

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING TABLE 30-1 OF CHAPTER 21.30, TABLE 31-1 IN CHAPTER 21.31, AND BY ADDING SUBSECTION T TO SECTION 21.31.020, AND ADDING DIVISION III TO SECTION 21.31 BY ADDING SECTIONS 21.31.300, 21.31.310, 21.31.320, 21.31.325, 21.31.330, 21.31.340, 21.31.350, TABLE 31-8, AND 21.31.360, RELATING TO PLANNED UNIT DEVELOPMENTS

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

Section 1. Table 30-1 of Chapter 21.30 of the Long Beach Municipal Code is amended to add a row "RP" between "R-4-U" and "CO" to read as follows:

Table 30-1 Zoning Districts Established		
Use District Symbol	Use Classification	Chapter
R-4-U	Dense Multiple Residential, urban	21.31
RP	Residential, Planned Unit Development	21.31
CO	Office Commercial	21.32

Section 2. Table 31-1 of Chapter 21.31 is amended to add a column "RP" as shown on Attachment A.

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

1 Section 3. Subsection T is added to Section 21.31.020 of the Long  
2 Beach Municipal Code to read as follows:

3 T. The RP district is a residential Planned Unit Development  
4 (PUD) district. It is intended to encourage innovative, creative  
5 developments according to good urban planning principles, across a range  
6 of potential densities providing new and diverse housing opportunities, with  
7 integrated community facilities and benefits. The district is designed to  
8 reduce or eliminate rigidity that otherwise may result from the application of  
9 traditional development standards, and to encourage the development or  
10 recycling of larger parcels of land as coherent, integrated projects. The  
11 zoning symbol "RP" must be followed by a number indicating the approved  
12 density in DU/ac, such as "RP-12" or "RP-18." This implements Land Use  
13 District No. 3A of the General Plan.

14  
15 Section 4. Division III is added to Chapter 21.31 of the Long Beach  
16 Municipal Code to read as follows:

17  
18 DIVISION III – PLANNED UNIT DEVELOPMENTS

19 21.31.300 Residential Planned Unit Development (PUD) district established.

20 A. The City hereby establishes a residential planned unit  
21 development (PUD) zoning district, and associated procedures and  
22 development standards.

23 B. The name of the PUD zoning district shall be Residential,  
24 Planned Unit Development district. The zoning symbol shall be "RP"  
25 followed by a numerical value indicating dwelling units per acre (DU/ac) for  
26 each site (examples: RP-6, RP-12, RP-25, etc.).

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1 21.31.310 Purpose. The Residential PUD zoning district is established  
2 to achieve the following objectives:

3 A. Provide greater flexibility and encourage opportunities for  
4 innovative residential development through the application of site planning  
5 and subdivision techniques not otherwise permitted in the zoning and  
6 subdivision regulations;

7 B. Establish a procedure for development and recycling of larger  
8 parcels of land that are unused or underutilized, and reduce or eliminate  
9 rigidity that otherwise may prevent these sites from being fully utilized due  
10 to the application of traditional development standards intended for typical  
11 lots;

12 C. Encourage creative design and development according to  
13 good urban planning principles, with efficient use of land, a mixture of  
14 densities, diverse housing opportunities, and on-site community facilities;

15 D. Encourage integration of urban and natural amenities within  
16 developments;

17 E. Facilitate developments with higher levels of amenities,  
18 building design, and quality in internal street layout and access than would  
19 occur under traditional residential development standards and subdivision  
20 practice on large parcels of land;

21 F. Encourage opportunities for innovative and sustainable land  
22 development techniques that will be given reasonable consideration for  
23 approval;

24 G. Encourage preservation of serviceable existing structures of  
25 historic value or cultural merit by providing opportunities to use them  
26 imaginatively for purposes other than for which they were originally  
27 intended.

28 //

1 21.31.320 Procedures. The following procedures are established for  
2 application for a PUD.

3 A. Rezoning. A PUD is a type of residential zoning district.  
4 Creation of a PUD shall require a zone change, and application for such by  
5 the developer.

6 B. Site Plan Review. At the time an application for a PUD zone  
7 change is submitted, the applicant also shall file an application for Site Plan  
8 Review for the development project proposed for said PUD, which shall be  
9 considered concurrently with the PUD request. No rezoning to a residential  
10 PUD shall be considered without concurrent consideration of the Site Plan  
11 Review associated with the requested PUD rezoning.

12 C. Subdivision Tract Map. As part of any application for a PUD,  
13 any land proposed for a PUD shall be subdivided as necessary to create  
14 lots suitable for the PUD, and as such shall comply with all applicable  
15 requirements of Title 20 (Subdivisions) of the Long Beach Municipal Code,  
16 and the Subdivision Map Act (Government Code Section 66410-66413.5).

17 D. Site. The area of each PUD shall be coterminous with a  
18 discrete PUD development site and corresponding Site Plan Review  
19 submittal.

20 E. Approval body. Regardless of whether a Site Plan Review  
21 application is subject to staff level or Planning Commission approval, all  
22 PUD requests shall require a hearing for review and recommendation of  
23 approval or denial by the Planning Commission, followed by a hearing by  
24 the City Council to act on the rezoning request and other associated  
25 permits.

26  
27 21.31.325 Modifications to a PUD. The following procedures are  
28 established for modifications to an approved PUD:

1           A.       Changes to development plans. The issuance of any building  
2 permit, demolition permit, grading permit, utility connection, license, or  
3 other approval shall require the construction plans to be consistent with the  
4 development plan approved for the PUD by the approval body. Changes to  
5 any approved PUD shall require City approval, subject to the following  
6 procedure:

7                   1.       Minor changes before or during PUD construction. The  
8 Zoning Administrator may authorize minor changes to an approved  
9 development plan before or during construction of the overall PUD project,  
10 if the changes are required because of conditions that were unknown at the  
11 time the plan was approved, and the zoning administrator determines that  
12 the changes are consistent with the standards of this Chapter and the  
13 findings made in connection with approval of the PUD.

14                   2.       All other changes. Changes to the development plan  
15 before or during construction of the overall PUD project, other than the  
16 minor changes the Zoning Administrator can approve, shall require review  
17 by the Site Plan Review Committee, or Planning Commission, as  
18 applicable, under the procedures of Section 21.21.405 (Modification of  
19 permits). This includes increases in building height, reductions in setbacks,  
20 significant reconfiguration of internal streets or connections to the public  
21 right-of-way, or any other items that, in the judgment of the Zoning  
22 Administrator, may significantly differ from the substance or intent of the  
23 original PUD approval.

24           B.       Future modification of the PUD. After construction of the PUD  
25 project is completed, any changes to the PUD (including all structures and  
26 other site improvements) shall require City approval, subject to the  
27 following procedure:

28                   1.       Minor changes. Any requested alteration or

1 modification to structures or site improvements may be administratively  
2 approved by the Zoning Administrator if, in the judgment of the Zoning  
3 Administrator, the proposed change is minor in nature, and is within the  
4 scope and intent of the original PUD approval.

5 2. All other changes to the PUD. Any other alteration,  
6 modification, or expansion of structures or site improvements shall be  
7 reviewed by the Site Plan Review Committee, or Planning Commission, as  
8 appropriate. The reviewing body may approve or deny the request, and  
9 may impose additional conditions of approval as necessary to ensure that  
10 any approved change is consistent with the intent and development  
11 standards of the original approval for the PUD.

12 3. Compliance with development standards. In all cases,  
13 alterations, modifications or other expansions within the PUD shall comply  
14 with the development standards set forth in this Chapter, and as set forth in  
15 the specific approval for the PUD. Any request that is not in conformance  
16 with these standards shall require application for a Standards Variance,  
17 under the procedures established in Chapter 21.25.

18  
19 21.31.330 Required Findings.

20 The Planning Commission and City Council may approve a PUD  
21 only when positive findings are made that the project is consistent with the  
22 following criteria. In granting such approval, the approval body may impose  
23 and enforce any conditions of approval it deems necessary to carry out the  
24 purposes of the General Plan and the Zoning Regulations.

25 A. The PUD will provide a project of high quality design,  
26 adhering to good urban planning principles and consistent with the design  
27 guidelines of this Chapter, and will make efficient use of the available land;

28 B. The PUD will provide a higher level of amenities and

1 community facilities to residents than would otherwise be obtained through  
2 individual development of similar housing units;

3 C. The PUD is appropriately sited and integrated into the  
4 surrounding urban and natural fabric;

5 D. The PUD has a fully-integrated, complete internal  
6 street system that is functional and considerate of all units within the PUD,  
7 and is appropriately connected to the public street system;

8 E. The PUD provides a high quality of building design,  
9 and the architectural theme is well-developed and consistent across the  
10 PUD; and

11 F. The PUD project is in compliance with all City  
12 sustainability standards applicable to the size and scope of the  
13 development.

14  
15 21.31.340 PUD Development Standards.

16 The following development standards are established for all PUDs,  
17 to ensure that each PUD provides a higher level of design quality and on-  
18 site improvements than would be obtained through individual lot  
19 development of a traditional subdivision. Deviation from these development  
20 standards shall require a Standards Variance, under the procedures  
21 established in Chapter 21.25. For any other pertinent development  
22 standards not specified in this Section, conformance shall be provided per  
23 the relevant provision(s) of the Zoning Regulations. In cases of where the  
24 development standard is not specified, or its application is unclear, or the  
25 standard appears to conflict with the standards of this Section, the Zoning  
26 Administrator shall have the authority to determine the appropriate  
27 standard.

28 A. Minimum PUD site area. A PUD shall contain a minimum

1 contiguous site area of 5 acres. Application for a PUD on a site between  
2 4.5 and 5 acres may be allowed at the discretion of the Zoning  
3 Administrator if he/she finds that all other standards set forth herein for  
4 PUDs can be satisfactorily met in conformance with the intent of these  
5 regulations. However, the approval body acting on the PUD request shall  
6 then have the authority to deny the request based on a finding of  
7 insufficient area.

8 B. Internal integration. A PUD is intended to be internally  
9 integrated and connected within itself, and the site area shall not be divided  
10 by a public street, highway, or freeway, or a railroad right-of-way, or  
11 stream, river, or flood control channel.

12 C. Setbacks, height, and other development standards.  
13 Minimum building setbacks, separation between buildings, maximum  
14 building height, minimum private open space, lot size, and other  
15 development standards shall be provided as set forth in Table 31-8.

16 D. Street and sidewalk widths. The widths of streets, sidewalks,  
17 alleys, and other rights-of-way and easements shall be provided as  
18 required in Chapter 20.36 (Design Standards) and Chapter 21.47  
19 (Dedication, Reservation, and Preservation of Public Rights-of-way),  
20 except in cases where waivers from these standards are obtained  
21 according to the appropriate procedures specified in Chapter 20.36 and  
22 Chapter 21.47, with the goal of providing a design adhering to quality urban  
23 planning principles, in conformance with the PUD design standards  
24 contained in Section 21.31.350.

25 E. Minimum unit size and width. Each dwelling unit in a PUD  
26 shall have a minimum size of 1,200 square feet of habitable floor area, and  
27 a width of at least 16 feet.

28 F. Minimum common open space. Each PUD shall provide a



1 minimum of fifteen percent of the site area as common usable open space,  
2 in functional, active recreation area(s).

3 G. Parking. Each dwelling unit shall be provided with parking as  
4 required in Chapter 21.41 of the Zoning Regulations. One guest parking  
5 space shall be provided for each four dwelling units, based on the number  
6 of units in the development as a whole. Guest parking spaces may be  
7 provided as open parking or on-street parking within the PUD, at the  
8 discretion of the approval body, notwithstanding Section 20.36.080 (Private  
9 Streets).

10 H. Detached garages and accessory structures. Detached  
11 garages and other detached accessory structures shall be prohibited. This  
12 does not include accessory structures in common areas (not individual  
13 ownership lots) used for utilities, maintenance, storage, or other accessory  
14 purposes to serve the common interest within the PUD.

15 I. Driveways. Each garage shall be provided with a driveway  
16 either 20 feet or more in length, or 6 feet or less in length.

17 J. Projections and structures in required yards. Projections and  
18 structures in required yard areas shall be permitted as set forth in Table 31-  
19 3 of this Chapter, except as otherwise specified in this Division and Table  
20 31-8.

21 K. Homeowner's Association. Each PUD shall have a  
22 Homeowner's Association (HOA), established by Covenants, Conditions &  
23 Restrictions (CC&Rs). In addition to any responsibilities specified in the  
24 CC&Rs, the HOA shall be responsible for the operation, upkeep, and  
25 maintenance of all commonly-owned improvements, and enforcement of all  
26 CC&Rs. The approval body (Planning Commission or City Council) shall  
27 have the authority to add or modify CC&Rs as necessary to ensure the  
28 PUD will comply with these development standards and the design

1 guidelines contained in Section 21.31.350.

2  
3 21.31.350 PUD Design Guidelines.

4 The following design guidelines are established for all PUDs, to  
5 provide basic objectives for quality urban design to which each PUD should  
6 conform. A PUD's consistency with these design guidelines is relevant to  
7 the required findings set forth for PUDs in Section 21.31.330. It is the intent  
8 of these design guidelines for each PUD to provide a higher level of quality  
9 in architecture, site planning, and amenities than would otherwise be  
10 obtained through individual lot development of a traditional subdivision.

11 A. Landscaping. A PUD should be provided with landscaping as  
12 specified in Chapter 21.42 of the Zoning Regulations, and should, for  
13 landscaping purposes, be held to the standards for sites located in R-3 or  
14 R-4 zoning districts. All landscaping within the PUD should be composed of  
15 drought-tolerant, low-water-requirement trees, shrubs, and groundcover.  
16 Turf may be used in conformance with the water efficient landscaping  
17 requirements of Chapter 21.42 (Landscaping Standards) of the Zoning  
18 Regulations.

19 B. Street widths. Street widths within the PUD should comply  
20 with the requirements of Chapter 20.36 and Chapter 21.47 to the extent  
21 feasible. However, streets are encouraged to be the minimum widths  
22 allowed by the Fire Department, Building & Safety Bureau, and Public  
23 Works Department, provided that the requirements of each reviewing  
24 department is met, and that any appropriate waivers of standards are  
25 obtained according to the procedures specified in Chapter 20.36 or 21.47,  
26 as appropriate. The purpose of this guideline is to encourage site planning  
27 that adheres to good urban planning principles, to promote pedestrian- and  
28 bicycle-oriented development, and to reduce vehicle speeds within the PUD.

1 C. Sidewalks. Sidewalks should be provided on both sides of all  
2 through or circulatory private roads within a PUD, and should be at least 5  
3 feet wide. Sidewalks also are strongly encouraged on both sides of any  
4 interior-secondary alleys or drives, at a width of at least 4 feet.

5 D. Parkways. A PUD should be provided with a landscaped  
6 parkway between main interior circulation streets and the sidewalk. The  
7 parkway should be wide enough to sustain a mature tree (four feet), and  
8 should be landscaped in accordance with Chapter 21.42 of the Zoning  
9 Regulations.

10 E. Guest Parking. Notwithstanding Section 20.36.080 (Private  
11 Streets), guest parking should be provided as on-street parking on the  
12 internal streets of the PUD, if the streets are privately-owned and  
13 maintained. On-street parking by residents should be strongly discouraged,  
14 and the PUD's Homeowner's Association (HOA) should provide the  
15 necessary enforcement against on-street parking by residents.

16 F. Pedestrian and bicycle connectivity. Connectivity to and  
17 within the PUD for pedestrians and bicycles is strongly encouraged, and  
18 should be provided to the greatest extent feasible. Separate  
19 pedestrian/bicycle entrances to the PUD should be provided independent  
20 of vehicular entrances, especially if the PUD is adjacent to a park, bike  
21 path, pedestrian trail, or other public amenity that is not directly accessible  
22 from the PUD by motor vehicles.

23 G. Architecture. A PUD should make use of architecture that is  
24 of the highest quality, and gives the PUD a distinct visual identity.  
25 Architecture should adhere to a common theme and architectural  
26 vocabulary among the PUD's buildings, both private residences and  
27 community facilities. The use of interesting, creative, distinctive building  
28 materials, elements, and details is strongly encouraged.

H. Exterior edges. The PUD should present attractive exterior edges to the surrounding community, neighborhood, and public rights-of-way. Utility or maintenance structures, storage or utility areas, and uninteresting building elevations, should not be exposed to the public viewshed outside the PUD.

I. Outdoor area for common usable open space. At least fifty percent (50%) of the common usable open space for the PUD should be provided in outdoor areas, rather than indoor community rooms, workout rooms, and the like.

Table 31-8 PUD Building Development Standards

Setbacks			Notes
Front yard	6 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.		See footnote (a).
Interior side yard within the PUD	3 ft. to property line, or zero property line with minimum 6 ft. between buildings.		If a building is built to zero lot line on one side, the other side yard shall be clear of any projections. Also see footnote (a).
Interior rear yard within the PUD			See footnote (a). Buildings and wall openings should be sited to maximize privacy between units.
1 <sup>st</sup> Story	8 ft. between buildings		
2 <sup>nd</sup> Story and above	15 ft. between buildings		
Side or rear yard adjacent to private street within PUD	5 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.		See footnote (a).

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Garage Front (garage door elevation)	No more than 6 ft., or minimum of 20 ft.	No more than 6 ft. is encouraged. Measured from edge of private common street, or inner edge of sidewalk, whichever is greater.
Sides and rear (elevations w/o garage door)	Same as principal structure.	
Abutting other zoning district (PUD edge not adjacent to right-of-way)	8 ft. to property line.	
Building setback from a public right-of-way adjacent to PUD		Measured from building to PUD property boundary
Local Street	15 ft.	
Neighborhood Connector, Minor Avenue	20 ft.	
Major Avenue, Boulevard and Regional Corridor	30 ft.	
Freeway	100 ft.	
Lot Coverage, Open Space, and FAR		
		Notes
Lot Coverage	N/A	
Private Open Space	6% of lot area per unit	Shall comply with the standards of Section 21.31.230.
Floor Area Ratio (FAR)	1.3	A greater FAR may be approved at the discretion of the approval body, if adequate separation between buildings and from other adjoining land uses is provided.
Lot Size		
		Notes
Minimum Lot Area	2,400 sq. ft.	
Minimum Lot Width	30 ft.	
Building Height		
		Notes
Within 50 ft. of R-1, R-2, or R-3 zoning district	25 ft., 2 stories	Standards and exceptions apply as provided in Section 21.31.220.

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Other area within PUD	38 ft., 3 stories	Additional building height and stories may be approved at the discretion of the approval body, if adequate separation between buildings and from other adjoining land uses is provided.
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Notes:

- a) Front, interior side/rear, and private street side/rear setbacks on irregular corner or gore-shaped lots may deviate from these standards at the discretion of the approval body.

21.31.360 Additional Land Use Restrictions.

Residential PUDs are intended to be primarily residential in nature. In addition to the restrictions set forth for the RP district in Table 31-1, the land uses in a PUD shall be restricted as follows:

A. Residential uses. Each dwelling unit, whether built as a detached or attached single-family dwelling, or duplex, or triplex, or unit within a multifamily building, is intended to be a traditional one-family dwelling unit (as defined in Section 21.15.930), and all other types of residential uses are prohibited.

B. Secondary dwelling units. Notwithstanding Section 21.51.275 (Secondary housing units ("granny flats")), secondary dwelling units shall be prohibited in a PUD.

C. Community facilities and parks. Community facilities and parks may be approved as part of the PUD at the time of PUD approval. Changes or additions to these uses after the fact shall require approval from the relevant approval body.

Section 5. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2015, by the following vote:

Ayes:	Councilmembers:	_____
		_____
		_____
		_____
Noes:	Councilmembers:	_____
		_____
Absent:	Councilmembers:	_____
		_____

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

1) Amend Table 31-1, Uses in Residential Zones, as follows:

Table 31-1  
Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y



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-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Modular or manufactured housing unit placed on a permanent foundation	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)																		C	
Secondary housing units (see Section 21.51.275)	N	N	A	A	N	N	A	A	A	A	A	A	A	A	A	A	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Special group residence (senior citizen housing, handicapped housing, residential care facility, communal housing, convalescent hospital) (see Section 21.52.271)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	
Commercial Uses																					
Bed and breakfast Inns (see Section 21.52.209)	N	N	N	N	N	N	N	N	N	N	N	N	N	AP	AP	AP	AP	AP	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Office commercial (see Section 21.52.251)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	Y(a)	C	N	N	N
Residential historic landmark buildings (see Section 21.52.265.5)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	AP
Restaurant (see Section 21.52.269)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
Retail commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y(a)	N	N	N	N
Through-block commercial (see Section 21.52.279)	N	N	N	C	N	N	N	N	C	N	C	C	C	C	C	C	C	C	C	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Other Uses																					
Carnival, festa, other outdoor exhibition or celebration (see Section 21.53.109)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	T
Church (see Section 21.51.213)	N	N	N	C	N	N	N	N	C	C	C	C	C	C	C	C	C	N	N	N	
Common recreational facilities (permitted only for multi-family developments with 21 or more units)	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	Y	Y	
Construction trailer (see Section 21.53.103)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	T	

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-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Courtesy parking for nonresidential use (see Section 21.52.221)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	C	C	C	N	N
Child daycare home - small or large facility 1-14 persons) (see Section 21.51.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N	A
Daycare center (15 or more persons) (see Section 21.52.249)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
Detached accessory room (see Section 21.31.245)	N	N	A	A	A	N	N	A	A	A	A	A	A	A	A	A	A	A	N	Y	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Electrical distribution station (see Section 21.52.223)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Group home (1-6 persons) (see Section 21.15.1200)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Home occupation (see Section 21.51.235)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A
Interim Parks																					
a. Community gardens (see Section 21.52.260)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	IP
b. Passive parks (see Section 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	IP

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-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
c. Playgrounds (see Section 21.52.260)	IP	IP	IP	IP	IP	P	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	Y	IP
d. Recreational parks (see Section 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	IP
Private school (elementary) (see Section 21.52.263)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N
Recreational vehicles - parking and storage (see Section 21.41.276)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	N
Room rentals (see Section 21.51.270)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A

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-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Sandwiched lot development (see Section 21.52.270)	N	N	N	C	N	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N
Storage of chattel (see Section 21.51.290)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Trailer or dwelling unit used as home sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Vehicle parking and storage (see Section 21.41.281 and 21.41.283)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

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



- A = Accessory use. Permitted subject to provisions contained in Chapter 21.51 .
- T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53 .
- AP = Administrative use Permit required. Refer to provisions in Chapter 21.52 .
- IP = Interim park use permit required. Refer to provisions in Chapter 21.52 .
- (a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160 .
  - (b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.
  - (c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
  - (d) For commercial uses permitted in the R-4-H zone see Section 21.45.160 .