IL	IM	IG	IP	Notes and Exceptions
4. Manufacturing					a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG:
4.1 SIC codes 23, 27, 283, 284, 31*, 36, 38, 39	Y	Y	Y		<ul style="list-style-type: none"> <li>• 261 (Pulp Mills)</li> <li>• 262 (Paper Mills)</li> </ul>
4.2 SIC codes 25, 26*, 30	Y/C	Y/C	Y	See Item 10 in this table.	<ul style="list-style-type: none"> <li>• 263 (Paperboard Mills)</li> </ul>
4.3 SIC codes 22, 24, 289*, 32*, 34*, 35, <del>37*</del>	N	C	Y/C		<ul style="list-style-type: none"> <li>• 281 (Industrial Inorganic Chemicals)</li> <li>• 282 (Plastics Materials)</li> <li>• 285 (Paints, Varnishes)</li> </ul>
4.4 SIC codes 21, 29*, 33, 492*, 4932*	N	N	C		<ul style="list-style-type: none"> <li>• 286 (Industrial Organic Chemicals)</li> <li>• 287 (Agricultural Chemicals)</li> </ul>
<u>4.5 SIC code 37 - within enclosed structures only</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>		<ul style="list-style-type: none"> <li>• 2892 (Explosives)</li> <li>• 291 (Petroleum Refining)</li> </ul>

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<u>4.6 SIC code 37 - with outdoor storage or operations</u>	<u>N</u>	<u>C</u>	<u>Y/C</u>		<ul style="list-style-type: none"> <li>• 311 (Leather Tanning and Finishing)</li> <li>• 324 (Hydraulic Cement)</li> <li>• 325 (Structural Clay Products)</li> <li>• 327 (Concrete, Gypsum, and Plaster Products)</li> <li>• 3292 (Asbestos Products)</li> <li>• 348 (Ordinance and Accessories)</li> </ul> <p>b. Certain oil and gas extraction and processing are exempt from zoning regulations as provided for in Subsection 21.10.030.B, and are controlled by <a href="#">Title 12</a> of the Municipal Code.</p> <p><del>c. SIC code 371 (Motor Vehicles and Motor Vehicle Equipment) shall be permitted in the IG district when located more than 150 ft. from a residential district, and require a conditional use permit when located closer than 150 ft.</del></p>

**Similar changes to those proposed above for citywide industrial zones are being proposed for the Douglas Park Planned Development District (PD-32), which is located directly north of the Long Beach Airport**

## PD-32 North Draft Amendments

Table 2 : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
<b>Alcoholic Beverage Sales</b>				The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales
Off-premises sales w/in 500 ft. of district allowing residential uses	N	N	N	
Off-premises sales more than 500 ft. from district allowing residential uses	N	N	N	
On-premises sales w/in 500 ft. of district allowing residential uses	C*	N	N	
On-premises sales more than 500 ft. from district allowing residential uses	Y*	N	N	
<b>Automobile (Vehicle) Uses</b>				All outdoor display, storage, service and repair of vehicles is subject to special standards (see LBMC Chapter 21.45)
Auto detailing (with hand held machines only)	AP	AP	AP	Mobile businesses prohibited. Auto Detailing (with hand held machines only)
Car wash	N	N	N	
Diesel fuel sales	N	N	N	See LBMC Section 21.52.222
Gasoline sales	N	N	N	
General auto repair (body work, painting, etc.)	N	N	AP	Uses allowed indoors only. Outdoor storage of vehicles or equipment shall be prohibited.
Limousine service (does not include auto repair)	N	N	AP	Nonconforming parking rights do not apply (see LBMC Section 21.27.070).
Minor auto repair, tune up, and lube, smog test	N	N	N	
Motorcycle/jet ski sales and repair	N	N	N	
Parking service – principal use	AP	N	N	No permanent Parking Services shall be permitted. Valet only.
Recreational vehicle storage	N	N	N	
Rental agency (does not include repair)	Y	Y	N	
Automobile Sales (does not include auto repair)	N	N	N	
Towing	N	N	A	Accessory to general auto repair. Free-standing tow yards shall be prohibited.
Vehicle parts (with installation); tire store	N	C	N	
Vehicle parts (w/o installation)	Y	AP	N	

\* Applies to Retail Expansion Areas in subareas 1 and 2.

**Table 2 (continued) : Uses by Sub Area**

Use	1 Zone	2 Zone	3 Zone	Notes
<b>Billboards</b>	N	N	N	All Billboards Prohibited
<b>Business Office Support</b>				
Copy, fax, mail box, or supplies	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	N	
Off-set printing	Y	Y	N	
<b>Entertainment</b>				
Amusement machines (4 or fewer)	A	A	N	See Zoning Code Section 21.51.205 (special development standards).
Banquet room rental	A*	N	N	Accessory to restaurant only (see LBMC Section 21.51.215).
Dancing (accessory use)	Y*	N	N	Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.
Live or movie theater (w/100 seats or less)	AP*	N	N	For theaters w/more than 100 seats, see "Movie theater."
Mock boxing or wrestling	N	N	N	
Movie theater (or live theater w/100+ seats)	C	N	N	
Pool tables (up to 3 tables)	A*	N	N	Accessory to restaurant, tavern, club (see LBMC Section 21.51.260).
Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses	C	N	N	City Council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y*	N	N	City Council hearing is required for new and transferred business licenses. Restaurants proposing to locate within zone 2 shall be allowed only as an accessory use on the ground floor of Office building.
Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink, etc.)	C*	N	N	
<b>Financial Services</b>				
ATM – Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building	Y	Y	N	Requires 2 (5 minute) parking spaces for each ATM machine. Spaces shall be located within 100 ft. Such spaces may be existing required parking.
ATM – Freestanding machine, exterior	AP	AP	N	
ATM – Drive-thru machine	AP	AP	N	For drive-thru machine see standards for drive-thru lane in LBMC Section 21.45.130.
Bank, credit union, savings & loan	Y	Y	N	
Check cashing	N	N	N	
Escrow, stocks and bonds broker	Y	Y	N	
All other financial services not listed above	C	C	N	

\* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
<b>Food Processing</b>				
Food and kindred products (SIC Code 20)	N	N	Y/C	<p><b>Permitted in 3 Zoning District:</b>  All uses included in SIC Code 20, except as noted below.  SIC Code 2048 (includes slaughtering animals for animal feed)  SIC Code 201 (includes meat packing plants, meat &amp; poultry products)  SIC Code 2091 (Canned &amp; Cured Fish and Seafood)  SIC Code 2092 (Prepared Fresh or Frozen Fish/ Seafoods)  Any Permitted use proposing to locate within 300 feet of a Residentially Zoned property shall be subject to a Conditional Use Permit, subject to the requirements in LBMC Sections 21.25.201 thru 21.25.212.</p>
<b>Institutional</b>				
Church or temple	N	N	N	
Convalescent hospital or home	N	N	N	
Crematorium	N	N	N	
Day care or preschool	N	Y	N	
Industrial arts trade technical/ training school	Y	Y	Y <sup>o</sup>	To be located on the second floor and above if located on McGowen.
Mortuary	N	N	N	
Parsonage	N	N	N	
Private elementary or secondary school	N	N	N	
Professional school/business school	Y	Y	Y <sup>o</sup>	To be located on the second floor and above if located on McGowen.
Social service office (with food distribution)	N	N	N	
Social service office (without food distribution)	N	AP	N	
Other institutional uses	C	C	N	
<b>Manufacturing</b>				The uses within these SIC Codes are limited to operations containing primarily manufacturing space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Apparel and other finished products made from fabrics and similar materials (SIC Code 23)	N	Y	Y	
Printing, publishing and allied industries (SIC Code 27)	N	Y	Y	
Chemicals & Allied Products Mfgs (SIC Code 28)	N	N	N	
Leather and leather products (SIC Code 31)	N	N	N	
Electronic and other electrical equipment and components, except computer equipment (SIC Code 36)	N	Y	Y	

<sup>o</sup> Permitted in subarea 3 between McGowen and Schaufelle only

**Table 2 (continued) : Uses by Sub Area**

Use	1 Zone	2 Zone	3 Zone	Notes
Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC Code 38)	Y	Y	Y	
Miscellaneous manufacturing industries (SIC Code 39) - Including Jewellery Manufacturing; Toys Manufacturing; Sporting Goods Manufacturing; and Household Products.	N	Y	Y	<b>Permitted in 2 &amp; 3 Zoning District:</b> All uses included in SIC Code 39, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with LBMC Section 21.33.020.
Furniture and Fixtures (SIC Code 25)	N	N	AP	
Paper and allied products (SIC Code 26)	N	N	Y/C	<b>Prohibited in 3 Zoning District:</b> SIC Code 261 (Pulp Mills) SIC Code 262 (Paper Mills) SIC Code 263 (Paperboard Mills)
Rubber and miscellaneous plastics products (SIC Code 30)	N	N	Y/C	<b>Prohibited in 3 Zoning District:</b> SIC Code 3011 (Tires & Inner Tubes)
Textile mill products (SIC Code 22)	N	N	Y/C	
Lumber and wood products, except furniture (SIC Code 24) - Including: Hardwood Products; Wooden Cabinets Miscellaneous Wood Products	N	N	Y/C	<b>Prohibited in 3 Zoning District:</b> SIC Code 2411 (Logging) SIC Code 2421 (Sawmills & Planing Mills - General) <b>Permitted in 3 Zoning District:</b> All other uses included in SIC Code 24, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with Zoning Code Section 21.33.020.
Stone, clay, glass, and concrete products (SIC Code 32)	N	N	Y/C	<b>Prohibited in 3 Zoning District:</b> SIC Code 324 (Hydraulic Cement) SIC Code 325 (Structural Clay Products) SIC Code 327 (Concrete, Gypsum, and Plaster Products)
Fabricated metal products, except machinery and transportation equipment (SIC Code 34)	N	N	Y/C	<b>Prohibited in 3 Zoning District:</b> SIC Code 348 (Ordinance and Accessories)
Industrial and commercial machinery and computer equipment (SIC Code 35)	N	N	Y	
Transportation equipment (SIC Code 37)	Y	Y	Y	



Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Tobacco products (SIC Code 21)	N	N	N	
Petroleum refining and related industries (SIC Code 29)	N	N	N	
Primary metal industries (SIC Code 33)	N	N	N	
Electric Gas & Sanitary Services (SIC Code 49)	N	N	N	
<b>Personal Services</b>				
Basic personal services (barber/beauty shop, catering, party counseling (w/o trucks), diet center, dog/cat grooming, dry cleaner, fitness center/health club, dance/karate studio, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic repair equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding).	Y	AP	N	
Fortunetelling	N	N	N	
House cleaning service	N	AP	N	
Laundromat	N	N	N	
Laundry, cleaning and garment services (SIC Code 721)	N	N	Y	
Massage therapy	A*	N	N	See special conditions in LBMC Section 21.51.243. Special adult entertainment standards for massage parlor (see LBMC Section 21.45.110).
Recycling center	N	N	N	
Recycling collection center for cans and bottles (staff attended)	N	N	N	
Recycling containers for cans and bottles	A	N	N	Accessory to a grocery store only (see LBMC Section 21.51.265).
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.) - (SIC Code 76)	N	N	Y	For small appliance repair, see "Basic Personal Services." Repair service limited to inside enclosed structure.
Repair services with outdoor operations (SIC Code 76)	N	N	N	
Self storage (indoor only)	N	N	N	
Shoe-shine stand (indoor/outdoor)	A	A	N	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	
Termite and pest control	N	N	N	See "Misc. – Storage of Hazardous Materials."
Veterinary Services for Animal Specialties (SIC Code 0742) Animal Specialty Services, Boarding, Kennels, Shelters (SIC Code 0752)	N	N	C	Also see "Basic Personal Services."
All personal services not listed	AP	AP	N	

\* Applies to Retail Expansion Areas in subareas 1 and 2.

Use	1 Zone	2 Zone	3 Zone	Notes
<b>Professional Services</b>				
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation (Including SIC Codes 60, 61, 62, 63, 64, 65, 67, 73 [except 7353 and 7359], 861, 862, 863, 864, and 87)	Y	Y	Y <sup>o</sup>	<b>Prohibited in 2 Zoning District:</b> SIC Code 9223 (Correctional Institutions) SIC Code 8744 (Jails, privately operated-correctional facilities, adult privately operated) <b>Permitted in 1 &amp; 2 Zoning Districts:</b> The uses within these SIC Codes are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
All professional offices not listed	AP	AP	AP <sup>o</sup>	
<b>Aviation-Related Uses</b>				
Aviation-related uses including, maintenance and storage, pilot/passenger amenities (restrooms, food services, classrooms and office spaces), charter operations and aircraft rentals (SIC Code 45)	N	N	N	
Aircraft Storage	N	N	N	
Aircraft Services for On-site Aircraft (For on-site aircraft only (not for commercial purposes)	N	N	N	
Commercial Aviation Services (Provided by those holding valid agreements to conduct business on Long Beach Airport)	N	N	N	
Special Events	N	N	N	
<b>Residential Uses</b>	N	N	N	No Residential Uses shall be permitted.
<b>Restaurant And Ready-To-Eat Foods</b>				
Outdoor dining	A	A	N	
Restaurants and ready-to-eat foods with drive-thru lanes	C	N	N	Special standards apply (See LBMC Section 21.45.130).
Restaurants and ready-to-eat foods without drive-thru lanes	Y*	A	N	Ready to eat foods proposing to locate within 2 shall be allowed only as an accessory use on the ground floor of Office building. Restaurants prohibited in Zone 2.
Vending carts	AP	AP	N	Special standards apply (See LBMC Section 21.45.170).

\* Applies to Retail Expansion Areas in subareas 1 and 2.

<sup>o</sup> Permitted in subarea 3 between McGowen and Schaufele only.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
<b>Retail Sales</b>				
Basic retail sales (SIC Codes 54, 5735, 5942, 7841) (except uses listed below)	Y	A*	N	Used clothing, antiques, art, books (new and used), coins, collectibles, food stores, jewelry, and trading cards are included in "Basic Retail Sales." Basic retail sales uses proposing to locate within 2 zone shall be allowed only as an accessory use on the ground floor of an Office building.
Building supply or hardware store with lumber, drywall, or masonry (including SIC Code 52, 57)	Y	N	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales." If located along McGowen, main entrances shall face McGowen.
Gun Store and Gun Repair	AP	N	N	Allowed only as an accessory use to primary Sporting Goods establishment
Major household appliances (refrigerator, stove, etc.)	Y	Y	N	
Manufacture of products sold on-site	A	A	N	See LBMC Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	
Outdoor sales events (flea markets, swap meets, etc.)	N	N	N	
Outdoor vending – Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	N	N	See LBMC Section 21.51.255.
Outdoor vending – Food carts	AP	AP	N	See LBMC Section 21.45.170.
Outdoor vending – Flower cart or news cart	Y	Y	N	See LBMC Section 21.45.135.
Pawn shop	N	N	N	
Thrift store, used merchandise	N	N	N	Also see note under "Basic Retail Sales."
Vending machines	A	A	N	Accessory to existing retail sales. See LBMC Section 21.51.295.
<b>Temporary Lodging</b>				
Hotel/Motel	Y	Y	N	
Shelters	N	N	N	
<b>Temporary Uses</b>				
Carnival, event, fair, trade show, etc.	T	T	N	
Construction trailer	T	T	T	
Outdoor Vending – Mobile food truck at construction sites	T	T	T	See LBMC Section 21.53.106.
<b>Transportation &amp; Communication Facilities</b>				
Communications Facilities – Freestanding monopole cellular and personal communication services	N	N	C	See LBMC Section 21.52.210.
Communication Facilities – Attached/ roof mounted cellular and personal communication services	C	C	C	See LBMC Section 21.45.115.
Communications (SIC 48)	N	N	N	SIC Code 483 (Radio and television broadcasting stations) and Microwave transmission or relay towers are permitted only with approval of a Conditional Use Permit

\* Applies to Retail Expansion Areas in subareas 1 and 2.

Use	1 Zone	2 Zone	3 Zone	Notes
Communication Facilities – Electrical distribution station	N	N	Y	
Local and suburban transit and interurban highway passenger transportation (SIC Code 41)	N	N	N	
Local Trucking Without Storage (SIC Code 4212)	N	N	N	
Courier Service Except by Air (SIC Code 4215)	N	C	C	
Transportation Services (SIC Code 47) - Including: Tour Operators; Transportation Consulting;	N	C	C	
Transportation-Related Uses with no outdoor container storage	N	N	N	
Transportation-Related Uses with outdoor container storage associated with shipping/ trucking/rail	N	N	N	
Helipads	N	N	N	Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
<b>Wholesale Trade</b>				
Wholesale Trade - durable goods (SIC Code 50) - and nondurable goods (SIC Code 51)	Y	Y	Y	The uses within SIC Code 50 and 51 are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
<b>Miscellaneous</b>				
Research and development, Bio-science, Life-science and Medical devices laboratories.	AP	Y	Y	

\* Applies to Retail Expansion Areas in subareas 1 and 2.

**Abbreviations:**

Y = Yes (permitted use).

N = Not permitted (prohibited use).

C = Conditional Use Permit required. For special conditions, see LBMC Chapter 21.52

A = Accessory Use. For special development standards, see LBMC Chapter 21.51

AP = Administrative Use Permit required. For special conditions, see LBMC Chapter 21.52

T = Temporary Use. Subject to provisions contained in LBMC Chapter 21.53

IP = Interim Park Use permit required. For special conditions, see LBMC Chapter 21.52

Y/C = Either permitted by right or subject to Conditional Use Permit review, depending upon locational criteria contained under "Permitted Uses".

**Footnote:**

(1) The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement.

- a. Restaurants with alcoholic beverage service only with meals. 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 without 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 Conditional Use Permit to continue to sell alcohol.
- b. Use located more than 500 ft. from zoning districts allowing residential use.
- c. Department store or florist with accessory sale of alcoholic beverages.
- d. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- e. Existing legal, nonconforming uses. (Ord. C-7663 § 42, 1999).

## PD-32 South Draft Amendments

Table 2: Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
<b>Alcoholic Beverage Sales</b>				The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales
Off-premises sales w/in 500 ft. of district allowing residential uses	C	N	N	For alcoholic beverage sales exempted from the CUP process, see footnote (1).
Off-premises sales more than 500 ft. from district allowing residential uses	Y	N	N	
On-premises sales w/in 500 ft. of district allowing residential uses	C	C	N	
On-premises sales more than 500 ft. from district allowing residential uses	Y	Y	N	
<b>Automobile (Vehicle) Uses</b>				All outdoor display, storage, service and repair of vehicles is subject to special standards (see LBMC Chapter 21.45)
Auto detailing (with hand held machines only)	AP	AP	N	Mobile businesses prohibited. <b>Permitted in 8A Zoning District:</b> Auto Detailing (with hand held machines only) only as accessory use to parking structure
Car wash	N	N	N	
Diesel fuel sales	N	N	N	See LBMC Section 21.52.222.
Gasoline sales	N	N	N	
General auto repair (body work, painting, etc.)	N	C	N	Uses allowed indoors only.
Limousine service (does not include auto repair)	AP	AP	N	Nonconforming parking rights do not apply (see LBMC Section 21.27.070).
Minor auto repair, tune up, and lube, smog test	N	N	N	
Motorcycle/jet ski sales and repair	C	C	N	Also see industrial zones, Table 33-1
Parking service – principal use	C	C	N	Interim Use Only. No permanent Parking Services shall be permitted
Recreational vehicle storage	C	C	N	Interim Use Only. No permanent Recreational vehicle storage shall be permitted
Rental agency (does not include repair)	Y	Y	N	
Automobile Sales (does not include auto repair)	N	N	N	
Towing	N	A	N	Accessory to general auto repair. Free-standing tow yards shall be prohibited.
Vehicle parts (with installation); tire store	C	N	N	
Vehicle parts (w/o installation)	Y	N	N	

**Table 2 (continued): Uses in Commercial / Industrial Sub Areas**

Use	7 Zone	8A Zone	8B Zone*	Notes
<b>Billboards</b>	N	N	N	All Billboards Prohibited
<b>Business Office Support</b>				
Copy, fax, mail box, or supplies	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	N	
Off-set printing	Y	Y	N	
<b>Entertainment</b>				
Amusement machines (4 or fewer)	A	A	N	See Zoning Code Section 21.51.205 (special development standards).
Banquet room rental	A	A	N	Accessory to restaurant only (see LBMC Section 21.51.215).
Dancing (accessory use)	Y	Y	N	Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.
Live or movie theater (w/100 seats or less)	Y	N	N	For theaters w/more than 100 seats, see "Movie theater."
Mock boxing or wrestling	N	N	N	
Movie theater (or live theater w/100+ seats)	C	N	N	
Pool tables (up to 3 tables)	A	A	N	Accessory to restaurant, tavern, club (see LBMC Section 21.51.260).
Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses	C	N	N	City Council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y	A	N	City Council hearing is required for new and transferred business licenses. Restaurants proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of Office building.
Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink, etc.)	C	C	N	
<b>Financial Services</b>				
ATM – Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building	Y	Y	N	Requires 2 (5 minute) parking spaces for each ATM machine. Spaces shall be located within 100 ft. Such spaces may be existing required parking.
ATM – Freestanding machine, exterior	AP	AP	N	
ATM – Drive-thru machine	AP	AP	N	For drive-thru machine see standards for drive-thru lane in LBMC Section 21.45.130.
Bank, credit union, savings & loan	Y	Y	N	
Check cashing	N	N	N	
Escrow, stocks and bonds broker	Y	Y	N	
All other financial services not listed above	C	C	N	
<b>Food Processing</b>				

Table 2 (continued): Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Food and kindred products (SIC Code 20)	N	Y/C	N	<p><b>Permitted in 8A Zoning District:</b>  All uses included in SIC Code 20, except as noted below.  SIC Code 2048 (includes slaughtering animals for animal feed)  SIC Code 201 (includes meat packing plants, meat &amp; poultry products)  SIC Code 2091 (Canned &amp; Cured Fish and Seafood)  SIC Code 2092 (Prepared Fresh or Frozen Fish/ Seafoods)  Any Permitted use proposing to locate within 300 feet of a Residentially Zoned property shall be subject to a Conditional Use Permit, subject to the requirements in LBMC Sections 21.25.201 thru 21.25.212.</p>
<b>Institutional</b>				
Church or temple	N	N	N	
Convalescent hospital or home	N	N	N	
Crematorium	N	N	N	
Day care or preschool	C	N	N	
Industrial arts trade school	Y	Y	N	
Mortuary	N	N	N	
Parsonage	N	N	N	
Private elementary or secondary school	N	N	N	
Professional school/business school	Y	Y	N	
Social service office (with food distribution)	N	N	N	
Social service office (without food distribution)	N	N	N	
Other institutional uses	C	C	N	
<b>Manufacturing</b>				<p><b>Permitted in 8A Zoning District:</b>  The uses within these SIC Codes are limited to operations containing primarily manufacturing space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.</p>
Apparel and other finished products made from fabrics and similar materials (SIC Code 23)	N	Y	N	
Printing, publishing and allied industries (SIC Code 27)	N	Y	N	
Chemicals & Allied Products Mfgs (SIC Code 28)	N	N	N	
Leather and leather products (SIC Code 31)	N	Y	N	<p><b>Prohibited in 8A Zoning District:</b>  SIC Code 311 (Leather Tanning and Finishing)</p>
Electronic and other electrical equipment and components, except computer equipment (SIC Code 36)	N	Y	N	



**Table 2 (continued): Uses in Commercial / Industrial Sub Areas**

Use	7 Zone	8A Zone	8B Zone*	Notes
Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC Code 38)	Y	Y	N	
Miscellaneous manufacturing industries (SIC Code 39) - Including Jewellery Manufacturing; Toys Manufacturing; Sporting Goods Manufacturing; and Household Products.	N	Y	N	<b>Permitted in 8A Zoning District:</b> All uses included in SIC Code 39, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with LBMC Section 21.33.020.
Furniture and Fixtures (SIC Code 25)	N	Y	N	
Paper and allied products (SIC Code 26)	N	Y	N	<b>Prohibited in 8A Zoning District:</b> SIC Code 261 (Pulp Mills) SIC Code 262 (Paper Mills) SIC Code 263 (Paperboard Mills)
Rubber and miscellaneous plastics products (SIC Code 30)	N	Y/C	N	<b>Prohibited in 8A Zoning District:</b> SIC Code 3011 (Tires & Inner Tubes)
Textile mill products (SIC Code 22)	N	Y/C	N	
Lumber and wood products, except furniture (SIC Code 24) - Including: Hardwood Products; Wooden Cabinets Miscellaneous Wood Products	N	Y/C	N	<b>Prohibited in 8A Zoning District:</b> SIC Code 2411 (Logging) SIC Code 2421 (Sawmills & Planing Mills - General) <b>Permitted in 8A Zoning District:</b> All other uses included in SIC Code 24, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with Zoning Code Section 21.33.020.
Stone, clay, glass, and concrete products (SIC Code 32)	N	Y/C	N	<b>Prohibited in 8A Zoning District:</b> SIC Code 324 (Hydraulic Cement) SIC Code 325 (Structural Clay Products) SIC Code 327 (Concrete, Gypsum, and Plaster Products)
Fabricated metal products, except machinery and transportation equipment (SIC Code 34)	N	Y/C	N	<b>Prohibited in 8A Zoning District:</b> SIC Code 348 (Ordinance and Accessories)
Industrial and commercial machinery and computer equipment (SIC Code 35)	N	Y	N	
Transportation equipment (SIC Code 37)	Y	<del>Y/C</del>	Y	
Tobacco products (SIC Code 21)	N	Y/C	N	

Table 2 (continued): Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Petroleum refining and related industries (SIC Code 29)	N	N	N	
Primary metal industries (SIC Code 33)	N	N	N	
Electric Gas & Sanitary Services (SIC Code 49)	N	N	N	
<b>Personal Services</b>				
Basic personal services (barber/beauty shop, catering, party counseling (w/o trucks), diet center, dog/cat grooming, dry cleaner, fitness center/health club, dance/karate studio, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding).	Y	A	N	Basic personal service uses proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of Office building.
Fortunetelling	N	N	N	
House cleaning service	AP	AP	N	
Laundromat	C	N	N	
Laundry, cleaning and garment services (SIC Code 721)	N	Y	N	
Massage therapy	A	A	N	See special conditions in LBMC Section 21.51.243. Special adult entertainment standards for massage parlor (see LBMC Section 21.45.110).
Recycling center	N	N	N	
Recycling collection center for cans and bottles (staff attended)	N	N	N	
Recycling containers for cans and bottles	A	N	N	Accessory to a grocery store only (see LBMC Section 21.51.265).
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.) - (SIC Code 76)	N	Y	N	For small appliance repair, see "Basic Personal Services."
Repair services with outdoor operations (SIC Code 76)	N	N	N	
Self storage (indoor only)	N	N	N	
Shoe-shine stand (indoor/outdoor)	A	A	N	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	
Termite and pest control	N	C	N	See "Misc. – Storage of Hazardous Materials."
Veterinary Services for Animal Specialties (SIC Code 0742) Animal Specialty Services, Boarding, Kennels, Shelters (SIC Code 0752)	N	C	N	Also see "Basic Personal Services."
All personal services not listed	AP	AP	N	
<b>Professional Services</b>				

**Table 2 (continued): Uses in Commercial / Industrial Sub Areas**

Use	7 Zone	8A Zone	8B Zone*	Notes
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation (Including SIC Codes 60, 61, 62, 63, 64, 65, 67, 73 [except 7353 and 7359], 861, 862, 863, 864, and 87)	Y	Y	N	<b>Prohibited in 8A Zoning District:</b> SIC Code 9223 (Correctional Institutions) SIC Code 8744 (Jails, privately operated-correctional facilities, adult privately operated) SIC Code 7353 (Heavy Construction Equipment Rental) SIC Code 7359 (Equipment Rental and Leasing) <b>Permitted in 7 &amp; 8A Zoning Districts:</b> The uses within these SIC Codes are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
All professional offices not listed	AP	AP	N	
<b>Aviation-Related Uses</b>				
Aviation-related uses including, maintenance and storage, pilot/passenger amenities (restrooms, food services, classrooms and office spaces), charter operations and aircraft rentals (SIC Code 45)	C	C	N	All aviation-related uses must meet the provisions of the City's Noise Compatibility Ordinance, the Airport Rules, Regulations and Minimum Standards for aeronautical activities and be subject to Long Beach Airport fees for like aeronautical activities as specified in the Airport Rates & Fees Resolution.
Aircraft Storage	Y	Y	Y	SIC Code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations. Further, certain uses may be subject to "Through-the-Fence" agreement(s) between the City of Long Beach and Long Beach Airport. Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Aircraft Services for On-site Aircraft (For on-site aircraft only (not for commercial purposes)	Y	Y	Y	
Commercial Aviation Services (Provided by those holding valid agreements to conduct business on Long Beach Airport)	Y	Y	Y	
Special Events	Y	Y	Y	Special Events including aeronautical uses not covered above, as approved in advance by the Airport Manager.
<b>Residential Uses</b>	N	N	N	No Residential Uses shall be permitted.
<b>Restaurant And Ready-To-Eat Foods</b>				
Outdoor dining	A	A	N	
Restaurants and ready-to-eat foods with drive-thru lanes	N	N	N	Special standards apply (See LBMC Section 21.45.130).
Restaurants and ready-to-eat foods without drive-thru lanes	Y	A	N	Restaurants proposing to locate within either 8A or 8B shall be allowed only as an accessory use on the ground floor of Office building.
Vending carts	AP	AP	N	Special standards apply (See LBMC Section 21.45.170).
<b>Retail Sales</b>				

Table 2 (continued): Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Basic retail sales (SIC Codes 54, 5735, 5942, 7841) (except uses listed below)	Y	A	N	Used clothing, antiques, art, books (new and used), coins, collectibles, food stores, jewelry, and trading cards are included in "Basic Retail Sales." Basic retail sales uses proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of an Office building.
Building supply or hardware store with lumber, drywall, or masonry (including SIC Code 52, 57)	Y	N	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Gun Store and Gun Repair	AP	N	N	Allowed only as an accessory use to primary Sporting Goods establishment
Major household appliances (refrigerator, stove, etc.)	Y	Y	N	
Manufacture of products sold on-site	A	A	N	See LBMC Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	
Outdoor sales events (flea markets, swap meets, etc.)	N	N	N	
Outdoor vending – Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	N	N	See LBMC Section 21.51.255.
Outdoor vending – Food carts	AP	AP	N	See LBMC Section 21.45.170.
Outdoor vending – Flower cart or news cart	Y	Y	N	See LBMC Section 21.45.135.
Pawn shop	N	N	N	
Thrift store, used merchandise	N	N	N	Also see note under "Basic Retail Sales."
Vending machines	A	A	N	Accessory to existing retail sales. See LBMC Section 21.51.295.
<b>Temporary Lodging</b>				
Hotel/Motel	Y	Y	N	
Shelters	N	N	N	
<b>Temporary Uses</b>				
Carnival, event, fair, trade show, etc.	T	T	N	
Construction trailer	T	T	T	
Outdoor Vending – Mobile food truck at construction sites	T	T	T	See LBMC Section 21.53.106.
<b>Transportation &amp; Communication Facilities</b>				
Communications Facilities – Freestanding monopole cellular and personal communication services	C	C	N	See LBMC Section 21.52.210.
Communication Facilities – Attached/ roof mounted cellular and personal communication services	Y	Y	N	See LBMC Section 21.45.115.
Communications (SIC 48)	N	Y/C	N	SIC Code 483 (Radio and television broadcasting stations) and Microwave transmission or relay towers are permitted only with approval of a Conditional Use Permit
Communication Facilities – Electrical distribution station	C	C	N	

**Table 2 (continued): Uses in Commercial / Industrial Sub Areas**

Use	7 Zone	8A Zone	8B Zone*	Notes
Local and suburban transit and interurban highway passenger transportation (SIC Code 41)	N	N	N	
Local Trucking Without Storage (SIC Code 4212)	N	N	N	
Courier Service Except by Air (SIC Code 4215)	N	C	N	
Transportation Services (SIC Code 47) - Including: Tour Operators; Transportation Consulting;	N	C	N	
Transportation-Related Uses with no outdoor container storage	N	N	N	
Transportation-Related Uses with outdoor container storage associated with shipping/ trucking/rail	N	N	N	
Helipads	C	C	N	Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
<b>Wholesale Trade</b>				
Wholesale Trade - durable goods (SIC Code 50) - and nondurable goods (SIC Code 51)	Y	Y	N	<b>Permitted in 7 &amp; 8A Zoning Districts:</b> The uses within SIC Code 50 and 51 are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
<b>Miscellaneous</b>				
Office, research and development.	N	N	Y	

\* 8B Zone is that area known as the "Boeing Enclave" -- Once Boeing declares its intention to abandon any aviation-related uses within either all or a portion of the 8B area, the Zoning shall immediately revert to the 8A Zoning standards then in effect. Should a portion of the land Zoned 8B revert to 8A Zoning, only that portion of land shall be affected by the reversion, NOT the entire land area Zoned 8B.

**Abbreviations:**

Y = Yes (permitted use).  
N = Not permitted (prohibited use).

**Table 2 (continued) : Uses in Commercial / Industrial Sub Areas**

C = Conditional Use Permit required. For special conditions, see LBMC Chapter 21.52

A = Accessory Use. For special development standards, see LBMC Chapter 21.51

AP = Administrative Use Permit required. For special conditions, see LBMC Chapter 21.52

T = Temporary Use. Subject to provisions contained in LBMC Chapter 21.53

Y/C = Either permitted by right or subject to Conditional Use Permit review, depending upon locational criteria contained under "Permitted Uses".

**Footnote:**

(1) The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement.

- a. Restaurants with alcoholic beverage service only with meals. 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 without 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 Conditional Use Permit to continue to sell alcohol.
- b. Use located more than 500 ft. from zoning districts allowing residential use.
- c. Department store or florist with accessory sale of alcoholic beverages.
- d. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- e. Existing legal, nonconforming uses. (Ord. C-7663 § 42, 1999).

**Proposed Code Amendment- Self Storage in Industrial Districts**

**Proposed Changes are marked as follows:**

- Red - proposed new text
- Red Strikethrough (~~striketthrough~~) - proposed deleted text

**Amendment to Chapter 21.33 (Industrial Districts) regarding self-storage uses**

**Table 33-2  
 Uses In Industrial Districts  
 (Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
6. Wholesale Trade (SIC codes 50*, 51*, 422*)	Y	Y	Y	See item 10 in this table.	a. Exceptions as specified in item 6.1 of this table.
					b. General Warehousing and Storage under SIC code 4225 is permitted (does not include personal storage or commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570). Prohibited in IL, IM, and IP, and requires a conditional use permit in IG:
					<ul style="list-style-type: none"> <li>• 5015 (motor vehicle parts, used)</li> <li>• 5093 (scrap and waste materials, including retail sales)</li> </ul>
					<ul style="list-style-type: none"> <li>• 5154 (livestock sales)</li> </ul>
6.1 Personal storage, and commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570 (SIC code 4225*)	N	N	C	N	a. Does not include General Warehousing and Storage under SIC code 4225

Relevant definitions for informational purposes only—no amendments proposed.

Note: Title 21 currently contains no definition of “warehouse” or “industrial warehouse.”

**21.15.570 - Commercial storage/self-storage.**

"Commercial storage/self-storage" means a commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.

(Ord. C-7904 § 1, 2004; Ord. C-6533 § 1 (part), 1988)

**21.15.2920 - Storage.**

"Storage" means placing of a material or vehicle at one location for more than seventy-two (72) hours without use.

(Ord. C-6533 § 1 (part), 1988)

**21.15.3300 - Wholesale, industrial.**

"Industrial wholesale" means an industrial land use consisting of the exchange of large quantities of goods for future distribution and resale for financial or other considerations.

(Ord. C-6533 § 1 (part), 1988)



**Proposed Code Amendment- Clarify that certain fabric canopies can be exempted from height limitations for the purposes of creating shade for rooftop open space.**

**Proposed Changes are marked as follows:**

- Red - proposed new text
- Red Strikethrough (~~strikethrough~~) - proposed deleted text

NOTES: Table 31-2A, Residential Development Standards

- (a) If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.
- (b) If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.
- (c) These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.
- (d) In general, height is measured to the midpoint of the roof (Section [21.15.1330](#)—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.
- (e) An additional 2 feet may be permitted to accommodate access stairs to the roof.
- (f) See [Section 21.31.220](#) for special height provisions.
- (g) New subdivisions, including corner lots, shall orient the lots to the side street.
- (h) For garages and other accessory structures, refer to [Section 21.31.245](#) (Accessory structures).
- (i) Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).
- (j) Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).

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Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

- (k) The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.
- (l) If the garage takes direct access from the street, the garage shall be set back pursuant to [Section 21.31.245](#).
- (m) Commercial uses—see Special Development Standard, [Section 21.45.160](#).
- (n) One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.
- (o) Percent of lot area per unit.
- (p) Square foot per unit. See Sections [21.31.230](#) (Usable Open Space) and [21.31.240](#) (Privacy Standards) for detailed standards.
- (q) The side yard setback is 10 percent of lot width on each side, but in no case shall the interior side yard setback be required to exceed 10 feet (except as specified in footnote(s)). The side street side yard setback shall be 15 percent of lot width, but in no case shall it be required to exceed 15 feet. Neither setback shall ever be less than 3 feet.
- (r) See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.
- (s) Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not be comprised of more than two lots.
- (t) A patio cover or canopy consisting of fabric, canvas, or similar durable, weatherproof material (and its supporting structure), may exceed the maximum building height when constructed above a roof deck, but shall be limited to a height of eight feet, six inches (8'-6") above the finish floor of the roof deck. The supporting structure shall be open on all sides. The patio cover or canopy shall not obstruct views of the beach, bay, ocean, or tidelands from any public vantage point or public area in the coastal zone or tidelands. A building permit shall be obtained, and the patio cover or canopy structure shall be permanently attached to the roof deck or building.

**DIVISION II. - INITIATION OF PROCEDURES**

**21.21.201 - Application.**

A. **General.** Any procedure provided for in this Title 21, including, but not limited to, amendment of the Zoning Regulations, change of a zoning district, issuance of conditional permits, variances, administrative use permits, site plan review, classification of uses and density bonuses may be initiated by application of the owner of any real property in the City directly affected by the procedure, or his authorized agent. The Director of Planning and Building may request proof of ownership or authorization to apply prior to acceptance of any such application.

B. **Zoning and Zoning Regulations.** An amendment to the Zoning Regulations and a change of zoning district may also be initiated by:

1. Direction by action of the City Council or the Planning Commission; or
2. Direction of the Director of Planning and Building with the consent of the Planning Commission.

C. **Filing Fee.** A filing fee shall accompany each application as required by Section 21.21.701.

D. **Complete Application.** No application shall be considered complete until applicable forms are filed, the required fee is paid, and additional information as required by the Director of Planning and Building, is received. The Director of Planning and Building shall determine when an application is complete, and the determination of the Director shall be final.

(Ord. C-6533 § 1 (part), 1988)

**Table 21-1**

**Discretionary Review Responsibilities**

Type of Procedure	Responsible Hearing Body				Notice Required <sup>(d)</sup>
	SPRC	ZA	PC	CC	
<b>Zoning regulations amendment:</b>					
Initial hearing			X		Yes
Final decision				X	Yes
<b>Zone change:</b>					
Initial hearing			X		Yes
Final decision				X	Yes

Type of Procedure	Responsible Hearing Body				Notice Required <sup>(d)</sup>
	SPRC	ZA	PC	CC	
<b>Conditional use permit:</b>					
Initial hearing			X		Yes
Appeal				X	Yes
<b>Variance:</b>					
Initial hearing		X	X <sup>(c)</sup>		Yes
Appeal			X	X <sup>(c)</sup>	Yes
<b>Administrative use permit:</b>					
Initial hearing		X	X <sup>(c)</sup>		Yes
Appeal			X	X <sup>(c)</sup>	Yes
<b>Site plan review:</b>					
Initial hearing	X		X <sup>(a)</sup>		No
Appeal			X	X <sup>(a)</sup>	No
<b>Classification of uses:</b>					
Initial hearing		X			No
Final decision			X		No
<b>Establishment of planned development district:</b>					
Initial hearing			X		Yes
Final decision				X	Yes
<b>Special setback lines:</b>					
Initial hearing			X		Yes

Type of Procedure	Responsible Hearing Body				Notice Required <sup>(d)</sup>
	SPRC	ZA	PC	CC	
Final decision				X	Yes
<b>Local coastal permit:</b>					
Initial hearing		X	X <sup>(c)</sup>		Yes
Appeal <sup>(b)</sup>			X	X <sup>(c)</sup>	Yes
<b>Bonus density (General Plan):</b>					
Initial hearing			X		Yes
Appeal				X	Yes
<b>Determination of applicable law:</b>					
Initial hearing			X		Yes
Appeal				X	Yes
<b>Interim park use permit:</b>					
Initial hearing				X	Yes
Appeal				None	
<b>Temporary Activating Use (TAU) Permit:</b>					
Initial hearing		X			
Appeal			X		
<b>Applicability of Use/Development Standard in Specific Plans and Planned Development Districts</b>					
Initial hearing		X			
Appeal			X		
<b>Establishment of specific plans:</b>					

Type of Procedure	Responsible Hearing Body				Notice Required <sup>(d)</sup>
	SPRC	ZA	PC	CC	
Initial hearing			X		Yes
Final decision				X	Yes

Abbreviations: SPRC = Site Plan Review Committee; ZA = Zoning Administrator; PC = Planning Commission; CC = City Council

(a) Planning Commission establishes types of projects subject to Planning Commission review. Such projects can be appealed to the City Council.

(b) Also appealable to California Coastal Commission if the project site is located within the appealable area.

(c) The Zoning Administrator may refer such application to the Planning Commission for consideration. In this case, the City Council shall serve as the appeal body.

(d) See [Section 21.21.302](#) (Noticing of hearings) for noticing requirements.

( [ORD-16-0009](#) § 1, 2016; Ord. C-7378 § 2, 1995)