

How to Use the Planning and Development Code

Step 1

Searching for Zone Information. If you want to know the **development standards** and **allowed uses** of a specific zone, go to the section for that zone in Division II.

Searching for Use Information. If you want to know which zones allow a specific use, go to each zone section and look for **allowed uses**.

Zones

(See other side for list of zones)

Division II of the Planning and Development Code is organized by zones. There is an section for each zone which contains:

- Height, density, and setback requirements
- Allowed uses
- Level of approval required for uses
- Use limitations and references to the Special Regulation Chapter for various uses

Step 2

Searching for Special Use Regulations. If a zone article references a Special Use Regulation Chapter for a use, that use has **special requirements** that need to be met. Those requirements are in Division II, Chapter 17.228.

Special Use Regulations

(See other side for list of uses with special regulations)

Division II, Chapter 17.228 of the Planning and Development Code provide regulation requirements for specific uses such as:

- Secondary dwelling units
- Alcoholic beverage sales
- Drive through restaurants
- Multi-dwelling units
- Home Occupation Permits
- Antennas and Telecommunication Facilities
- High Voltage Transmission
- Recycling Facilities

Step 3

Searching for Design and Site Development Standards. There are **design requirement** and **development standards** for all types of uses. Some uses have additional requirements if they are in a Design Review District, an Historic District, or is on a landmark site. Information on these standards are found in Division VI.

Architectural Design and Site Development Standards, Design Review Districts, Historic Preservation

Division VI covers requirements for many aspects of development, including:

- Applicable design guidelines
- Architectural design guidelines for single-unit and duplex dwellings
- Design review districts
- Historic preservation – historic districts & landmarks
- Open space
- Parking
- Landscaping and paving
- Walls, fences and gates
- Residential accessory structures

Title 17 Planning and Development Code
Division II - Zoning Districts and Land Use Regulations

Chapter 17.200 Agriculture and Open space

- Article I A Zone
- Article II A-OS Zone
- Article III F Zone
- Article IV ARP-F zone

Chapter 17.204 Single-Unit and Duplex Dwellings

- Article I RE Zone
- Article II R-1 Zone
- Article III R-1A Zone
- Article IV R-1B Zone
- Article V R-2 Zone

Chapter 17.208 Multi-Unit Dwellings

- Article I R-2A Zone
- Article II R-2B Zone
- Article III R-3 Zone
- Article IV R-3A Zone
- Article V R-4 Zone
- Article VI R-4A Zone
- Article VII R-5 Zone

Chapter 17.212 Residential Mixed Use

- Article I RMX Zone
- Article II RO Zone

Chapter 17.216 Commercial, Office, and Mixed Use

- Article I OB Zone
- Article II OB-2 Zone
- Article III OB-3 Zone
- Article IV EC Zone
- Article V SC Zone
- Article VI C-1 Zone
- Article VII C-2 Zone
- Article VIII C-3 Zone
- Article IX C-4 Zone

Chapter 17.220 Industrial and Manufacturing

- Article I M-1 Zone
- Article II M-1(S) Zone
- Article III M-2 Zone
- Article IV M-2(S) Zone
- Article V MIP Zone
- Article VI MRD Zone

Chapter 17.224 Miscellaneous

- Article I H Zone
- Article II SPX Zone
- Article III TC Zone
- Article IV HC Zone

Chapter 17.228 Special Use Regulations

- Article I General
 - o Personal auto storage
 - o Adult entertainment business
 - o Adult-related establishment
 - o Bed and breakfast inn in residential zones
 - o Secondary dwelling unit
 - o Mini storage; locker building
 - o Towing service; vehicle storage yard
 - o Alcoholic beverage sales, off-premises consumption
 - o Drive-through restaurant
 - o Accessory drive-through service facility
 - o Fraternity house; sorority house; dormitory
 - o Residential Hotel
 - o Childcare center
 - o Heliport; heli-stop
 - o Mobilehome park
 - o Conditions on use of railroad rights-of-way
 - o Multi-unit dwellings
 - o Special uses in the C-2 zone
 - o Superstore
 - o Fuel storage yard
 - o Check cashing center
 - o Community garden
 - o Solar energy system, commercial (non-city property)
 - o Community market
 - o Model home temporary sales office
 - o Temporary commercial building
- Article II Home Occupations
- Article III Antennas and Telecommunications Facilities
- Article IV Recycling Facilities
- Article V High Voltage Transmission Facilities
- Article VI Temporary Residential Shelters
- Article VII Medical Marijuana Dispensaries

Chapter 17.232 Nonconforming Uses