Attachment G: PC 12/15/10

Summary of Permitted and Conditionally Permitted Activities for the Commercial/Corridor Zones

10-15-10 Planning Commission

"P": Permitted Activity --: Prohibited Activity
"C": Conditionally Permitted Activity (L#): Subject to the limitation at the end of the table

Activities	Zones									
	CN-1	CN-2	CN-3	CN-4	CC-1	CC-2	CC-3	CR-1	RU-4	RU-5
Residential Activities										
Permanent	P (L1)(L2)(L4)	P(L1)(L2)(L4)	P(L1)(L4)	P(L1)(L4)	P(L1)(L2)(L5)	P(L1)(L2)(L5)	C(L1)(L5)	--	P(L1)	P(L1)
Residential Care	P(L1)(L2)(L4)	P(L1)(L2)(L4)	P(L1)(L4)	P(L1)(L4)	P(L1)(L2)(L5)	P(L1)(L2)(L5)	C(L1)(L5)	--	C(L1)	C(L1)
Service-Enriched Permanent Housing	C(L1)(L3)(L4)	C(L1)(L3)(L4)	C(L1)(L3)(L4)	C(L1)(L4)	C(L1)(L5)	C(L1)(L5)	C(L1)(L5)	--	C(L1)	C(L1)
Transitional Housing	C(L1)(L3)(L4)	C(L1)(L3)(L4)	C(L1)(L3)(L4)	C(L1)(L4)	C(L1)(L5)	C(L1)(L5)	C(L1)(L5)	C(L1)	C(L1)	C(L1)
Emergency Shelter	C(L1)(L3)(L4)	C(L1)(L3)(L4)	C(L1)(L3)(L4)	C(L1)(L4)	C(L1)(L5)	C(L1)(L5)	C(L1)(L5)	C(L1)	C(L1)	C(L1)
Semi-Transient	--	--	--	--	--	--	--	C(L1)	C(L1)	C(L1)
Bed and Breakfast	C(L3)(L4)	C(L3)(L4)	C(L3)(L4)	C(L4)	C	C	C	--	C	C
Civic Activities										
Essential Service	P	P	P	P	P	P	P	P	P	P
Limited Child-Care Activities	P(L2)	P(L2)	P(L6)	P(L6)	P	P	C	P	P	P
Community Assembly	C(L3)	C(L3)	C(L3)	C	C	C	C	P	C	C
Recreational Assembly	P(L2)	P(L2)	P(L6)	P(L6)	P	P	P	P	P	P
Community Education	C(L3)	C(L3)	C(L3)	C	P	P	P	C	P(L13)	P(L16)
Nonassembly Cultural	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	P(L16)	P(L16)
Administrative	P(L2)	P(L2)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Health Care	C(L3)	C(L3)	C(L3)	C	P	P	P	C	P(L16)(L17)	P(L16)(L18)
Special Health Care	C(L3)	C(L3)	C(L3)	C	C	C	C	C	--	--
Utility Vehicular	C(L3)	C(L3)	C(L3)	C	C	C	C	C	C	C
Extensive Impact	C(L3)	C(L3)	C(L3)	C	C	C	C	C	C	C
Commercial Activities										
General Food Sales	P(L6)	P(L6)	P(L8)	P(L8)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Full Service Restaurant	C(L2)	P(L6)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Limited Service Restaurant and Café	C(L3)	P(L6)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Fast-Food Restaurant	C(L3)	C(L3)	C(L3)	C	C	C	C	C	--	C(L18)
Convenience Market	C(L3)	C(L3)	C(L3)	C	C	C	C	C	--	C(L18)
Alcoholic Beverage Sales	C(L3)	C(L3)	C(L3)	C	C	C	C	C	C(L17)	C(L18)
Mechanical or Electronic Games	C(L3)	C(L3)	C(L3)	C	C	C	C	C	--	C(L18)
Medical Service	P(L2)	P(L7)	P(L7)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
General Retail Sales	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Large-Scale Combined Retail and Grocery Sales	--	--	--	--	--	--	--	--	--	--
Consumer Service	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Consultative and Financial Service	P(L2)	P(L9)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Check Cashier and Check Cashing	--	--	--	--	C	C	C	--	--	--

Activities	Zones									
	CN-1	**CN-2**	**CN-3**	**CN-4**	**CC-1**	**CC-2**	**CC-3**	**CR-1**	**RU-4**	**RU-5**
Consumer Cleaning and Repair Service	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P(L14)	P(L16)(L17)	P(L16)(L18)
Consumer Dry Cleaning Plant	C(L3)	C(L3)	C(L3)	C	P	C	P	C	C(L17)	C(L18)
Group Assembly	C(L3)	C(L3)	C(L3)	C	C	C	C	C	C(L17)	C(L18)
Personal Instruction and Improvement Services	P(L2)	P(L6)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Administrative	P(L2)	P(L2)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Business, Communication, and Media Services	P(L2)	P(L2)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Broadcasting and Recording Services	P(L2)	P(L2)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
Research Service	C(L3)	C(L3)	P(L6)	P(L6)	P	P	P	P	P(L16)(L17)	P(L16)(L18)
General Wholesale Sales	--	--	--	--	--	--	P	C	--	--
Transient Habitation	--	--	--	--	--	--	--	C	--	--
Wholesale and Professional Building Material Sales	--	--	--	--	--	--	P	P(L14)	--	--
Automobile and Other Light Vehicle Sales & Rental	--	--	--	--	C	P	P	P(L14)	--	--
Automobile and Other Light Vehicle Gas Station and Servicing	--	--	--	C	P	C	P	P(L14)	--	--
Automobile and Other Light Vehicle Repair and Cleaning	--	--	--	--	C(L12)	C(L12)	P	P(L14)	--	--
Taxi and Light Fleet-Based Services	--	--	--	--	--	--	C	P(L14)	--	--
Automotive Fee Parking	C(L3)	C(L3)	C(L3)	C	C	C	C	--(L15)	--	--
Animal Boarding	--	--	--	--	C	C	C	C	--	--
Animal Care	C(L3)	C(L3)	P(L6)	P(L6)	P	P	P	P	--	--
Undertaking Service	--	--	--	--	--	--	--	--	--	--
Industrial Activities										
Custom Manufacturing	C(L3)(L10)	C(L3)(L10)	C(L3)	C	C	C	P	P(L14)	--	--
Light Manufacturing	--	--	--	--	--	C	P(L13)	P(L14)	--	--
General Manufacturing	--	--	--	--	--	--	--	C(L14)	--	--
Heavy/Light Impact	--	--	--	--	--	--	--	--	--	--
Research and Development	--	--	--	--	--	--	--	P	--	--
Construction Operations	--	--	--	--	--	--	--	--	--	--
Warehousing, Storage and Distribution										
A. General Warehousing, Storage and Distribution	--	--	--	--	--	--	P	P(L14)	--	--
B. General Outdoor Storage	--	--	--	--	--	--	--	C(L14)	--	--
C. Self- or Mini Storage	--	--	--	--	--	--	--	C(L14)	--	--
D. Container Storage	--	--	--	--	--	--	--	C(L14)	--	--
E. Salvage/Jung Yards	--	--	--	--	--	--	--	--	--	--
Regional Freight Transportation	--	--	--	--	--	--	--	C(L14)	--	--
Trucking and Truck-Related	--	--	--	--	--	--	--	C(L14)	--	--
Satellite/Primary Recycling Collection Centers	--	--	--	--	--	--	--	C(L14)	--	--
Agricultural and Extractive Activities										
Crop and Animal Raising	C(L21)	C(L21)	C(L11)	C(L11)	C(L11)	C(L11)	C(L11)	C(L11)(L14)	C	C
Plant Nursery	C(L3)	C(L3)	C(L3)	C	C	C	C	C(L14)	C	C
Mining and Quarrying	--	--	--	--	--	--	--	--	--	--

Limitations:

L1 No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.102.212 for other regulations regarding these activities.

L2 These activities are only permitted upon the granting of a Conditional Use Permit when located on the ground floor of a building. These conditionally permitted ground floor activities must meet the criteria contained in L3, below.

L3 A Conditional Use Permit for these activities can only be granted if they conform to each of the following criteria:

1. That the proposal will not detract from the character desired for the area;
2. That the proposal will not impair a generally continuous wall of building facades;
3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;
4. That the proposal will not interfere with the movement of people along an important pedestrian street; and
5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

L4 See Section 17.33.040 for limitations on the construction of new ground floor Residential Facilities.

L5 See Section 17.35.040 for limitations on the construction of new Residential Facilities.

L6 The floor area devoted to these activities on the ground floor by any single establishment may only exceed 5,000 square feet upon the granting of a Conditional Use Permit. These activities must meet the criteria contained in L3, above.

L7 A Medical Service Commercial Activity that occupies more than 35 feet of frontage facing the principal street requires a Conditional Use Permit.

L8 These activities require a Conditional Use Permit if they exceed 15,000 square feet. These conditionally permitted ground floor activities must meet the criteria contained in L3, above.

L9 With the exception of retail bank branches, these activities require a Conditional Use Permit if they are on the ground floor. These activities must meet the criteria contained in L3, above.

L10 Not permitted on the ground floor except when associated with a Full Service Restaurant or General Retail Sales.

L11 Crop and Animal Raising must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic;
2. Agricultural chemicals or pesticides will not impact abutting properties or the surrounding neighborhood; and
3. The soil used in growing does not contain any harmful contaminants or and the activity will not create contaminated soil.

L12 A Conditional Use Permit can only be granted if they conform to each of the following criteria:

1. That all repair and servicing is performed in an enclosed building;
2. That a minimum six-foot tall masonry or decorative screening wall is provided at all parcels lines adjacent to an RH-, RD- or RM-zone;
3. That a landscape buffering is at all parcels lines adjacent to an RH-, RD- or RM-zone; and
4. That no auto repair activities shall be conducted before 7:00 a.m. or after 9:00 p.m. on any day of the week;

L13 This activity requires a Conditional Use Permit when located on a lot that is within 300 feet of an RH, RD, or RM zone.

L14 These activities are not permitted within 300 feet of the Hegenberger Road right-of-way.

L15 Existing fee parking lots may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or additional parcels constitutes an expansion of a nonconforming use and will not be permitted.

L16 This activity requires a Conditional Use Permit if it both exceeds 5,000 square feet and is on the ground floor. The findings in L3 are not required, but the procedures and findings in 17.134 do apply.

L17 In the RU-4 zone, these activities may only be located on the ground floor of a corner parcel or in an existing nonresidential facility that was built prior to the effective date of the new regulations.

L18 In the RU-5 zone, these activities may only be located on the ground floor of a new facility or in an existing nonresidential facility that was built prior to the effective date of the new regulations.