

# **DRAFT**

## **Part 2**

### **Use Regulations**

#### **20.20.100 Allowed Uses and Permit Requirements**

- A. “Permitted” land uses are indicated by a “P” on Table 20-30.
- B. “Conditional” uses are indicated by a “C” on Table 20-30. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.
- C. Land uses not Permitted are indicated by a “-“ on Table 20-30. Land uses not listed on Table 20-30 are not Permitted.
- D. When the right column of Table 20-30 includes a reference to a Section number or a footnote, the regulations cited in the Section number or footnote apply to the use. In addition, all uses are subject to any other applicable provision of this Title and any other Title of the San Jose Municipal Code.

<b>Table 20-30 OS Open Space and A Agricultural District Land Use Regulations</b>			
<b>Use</b>	<b>Zoning District</b>		<b>Applicable Section &amp; Notes</b>
	<b>OS</b>	<b>A</b>	
<b>Agriculture and Resource Uses</b>			
Animal breeding (except fish, frogs, rabbits, poultry and hogs)	P	P	Note 1
Animal breeding (fish, frogs, rabbits, poultry and hogs)	C	P	Note 1
Any use or improvement for the conservation of water, reclamation and erosion control	P	P	Note 1
Botanical conservatories, nature garden, nature study areas, and similar uses not within greenhouses or structures	P	-	Note 1
Dairies	P	P	Note 1
Extraction of chemicals from water by natural evaporation	C	-	Note 1
Extraction of minerals from the ground, including quarrying	C	-	Note 1
Filling or removal of earth, including grading	C	-	Note 1
Grazing	P	P	Note 1
Livestock ranch, excluding hogs	P	P	
Livestock ranch, hogs	C	C	
Natural Resource Preservation / Reservation	P	-	Note 1
Pasture	P	P	Note 1
Planting, cultivating, growing, harvesting and drying of crops	C	P	Note 1
Tree farms and forestlands	C	C	Note 1

**Table 20-30  
OS Open Space and A Agricultural District  
Land Use Regulations**

Use	Zoning District		Applicable Section & Notes
	OS	A	
Wholesale sale of any animals, articles, wares, goods merchandise, or commodities produced on-site in the conduct of any Permitted or Conditional Use	C	C	Continued on Next Page Note 1
Wildlife refuge	P	-	Note 1
<b>Education and Training</b>			
Child daycare center located on an existing school site or as an incident to an on-site Church/Religious Assembly use involving no building additions or changes to the site	P	P	Note 1
Educational, charitable, and philanthropic activities that provide environmental and nature related services/education and are dedicated to the protection and preservation of the environment and/or rural and landscape preservation	C	-	Note 1
<b>Entertainment and Recreation</b>			
Equestrian and riding club	C	C	Note 1
Golf Course	C	-	Notes 1, 2
Marinas and other uses and facilities incidental to water recreation	C	-	Note 1
Shooting range	C	-	Note 1
Trails and paths, including equestrian, pedestrian and bicycle	P	P	Note 1
<b>Public, Quasi-Public and Assembly Uses</b>			
Community television antenna systems	-	C	
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	Note 1
Wireless communication antenna	C	C	Note 1, Section <a href="#">20.80.190020.100.1300</a>
<a href="#">Wireless communication antenna, slimline monopole</a>	<u>C</u>	<u>S</u>	<a href="#">Section 20.80.1900</a>
Wireless communication antenna, building mounted	P	P	Note 1, Section 20.80.19 <u>190</u>
<b>Residential Uses</b>			
One-family dwelling	C	C	Note 1, Note 3, Section 20.30.110
Home occupations	P	P	Part 9, Chapter 20.80
Temporary farm labor camp necessary to the gathering of crops grown on the site	-	C	
<b>Electrical Power Generation</b>			
Stand-By/Backup			
Facilities that do not exceed noise or air standards	S	S	
Facilities that do exceed noise or air standards	C	C	
Photovoltaic	P	P	Note 4

**Notes:**

1. The erection, enlargement, structural alteration, or use of any building or structure for any Permitted or Conditional Use in the OS Open Space District requires the issuance of a Conditional Use Permit.
2. Clubhouses, pro shops, snack shops, restaurants, bars, and driving ranges may be operated in conjunction with, but not independent of, the golf course. "Miniature golf courses" are not allowed.
3. A one-family dwelling may be used for a Residential Care Facility or Residential Service Facility for six (6) or fewer residents. No services may be provided to non-residents.
4. Photovoltaic (PV) systems in the OS and A zoning districts may be processed through a Permit Adjustment. PV systems for single-family lots do not require a Planning approval.

## Part 2 Uses Allowed

### 20.30.100 Allowed Uses and Permit Requirements

- A. "Permitted" land uses are indicated by a "P" on Table 20-50.
- B. "Conditional" uses are indicated by a "C" on Table 20-50. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.
- C. "Special" uses are indicated by a "S" on Table 20-50. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Special Use Permit as set forth in Chapter 20.100.
- D. Land uses not Permitted are indicated by a "-" on Table 20-50. Land uses not listed on Table 20-50 are not Permitted.
- E. When the right column of Table 20-50 includes a reference to a Section number or a footnote, the regulations cited in the Section number or footnote apply to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other Title of the San Jose Municipal Code.

<b>Table 20-50 Residential Districts Land Use Regulations</b>					
Use	Zoning District				Applicable Sections & Notes
	R-1	R-2	R-M	R-MH	
<b>Residential Uses</b>					
One-family dwelling	P	P	P	C	Note 1, Section 20.30.110

**Table 20-50  
Residential Districts  
Land Use Regulations**

Use	Zoning District				Applicable Sections & Notes
	R-1	R-2	R-M	R-MH	
Two-family dwelling	-	P	P	-	Note 2, Section 20.30.110
Multiple dwelling	-	-	P	-	
Guesthouse	-	-	C	-	Section 20.30.120
Mobilehome Parks	-	-	-	P	
Travel Trailer Parks	-	-	-	C	
Residential Care Facility, six or fewer persons	P	P	P	P	
Residential Care Facility, seven or more persons	-	-	C	C	
Residential Service Facility, six or fewer persons	P	P	P	P	
Residential Service Facility, seven or more persons	-	-	C	C	
Servants quarters attached to a one-family dwelling or attached to a garage structure	P	-	-	-	Note 3 <i>Cont. on next Page</i>
Sororities, fraternities and dormitories occupied exclusively (except for administrators thereof) by students attending college or other educational institutions	-	-	C	-	
Single Room Occupancy Living Unit	-	-	C	-	Part 15, Chapter 20.80
<b>Residential Accessory Uses and Improvements</b>					
Accessory buildings and structures	P	P	P	P	Note 4, Section 20.80.200
Home Occupations	P	P	P	P	Part 9, Chapter 20.80
<b>Entertainment and Recreation Related</b>					
Equestrian and riding club	C	-	-	-	
Golf course	C	C	C	-	Note 5
Private club or lodge	-	-	C	-	
Swim and tennis club	C	C	C	C	
<b>Education and Training</b>					
Child daycare center located on an existing school site or as an incident to an on-site Church/Religious Assembly use involving no building additions or changes to the site	P	P	P	P	
Day care center	C	C	C	C	
School- elementary and secondary (Public)	P	P	P	-	
School- elementary and secondary (Private)	C	C	C	-	
<b>Public, Quasi-Public and Assembly Uses</b>					
Cemetery	C	C	C	C	
Church/Religious Assembly	C	C	C	C	
Museums, libraries, parks, playgrounds, or community centers (Privately operated)	C	C	C	C	
Museums, libraries, parks, playgrounds, or community centers (Publicly operated)	P	P	P	P	
<b>Health and Veterinary Services</b>					
Emergency ambulance service	C	C	C	C	

<b>Table 20-50 Residential Districts Land Use Regulations</b>					
Use	Zoning District				Applicable Sections & Notes
	R-1	R-2	R-M	R-MH	
<b>General Services</b>					
Bed & Breakfast	C	C	C	-	
<b>Transportation and Utilities</b>					
Community television antenna systems	C	C	C	C	
Off-site, alternating use and alternative use parking arrangements	S	S	S	S	Section 20.90.200
Parking establishment, off-street	C	C	C	C	Section 20.90.150
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	C	C	
Wireless communication antenna	C	C	C	C	Sections <a href="#">20.30.130</a> , <a href="#">20.30.140</a> , <a href="#">20.80.1900</a> , <a href="#">20.100.1300</a>
<a href="#">Wireless communication antenna, slimline monopole</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	Sections <a href="#">20.30.130</a> , <a href="#">20.30.140</a> , <a href="#">20.80.1900</a>
<a href="#">Wireless communication antenna, building mounted</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	Sections <a href="#">20.30.130</a> , <a href="#">20.30.140</a> , <a href="#">20.80.1910</a>
<b>Electrical Power Generation</b>					
Stand-by/Backup					
Facilities that do not exceed noise or air standards	S	S	S	S	Note 7
Facilities that do exceed noise or air standards	-	-	-	-	
Photovoltaic	P	P	P	P	Note 6

**Notes:**

1. Only one one-family dwelling unit per lot in the R-1, R-2, R-M and R-MH Districts.
2. Only one dwelling structure per lot in the R-2 District.
3. Only permitted in the R-1-1 Estate Residential District.
4. No lot may be used solely for an accessory structure or building.
5. No driving ranges or miniature golf facilities.
6. Photovoltaic (PV) systems in the R-M zoning district may be processed through Permit Adjustment. PV systems for single-family or duplex lots do not require a Planning approval.
7. Stand-by or backup generators that would not otherwise require some permit from the City (including but not limited to building, electrical, or mechanical), and do meet the applicable noise and air standards are not subject to the Special Use Permit requirement.

**[20.30.130 Wireless Communications Antennas on Residentially Zoned Parcels with a Non-Residential Use](#)**

[Wireless Communications Antennas are allowed in residential districts per Table 20-50, provided that:](#)

- A. the proposed antenna is located on parcel with a non-residential use and,
- B. the proposed antenna is located more than 35 feet away from the nearest residential use or one foot of separation for every foot of monopole height, whichever is greater; or, if the proposed antenna is mounted on an existing utility structure within a utility corridor, located more than 20 feet away from the nearest residential use.

**20.30.140 Wireless Communications Antennas on Residentially Zoned Parcels with a Residential Use**

- A. Wireless communications antennas of any type located on residentially zoned parcels with a residential use require a Conditional Use Permit.

**Part 2  
Use Regulations**

**20.40.100 Allowed Uses and Permit Requirements**

- A. “Permitted” land uses are indicated by a “P” on Table 20-90.
- B. “Conditional” uses are indicated by a “C” on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.
- C. “Special” uses are indicated by a “S” on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Special Use Permit as set forth in Chapter 20.100.
- D. “Administrative” uses are indicated by a “A” on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with an Administrative Permit as set forth in Chapter 20.100.
- E. Land uses not Permitted are indicated by a “-“ on Table 20-90. Land uses not listed on Table 20-90 are not Permitted.
- F. When the right column of Table 20-90 includes a reference to a Section number or a footnote, the regulations cited in the Section number or footnote apply to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other Title of the San Jose Municipal Code.

Use	Zoning District				Notes & Sections
	CO	CP	CN	CG	
<b>General Retail</b>					
Retail sales, goods and merchandise	-	P	P	P	
Alcohol, off-site sales	-	C	C	C	Section 20.80.900
Bakery, retail	-	P	P	P	
Food, beverage, groceries	-	P	P	P	
Nursery, plant	-	P	P	P	Note 1
Outdoor vending	-	A	A	A	Part 10, Chapter 20.80
Pawn shop/broker	-	C	C	C	See Title 6
Seasonal sales					Part 14, Chapter 20.80
<b>Education and Training</b>					
Child daycare center located on an existing school site or as an incident to an on-site Church/Religious Assembly use involving no building additions or changes to the site	P	P	P	P	
Day care center	C	C	C	C	
Instructional art studios	-	P	P	P	Note 2
Instructional art studios, with live models	-	C	C	C	Note 2
Private Instruction, personal enrichment	-	P	P	P	Note 3
School- elementary and secondary (Public)	P	P	P	P	
School- elementary and secondary (Private)	-	C	C	C	
School, driving (class C & M license)	-	P	P	P	Note 4
School, post secondary	-	P	P	P	Note 5
School, trade and vocational	-	C	C	C	
<b>Entertainment and Recreation Related</b>					
Arcade, amusement	-	C	C	C	
Dancehall	-	C	C	C	
Entertainment	-	C	C	C	
Poolroom/Billiards Establishment	-	C	C	C	
Private club or lodge	C	C	C	C	
Recreation, Commercial (indoor)	-	P	P	P	
Recreation, Commercial (outdoor)	-	C	C	C	
Theatre, indoor	-	C	C	C	
Theatre, outdoor	-	-	-	C	
<b>Food Services</b>					
Banquet facility	-	C	C	C	
Caterer	-	P	P	P	Note 6
Drinking establishments	-	C	C	C	
Public eating establishments	-	P	P	P	
<b>Health and Veterinary Services</b>					
Animal boarding, indoor	-	P	P	P	Section 20.40.120
Animal grooming	-	P	P	P	Section 20.40.120
Emergency ambulance service	C	C	C	C	

*Cont. on next page*

Hospital/ in-patient facility	C	C	C	C	
Medical clinic/ out-patient facility	P	P	P	P	
Medical, dental and health practitioner	P	P	P	P	
Veterinary clinic	-	P	P	P	Note 7
<b>General Services</b>					
Bed and Breakfast	-	P	P	P	Part 2, Chapter 20.80
Dry cleaner	-	P	P	P	

**Table 20-90  
Commercial Districts  
Land Use Regulations**

Use	Zoning District				Notes & Sections
	CO	CP	CN	CG	
Hotel/motel	-	P	P	P	
Laundromat	-	P	P	P	
Maintenance and repair, small household appliances	-	P	P	P	
Messenger services	P	P	P	P	Note 8
Mortuary and funeral services	P	P	P	P	
Personal services	-	P	P	P	Section 20.200.880
Photo processing and developing	-	P	P	P	
Printing and publishing	-	P	P	P	
<b>Offices and Financial Services</b>					
Automatic Teller Machine	P	P	P	P	Section 20.80.200
Business Support	-	P	P	P	
Financial Institution	P	P	P	P	
Offices, business and administrative	P	P	P	P	Section 20.40.110
<b>Public, Quasi-Public and Assembly Uses</b>					
Cemetery	C	C	C	C	
Church/Religious Assembly	C	C	C	C	
Museums, libraries, parks, playgrounds, or community centers (Publicly operated)	P	P	P	P	
Museums, libraries, parks, playgrounds, or community centers (Privately operated)	-	C	C	C	
<b>Residential</b>					
Emergency residential shelter	C	C	C	C	Section 20.80.500
Live/Work	-	S	S	S	Section 20.40.130
Mixed Use/Ground floor commercial with residential above	-	C	C	C	Note 9
Residential Care Facility for seven or more persons	C	C	C	C	
Residential Service Facility for seven or more persons	C	C	C	C	
Single Room Occupancy Hotel	-	C	C	C	Part 15, Chapter 20.80
Single Room Occupancy Living Unit	-	C	C	C	Part 15, Chapter 20.80
<b>Drive-Through Uses</b>					
Drive-through in conjunction with any use	-	-	C	C	
<b>Recycling Uses</b>					
Reverse vending	A	A	A	A	
Small collection facility	A	A	A	A	
<b>Transportation and Utilities</b>					
Communications service exchange	-	-	-	C	
Community television antenna systems	C	C	C	C	

*Cont. on next page*

Off-site, alternating use and alternative parking arrangements	S	S	S	S	Section 20.90.200
Parking establishment, off-street	C	C	C	C	
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	C	C	
Television, radio studios without antenna/dishes	-	-	-	C	
Short term parking lot for uses or events other than on-site	-	-	-	C	Note 10

<b>Table 20-90 Commercial Districts Land Use Regulations</b>					
Use	Zoning District				Notes & Sections
	CO	CP	CN	CG	
Wireless communication antenna	C	C	C	C	Section <a href="#">20.80.1900</a> <a href="#">20.100.1300</a>
<a href="#">Wireless communication antenna, slimline monopole</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">S</a>	<a href="#">Section 20.80.1900</a>
Wireless communication antenna, building mounted	P	P	P	P	Section 20.80.1910
<b>Electrical Power Generation</b>					
Private Electrical Power Generation Facility	C	C	C	C	Note 16
Co-Generation Facility	S	S	S	S	
<b>Stand-by/Backup</b>					
Facilities that <b>do not</b> exceed noise or air standards	S	S	S	S	
Facilities that <b>do</b> exceed noise or air standards	C	C	C	C	
Temporary Stand-by/Backup	A	A	A	A	
Photovoltaic	P	P	P	P	Note 15
<b>Vehicle Related Uses</b>					
Accessory installation, passenger vehicles and pick-up trucks	-	-	C	P	
Auto broker, wholesale, no on-site storage	P	P	P	P	
Car wash, detailing	-	-	C	C	
Gas or charge station	-	C	C	P	Note 11
Gas or charge station with incidental service and repair	-	C	C	P	Note 12, Note 18
Glass sales, installation and tinting	-	-	C	P	Note 18
Sale or lease, commercial vehicles	-	-	C	C	Note 18
Sale passenger vehicles, pick-up trucks not exceeding twenty-five (25) feet in length, and motorcycles	-	C	C	P	Note 17, Note 18
Leasing passenger vehicles, pick-up trucks not exceeding twenty-five (25) feet in length, and motorcycles	-	C	C	C	Note 16
Sale, vehicle parts	-	C	P	P	Note 14
Tires, batteries, lube, oil change, smog check station, air conditioning servicing of passenger vehicles and pick-up trucks	-	-	C	P	Note 13, Note 18

**Notes Applicable to all Commercial Districts:**

- (1) In the CP District, landscaping materials, such as rock, mulch, and sand are limited to prepackaged sales.
- (2) Includes such areas as dance, music, martial arts and fine arts.
- (3) Includes such areas as driving, language, and academics.
- (4) No on site storage of vehicles permitted.
- (5) Includes public and private colleges and universities, as well as extension programs and business schools.
- (6) Not a catering facility.
- (7) Intentionally omitted.
- (8) No on site storage of vehicles permitted.
- (9) Make sure General Plan supports mixed use or residential.
- (10) Use must be less than twenty-four (24) hours.
- (11) No incidental repair or service permitted. No retail sale of food, grocery items or alcoholic beverages may be approved. See Section 20.80.550.
- (12) Incidental repair includes air conditioning service, carburetor & fuel injection service, electrical service, radiator service, and tune-up, lube, oil change, and smog check, as well as tires, batteries and accessories installation. Does not allow body repair or painting. No retail food, grocery items or alcohol. See Section 20.80.550.

- (13) Non engine and exhaust related service and repair allowed as incidental.
- (14) No outdoor sales areas or dismantling allowed.
- (15) Photovoltaic (PV) systems may be processed through a Permit Adjustment.
- (16) No on-site storage of vehicles permitted.
- (17) In the CG District, incidental storage of vehicles, and incidental repair of vehicles in addition to what otherwise would be permitted, requires a Conditional Use Permit. Incidental storage and repair of vehicles is prohibited in all other commercial districts.
- (18) All vehicle-related repair, service, and accessory or other installation shall be conducted within a fully enclosed building.

## **Part 2 Uses Allowed**

### **20.50.100 Allowed Uses and Permit Requirements**

- A. “Permitted” land uses are indicated by a “P” on Table 20-110.
- B. “Conditional” uses are indicated by a “C” on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.  
  
“Conditional” uses which may only be approved on property designated on the Land Use/Transportation Diagram of the San Jose 2020 General Plan, as amended, with the Mixed Industrial Overlay are indicated by a “CM” on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.
- C. “Special” uses are indicated by a “S” on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Special Use Permit as set forth in Chapter 20.100.
- D. “Administrative” uses are indicated by an “A” on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with an Administrative Permit as set forth in Chapter 20.100.
- E. Land uses not permitted are indicated by a “-“ on Table 20-110. Land uses not listed on Table 20-110 are not Permitted.
- F. When the right column of Table 20-110 includes a reference to a Section number or a footnote, the regulations cited in the Section number or footnote apply to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other Title of the San Jose Municipal Code.

**Table 20-110  
Industrial Districts  
Land Use Regulations**

Use	Zoning District			Applicable Sections & Notes
	IP	LI	HI	
<b>Industry</b>				
Auction	CM	CM	CM	
Industrial Services	-	P	P	
Laboratory, processing	S	P	P	
Manufacturing and Assembly				
Light	P	P	-	
Medium	S	P	P	
Heavy	-	-	P	
Research and Development	P	-	-	
Catalog and mail order	P	P	-	
Construction/Corporation yard	-	C	C	
Establishment for the repair, cleaning of household, commercial or industrial equipment or products	-	P	P	
Extraction of minerals from the ground, including quarrying	-	-	C	
Hazardous materials storage	-	C	C	
Hazardous waste facility	-	-	C	
Junkyard	-	-	C	

*Cont. on next page*

Miniwarehouse/ministorage	-	P	P	
Outdoor uses or storage	-	C	P	Section 20.50.210
Private power generation	C	C	C	
Stockyard, including slaughter	-	-	C	
Warehouse/Distribution Facility	S	P	P	
Wholesale sale establishment	S	P	P	
<b>Additional Uses</b>				
Any use not set forth in Tables 20-30, 20-50, 20-90	-	-	C	
Any use without a permanent fully enclosed building on-site	C	C	C	
Commercial support	P	-	-	Section 20.50.110
<b>General Retail</b>				
Nursery, plant	-	C	C	
Outdoor vending	-	A	A	Part 10, Chapter 20.80
Retail or wholesale commercial entity, single occupant greater than 100,000 gross square feet	CM	CM	-	
Sales, office furniture, industrial equipment, machinery	-	C	-	
Seasonal Sales	P	P	P	Part 14, Chapter 20.80
<b>Education and Training</b>				
Day care center	CM	CM	CM	
School, driving (class A & B license)	-	P	P	

**Table 20-110  
Industrial Districts  
Land Use Regulations**

Use	Zoning District			Applicable Sections & Notes
	IP	LI	HI	
School, post secondary	C	-	-	
School, trade and vocational	-	C	C	
<b>Entertainment and Recreation Related</b>				
Recreation, Commercial/Indoor	CM	CM	CM	Note 8
Performing arts production/rehearsal space	CM	CM	CM	
<b>Food Services</b>				
Public eating establishments	P	C	C	Note 8
<b>Health and Veterinary Services</b>				
Emergency ambulance service	CM	CM	CM	
Medical clinic/ out-patient facility	CM	-	-	
<b>General Services</b>				
Crematory	-	CM	C	
Hotel/motel	CM	-	-	
Personal services	P	-	-	Note 8
Photo processing and developing	P	P	P	
Printing and publishing	P	P	P	
Social Service Agency	C	C	C	
<b>Offices and Financial Services</b>				
Automatic Teller Machine	P	P	P	Section 20.80.200
Financial institution	P	CM	CM	Note 8

*Cont. on next page*

Offices, business and administrative	P	-	-	
<b>Public, Quasi-Public and Assembly Uses</b>				
Church/Religious Assembly	CM	CM	CM	
<b>Residential</b>				
Emergency residential shelter	CM	C	CM	Section 20.80.500
Living quarters, custodian, caretakers	-	-	C	Note 1
<b>Drive-Through Use</b>				
Drive-through in conjunction with any use	CM	CM	CM	
<b>Recycling Uses</b>				
Recycling processing facility	C	S	S	
Recycling transfer facility	C	S	S	
Large collection facility	-	-	P	
Reverse vending	A	A	A	
Small collection facility	A	A	A	
<b>Transportation and Utilities</b>				
Common carrier	-	C	P	
Common carrier depot	S	S	S	Note 2
Community television antenna systems	C	C	C	
Communications service exchange	C	C	C	
Off-site, alternating and alternative use parking arrangements	S	S	S	Section 20.90.200
Parking establishment not Permitted in Tables 20.30, 20.50 and 20.90	C	C	C	
Parking establishment, off-street	C	C	C	

<b>Table 20-110 Industrial Districts Land Use Regulations</b>				
Use	Zoning District			Applicable Sections & Notes
	IP	LI	HI	
Television, radio studio	C	C	C	
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	C	
Wireless communication antenna	C	C	C	Section <del>20.80.1900</del> <a href="#">20.100.1300</a>
<a href="#">Wireless communication antenna, slimline monopole</a>	<u>S</u>	<u>S</u>	<u>S</u>	<a href="#">Section 20.80.1900</a>
Wireless communication antenna, building mounted	P	P	P	Section <del>20.80.1900</del> <a href="#">1910</a>
<b>Electrical Power Generation</b>				
Base Load Facility	-	-	C	
Stationary Peaking Facility	-	C	C	
Transportable Peaking Facility	-	C	C	
Private Power Generation Facility	C	C	C	
Co-Generation Facility	S	S	S	
<b>Stand-by/Backup</b>				
Facilities that do not exceed noise and air standards	A	A	A	
Facilities that do exceed noise and air standards	C	C	C	
Temporary Stand-by-Backup	A	A	A	
Photovoltaic	P	P	P	Note 5
<b>Vehicle Related Uses</b>				
Gas or charge station	CM	CM	CM	Note 3
Gas or charge station with incidental service and repair	CM	CM	CM	Note 4

*Cont. on next page*

Leasing passenger vehicles, pick-up trucks not exceeding twenty-five (25) feet in length, and motorcycles	-	C	-	
Repair and cleaning of vehicles	-	P	P	Note 7
Sale or lease of commercial trucks, buses, trailers, campers, boats, mobilehomes, construction equipment	-	C	-	
Vehicle wrecking, including sales of parts	-	-	C	

**Notes:**

1. Site must be seven (7) acres or more.
2. Includes associated office.
3. No incidental repair or service. No retail sale of food grocery items or alcoholic beverages may be approved. See Section 20.80.550.
4. Incidental repair includes air conditioning service, carburetor & fuel injection service, electrical service, radiator service, and tune-up, lube, oil change, and smog check, as well as tires, batteries and accessories installation. Does not allow body repair or painting. No retail sale of food grocery items or alcoholic beverages may be approved. See Section 20.80.550.
1. Photovoltaic (PV) systems may be processed through a Permit Adjustment.
2. Intentionally left blank.
7. All vehicle-related repair, service, and accessory or other installation, excepting the cleaning of vehicles, shall be conducted within a fully enclosed building.

8. Public eating establishments; financial institutions; personal service establishments; and recreation, commercial/indoor in the IP district are subject to the limitation of the Commercial Support Use, Section 20.50.110. Public eating establishments in the LI or HI districts are limited to a maximum of 650 gross square feet in size.

## **Part 20**

### **Wireless Communication Antenna**

#### **20.80.1900 Maximum Height Exception - ~~Wireless and Building Mounted~~ Wireless Communication Antenna**

~~A.~~The maximum height of a wireless communication antenna may be increased over the required maximum height of the zoning district in which it is located up to a maximum of sixty (60) feet provided that ~~all of the following criteria is met:~~ the antenna is a slimline monopole.

~~1.The design of the antenna is a "slim" pole design.~~

#### **20.80.1910 Maximum Height Exception - Building Mounted Wireless Communication Antenna**

~~B.~~The maximum height of a building mounted wireless communication antenna may be increased over the required maximum height of the zoning district in which it is located provided that all of the following criteria ~~is~~are met:

~~1.For buildings or structures sixty (60) feet in height or less:~~

~~a.The overall height of the building or structure, including antennas, does not exceed sixty (60) feet, or the increase in height does not exceed 35% of the existing building or structure, whichever is less; and~~

~~b.The antenna is architecturally integrated into the building and all ancillary equipment is adequately screened; or~~

~~c.a. The antenna does not add to the visual clutter of the building or structure.~~

~~2.For buildings or structures greater than sixty (60) feet in height:~~

~~a.A.~~ The antenna and/or related building alterations project no more than ten (10) feet above the building surface on which it is located; or the antenna and/or related building alterations project no more than ten (10) feet plus and additional foot of height for every ten (10) feet the antenna is set back from the building parapet to a maximum height of fifteen (15) feet; and

b.B. The antenna is architecturally integrated into the building and all ancillary equipment is adequately screened; or

e.C. The antenna does not add to the visual clutter of the building or structure.

## **Part 11**

### **Development Variances and Development Exceptions**

#### **20.100.1300 General**

Pursuant to and in accordance with the provisions hereinafter set forth in this Part, the Director or the Planning Commission on appeal may, but shall not under any circumstances be required to, grant the following variances and exceptions:

1. Development Variance
  - a. Variances hereinafter referred to as "Development Variances," to the height, number of stories, frontage, setback, coverage, density, area, off-street parking, fencing, loading and landscaping requirements and regulations of this Title.
2. Development Exception
  - a. Certain exceptions, hereinafter referred to as "Development Exceptions" as follows:
    1. Exceptions permitting an incursion by buildings or structures of up to, but not more than, five feet into the rear setback area prescribed by this Title, provided, however, that no exception granted hereunder shall permit the vertical projection of any building or structure to be closer than fifteen feet, measured horizontally, to the rear property line.
    2. Exceptions permitting Church steeples, Church bell towers , Church roofs, wireless communication antenna and associated structures which exceed in height the height limitations prescribed this Title.
      - a. Wireless communication antennas that meet the height limitations of Section 20.80.1900 or 20.80.1910, as applicable, are not subject to the Development Exception requirement.

3. Exceptions from the area requirements for a lot or parcel in any Residential District having an area of less than three thousand square feet, provided such area is not less than the area of such lot or parcel on March 1, 1977 (or, if the lot was created after March 1, 1977, then as approved by the City) and that no such exception shall permit any diminution in such area and provided further that if such lot or parcel has or is to have a structure or structures thereon, no such exception shall be issued for such lot or parcel unless all such structures are dwelling structures or structures accessory thereto, and all such structures comply with the height and setback requirements of this Title. An exception permitted by this Subsection may be issued at the same time as an exception provided for in Subsection 1 above.

#### **20.200.1420 Wireless Communications Antenna, Building Mounted**

A "Wireless Communication Antenna, building mounted" is an antenna and associated mechanical equipment that is used for a wireless communications network and ~~is:~~

1. The antenna and/or related building alterations project no more than ten (10) feet above the building surface on which it is located; or the antenna and/or related building alterations project no more than ten (10) feet plus and additional foot of height for every ten (10) feet the antenna is set back from the building parapet to a maximum height of fifteen (15) feet, or: Mounted to an existing building or structure; and
  - a. ~~No portion of the antenna projects more than six (6) feet above the building or structure parapet, or~~
  - b. ~~No portion of the antenna projects more than seven (7) feet above the building or structure roof surface; or~~
2. The antenna is attached to an existing monopole or other utility structure with no increase to the overall height of either the monopole or other utility structure.

#### **20.200.1425 Wireless Communications Antenna, Slimline Monopole**

A "Wireless Communications Antenna, slimline monopole" is a single antenna pole not exceeding 1.5 feet in diameter at base of the antenna or pole, with antennas screened by an enclosure not exceeding 3 feet in diameter, and associated mechanical equipment that is used for a wireless communications network.