

Chapter 4 Zone Districts and Allowable Land Uses

4.010 - Purpose

This Chapter lists the land uses that may be allowed by Section 2.020 (Zoning Map and Zones), determines the type of planning permit approval required for each use, and provides basic standards for site layout and building size.

4.020 – Purpose of Established Zones

- A. **OSP (Open Space and Park) zone.** The OSP zone is applied to undeveloped areas and sites that are appropriate for the preservation of natural resources, outdoor recreation, to be maintained in open space for the protection of public health and safety, and existing City public parks. City parks located in this zone may include buildings, structures, and uses that serve the community (e.g. Luchessi Community Center, Novak Center, Cavanaugh Center, Library, Water Resources building, etc.). The OSP zone is consistent with and implements the Urban Separator, Open Space, and City Park land use classifications of the General Plan.
- B. **AG (Agriculture) zone.** The AG zone is applied to areas that are actively and primarily used for grazing, or the production for sale of food and fiber. Areas subject to seasonal or historic flooding and identified by FEMA as areas warranting special consideration are included. The AG zone is consistent with and implements the Agriculture land use classification of the General Plan.
- C. **RR (Rural Residential) zone.** The RR zone is applied to areas of single dwelling development with a minimum lot size of 2 acres. This zone would be applied primarily to areas at the western perimeter of the City along the Urban Growth Boundary that are developed with single dwellings at densities ranging from 0.1 to 0.6 units per acre. This zone is intended to maintain a rural character and provide a transition to unincorporated rural and agricultural lands. The RR zone is consistent with and implements the Rural Residential land use classification of the General Plan.
- D. **R1 (Residential 1) zone.** The R1 zone is applied to areas of single dwelling development, primarily the western hillsides, with densities ranging from 0.6 to 2.5 units per acre, and larger lots required for sloped sites. The R1 zone is consistent with and implements the Very Low Density Residential land use classification of the General Plan.
- E. **R2 (Residential 2) zone.** The R2 zone is applied to areas previously developed and intended for detached single dwellings on individual lots, at densities ranging from 2.6 to 8.0 units per acre. The R2 zone is consistent with and implements the Low Density Residential land use classification of the General Plan.
- F. **R3 (Residential 3) zone.** The R3 zone is applied to the older neighborhoods surrounding the downtown that are characterized by a variety of housing types and densities in a walkable context. Densities range from 6.1 to 12.0 units per acre. The R3 zone is consistent with and implements the Diverse Low Density Residential land use classification of the General Plan.
- G. **R4 (Residential 4) zone.** The R4 zone is applied to areas intended for a variety of housing types ranging from single dwellings to multi-unit structures. Densities range from 8.1 to 18.0 units per acre. The R4 zone is consistent with and implements the Medium Density Residential land use classifications of the General Plan.
- H. **R5 (Residential 5) zone.** The R5 zone is applied to areas intended for the most urban housing types at densities ranging from 18.1 to 30.0 units per acre, but where existing lower density housing is considered conforming. The R5 zone is consistent with and implements the High Density Residential land use classification of the General Plan.
- I. **MH (Mobile Home) zone.** The MH zone is applied to existing mobile home parks throughout the City. The MH zone is consistent with the Mobile Home land use classification of the General Plan.
- J. **C1 (Commercial 1) zone.** The C1 zone is applied to existing smaller-scale shopping centers with off-street parking, or clusters of street-front stores that serve the surrounding neighborhood. The C1 zone is consistent with and implements the Neighborhood Commercial land use classification of the General Plan, which establishes a maximum floor area ratio of 0.8 for the classification.

- K. **C2 (Commercial 2) zone.** The C2 zone is applied to existing community and regional shopping center sites. The C2 district is consistent with and implements the Community Commercial land use classification of the General Plan, which establishes a maximum floor area ratio of 1.2 for the classification.
- L. **MU1A, MU1B, MU1C (Mixed Use 1) zone.** The MU1 zone is applied to areas intended for pedestrian-oriented, mixed-use development with ground-floor retail or office uses adjacent to the Downtown Core, and in other areas of the city where existing auto-oriented commercial areas are intended for improvement into pedestrian-oriented mixed use development. The MU1 zone is consistent with and implements the Mixed Use land use classification of the General Plan, which establishes a maximum floor area ratio of 2.5 for both residential and non-residential uses within the classification, and a maximum density of 30 units per acre for residential.

Note:

- Mixed Use 1A zone. This zone is applied to parcels located along corridors such as East Washington Street, Petaluma Boulevard North, Bodega Avenue and Lakeville Street. The parcels in these zones vary in size and are typically located adjacent to residential zones.
 - Mixed Use 1B zone. This zone is applied to larger parcels located primarily along major arterial roadways. The larger parcel size should allow for a mix of uses on the site.
 - Mixed Use 1C zone. This zone is applied to smaller parcels located in West Petaluma. Most of these parcels are located in residential areas and the intensity of the uses permitted in this zone is limited.
- M. **MU2 (Mixed Use 2) zone.** The MU2 zone is applied to the Petaluma Downtown and adjacent areas that are intended to evolve into the same physical form and character of development as that in the historic downtown area. The MU2 zone is consistent with and implements the Mixed Use land use classification of the General Plan, which establishes a maximum floor area ratio of 2.5 for both residential and non-residential uses within the classification, and a maximum density of 30 units per acre for residential.
- N. **BP (Business Park) zone.** The BP zone is intended for business and professional offices, technology park clusters, research and development, light industrial operations, and visitor service establishments, with retail as a secondary use only. The BP zone is consistent with and implements the Business Park land use classification of the General Plan, which establishes a maximum floor area ratio of 1.5 for the classification, although an FAR of 3.0 is allowed if all required parking is structured.
- O. **I (Industrial) zone.** The I zone is applied to areas that are appropriate for a full range of manufacturing, industrial processing, general service, warehousing, storage and distribution operations. Small restaurants and service commercial are allowed as ancillary uses. The I zone is consistent with and implements the Industrial land use classification of the General Plan, which establishes a maximum floor area ratio of 0.6 for the classification.
- P. **CF (Civic Facility) district.** The CF zone is applied to sites for proposed public utility facilities, government offices, community service uses and lands, and significant sites owned and operated by the elementary, secondary, or community college districts, as well as private and/or parochial schools. The zone implements and is consistent with the Public/Semi-Public, and Education classifications of the General Plan.
- Q. **FW (Floodway) zone.** The FW zone is applied to sites within the boundaries of the “Areas of Special Flood Hazard” and identified as “Floodway” areas. See Chapter 6 for the requirements of the Floodway zone.
- R. **Planned Unit Districts and Planned Community Districts.** The historic use of P.U.D.s and P.C.D.s for the development of residential, industrial, and commercial properties in various zones in which the underlying P.U.D. and/or P.C.D. uses are permitted is hereby recognized. Non-residential P.C.D.s in existence as of May 19, 2008, and residential P.U.D.s are recognized to be consistent with the intent of these regulations by the establishment of their individual and respective P.U.D. and P.C.D. standards. Development and redevelopment of lands within P.U.D.s and P.C.D.s, including modification of P.C.D.s and/or addition of land to P.C.D.s, shall be in accordance with the individual adopted standards for said P.U.D. or P.C.D. and other applicable zoning standards not otherwise modified by the P.U.D. or P.C.D. adopted standards. The creation and modification of P.U.D.s, and the modification and/or addition of land to P.C.D.s existing as of May 19, 2008, is regulated by Chapter 19 herein. The creation of

wholly new P.C.D.s, or the addition of land to a P.C.D. where the expansion area is not immediately adjacent, is not permitted by this Ordinance.

4.030 - Allowable Land Uses and Permit Requirements

- A. **General permit requirements.** Tables 4.1 through 4.5 identify the land uses allowed by this Zoning Ordinance in each zone, and the planning permit required to establish each use, in compliance with Section 3.030 (Allowable Land Uses and Planning Permit Requirements).
- B. **Requirements for certain specific land uses.** Where the last column in Tables 4.1 through 4.5 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.

4.040 - Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 4.6 through 4.13, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Chapters 11, 13, 14.

4.050 – Dedication Required and Exceptions

- A. **Dedication required.** The developer shall dedicate any necessary right-of-way to the City to the alignment established by plan lines established in Chapter 13.20 of the Petaluma Municipal Code, or to an alignment consistent with applicable City right-of-way standards across the entire frontage or frontages and shall construct public improvements (including, but not limited to curbs, gutters, sidewalk, half street, water mains, storm drains and sanitary sewers) across such frontage to current city standards, whenever a development project is located, or which is proposed to be located:
 - 1. Upon one or more streets or roads where future right-of-way plan lines have been established pursuant to Chapter 13.20 of the Petaluma Municipal Code, or
 - 2. Upon one or more streets or roads which are not improved with existing curbs, gutters, sidewalks and other contiguous street improvements across the frontage or frontages of the property upon which said development project is located, or
 - 3. Upon a parcel of real property which has frontage on a dedicated street right-of-way where no such improvements have been constructed contiguous to the parcel upon which the development project is located. Nothing in this section shall be construed to prevent the City from requiring construction of frontage improvements pursuant to any other ordinance or regulation of the city.
- B. **Exceptions. Section 4.050(A)** shall not apply when any one or more of the following conditions exist:
 - 1. Where a condition of any subdivision or parcel map requires dedication and construction or public improvements as a condition of approval of the same development project.
 - 2. Where the value of the construction is less than \$10,000. This valuation may be raised by resolution of the City Council to compensate for inflation and increased building costs.
 - 3. Where the proposed development project is clearly accessory as determined by standards in the Zoning Ordinance, to an existing use upon the property.
 - 4. Where the development project consists primarily of the rehabilitation of an existing structure, when no change of use will occur.
 - 5. Where the developer establishes that the required dedication would render the real property upon which

the development project is to be constructed substantially valueless for any private use, but final determination of such fact shall be made only by the City Council upon petition of the developer or owner.

Natural and Rural Zones					
TABLE 4.1 Allowed Land Uses and Permit Requirements for Natural and Rural Zones	P(16) Permitted Use				
	CUP Conditional Use Permit Required				
	S Permit Requirement in Specific Use Regulations				
	A Accessory Use				
	— Use Not Allowed				
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	OSP	AG	RR	R1	
AGRICULTURAL & RESOURCE USES					
Crop production, horticulture, orchard, vineyard	P	P	P	P	
Farm animal keeping	P	P	P	P	
LODGING					
Lodging - Short-Term Vacation Rentals	—	—	P(15)	P(15)	Section 7.110
Lodging - Bed & Breakfast Inn	—	—	—	CUP	Section 7.100
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Community Meeting Facility	—	CUP	CUP	CUP	
Commercial recreation - Indoor	—	—	—	—	
Commercial recreation - Outdoor	—	—	—	—	
Golf course, country club	CUP	—	—	—	
Park	P	P	P	P	
School - Elementary, secondary, or college, private	—	CUP	CUP	CUP	
RESIDENTIAL					
Dwelling, Accessory	—	A,S	AS	AS	Section 7.030
Dwelling, Junior Accessory	—	A,S	AS	AS	Section 7.035
Dwelling, Caretaker	—	—	—	—	
Dwelling, Group	—	—	S(5)	S(5)	Section 7.040
Dwelling, Multiple	—	—	—	—	
Dwelling, Single Household	—	P	P	P	
Home Occupation	—	AS(2)	AS(2)	AS(2)	Section 7.050
Residential, Accessory Structure	—	A	A	A	
Residential Care, 6 or fewer clients, in a home	—	—	P	P	
Residential Care, 7 or more clients	—	—	—	—	
Swimming Pool, Hot Tub, Spa	—	—	AS	AS	
Work/Live	—	—	—	—	
SERVICES - GENERAL					
Day care - Large family day care home	—	—	A(4)	A(4)	Section 7.060
Day care - Small family day care home	—	—	A(3)	A(3)	
Public safety facility	—	—	P	P	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City Water & Sewer Facility	CUP	P	P	P	
Telecommunications Facility	S	S	S	S	Section 7.090 & Muni Code 14.44
Zero Emission Vehicles (Battery Charging Station)	A(18)	A(18)	A(18)	A(18)	

Key to zone symbols

OS - Open Space

AG - Agriculture

RR - Rural Residential

R1 - Residential 1

Notes:

- (1) See glossary for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Business License Required
- (4) Business License & Compliance with Section 7.060 Required
- (5) Site Plan and Architectural Review Required & Compliance with Section 7.040 Required
- (6) Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP
- (7) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (8) A CUP is required for overnight board and care
- (9) Neighborhood serving and open at lunch
- (10) Allowed only on floors above the ground floor
- (11) Urgent care facilities may be located on the ground floor as a street fronting use
- (12) Allowed only in a shopping center
- (13) Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road
- (14) See section 21.030 (Residential Uses Abutting Non-Residential Uses)
- (15) Short-term vacation rental permit, business license and transient occupancy tax certificate required (see section 7.110 of Implementing Zoning Ordinance)
- (16) Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line
- (17) All Cannabis Businesses must obtain an annual Commercial Cannabis Permit
- (18) Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for stations.
- (19) Allowed as primary or accessory use when located on site of an existing Fueling Station/Gas Station land use.

Residential Zones					
TABLE 4.2 Allowed Land Uses and Permit Requirements for Residential Uses	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	R2	R3	R4	R5	
LODGING					
Lodging - Short-Term Vacation Rentals	P(15)	P(15)	P(15)	P(15)	Section 7.110
Lodging -Bed & breakfast inn (B & B)	CUP	CUP	—	—	Section 7.100
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Community Meeting Facility	CUP	CUP	CUP	CUP	
Golf course, country club	—	—	—	—	
Park	P	P	P	P	
School - Elementary, secondary, or college, private	CUP	CUP	CUP	CUP	
RESIDENTIAL					
Dwelling, Accessory	A,S	A,S	A,S	A,S	Section 7.030
Dwelling, Junior Accessory	A,S	A,S	A,S	A,S	Section 7.035
Dwelling, Group	S(5)	S(5)	—	—	Section 7.040
Dwelling, Multiple	—	P	P	P	
Dwelling, Single Household	P	P	P	P	
Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	Section 7.050
Residential, Accessory Structure	A	A	A	A	
Residential Care, 6 or fewer clients, in a home	P	P	P	P	
Residential Care, 7 or more clients	—	—	—	—	
Swimming Pool, Hot Tub, Spa	A,S	A,S	A,S	A,S	Section 7.080
Work/Live	—	—	—	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
Medical services -Major	—	—	—	—	
Medical Services-Minor	—	—	—	—	
SERVICES - GENERAL					
Adult day program	—	—	—	—	
Child care center	—	—	—	—	
Day care - Large Family	A (4)	A (4)	A (4)	A (4)	Section 7.060
Day care - Small Family	A(3)	A(3)	A(3)	A(3)	
Public safety facility	P	P	P	P	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City Water & Sewer Facility	P	P	P	P	
Telecommunications facility	S	S	S	S	Section 7.090 & Muni Code 14.44
Utility facility	—	—	—	—	
Zero Emission Vehicles (Battery Charging Station)	A (18)	A (18)	A (18)	A (18)	

Key to zone symbols

R2 - Residential 2

R3 - Residential 3

R4 - Residential 4

R5 - Residential 5

Notes:

- (1) See glossary for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Business License Required
- (4) Business License & Compliance with Section 7.060 Required
- (5) Site Plan and Architectural Review Required & Compliance with Section 7.040 Required
- (6) Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP
- (7) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (8) A CUP is required for overnight board and care
- (9) Neighborhood serving and open at lunch
- (10) Allowed only on floors above the ground floor
- (11) Urgent care facilities may be located on the ground floor as a street fronting use
- (12) Allowed only in a shopping center
- (13) Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road
- (14) See section 21.030 (Residential Uses Abutting Non-Residential Uses)
- (15) Short-term vacation rental permit, business license and transient occupancy tax certificate required (see section 7.110 of Implementing Zoning Ordinance)
- (16) Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line
- (17) All Cannabis Businesses must obtain an annual Commercial Cannabis Permit
- (18) Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for stations.
- (19) Allowed as primary or accessory use when located on site of an existing Fueling Station/Gas Station land use.

Mixed Use Zones					
TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B	MU1C	MU2	
INDUSTRY, MANUFACTURING & PROCESSING					
Artisan/craft product manufacturing	P	P	—	CUP(6)	
Catering service, as a primary use	P(6)	P	—	P(6)	
Furniture and fixture manufacturing, cabinet making	—	P	—	—	
Laboratory - Medical, analytical	—	P	—	—	
Manufacturing, light	—	P(14)	—	—	
Media production	P(6)	P	—	P(6)	
Printing and publishing	P(6)	P	—	P(6)	
Research and development	—	P	—	—	
LODGING					
Lodging - Short-Term Vacation Rentals	P(15)	P(15)	P(15)	P(15)	Section 7.110
Lodging - Bed & breakfast inn (B&B)	—	—	—	P	
Lodging - Hotel/Motel	P	P	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	—	CUP	Chapter 9
Community Meeting Facility	CUP	CUP	CUP	CUP	
Commercial recreation - Indoor	CUP	CUP	—	P(6)	
Fitness/health facility	P	P	—	P	
Library, museum, art gallery	P	P	—	P	
Park	P	P	P	P	
School - Elementary, secondary, or college, private	CUP	CUP	CUP	CUP	
School - Specialized Education and Training	CUP	CUP	—	CUP	
Studio - Art, dance, martial arts, music, etc.	P	P	—	P	
Theater, cinema or performing arts	CUP	CUP	—	CUP	Theater District Ord. 2158
RESIDENTIAL					
Dwelling, Multiple	CUP	CUP	P	—	
Dwelling, Accessory	A,S	A,S	A,S	A,S	Section 7.030
Dwelling, Junior Accessory	A,S	A,S	A,S	A,S	Section 7.035
Dwelling, Single	—	—	P	—	
Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	Section 7.050
Residential care, 7 or more clients	P(10)	P(10)	P	CUP(10)	
Residential care facility, adult	P(6)	P(6)	—	CUP(10)	
Residential care facility, for the chronically ill	P(6)	P(6)	—	CUP(10)	
Residential care facility, for the elderly	P(6)	P(6)	—	CUP(10)	
Residential in mixed use building	P(10)	P(10)	P(10)	P(10)	
Work/Live	P(6)	P(6)	P	P(6)	

TABLE 4.3		P(16) Permitted Use CUP Conditional Use Permit Required S Permit Requirement in Specific Use Regulations A Accessory Use — Use Not Allowed				
Allowed Land Uses and Permit Requirements for Mixed Use Zones		Permit Required by Zone				Specific Use Regulations
		MU1A	MU1B	MU1C	MU2	
LAND USE TYPE (1)						
RETAIL						
Adult oriented business	CUP	CUP	—	CUP	Chapter 10	
Artisan Shop	P	P	—	P		
Auto parts sales	P	P	—	—		
Bar, tavern, night club	CUP	CUP	—	CUP	Chapter 8	
Building and landscape materials sales - Indoor	P	P	—	P		
Fueling Station/Gas station	CUP =	CUP =	—	—		
General retail	P	P	—	P		
Groceries/specialty foods - 25,000 sf or less	P	P	—	P		
Groceries/specialty foods - More than 25,000 sf	P	P	—	—		
Plant nursery	P	P	—	—		
Restaurant, café, coffee shop	P	P	CUP	P		
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
ATM	P	P	P	P		
Bank, financial services	P	P	—	P		
Business support service	P	P	—	P		
Medical services - Health Care Facility	P(6)	P(6)	—	P(6)		
Medical services - Major	P	P	—	P		
Medical services - Minor	P(6), (11)	P(6), (11)	P	P(6), (11)		
Office - government	P	P	P	P(6)		
Office - Headquarters, or processing	P(6)	P	—	P(6)		
Office - Professional, administrative	P	P	P	P(6)		
SERVICES - GENERAL						
Adult Day Program	CUP	CUP	CUP	P		
Child Care Center	P(6)	P(6)	—	P(6)		
Child day care - Large Family	—	—	A(4)	—	Section 7.060	
Child day care - Small Family	A(3)	A(3)	A(3)	A(3)		
Kennel, animal boarding	—	CUP	—	—		
Meals Assembly Business	P(12)	—	—	—		
Mortuary, funeral home	CUP	—	—	—		
Personal services	P	P	—	P		
Personal services - Restricted	P	P	—	P		
Public safety facility	P	P	P	P		
Vehicle services - Minor maintenance/repair	—	P	—	CUP		
Veterinary clinic, animal hospital	P(8)	P(8)	—	P(8)		

TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16) Permitted Use				
	CUP Conditional Use Permit Required				
	S Permit Requirement in Specific Use Regulations				
	A Accessory Use				
	— Use Not Allowed				
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B	MU1C	MU2	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City water & sewer facility	P	P	P	P	
Parking facility, public or commercial	CUP	—	—	CUP	
Telecommunications facility	S	S	S	S	Section 7.090 & Muni Code 14.44
Utility facility	CUP	CUP	—	CUP	
<u>Zero Emission Vehicles (Battery Charging Station)</u>	<u>A (18)</u>	<u>A (18)</u>	<u>A (18)</u>	<u>A (18)</u>	
<u>Zero Emission Vehicles (Hydrogen Fuel Cell Station)</u>	<u>P, A (19)</u>	<u>—</u>	<u>—</u>	<u>P, A (19)</u>	

Key to zone symbols**MU1A - Mixed Use 1A****MU1C - Mixed Use 1C****MU1B - Mixed Use 1B****MU2 - Mixed Use 2****Notes:**

- (1) See Glossary for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Business License Required
- (4) Business License & Compliance with Section 7.060 Required
- (5) Site Plan and Architectural Review Required & Compliance with Section 7.040 Required
- (6) Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP
- (7) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (8) A CUP is required for overnight board and care
- (9) Neighborhood serving and open at lunch
- (10) Allowed only on floors above the ground floor
- (11) Urgent care facilities may be located on the ground floor as a street fronting use
- (12) Allowed only in a shopping center
- (13) Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road
- (14) See section 21.030 (Residential Uses Abutting Non-Residential Uses)
- (15) Short-term vacation rental permit, business license and transient occupancy tax certificate required (section 7.110 of Implementing Zoning Ordinance)
- (16) Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line
- (17) All Cannabis Businesses must obtain an annual Commercial Cannabis Permit
- (18) Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for stations.
- (19) Allowed as primary or accessory use when located on site of an existing Fueling Station/Gas Station land use.

Commercial, Business Park, and Industrial Zones					
TABLE 4.4 Allowed Land Uses and Permit Requirements for Commercial, Business Park, and Industrial Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	C1	C2	BP	I	
INDUSTRY, MANUFACTURING & PROCESSING					
Artisan/craft product manufacturing	—	—	P	P	
Catering service, as a primary use	P(6)	P(6)	P	P	
Furniture and fixtures manufacturing, cabinet shop	—	—	—	P	
Laboratory - Medical, analytical	—	—	P	P	
Laboratory - Cannabis	—	—	P(16,17)	P(16,17)	PMC 10.15
Laundry, dry cleaning plants	—	—	—	P	
Manufacturing/processing - Light	—	—	P	P	
Manufacturing/processing - Medium intensity	—	—	—	P	
Manufacturing/processing - Cannabis	—	—	P(16,17)	P(16,17)	PMC 10.15
Media production	—	—	P	P	
Petroleum product storage and distribution	—	—	—	CUP	
Printing and publishing	—	—	P	P	
Recycling facility	—	—	CUP	CUP	
Recycling facility - Scrap and dismantling yard	—	—	—	—	
Retail Sale and Delivery - Cannabis	—	—	P(16,17)	P(16,17)	PMC 10.15
Research and development	—	—	P	P	
Storage yard- outdoor	—	—	—	CUP	
Storage - warehouse, indoor storage	—	—	CUP	P	
Wholesaling and distribution	—	—	P	P	
LODGING					
Lodging - Hotel/Motel	—	P	CUP	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	CUP	—	Chapter 9
Community Meeting Facility	P	P	CUP	CUP	
Commercial recreation - Indoor	—	CUP	CUP	—	
Commercial recreation - Outdoor	—	CUP	—	—	
Conference/convention facility	—	—	CUP	—	
Fitness/health facility	P	P	P	CUP	
Park	P	P	P	P	
School - Elementary, secondary, or college, private	—	—	CUP	—	
School - Specialized Education and Training	P(6)	P(6)	CUP	—	
Sports and entertainment assembly	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	P	P	P	—	
RESIDENTIAL					
Emergency Shelter	—	—	—	P	
Dwelling, Caretaker	—	—	P	P	
Home Occupation	A, S(2)	A, S(2)	—	—	Section 7.050
Residential care, 7 or more clients	CUP(10)	CUP(10)	—	—	
Residential care, adult	CUP(10)	CUP(10)	—	—	
Residential care, for the chronically ill	CUP(10)	CUP(10)	—	—	
Residential care, for the elderly	CUP(10)	CUP(10)			
Residential in mixed use building	P(10)	P(10)	—	—	
Work/Live	P(6)	P(6)	—	—	

TABLE 4.4 Allowed Land Uses and Permit Requirements for Commercial, Business Park, and Industrial Zones	P(16) Permitted Use CUP Conditional Use Permit Required S Permit Requirement in Specific Use Regulations A Accessory Use — Use Not Allowed				
	Permit Required by Zone				Specific Use Regulations
LAND USE TYPE (1)	C1	C2	BP	I	
RETAIL					
Adult oriented business	CUP	CUP	—	—	Chapter 10
Artisan Shop	P	P	—	—	
Auto vehical sales and rental	—	—	—	—	
Bar, tavern, night club	CUP	CUP	—	—	Chapter 8
Building and landscape materials sales - Indoor	P	P	—	—	
Building and landscape materials sales - Outdoor	—	—	—	—	
<u>Fueling Station</u> /Gas station	<u>P</u>	<u>P</u>	<u>CUP</u>	—	
General retail	P	P	—	—	
Groceries/specialty foods - 25,000 sf or less	P	P	—	—	
Groceries/specialty foods - More than 25,000 sf	P	P	—	—	
Plant nursery	P	P	—	—	
Restaurant, café, coffee shop	P	P	P(9)	P(9)	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM	P	P	P	P	
Bank, financial services	P	P	P	—	
Business support service	P	P	P	P	
Medical services - Health Care Facility	P(6)	P(6)	P	—	
Medical services - Major	—	—	P	—	
Medical services - Minor	P(6), (11)	P(6), (11)	P	—	
Office - government	P	P	P	—	
Office - Headquarters, or processing	P(6)	P(6)	P	—	
Office - Professional, administrative	P	P	P	—	
SERVICES - GENERAL					
Adult Day Program	P	P	P	—	
Child Care Center	P	P	P(6)	P(6)	
Child day care - Large Family	—	—	—	—	
Child day care - Small Family	A(3)	A(3)	—	—	
Kennel, animal boarding	—	—	—	CUP	
Maintenance/repair service - Client site services	—	—	P	P	
Maintenance/repair service - Equipment, appliances	—	—	—	P	
Meals Assembly Business	P(12)	P(12)	—	—	
Mortuary, funeral home	—	—	—	—	
Personal services	P	P	—	—	
Personal services - Restricted	P	P	—	—	
Public safety facility	P	P	P	P	
Vehicle services - Major repair/body work	—	—	—	P	
Vehicle services - Minor maintenance/repair	—	—	—	P	
Veterinary clinic, animal hospital	P(8)	P(8)	P	P	

TABLE 4.4 Allowed Land Uses and Permit Requirements for Commercial, Business Park, and Industrial Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	C1	C2	BP	I	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City water & sewer facility	P	P	P	P	
Parking facility, public or commercial	CUP	CUP	—	—	
Telecommunications facility	S	S	S	S	Section 7.090 & Muni Code 14.44
Utility facility	CUP	CUP	CUP	CUP	
<u>Zero Emission Vehicles (Battery Charging Station)</u>	<u>A (18)</u>	<u>A (18)</u>	<u>A (18)</u>	<u>A (18)</u>	
<u>Zero Emission Vehicles (Hydrogen Fuel Cell Station)</u>	<u>P, A (19)</u>	<u>P, A (19)</u>	<u>=</u>	<u>=</u>	

Key to zone symbols:**C1 - Commercial 1****BP - Business Park****C2 - Commercial 2****I - Industrial****Notes:**

- (1) See glossary for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Business License Required
- (4) Business License & Compliance with Section 7.060 Required
- (5) Site Plan and Architectural Review Required & Compliance with Section 7.040 Required
- (6) Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP
- (7) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (8) A CUP is required for overnight board and care
- (9) Neighborhood serving and open at lunch
- (10) Allowed only on floors above the ground floor
- (11) Urgent care facilities may be located on the ground floor as a street fronting use
- (12) Allowed only in a shopping center
- (13) Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road
- (14) See section 21.030 (Residential Uses Abutting Non-Residential Uses)
- (15) Short-term vacation rental permit, business license and transient occupancy tax certificate required (see section 7.110 of Implementing Zoning Ordinance)
- (16) Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line
- (17) All Cannabis Businesses must obtain an annual Commercial Cannabis Permit
- (18) Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for stations.
- (19) Allowed as primary or accessory use when located on site of an existing Fueling Station/Gas Station land use.

Civic Facility Zone		
TABLE 4.5 Allowed Land Uses and Permit Requirements for Civic Facility Zone	P(16)	Permitted Use
	CUP	Conditional Use Permit Required
	S	Permit Requirement in Specific Use Regulations
	A	Accessory Use
	—	Use Not Allowed
LAND USE TYPE (1)	Permit Required by Zone	Specific Use Regulations
	CF	
RECREATION, EDUCATION & PUBLIC ASSEMBLY		
Park	P	
Community Meeting Facility	CUP	
School - Elementary, secondary, or college, private	CUP	
Theater, cinema or performing arts	CUP	Theater District Ord. 2158
RESIDENTIAL		
Emergency Shelter	CUP	
Dwelling, Caretaker	P	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL		
Office - Business, service, or government	P	
SERVICES - GENERAL		
Adult Day Program	CUP	
Child Care Center	P	
Public safety facility	P	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE		
City water & sewer facility	P	
Parking facility, public or commercial	P	
Telecommunications facility	S	Section 7.090 & Muni Code 14.44
Utility facility	CUP	
<u>Zero Emission Vehicles (Battery Charging Station)</u>	<u>A (18)</u>	

Key to zone symbols:**CF - Civic Facilities****Notes:**

- (1) See glossary for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Business License Required
- (4) Business License & Compliance with Section 7.060 Required
- (5) Site Plan and Architectural Review Required & Compliance with Section 7.040 Required
- (6) Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP
- (7) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (8) A CUP is required for overnight board and care
- (9) Neighborhood serving and open at lunch
- (10) Allowed only on floors above the ground floor
- (11) Urgent care facilities may be located on the ground floor as a street fronting use
- (12) Allowed only in a shopping center
- (13) Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road
- (14) See section 21.030 (Residential Uses Abutting Non-Residential Uses)
- (15) Short-term vacation rental permit, business license and transient occupancy tax certificate required (see section 7.110 of Implementing Zoning Ordinance)

TABLE 4.6 OSP AND AG ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	OSP Open Space & Parks	AG Agriculture
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	NA	20,000 sf
Minimum width		
Interior lot		100 ft
Corner lot	NA	110 ft
Minimum depth	NA	130 ft
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Primary structure		
Front	40 ft ¹	30 ft
Side – Interior (each)	20 ft ¹	15 ft
Side – Street side	40 ft ¹	30 ft
Rear	40 ft ¹	30 ft
Garage front	40 ft ¹	30 ft
Detached Accessory Structure		
Front	Not Permitted ¹	Not Permitted
Side – Interior (each)	4 ft ¹	4 ft
Side – Street	30 ft ¹	30 ft
Rear	5 ft ¹	5 ft
Site coverage	<i>The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.</i>	
Maximum coverage		
Primary structure	NA	NA
Accessory structure, detached	10% of the required setback area or 500 sf, whichever is greater	10% of the required setback area or 500 sf, whichever is greater
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Maximum height		
Principal Building	25 ft	25 ft
Accessory Structure	25 ft	25 ft
Usable Open Space	NA	NA
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

1. The development standards for buildings and structures in City parks shall be as prescribed in Table 4.13 (Civic Facilities).

TABLE 4.7 – RR AND R1 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	RR Rural Residential	R1 Residential 1
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	2 acres ¹	20,000 sf ¹
Minimum width		
Interior lot		100 ft
Corner lot	150 ft 165 ft	110 ft
Minimum depth	150 ft	130 ft
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Primary structure		
Front	40 ft	30 ft
Side – Interior (each)	20 ft	15 ft
Side – Street side	40 ft	30 ft
Rear	40 ft	30 ft
Garage front	40 ft	30 ft
Detached Accessory Structure		
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	40 ft	30 ft
Rear	5 ft	5 ft
Rear – Accessory Dwelling	4 ft	4 ft
Site coverage	<i>The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.</i>	
Maximum coverage		
Primary structure	NA	NA
Accessory structure, detached ²	10% of the required setback area or 500 sf, whichever is greater	10% of the required setback area or 500 sf, whichever is greater
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Maximum height		
Principal Building	25 ft	25 ft
Accessory Structure	15 ft	15 ft
Accessory Dwelling	21 ft	21 ft
Usable Open Space	NA	NA
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

1. If slope of the parcel is 10% or greater, the minimum parcel size is determined by Section 16.070(C).
2. See Section 7.030. Does not apply to accessory dwelling units 800 sf or less.

TABLE 4.8 – R2 AND R3 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	R2 Residential 2	R3 Residential 3
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	6,000 sf ¹	4,000 sf ¹
Minimum width		
Interior lot	50 ft	40 ft
Corner lot	55 ft	45 ft
Minimum depth	70 ft	70 ft
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Primary structure		
Front	20 ft	15 ft
Side – Interior (each)	5 ft	3 ft
Side – Street side		
Corner Lot	10 ft	10 ft
Reverse Corner Lot	15 ft	10 ft
Rear	20 ft	15 ft
Garage front	20 ft	20 ft
Detached Accessory Structure		
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	10 ft	10 ft
Rear	5 ft	5 ft
Rear – Accessory Dwelling	4 ft	4 ft
Site coverage	<i>The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.</i>	
Maximum coverage		
Primary structure	NA	NA
Accessory structure, detached ²	10% of the required setback area or 500 sf, whichever is greater	10% of the required setback area or 500 sf, whichever is greater
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Maximum height		
Principal Building	25 ft	25 ft
Accessory Structure	15 ft	15 ft
Accessory Dwelling	21 ft	21 ft
Usable Open Space	NA	600 sf
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

1. If slope of the parcel is 10% or greater, the minimum parcel size is determined by Section 16.070(C).

2. See Section 7.030. Does not apply to accessory dwelling units 800 sf or less.

TABLE 4.9 – R4 AND R5 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	R4 Residential 4	R5 Residential 5
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	3,500 sf ¹	1,500 sf ¹
Minimum width		
Interior lot	35 ft	NA
Corner lot	40 ft	NA
Minimum depth	70 ft	NA
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Primary structure		
Front	10 ft	0 ft
Side – Interior (each)	0 ft	0 ft
Side – Street side	10 ft	0 ft
Rear	10 ft	0 ft
Garage front	20 ft	0 ft
Detached Accessory Structure		
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	10 ft	10 ft
Rear	5 ft	5 ft
Rear – Accessory Dwelling	4 ft	4 ft
Site coverage	<i>The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.</i>	
Maximum coverage		
Primary structure	60%	NA
Accessory structure, detached ²	10% of the required setback area or 500 sf, whichever is greater	NA
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Maximum height		
Principal Building	35 ft	45 ft ³
Accessory Structure	25 ft	25 ft
Accessory Dwelling	21 ft	21 ft
Usable Open Space	300 sf/unit	400 sf/unit May include common open space
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

1. If slope of the parcel is 10% or greater, the minimum parcel size is determined by Section 16.070(C).

2. See Section 7.030. Does not apply to accessory dwelling units 800 sf or less.

3. An increase in height may be permissible as prescribed in Section 12.025.

TABLE 4.10 MU1 AND MU2 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	MU1 Mixed Use 1	MU Mixed Use 2
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	NA	2,000 sf
Minimum width	NA	NA
Minimum depth	NA	NA
Setbacks Primary structure	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Front	0 ft	0 ft minimum 10 ft maximum
	0 ft	0 ft minimum 10 ft maximum
Side – Interior (each)	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft
Side – Street side	0 ft	0 ft minimum 10 ft maximum
	0 ft	0 ft
Rear	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft
Garage front	NA	NA
Detached Accessory Structure		
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	10 ft	10 ft
Rear	5 ft	5 ft
Rear – Accessory Dwelling	4 ft	4 ft
Site coverage Maximum coverage ²	Floor Area Ratio. The gross floor area of all buildings on a lot divided by the building site area.	Site Coverage. The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.
	2.5 floor area ratio	80 % 100% for structured parking
Height limit Maximum height	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Principal Building	30 ft ¹	45 ft
Accessory Structure	20 ft	20 ft
Usable Open Space	30 sf/unit ²	30 sf/unit ²
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

1. When the building is more than 30 feet from an abutting property line, one additional foot of height is permitted with each additional foot of setback over 30 feet for a maximum building height of 45 feet.

2. See Section 7.030. Does not apply to accessory dwelling units 800 sf or less.
3. The minimum depth of usable open space is 3 feet. Usable common open space is strongly encouraged.

TABLE 4.11 – C1 AND C2 ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	C1 Commercial 1	C2 Commercial 2
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	NA	NA
Minimum width	NA	NA
Minimum depth	NA	NA
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Primary structure		
Front	0 ft	0 ft
	0 ft	0 ft
Side – Interior (each)	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft
Side – Street side	0 ft	0 ft
	0 ft	0 ft
Rear	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft	Abutting an R District: 15 ft plus 1 foot of additional setback for each foot of building height over 20 ft
Garage front	NA	NA
Detached Accessory Structure		
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	10 ft	10 ft
Rear	5 ft	5 ft
Site coverage	<i>Floor Area Ratio. The gross floor area of all buildings on a lot divided by the building site area.</i>	
Maximum Coverage		
Floor Area Ratio	0.8	1.2
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Maximum height		
Principal Building	30 ft	40 ft
Accessory Structure	15 ft	15 ft
Usable Open Space	NA	NA
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

TABLE 4.12 – BP AND I ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone	
	BP Business Park	I Industrial
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	20,000 sf	20,000 sf
Minimum width		
Interior lot	100 ft	100 ft
Corner lot	110 ft	110 ft
Minimum depth	100 ft	100 ft
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>	
Primary structure		
Front	0 ft	0 ft
Side – Interior (each)	0 ft	0 ft
Side – Street side	Adjacent to a non-industrial or non-business park use: 20 ft	Adjacent to a non-industrial or non-business park use: 20 ft
Rear	0 ft	0 ft
Garage front	Adjacent to a non-industrial or non-business park use: 20 ft	Adjacent to a non-industrial or non-business park use: 20 ft
Detached Accessory Structure	NA	NA
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	10 ft	10 ft
Rear	5 ft	5 ft
Site coverage	<i>Floor Area Ratio. The gross floor area of all buildings on a lot divided by the building site area.</i>	
Maximum Coverage		
Floor Area Ratio	1.5	0.6
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>	
Maximum height		
Principal Building	40 ft	40 ft
Accessory Structure	15 ft	15 ft
Usable Open Space	NA	NA
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

TABLE 4.13 – CF ZONE DEVELOPMENT STANDARDS

Development Feature	Requirement by Zone
	CF Civic Facilities
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>
Minimum area	Same as abutting zoning district
Minimum width	
Interior lot	Same as abutting zoning district
Corner lot	
Minimum depth	Same as abutting zoning district
Setbacks	<i>Minimum setbacks required. See Chapter 12 for modifications, reductions, and encroachments. See Chapter 7 for any setback requirements applicable to a specific land use.</i>
Primary structure	
Front	Same as abutting zoning district
Side – Interior (each)	Same as abutting zoning district
Side – Street side	Same as abutting zoning district
Rear	Same as abutting zoning district
Garage front	Same as abutting zoning district
Detached Accessory Structure	
Front	Not Permitted
Side – Interior (each)	4 ft
Side – Street	10 ft
Rear	5 ft
Site coverage	<i>The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.</i>
Maximum coverage	
Primary structure	Same as abutting zoning district
Accessory structure, detached	Same as abutting zoning district
Height limit	<i>Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.</i>
Maximum height	
Principal Building	25 ft
Accessory Structure	15 ft
Usable Open Space	NA
Fencing, Landscaping, & Tree Preservation	See Chapters 13, 14, and 17
Parking	See Chapter 11
Signs	See Chapter 20

THIS PAGE INTENTIONALLY LEFT BLANK