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.

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.

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.

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

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

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; helistop
  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