



# County of Santa Cruz

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(931) 454-2580 FAX: (631) 454-2131 TDD: (931) 454-2123

ALVIN D. JAMES, DIRECTOR

April 23, 2001

AGENDA: May 8, 2001

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS

Members of the Board:

On March 27, 2001, your Board considered this item and, following a brief discussion, continued the matter to this date to address several questions raised by Supervisors Pirie and Campos.

Staff has discussed the matter with Supervisor Pirie and has addressed her concerns regarding non-conforming commercial uses. As discussed in the Planning Director's letter, Planning staff will include an analysis of the impact of the ordinance amendments on existing commercial uses. Recommendations necessary to minimize the effects of the ordinance implementation, including appropriate property rezonings and/or ordinance language to address non-conforming uses, will be presented.

Planning staff discussed with Supervisor Campos the requested site standards revisions to permit outdoor sales in the C-1 zone district. Following this discussion, a solution to a particular zoning situation was developed and no additional revisions to the C-1 ordinance are necessary in this regard.

It is, therefore, **RECOMMENDED** that your Board:

1. Approve, in concept, the ordinance amendments to the Neighborhood Commercial (C-1) zone district use charts (Attachment 1); and



# County of Santa Cruz

0217

0159

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(631) 454-2580 FAX: (931) 454-2131 TDD: (631) 454-2123

ALVIN D. JAMES, DIRECTOR

March 19, 2001

AGENDA: March 27, 2001

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### **CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS**

Members of the Board:

On October 25, 2000, the Chairperson of the Planning Commission, in a letter approved by the Commission, identified certain conflicts between the General Plan descriptions and "Purposes" of the Neighborhood Commercial (C- 1) and the Community Commercial (C-2) Districts and the allowed uses listed in the Uses Charts of the Zoning Ordinance Attachment 3). The Commission requested that amendments to the Zoning Ordinance Use Charts for the C-1 and the C-2 Districts be prepared to address these conflicts. On November 21, 2000, your Board considered the Planning Commission's recommendation and directed the Planning Department to return with amendments to the Zoning Ordinance to provide specific differentiation between the C-1 and C-2 commercial zone districts. The following discussion and the attached conceptual ordinance amendments have been prepared to meet this direction.

#### **Background**

As discussed in the letter from the Planning Commission, the General Plan and Zoning Ordinance contain specific policies and statements of purpose for each General Plan designation and each zone district. These policies have historically been implemented through the list of allowed uses in the Commercial Use Charts with few conflicts. Recently, though, certain developments have focused attention on the lack of specific differentiation between the C-1 and C-2 zone districts, although the General Plan and the "Purposes" of each zone district clearly intend there to be a differentiation. A review of these General Plan policies and "Purposes" follows.

Neighborhood Commercial

0160

The Neighborhood Commercial land use designation is primarily implemented by the “C-1” zone district. The following General Plan policies guide the location and types of uses intended for the Neighborhood Commercial designation:

**2.13.1 Location of Neighborhood Commercial Uses**

Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions or centrally located to serve rural communities.

**2.13.3 Allowed Uses in Neighborhood Commercial Designation**

Allow a variety of retail and service facilities, including neighborhood or visitor serving oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

The purpose of the C-1 zone district, as designated in County Code Section 13.10.33 l(e) is as follows:

- (e) Specific “C- 1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on adjacent residential areas.

The allowed uses in the C-1 zone district are included in the Commercial Uses Chart (Attachment 4).

Community Commercial

The Community Commercial designation is implemented by the C-2 zone district, although all uses allowed in the C-1 are generally allowed in the C-2 as well. The following policies define the location and allowed uses in the Community Commercial land use designation:

**2.14.1 Location of Community Commercial Uses**

Designate on the General Plan and LCP Land Use Maps Community

Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

### **2.14.2 Allowed Uses in Community Commercial Designation**

Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational housing units, rental services, and similar types of retail and service activities.

The specific purpose of the C-2 zone district, County Code Section 13.10.33 l(f), is as follows:

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.

The allowed uses in the C-2 zone district are included in the Commercial Uses Chart (Attachment 4).

The following table, a comparison of the allowed uses in the C-1 and C-2 zone districts, illustrates the issue raised by the Planning Commission that the types of uses allowed in the C-1 and C-2 zone districts are often the same uses, processed at the same level.

**TABLE 1**

[This table provides a partial listing of the allowed uses in the C-1 and C-2 zone districts, including the level of review (3, 4 = administrative; 5 = Zoning Administrator; 6 = Planning Commission; 7 = Board of Supervisors)].

Uses	C-1	c-2
Accessory structures and uses	3/4	3/4
Adult entertainment	not permitted	5/6
Animal services/grooming (no overnight)	4/5/6	4/5/6

Uses	C-1	C-2	0162
“ ” Vet clinics (no overnight)	not permitted	4/5/6	
Gas stations w/auto repair, car wash, etc	not permitted	5/6	
Gas stations w/o auto repair	5/6	5/6	
Banks, including ATMs	4/5/6	4/5/6	
Clubs, private	4/5/6	4/5/6	
Commercial recreation, card rooms, theaters, night clubs	not permitted	4/5/6	
Commercial services, personal (barber/beauty shops)	4/5/6	4/5/6	
Commercial services, neighborhood, including copy services, dry cleaners, film processing, laundries, picture framing, repair shops, shoe repair, tailors, tool sharpening	4/5/6	4/5/6	
Commercial services, community, such as mortuaries, gunsmiths, upholstery shops, etc	not permitted	4/5/6	
Community facilities, such as bus stations, churches, community centers, fire stations, libraries, post offices, etc	4/5/6	4/5/6	
Offices (all types, including real estate, medical, insurance, laboratories, title companies, etc)	4/5/6 (50% of floor area)	4/5/6	
Physical culture facilities, such as health clubs, spas, racquet clubs, gymnasiums, etc.	4/5/6	4/5/6	
Radio and television studios, with transmitting towers	4/5/6	4/5/6	
Residential uses (up to 50% of floor area)	5/6/7	5/6/7	
Restaurants, bars, bakeries, donut shops, sandwich shops, delicatessens, etc	4/5/6	4/5/6	

Uses	C-1	C-2
Retail sales, neighborhood, such as antique stores, arts and crafts, art galleries, bicycle shops, bookstores, clothing stores, flower shops, food stores(up to 20,000 sq.ft. in C-1), gift shops, hardware stores, drug stores, pet shops, liquor stores, jewelry stores, sporting goods stores, etc	4/5/6	4/5/6
Retail sales, community, such as appliance showrooms, auto supply, computer sales and service, floor covering showrooms, garden supply, department stores, furniture stores, paint stores, warehouse stores(gen'l public or membership)	not permitted	4/5/6
Schools (all kinds, including public (primary, secondary and college), private, vocational, artistic, etc	4/5/6	4/5/6
Visitor accommodations(motels, hotels, etc)	not permitted	5/6/7

This table illustrates that the uses allowed in each zone district are the same (except where not permitted in the C-1). It also suggests, erroneously, that there is no specific differentiation between the allowed uses in the C-1 and C-2 districts to address the different purposes of the districts.

#### Analysis of Factors to Differentiate Uses

Staff examined a number of factors to differentiate between the uses allowed in the C-1 and C-2 districts. The factors that staff examined included the appropriateness of the use in the particular zone district, the size of the parcels, and the intensity of use. Staff reviewed the purposes of the Neighborhood and Community Commercial districts and the list of allowed uses to determine if any of the uses should be deleted simply because the use is not consistent with the intent and definition of the district. The uses currently allowed in the C-2 district are, without exception, consistent with the purposes of that district. However, staff determined that a number of uses listed in the C-1 district are not appropriate for the Neighborhood Commercial district. These uses, while perhaps consistent with the intent of the Neighborhood Commercial designation in the past, have evolved into uses which better fit the Community Commercial district. The uses which fall into this category include banks, schools, radio and television studios and community facilities. These are discussed in detail below.

One of the factors to consider in assessing what uses are appropriate for the

Neighborhood Commercial designation is the size of the properties zoned C- 1. Staff has surveyed the 443 parcels zoned C-1 in the unincorporated area of the County (see maps - Attachment 2) and has developed the following data regarding parcel sizes:

TABLE 2		
Size Category	Number of Parcels	Percent of Total
0 - 10,000 sq. ft.	243	56%
10,000 - 20,000 sq. ft.	96	22%
20,000 - 40,000 sq. ft.	48	11%
> 40,000 sq. ft.	46	11%

This table indicates that the vast majority of parcels zoned C-1 are less than 20,000 square feet in area (78%) and that only 11% of the parcels are greater than 40,000 square feet (about 1 acre).

Many of the parcels greater than an acre have an existing commercial or non-conforming residential developments on them (38 parcels). The commercial developments include large centers such as the Aptos Center, Rancho del Mar, Seascape Village and Deer Park Center. These particular properties, and others like them, should be rezoned to the C-2 district to recognize the true service area of these larger commercial centers. Parcels with significant non-conforming uses, such as motels, apartments and residential uses, should also be analyzed for possible land use amendments and rezoning to districts appropriate for their uses. The remaining large parcels zoned C-1 should also be reviewed to determine if the zoning of these properties is appropriate.

All development in the C-1 district must be contained within buildings as there are no outdoor uses allowed except for outdoor eating areas associated with and ancillary to a restaurant within a building. The size of development on property zoned C-1 is currently limited by the parking and site development standards for the property, the size of the property and the type of use proposed, as well as a number of factors including dedications for road improvements, parking lot design, landscape buffers, etc. The following table illustrates the size of a typical building allowed in the C-1 district, based only on the size of the property and the type of use proposed:

**TABLE 3**

TYPE OF USE (parking requirement)	PARCEL SIZE	BUILDING SIZE ALLOWED*	REQUIRED PARKING SPACES
Retail/Office* * (1 space/1200 sq.ft.)	5,000	1,100	6
	10,000	2,200	11
	20,000	4,400	22
	40,000	8,800	44
Restaurant (1 space/1100 sq.ft.)	5,000	550	6
	10,000	1,100	11
	20,000	2,200	22
	40,000	4,400	44
Neighborhood Commercial Services (1 space /300 sq.ft.)	5,000	1,650	6
	10,000	3,300	11
	20,000	6,600	22
	40,000	13,200	44

\*Note: These figures are approximations based on recent commercial projects. Actual sizes will be based on and affected by a number of factors including types of uses, required setbacks from residential areas, dedications for road improvements, parking lot design, landscape buffers, etc. \*\* Medical offices have a different parking requirement.

This table indicates that the size of uses allowed in the C-1 zone district on those parcels less than 20,000 square feet (the majority of the parcels currently zoned C-1) are quite modest, about 4,400 square feet for retail or general office and 2,200 square feet for restaurant or food service uses.

However, controlling the size alone does not necessarily control the intensity of the use. The intensity of a land use, as defined in the County Code, is a factor of a use's parking requirement, the significance of its impacts on surrounding land uses, and the traffic generated by the use. The first two factors, parking and impact significance, are normally assessed as a part of the review of a project, both during the project's CEQA review and in the preparation of the staff report. Traffic generation is used by staff as a means to develop mitigation measures to reduce the project's impacts on surrounding uses and road



systems.

**0166**

The traffic generated by development allowed in the C-1 district varies significantly. The following table illustrates the wide range of average daily trip ends for various uses allowed in the C-1 district:

**TABLE 4**

USE	TRIP GENERATION RATE(per sq.ft.)*1000	Trip Generation by Building Size (in square feet)** and Type of Use			
		1,100	2,200	4,400	8,800
Church	9.1	10.01	20.02	40.04	80.08
Office (single)	11.6	12.76	25.52	51.04	102.08
Office (multi-tenant)	11.0	12.1	24.2	48.4	96.8
Office (Medical- Dental)	36.1	39.71	79.42	158.84	3 17.68
Drug store	90.0	99	198	396	792
Shopping Center	42.9	47.19	94.38	188.76	377.52
Restaurant (quality sit d o w n )	89.9	98.89	197.78	395.56	791.12
Restaurant (fast turnover, sit down)	130.3	143.33	286.66	573.32	1146.64
Restaurant (Fast food)	716.0	787.6	1575.2	3 150.4	6300.8
Supermarket	111.5	122.65	245.3	490.6	981.2
Bank	156.5	172.15	344.3	688.6	1377.2
Convenience market (24 hour, no gas)	738	811.8	1623.6	3247.2	6494.4
Convenience market (24 hour, gas)	845	929.5	1859	3718	7436
Video rental store	13.6	14.96	29.92	59.84	119.68

\*Source: ITE Trip Generation Manual, 6<sup>th</sup> Edition

\*\* Building sizes are keyed to Table 3

Table 4 illustrates that most of the uses listed have relatively low trip generation rates, with the exception of fast food restaurants and convenience markets. The table also illustrates that the number of trips generated is a function of the size and the type of the use.

Traffic generation has not been used by the County in the past as a means to limit certain types of development in a particular zone district. However, if traffic generation is established as a criteria for the determination of consistency with the Neighborhood Commercial designation, certain uses could be prohibited from this district based on that criteria.

### Proposed Ordinance Changes

Staff has reviewed the existing C-1 and C-2 uses chart in light of the General Plan policies and “Purposes” of the respective districts. As noted above, the allowed uses in the C-2 zone district, which is intended for the widest range of retail, office and service uses, appear to be consistent with the descriptive language in the General Plan and Zoning Ordinance. No changes are proposed for the C-2 district, except where necessary as a part of the Uses Chart revisions for the C-1 district. The proposed changes are included in a revised Commercial Uses Chart (Attachment 1).

Staff, in assessing the consistency of the C-1 district and the descriptive language in the General Plan and Zoning Ordinance, first examined the list of allowed uses to determine if any of the existing uses allowed in the C-1 district were clearly not neighborhood serving uses. As a result of staffs assessment, it was determined that some of the uses which are currently allowed in the C-1 zone district should be deleted and not allowed. These uses are listed below with an explanation as to why they are proposed for deletion:

Banks, savings and loans, credit unions - These uses used to be synonymous with the local neighborhood but have evolved into community serving uses with a much wider service area than just a neighborhood. However, ATM’s are appropriate in the C-1 as they can provide a neighborhood-serving function, replacing the friendly bank tellers of the past.

Clubs, private - Clubs, including fraternal organizations, gardens clubs, etc., are allowed in the residential and other commercial districts, but do not fit well into a neighborhood commercial area because of the intensity of their use and the lack of connection to the neighborhood.

Community facilities (bus stations, churches, community centers, libraries, post offices, fire stations, restrooms, etc) - Like banks, there was a time when these uses were directly related to the neighborhood, and, like banks, these uses have evolved to serve a wider

service area than just the immediate neighborhood. These uses are allowed in a number of other districts.

Radio and television studios with transmitting towers - These uses are clearly not neighborhood serving uses.

Schools - These uses, whether public or private, should not be located in C-1 but rather in the PF (Public Facility) district or another commercial district.

All of the uses discussed above are allowed in a number of other zone districts which are more appropriate for the uses than the C-1 district (see Proposed Commercial Uses Chart - Attachment 1).

The uses in the categories of neighborhood commercial services, neighborhood retail, office, physical culture facilities and restaurant uses make up the majority of the existing commercial uses in the Neighborhood Commercial designation. Each of these categories of uses are discussed below.

Neighborhood Commercial Services - These uses are intended to provide the 'neighborhood with specific commercial services such as copy/duplicating services, dressmakers, dry cleaners, film processing, laundries, locksmiths, picture framing shops, printing shops, small appliance repair and tailors. These uses are also allowed in the C-2 and C-4 (Commercial Service/Light Industrial). Staff is not aware of any instances where Neighborhood Commercial Services in the C-1 zone district have been a concern; therefore, staff is not recommending that any size or use limitations be added to this category of uses.

Neighborhood Retail - The list of uses under the Neighborhood Retail category reads like a list of the tenants of an old-time 'Main Street, USA.' Uses such as antique stores, bicycle shops, bookstores, candy stores, clothing stores, grocery stores, hardware stores, shoe stores, toy stores and variety stores were the commercial center of small towns and neighborhoods. Now, however, many of these uses have evolved into large store retail uses which are located on larger parcels, serve a larger community and fit the purposes of the Community Commercial designation (C-2 district).

Staff believes that smaller sized retail uses are appropriate in the C-1 zone district. In reviewing the parcel sizes of existing properties zoned C-1, staff discovered that the majority of the properties are less than 20,000 square feet in size. Based on the analysis of parcel size and the potential building size allowed on those parcels (up to 4,400 square feet), it does not appear that these types of uses, if developed in accordance with the C-1 site development and design review standards, will be inconsistent with the purposes and intent of the Neighborhood Commercial district.

Offices - The current Use Chart allows a wide range of office use in the C-1 district, but limits the floor area to 50% of the total size of the building. While this limits the amount of office space allowed in the C-1, it doesn't address the question whether offices are neighborhood serving uses. Staff has reviewed the list of office uses on the Uses Chart (Attachment 4) and finds it difficult to imagine that uses such as real estate, medical, insurance and other types of professional offices primarily serve the neighborhood. Staff does, however, believe that office uses are a low impact use in the C-1 district. Therefore, as with the Neighborhood Commercial Service uses, staff is proposing no change to these uses.

Physical Culture Studios - These uses include gymnasiums and fitness centers. As with the Neighborhood Retail, these uses, if too large, are not consistent with the C-1 district. However, if developed on smaller properties, physical culture studios are appropriate for a Neighborhood Commercial area. As there has been only one new fitness center opened in the C- 1 district in the past 10- 15 years, staff does not foresee this as a significant problem and, therefore, staff is not proposing changes for this use.

Restaurants and Food Service - Restaurant and other food service uses pose the most difficult challenge in defining what is appropriate for the C-1 district and consistent with the General Plan and "purposes" of the Neighborhood Commercial district. It is clear from the neighborhood response and the Planning Commission's actions on the proposed Wendy's restaurant in Live Oak, that certain types of restaurants, such as a large fast food restaurants, are not consistent with the C-1 district. However, staff believes that some restaurants, including some fast food restaurants, may be appropriate in the C-1 district if their size and intensity of use is consistent with the purposes of the Neighborhood Commercial district.

From a review of the trip generation analysis, it appears that for a 3,500 square. foot quality restaurant, the average number of trips generated per day is about 3 15 ( $3.5 \times 89.9 = 314.65$ ). For a typical fast food restaurant of the same size, the number of trips generated per day is 2,506 ( $3.5 \times 716 = 2,506$ ). This large number of trips was one of the major concerns expressed to the County Planning Commission during the Wendy's public hearings. Staff is, therefore, recommending that the restaurant listing for the C-1 district include a trip generation limit. This limit, a trip generation of 800 trip ends per day, would apply only in the restaurant category of the C-1 district. Based on this criteria, fast food restaurants less than 1,100 square feet in size would be allowed in the C-1 district.

#### Supporting Ordinance Amendments

In addition to the changes mentioned above, staff is recommending that all Commercial Development Permits in the C-1 zone district be processed at Level V (Zoning Administrator public hearing) to provide an appropriate level of public review for these

uses. While this will increase the time and expense for these types of development, staff believes the higher level of review is necessary to insure that the purposes of the Neighborhood Commercial designation and needs of the neighborhood are addressed.

### Discussion and Recommendation

Commercial development in Santa Cruz County has occurred in the classic pattern of roadway centered commercial development. Commercial properties, before the advent of zoning, developed at major roadway intersections and spread along the roadways. With the adoption of zoning, and later General Plans, the County created categories of commercial development based on the 'service area' of the type of commercial use. Neighborhood commercial uses served the needs of the nearby residences and community commercial provided for the needs of the community in general. The commercial properties were designated in one of these categories and the commercial use chart, as we know it today, was developed to clearly define the appropriate uses in each category. What neither the Uses Chart nor the language in the remainder of the Commercial Districts ordinance provided, however, was any guidance to differentiate between the size or intensity of the allowed uses which would be appropriate for the Neighborhood or Community Commercial designations. That determination has been left to the decision makers, be it the Zoning Administrator, Planning Commission or Board of Supervisors, based on an analysis by the Planning staff and input at the public hearing.

Until recently, this has not created any discernible problems. The size of the C-1 properties and the development standards have combined to limit the resulting impacts from the proposed uses in the C-1 zone district. The Wendy's application, however, was the first application in the C-1 which was identified by the neighborhood as clearly inconsistent with the purposes of the C-1 district. With that in mind, staff is proposing a number of modifications to the C-1 zone district to address the issues of neighborhood compatibility expressed during the public hearings for the Wendy's application. As evidenced by the public hearing on the Wendy's restaurant application, the residents of neighborhoods near Neighborhood Commercial designated property are increasingly sensitive to the types of commercial development and the impacts of that development on their neighborhoods. The Planning Commission correctly identified that the Commercial Uses Chart failed to differentiate between the types and intensity of uses allowed in the two primary commercial districts, the C-1 and C-2 districts. The proposed changes to the Commercial Uses Chart (Attachments 1) to delete certain allowed uses and to establish a trip generation limit for restaurant uses in the C-1 district will make the Uses Chart consistent with the descriptive language of the Neighborhood Commercial designation and zone district from the General Plan and Zoning Ordinance.

The impact that this proposed ordinance amendment will have on existing uses in the C-1 is not yet known. One of the issues that staff will assess is the extent to which the

proposed ordinance amendment will create a new class of non-conforming uses, and what remedies are available to minimize this impact. Staff intends to review the existing uses on the properties currently zoned C-1 to determine what impact will occur as a result of the amendment. Further revisions may be recommended by staff following this analysis.

It is, therefore, RECOMMENDED that your Board:

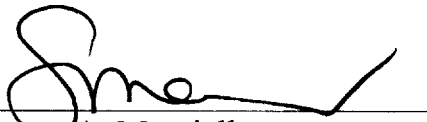
1. Approve, in concept, the ordinance amendments to the Neighborhood Commercial (C-1) zone district use charts (Attachment 1); and
2. Direct the Planning Department to process the amendments to the Zoning Ordinance to incorporate the proposed amendments to the Commercial Uses Chart; and
3. Direct the Planning Department to amend the General Plan Land Use Plan and/or zoning for parcels zoned C-1 which do not meet the purposes of the Neighborhood Commercial designation or the C-1 zone district as a part of the General Plan Update.

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:



Susan A. Mauriello  
County Administrative Officer

- Attachments:
1. Proposed Commercial Uses Chart Amendments
  2. Maps of C-1 and C-2 Zoning
  3. Letter of Robert Bremner, Chairperson, Santa Cruz County Planning Commission, dated October 25, 2000.
  4. Commercial Districts, County Code Section 13.10.330 et seq

cc: Live Oak Neighbors

0172

13.10.330 COMMERCIAL DISTRICTS

<u>Sections:</u>	13.10.331	Purposes of Commercial Districts
	13.10.332	Uses in Commercial Districts
	13.10.333	Development Standards in Commercial Districts
	13.10.334	Design Criteria for Commercial Districts
	13.10.335	Special Standards and Conditions for Commercial Districts

13.10.331 PURPOSES OF COMMERCIAL DISTRICTS

In addition to the general objectives of this Chapter (13.10) the Commercial Districts are included in the Zoning Ordinance in order to achieve the following purposes:

(a) General Purposes.

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, of different geographical area in the county and of their various categories of patrons.
- (2) To contain commercial facilities in appropriately located areas, avoiding new freeway oriented development and new strip commercial uses, and providing opportunities for commercial uses to concentrate for the convenience of the public and in mutually beneficial relationships to each other.
- (3) To ensure that commercial facilities and uses are compatible with the level of available public facilities and services, minimizing traffic congestion and preventing the overloading of utilities and public services.
- (4) To ensure that commercial development is compatible with natural resource protection, environmental quality, and the scenic setting of the County.
- (5) To ensure that commercial facilities are constructed and operated such that they are compatible with adjacent development, and that high standards of urban design are maintained, minimizing impacts on residential areas and providing for adequate site layout, protection of solar access to adjacent property, landscaping, sign and building design and size, and on-site parking, loading and circulation.
- (6) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses, and from fire, explosion, noxious fumes and other hazards.
- (7) To provide space for community facilities and institutions which appropriately may be located in commercial areas.
- (8) To provide for a mixture of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level. Residential uses are intended to

be incidental or secondary to commercial use of a site, or as otherwise provided by a Village Design Plan.

0173

- (9) To maximize efficient energy use and energy conservation in commercial uses, and to encourage the use of locally available renewable energy resources.
- (b) Specific “PA” Professional-Administrative Office District Purposes. To provide for professional and administrative office uses in areas where such use is designated on the General Plan, or in areas designated for neighborhood, community or service commercial use, particularly where an office use can provide a buffer use between residential areas and the more intensive commercial or industrial activities. Professional and administrative office uses are intended to be low impact, non-retail activities. The “PA” District is intended to allow a compatible collection of related uses within a development and may include a variety of retail and service uses where they are necessary to office uses on a site.
- (c) Specific “VA” Visitor Accommodations District Purposes. To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources.
- (d) Specific “CT” Tourist Commercial District Purposes. To encourage and recognize a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers where properties have a land use designation on the General Plan of Neighborhood or Community Commercial. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations and related accessory uses.
- (e) Specific “C-1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.
- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.



- (g) Specific “C-4” Commercial Service District Purposes. To meet the commercial service needs of the various communities in the County by allowing a broad range of commercial services uses in areas reserved for and designated Commercial Services on the General Plan. Commercial service uses are intended primarily to be non-retail in nature, such as building material suppliers, auto repair, or freight terminals, and to be non-polluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need access to rail transportation. The Commercial Services Districts are intended to be located in areas where the impact of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses. Commercial recreational uses needing large sites and good access, such as drive-in theaters or indoor arenas, are also included in this district,

0174

13.10.332 COMMERCIAL USES

(a) Principal Permitted Uses

- (1) In the Coastal Zone, the principal permitted uses in the Commercial Districts shall be as follows:

“PA” Professional and administrative offices;  
 “VA” Visitor accommodations;  
 “CT” Visitor serving uses and facilities;  
 “C-1” Neighborhood-serving, small-scale commercial services and retail uses;  
 “C-2” Community-serving, large-scale retail uses and small-scale community services;  
 “C-4” Commercial services of all types and uses needing large sites or outdoor use areas; including appurtenant uses and structures.

- (2) Principal permitted uses are all denoted as uses requiring a Level IV or lower Approval unless otherwise denoted with the letter “P” in the Commercial Uses Chart in paragraph (b) following. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone Permits, and in some cases, as provided in Chapter 13.20, any development is appealable.

- (b) Allowed Uses. The uses allowed in the commercial districts shall be as provided in the following Commercial Uses Chart below. A discretionary approval for an allowed use is known as a “Use Approval” and is given as part of a “Development Permit” for a particular use. The type of permit processing review, or “Approval Level”, required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

COMMERCIAL USES CHART

KEY:

0175

A = Use must be ancillary and incidental to a principal permitted use on the site  
 P = Principal permitted use (See Section 13.10.332(a)); no use approval necessary if "P" appears alone

- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

- = Use not allowed in this zone district

\* = Level IV for project of less than 2,000 square feet (in C-1, **Level V**)  
 Level V for projects of 2,000 to 20,000 square feet  
 Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Accessory Structures and uses (not principal permitted uses unless associated with a principal permitted use), including:

Accessory structures, non-habitable, not including warehouses (subject to Section 13.10.611)

Less than 500 sq. ft.	3	3	3	3	3	3
500-2,000 sq. ft.	4	4	4	4	4	4

Outdoor storage, incidental to an allowed use and screened from public streets and adjacent property

Less than 500 sq. ft.	3A	3A	3A	3A	3A	3A
500-2,000 sq. ft.	4A	4A	4A	4A	4A	4A

Parking, on-site, in accordance with Section 13.10.550, et seq

4	4	4	4	4	4
---	---	---	---	---	---

~~0234~~

0176

Parking facilities for off-site uses, when developed according to Section 13.10.550, et seq

4 4 4 4 4 4

Recycling collection facilities in accordance with Section 13.10.658:

Reverse vending machines

1 1 1 1 1 1

Small collection facilities

4 4 4 4 4 4

Signs in accordance with Section 13.10.581

4 4 4 4 4 4

Adult Entertainment,

subject to Sections 13.10.621, 13.10.622, and 13.10.623 including adult bookstores; adult motion picture theaters, bath establishments

-- -- -- -- 5/6\* --

Agricultural Service

Establishments not

engaged in hazardous chemicals

-- -- -- -- -- 5/6\*

Animal Services (subject to Section 13.10.642), including:

Animal grooming services and other animal services where the animals do not stay overnight

-- -- -- 4/5/6\* 4/5/6\* 4/5/6\*

Boarding kennels, veterinarians offices, small animal hospitals, animal shelters and pounds, including the short-term boarding of animals

-- -- -- 4/5/6\*

PROPOSED AMENDMENTS

ATTACHMENT 1

~~0235~~

Outdoor exercise yards in connection with the above	--	--	--	--	--	<b>0177</b> 5/6*
Veterinary clinics or office with no overnight boarding of animals	--	--	--	--	4/5/6	4/5/6
<u>Automobile Service</u> <u>Stations</u> ; subject to the provisions of Sections 13.10.656 and 13.10.657						
Gas stations with car washes, service bays and/or vehicle repair services	--	--	5/6*	--	5/6*	5/6*
Gas stations or gas pumps with no service bays or repair service	--	--	5/6*	5/6*	5/6*	5/6*
<b><u>BANKS FINANCIAL</u></b> <b><u>SERVICES</u></b> , including	<b>4/5/6*</b>	<b>4/5/6*A</b>	--	<b>4/5/6*</b>	<b>4/5/6*</b>	--
Automated Bank Teller Facilities	4	4	4	4	4	4
<b>Banks</b> , Savings and Loan Companies, <b>Credit Unions</b>	<b>4/5/6*</b>	<b>4/5/6*A</b>	--	--	<b>4/5/6*</b>	--
<u>Boat and marine services</u> , such as:	--	--	--	--	--	4/5/6*
Boat building						
Boat rentals, sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						
<u>Clubs</u> , private, including garden clubs, fraternal lodges, community service organizations, meeting halls and conference rooms	4/5/6*	4/5/6*A	4/5/6*A	<del>4/5/6*</del> --	4/5/6*	4/5/6*

# PROPOSED AMENDMENTS

ATTACHMENT 1

~~0236~~

Commercial change of use  
within existing structures:

0178

Change of use in  
accordance with an  
approved master  
occupancy program

1 1 1 1 1 1

Change of use within  
the Town Plan areas  
of the San Lorenzo  
Valley, to a use in  
conformance with a  
Town Plan, and not  
resulting in an  
intensification of use

1 1 1 1 1 1

Change from a use  
conforming to a valid  
development (use)  
permit, to another use  
allowed in the zone  
district which will not  
result in an  
intensification of use:

1 4/5/6\* 4/5/6\* 1 1 4/5/6\*

Change from a use  
conforming to a valid  
development (use)  
permit, to another use  
allowed in the zone  
district which will  
result in an  
intensification of use:

4 4/5/6\* 4/5/6\* 4 4 4/5/6\*

Change of a use not  
approved by a valid  
development (use)  
permit, to another use  
allowed in the zone  
district, for projects  
of

Under 2,000 sq. ft.	3	4	4	3	3	4
2,000-20,000 sq. ft.	4	5	5	4	4	5
Over 20,000 sq. ft.	4	6	6	5	5	6

(For legal, non-conforming uses, see Section 13.10.260 for additional requirements)

Commercial recreation and Entertainment,

indoor, subject to Section 13.10.654, such as:

-- 4/5/6\*A 4/5/6\*A -- 41516" 4/5/6\*

Auditoriums, indoor  
Bowling alleys  
Card rooms  
Dancing establishments;  
dance halls; discos  
Game establishments;  
pin-ball and video  
game rooms (see  
Section 13.10.700 -  
G, -V definitions)  
Nightclubs  
Pool halls  
Theaters, indoor

Commercial Recreation,  
General involving  
outdoor facilities, public  
assembly, or large sites,  
such as:

-- -- -- -- -- 5/6\*

Flea markets  
Miniature golf courses;  
putting greens; par 3  
golf; driving ranges  
Skateboard parks  
Skating rinks  
Sports arenas, stadiums  
Swimming pools, public  
Theaters, drive-in  
(subject to Section  
13.10.623)

Commercial Services,  
personal, such as:

4/5/6\*A 4/5/6\*A -- #5/6" 4/5/6\* --

Barber shops  
Beauty shops

# PROPOSED AMENDMENTS

ATTACHMENT 1

0238

<u>Commercial Services,</u> <u>Neighborhood,</u> such as:	--	--	--	4/5/6*	4/5/6*	4/5/6*	0180
Copy and duplicating services							
Dressmakers							
Dry cleaners using non- flammable, non- explosive solvents							
Film processing, ancillary and incidental to a permitted retail or service use							
Food lockers							
Laundries; self-service laundries							
Locksmiths							
Picture framing shops							
Printing shops, light; duplicating services							
Repair shops, for the repair of small appliances; radio, stereo and television repair							
Shoe repair shops							
Tailors							
Tool or cutlery sharpening or grinding services							
<u>Commercial Services,</u> <u>Community,</u> such as:	--	--	--	4/5/6*	4/5/6*		
Auction rooms							
Catering services							
Gunsmiths							
Mortuaries (not including cemeteries)							
Rental shops: medical, clothing, household goods, etc., indoor							
Taxidermists							
Upholstery shops (auto upholstery allowed only in C-4)							

~~2239~~

Commercial Services,  
general, indoor, such as:                    --                    --                    --                    --                    --                    4/5/6\*                    0181

Commercial cleaning  
services, including:  
linen services; dry  
cleaning and dyeing  
plants; carpet cleaning  
shops; diaper supply  
services; mattress  
reconditioning

Contractor's shops  
including: glass shops;  
plumbing shops; sheet  
metal shops; heating  
and ventilating shops

Exterminators

Laboratories and related  
facilities for research,  
experimentation,  
testing, film processing

Printing, lithographing,  
engraving, book  
b i n d i n g

Repair shops, including  
household and office  
equipment repair; safe  
and vault repair

Storage buildings for  
household goods;  
mini-storage

Commercial Services,  
general, involving outdoor  
use, or heavy trucking, or  
vehicle use and storage,  
such as:

--                    --                    --                    --                    --                    4/5/6\*

Automobile repair and  
service shops operated  
partly out of doors  
Automobile rental  
enterprises



~~0240~~

Automobile washing,  
polishing and  
detailing services

Parcel shipping and  
delivering services

0182

Taxi company with  
vehicle parking and  
storage

Contractor's and heavy  
equipment storage and  
rental yards, including  
storage yards for  
commercial vehicles;  
bus or transit service  
yards for the storage,  
servicing and repair of  
transit vehicles

Outdoor storage yards  
for recreational  
vehicles, trailers,  
boats

Recycling centers,  
including large  
collection facilities and  
processing facilities

Shipping terminals,  
including trucking  
terminals, packing and  
crating services,  
shipping services,  
freight forwarding  
terminals

Storage facilities  
including cold-storage  
plants; ice storage  
warehouses, excluding  
the storage of fuel or  
flammable liquids

Community Facilities,

such as:

4/5/6\* 4/5/6\* A -- 4/5/6\* 4/5/6\* 4/5/6\*

Bus or transit stations  
(storage, servicing or  
repair of vehicle  
allowed only in C-4)

# PROPOSED AMENDMENTS

ATTACHMENT 1

0241

0183

Churches and other  
religious centers or  
institutions

Community centers

Day-care centers (see  
Section 13.10.700 -D  
definition)

Energy systems,  
community (subject to  
Section 13.10.661 and  
.700-E definition)

Fire stations

Libraries

Museums

Post offices

Restrooms, public  
Utilities, public,  
structures and uses  
(see Section  
13.10.700-E  
definition)

Cottage industry (see  
Section 13.10.700-C  
definition)

-- -- -- 4/5/6\* 4/5/6\* 4/5/6\*

"M-1" Districts. ail  
allowed uses, provided  
that not more than 20  
persons are engaged in the  
production, repair, or  
processing of materials on  
any one shift and provided  
further that regulations for  
the "M-1" District as  
stated in Section  
13.10.345 shall apply to  
every use

-- -- -- -- 4/5/6\*

Offices, (not to exceed  
50% of building area in C-  
1), such as:

Administrative offices  
Travel agencies

4/5/6\* 4/5/6\*A -- 4+5/6\* 4/5/6\* 4/5/6\*A

87

# PROPOSED AMENDMENTS

ATTACHMENT 1 ~~0242~~

Addressing services	4/5/6*	--	--	4/5/6*	4/5/6*	4/5/6*A
Business offices, general						0184
Catalog sales offices						
Dental offices						
Duplicating shops						
Editorial offices						
Executive offices						
Finance offices						
Fortune tellers						
Insurance offices						
Interior decoration studios						
Laboratories, medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution						
Medical offices and clinics						
Message services; answering services						
Optical offices						
Photographers; photographic studios						
Professional offices						
Radio and television programming stations, without transmitting towers						
Real estate offices						
Telegraph offices						
Title companies						
<u>Open space uses</u> according to the PR District Chart (Section 13.10.352)	--	P	P	--	--	

# PROPOSED AMENDMENTS

ATTACHMENT 1

0185

~~0243~~

## Physical culture facilities,

such as:

4/5/6\*A 4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\*

Bath establishments;

hot tubs, sauna

establishments

(subject to Chapter

9.88)

Fitness centers

Gymnasiums

Massage establishments

(subject to Chapter

9.88)

Physical culture studios

Racquet clubs, indoor

Spas

## Radio and television

### broadcasting stations

including transmitting

towers

4/5/6\* -- -- 47&e 4/5/6\* 4/5/6\*

## Residential uses, such as:

Dwelling units, single-

family and multi-

family, up to 50%

(67% if project is

100% affordable) of

the floor area of the

entire development,

developed according to

the development

standards of Urban

High Residential

5 -- -- 5 5 --

1 - 4 units

6 -- -- 6 6 --

5 - 19 units

7 -- -- 7 7 --

20 + units

## Convalescent hospitals

4/5/6\* — — -- -- --

## Nursing homes (see

Section 13.10.700-N

definition)

41516" -- -- -- -- --

## Restaurants; bars. food

service subject to

13.10.651 in the "PA"

District; such as:

~~Bars, micro-breweries,~~  
~~brew pubs, subject to~~  
~~Section 13.10.654,~~  
~~(ancillary to~~  
~~restaurants in the C-1)~~

~~Bakeries, baked goods~~  
~~stores~~

Candy stores

~~Cheese stores~~

~~Delicatessens~~

~~Donut shops~~

~~Ice cream shops~~

~~Restaurants~~

~~Sandwich shops~~

~~Other food specialty~~  
~~outlets~~

~~In buildings of 500~~  
~~square feet or less~~

4A

4A

4

4

4

4

~~In buildings of larger~~  
~~than 500 square feet~~

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

4/5/6\*

--

~~Outdoor food service~~

4/5/6\*A

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

--

**Restaurants, all types**  
**including pizza**  
**parlors,**  
**delicatessens,**  
**sandwich shops and**  
**other fast food**  
**restaurants (in the C-**  
**1, limited to 800 Trip**  
**Ends per day (ITE**  
**Trip Generation**  
**Manual))**

4/5/6\*A

4/5/6\*A

4/5/6\*

5/6\*

4/5/6\*

--

**Bars, micro-breweries,**  
**brew pubs, subject**  
**to Section 13.10.654,**  
**(ancillary to rest-**  
**aurants in the C-1)**

4/5/6\*A

4/5/6\*A

4/5/6\*

5"

4/5/6\*

--

**Food service outlets,  
such as bakeries,  
donut shops,  
ice cream shops, and  
other food specialty  
outlets**

**0187**

**4/5/6\*A 4/5/6\*A 4/5/6\* 5\* 4/5/6\* --**

**Outdoor food service, in  
conjunction with the  
above uses**

**4/5/6\*A 4/5/6\*A 4/5/6\* 5" 4/5/6\* --**

Retail sales.

Neighborhood, such as:

**4/5/6\*A 4/5/6\*A #5/6\* 4/5/6\* 4/5/6\*A**

Antique stores

Art and handicraft sales  
and service

Art galleries

Bicycle rentals

Bicycle sales

Bookstores

Candy stores

**Cheese stores**

Clock and watch sales  
and repair

Clothing stores

Flower shops

Food stores; grocery  
stores, limited to  
20,000 square feet  
in the C-1 District

**Gift stores**

Hardware stores

Jewelry stores

Liquor stores

Luggage stores

Musical instrument and  
recordings sales and  
repair

Newspaper and  
magazine sales

0188

Pet shops

Photographic equipment  
and supplies

Plant shops, for indoor  
sales of plants in  
containers

Produce markets

Recreational equipment  
sales, rentals and  
services, such as  
sporting goods, bait  
and tackle, marine  
hardware and  
supplies, diving  
equipment, bicycles,  
roller skates,  
surfboards,  
windsurfers

Shoe stores

Sporting goods stores

Stationery stores

Toy stores

Tobacco shops

Variety stores

Video sales and rentals

Wine tasting and sales  
rooms

Drug stores;  
pharmacies, medical  
appliances and  
supplies

4/5/6\*A 4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\*A

Retail sales. Community,  
such as:

-- -- -- -- 4/5/6\* 4/5/6\*A

Appliance showrooms  
Automobile supply  
stores

Business machine stores

Computer sales and  
service

Department stores

**0189**

Fabric and sewing  
materials stores

Floor covering  
showrooms

Furniture stores

Garden supply stores

Home furnishing and  
decorating stores

Household appliances  
stores

Kitchen/bath/house-  
wares stores

Orthopedic appliances  
sales and rentals

Paint stores

Pawnshops

Scientific instrument  
stores

Secondhand stores

Stamp and coin stores

Stores for the display  
and retail sales of  
lighting, plumbing,  
heating, refrigeration,  
ventilation, fixtures  
and equipment

Warehouse stores selling  
to members or the  
general public

---



Retail Sales. requiring  
large sites. large  
showrooms, or outdoor  
sales areas, such as:

0190

--

--

--

4/5/6\*

Automobile sales and  
 service, including  
 automobile repair and  
 service garages  
 operated entirely  
 within closed  
 buildings or screened  
 from public streets;

automobile sales;  
 automobile  
 upholstery installers,  
 indoor; tire stores,  
 including installation;  
 used car sales lots

Boat sales and service

Building materials  
 yards, including:  
 lumber yards, not  
 including planing mills  
 or sawmills; building  
 materials yards other  
 than gravel, rock or  
 cement yards;  
 storage, bulk, of  
 rock, gravel, sand,  
 and aggregates in bins  
 not exceeding 5 yards  
 each, limited to 10  
 bins per site

Feed and farm supply  
 stores

Firewood processing  
 and sales

Mobilehome sales and  
 service

Motorcycle sales and  
 service

Nurseries, selling plants  
 in containers, garden  
 centers

# PROPOSED AMENDMENTS

ATTACHMENT 1

~~0249~~

0191

Recreational vehicle and  
trailer sales and  
service

Retail sales of large  
appliances or  
equipment needing  
large showrooms

Wholesale suppliers

Schools, studios and  
conference facilities, such  
as:

4/5/6*	4/5/6*A	--	<del>4/5/6*</del>	4/5/6*	4/5/6*
			--		

Arts and crafts studios  
and schools

Conference and seminar  
facilities without  
overnight  
accommodations

Dance studios or  
schools

Music studios or  
schools

Pre-school, elementary,  
secondary and college  
facilities

Professional, trade,  
business and technical  
schools

Temporary uses, (see  
Section 13.10.700-T  
definition) such as:

Carnivals and circuses	--	--	--	--	3	3
Christmas tree sales lots	--	--	--	3	3	3
Outdoor sales not to exceed 4 per year on any site	--	--	--	3	3	3

---

0192

Visitor Accommodations,  
subject to Section  
13.10.355(b), such as:

Time share, visitor  
accommodations  
subject to Section  
13.10.693

1 - 4 units	--	5	--	--	--	--
5 - 19 units	--	6	--	--	--	--
20 + units	--	7	--	--	--	--

Type A uses: Hotels;  
inns, pensions,  
lodging houses, "bed  
and breakfast" inns,  
recreational rentals  
housing (see Section  
12.02.020(11))

1 - 4 units	--	5P	5	--	5	--
5 - 19 units	--	6P	6	--	6	--
20 + units	--	7P	7	--	7	--

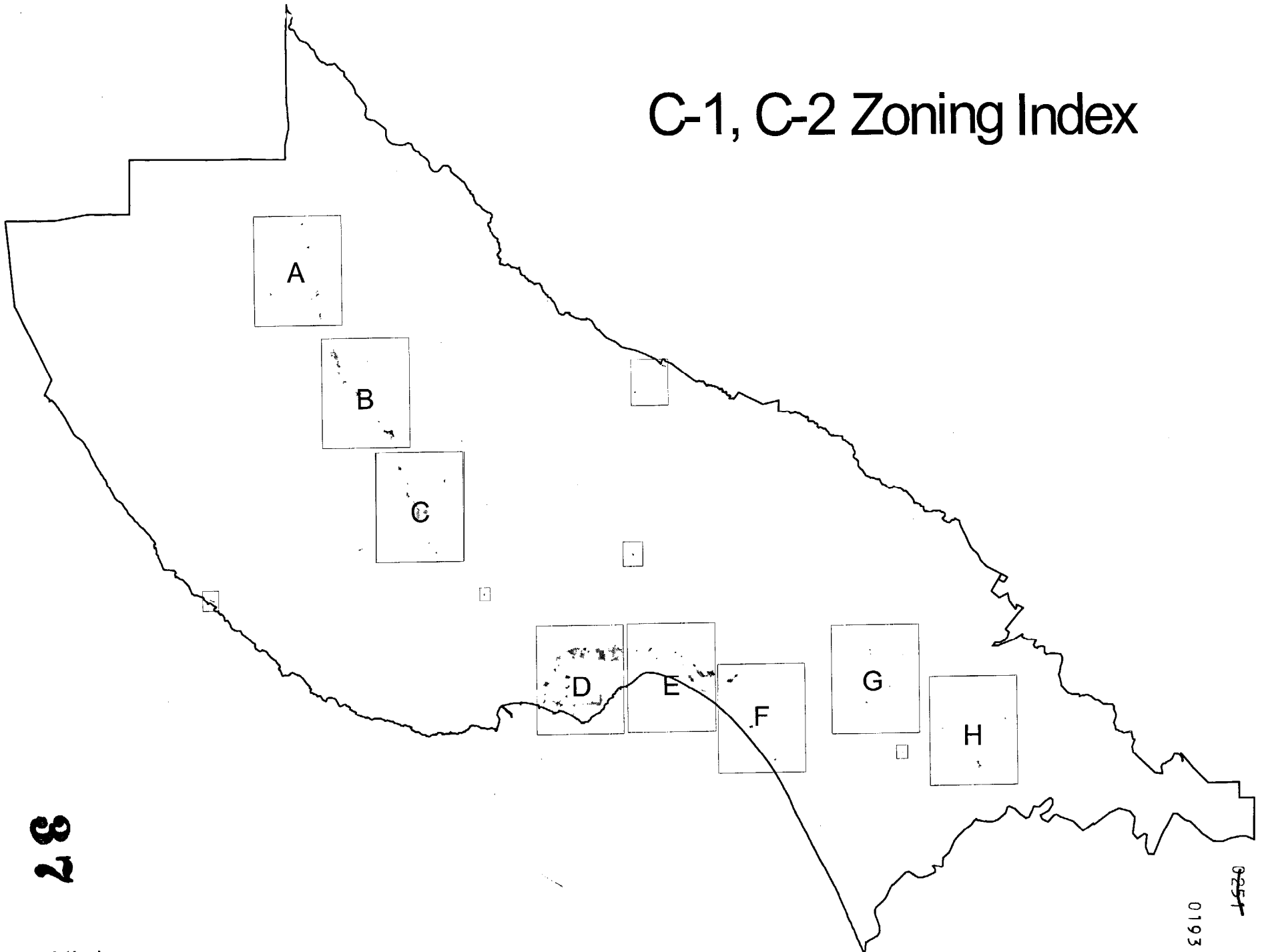
Type B uses: Organized  
camps; group camps;  
conference centers,  
(subject to Section  
13.10.692); hostels;  
recreational vehicles  
camping parks; tent  
camping parks

1 - 4 units	--	5	5	--	--	--
5 - 19 units	--	6	6	--	--	--
20 + units	--	7	7	--	--	--

Wineries (see definition  
Section 13.10.700-W)

--	--	--	--	--	4/5/6*
----	----	----	----	----	--------

# C-1, C-2 Zoning Index



ATTACHMENT 2

0254

0193

28

0252  
0194



# C-1 and C-2 Zoned Parcels

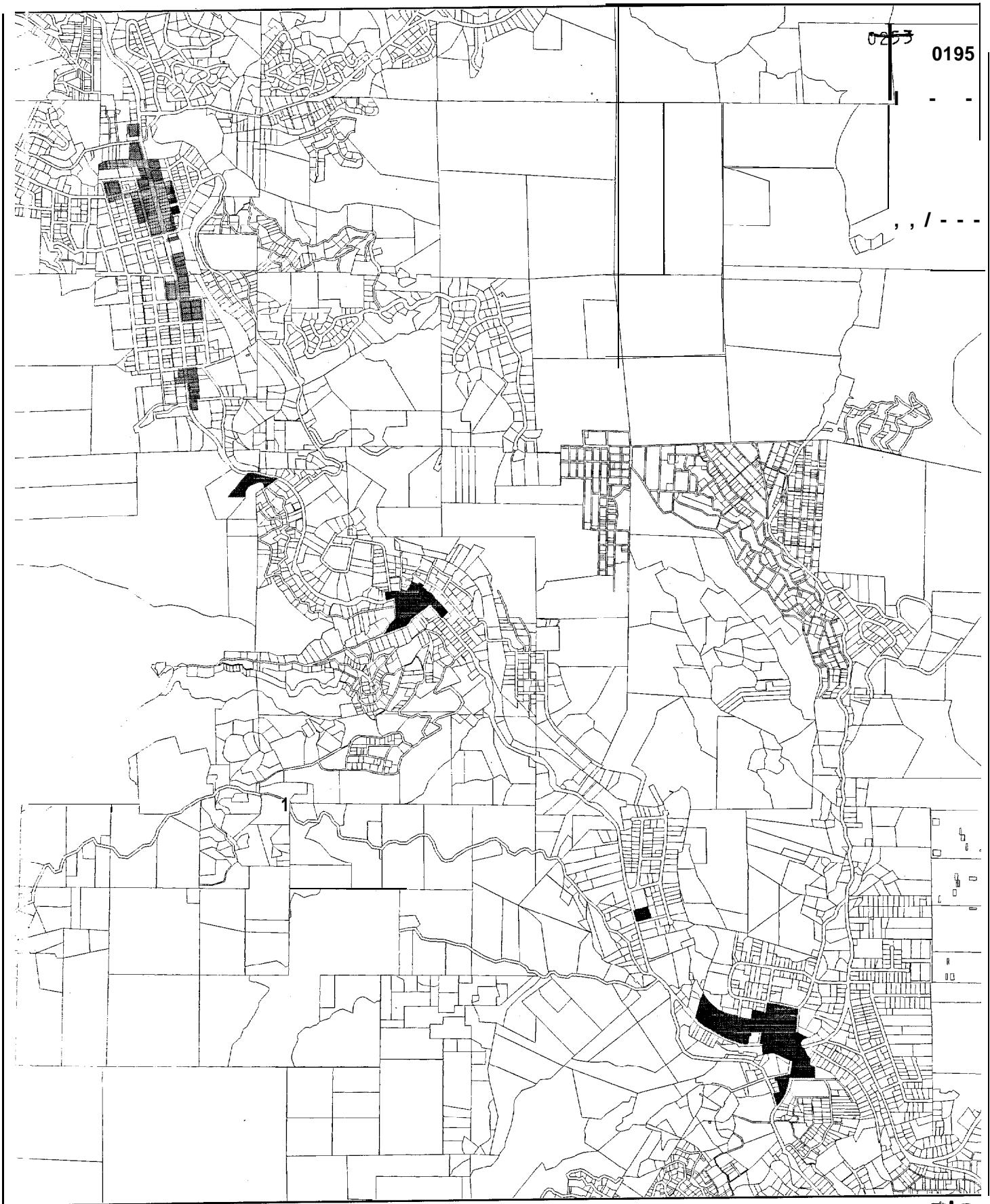
C11-01a **37**

1000 0 1000 2000 Feet

Zoning

 C-1  
 C-2





0253

0195

# C-1 and C-2 Zoned Parcels

C11-01b

1000 0 1000 2000 Feet



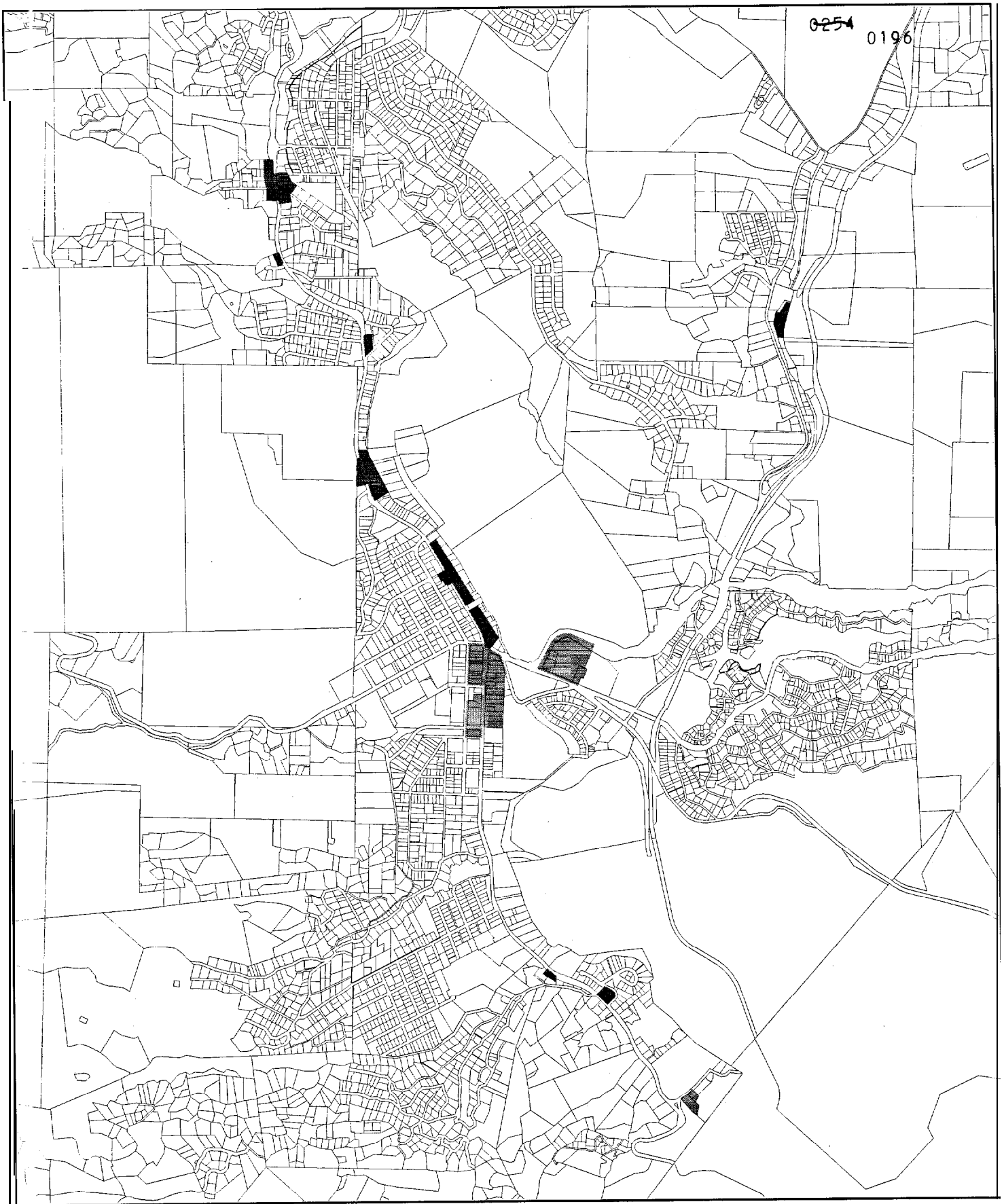
Zoning



C-1  
C-2

37





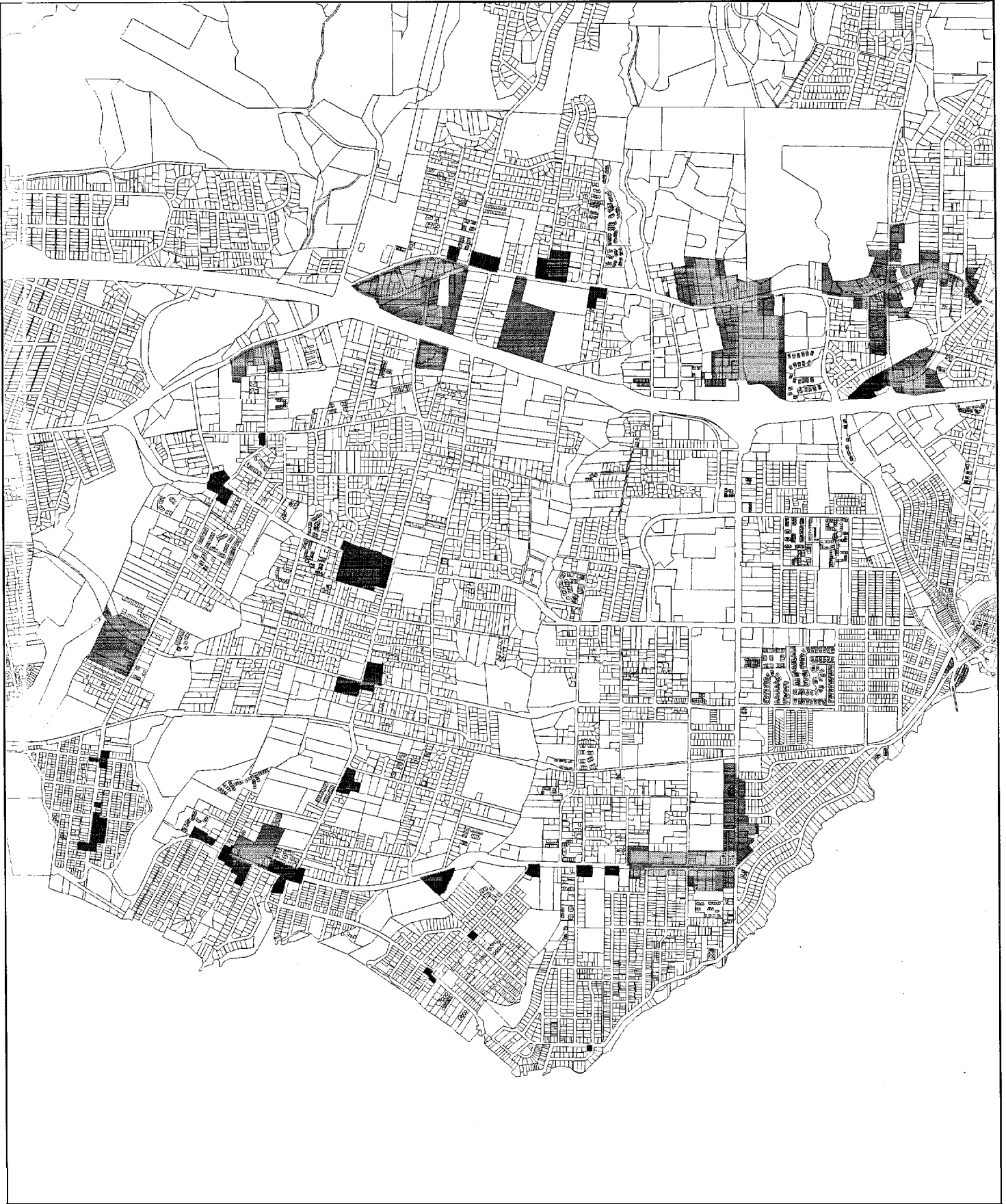
# C-1 and C-2 Zoned Parcels

**37**

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# C-1 and C-2 Zoned Parcels

011-01d

1000 0 1000 2000 Feet

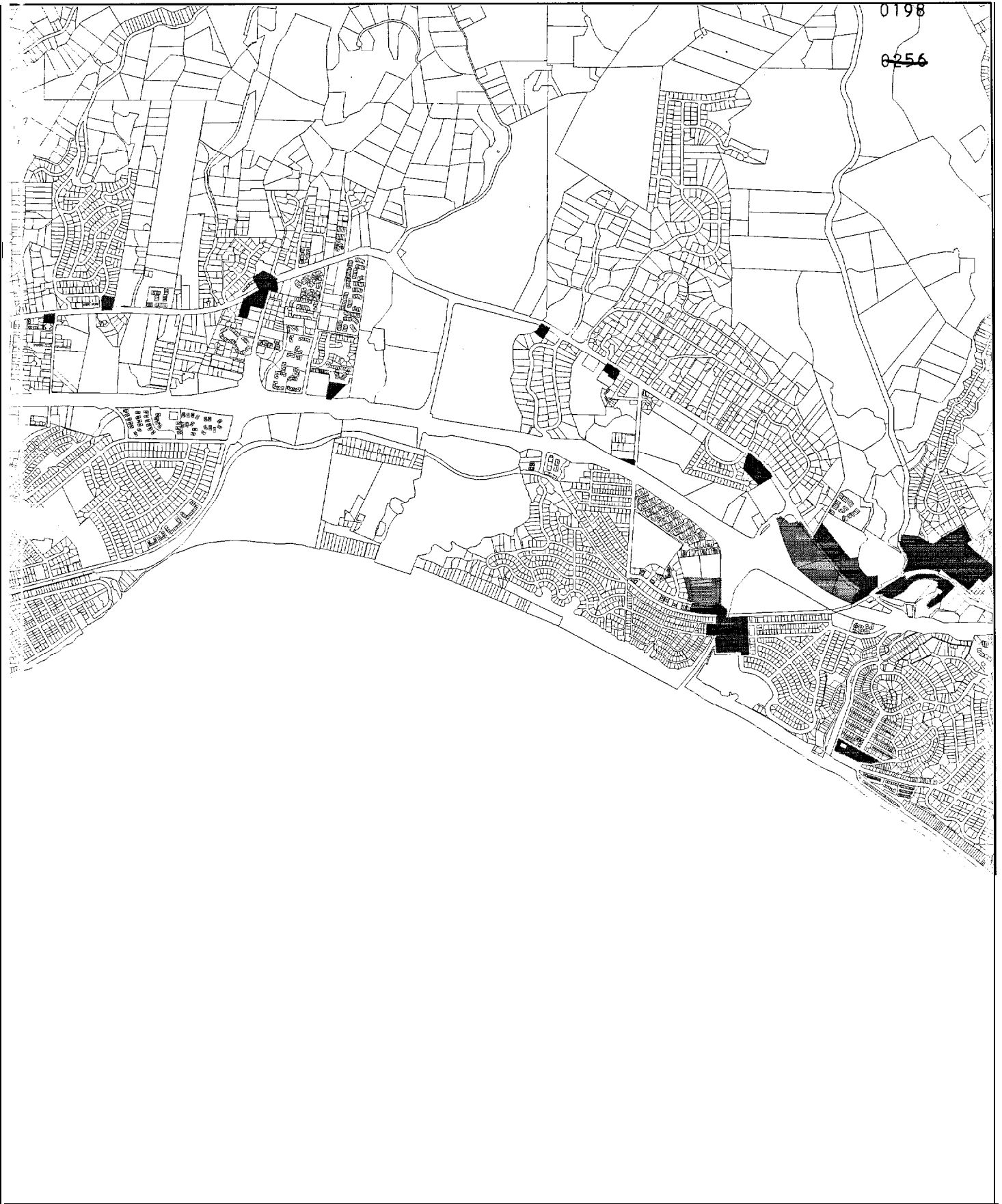
Zoning

	C-1
	C-2

**37**

S





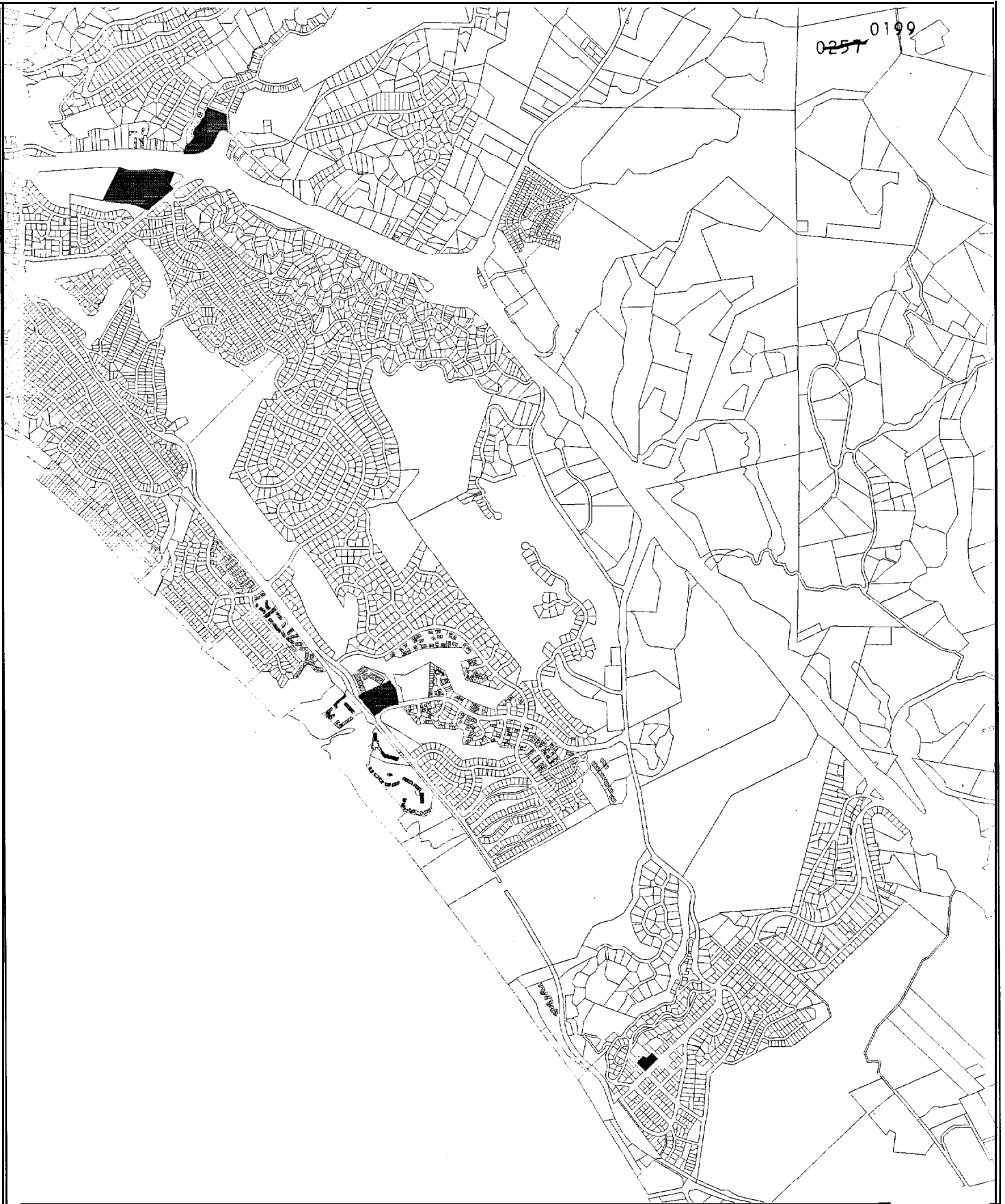
# 37 and C-2 Zoned Parcels

011-01e

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# C-1 and C-2 Zoned Parcels

C11-01f

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# C-1 and C-2 Zoned Parcels

C11-01g

**37**

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# C-1 and C-2 Zoned Parcels

011-01h

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# County of Santa Cruz ~~0200~~

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

October 25, 2000

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### **SUBJECT: REQUEST FOR ZONING ORDINANCE AMENDMENTS TO THE COMMERCIAL USES CHART**

Members of the Board:

On October 11, 2000, the Planning Commission concluded its consideration of an application for a Wendys restaurant on the corner of Brommer Street and 17<sup>th</sup> Avenue, on property zoned Neighborhood Commercial ("C-1"). The Commission unanimously denied the application and adopted revised findings. As a part of the motion to deny the project, the Commission also directed the Chairperson of the Commission to forward a request to your Board to initiate amendments to the Zoning Ordinance to revise the Use Charts of the commercial zone districts to more clearly differentiate between uses appropriate for the Neighborhood Commercial ("C-1") and the Community Commercial ("C-2") zone districts.

The General Plan and the Zoning Ordinance specify the types of uses which are appropriate in the "C-1" and "C-2" zone districts. The Neighborhood Commercial land use designation is primarily implemented by the "C-1" zone district. The following General Plan policies guide the location and types of uses intended for the Neighborhood Commercial designation:

#### **2.13.1 Location of Neighborhood Commercial Uses**

Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions or centrally located to serve rural communities.

#### **2.13.3 Allowed Uses in Neighborhood Commercial Designation**

Allow a variety of retail and service facilities, including neighborhood or visitor serving oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

The purpose of the C-1 zone district, as designated in County Code Section 13.10.33 l(e) is as follows:

- (e) Specific “C-1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on adjacent residential areas.

The allowed uses in the C-1 zone district are included in the Commercial Uses Chart (Attachment 1).

The Community Commercial designation is primarily implemented by the C-2 zone district. The following policies define the location and allowed uses in the Community Commercial land use designation:

#### **2.14.1 Location of Community Commercial Uses**

Designate on the General Plan and LCP Land Use Maps Community Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

#### **2.14.2 Allowed Uses in Community Commercial Designation**

Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational housing units, rental services, and similar types of retail and service activities.

The specific purpose of the C-2 zone district, County Code Section 13.10.33 l(f), is as follows:

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.

The allowed uses in the C-2 zone district are included in the Commercial Uses Chart (Attachment 1).

A comparison of the uses allowed in the C-1 and C-2 zone districts, as listed in the Commercial

Uses Chart, indicates that there is little differentiation between the types of uses allowed in the two zone districts. A partial listing, including the level of review (3, 4 = administrative; 5 = Zoning Administrator; 6 = Planning Commission; 7 = Board of Supervisors), follows:

Uses	C-1	c-2
Accessory structures and uses	3/4	3/4
Adult entertainment	not permitted	5/6
Animal services/grooming (no overnite)	4/5/6	4/5/6
“ ” Vet clinics (no overnite)	not permitted	4/5/6
Gas stations w/auto repair, car wash, etc	not permitted	5/6
Gas stations w/o auto repair	5/6	5/6
Banks, including ATMs	4/5/6	4/5/6
Clubs, private	4/5/6	4/5/6
Comm recreation, card rooms, theatres, night clubs	not permitted	4/5/6
Commercial services, personal (barber/beauty shops)	4/5/6	4/5/6
<b>Commercial services, neighborhood, including copy services, dry cleaners, film processing, laundries, picture framing, repair shops, shoe repair, tailors, tool sharpening</b>	4/5/6	4/5/6
Commercial services, community, such as mortuaries, gunsmiths, upholstery shops, etc	not permitted	4/5/6
Community facilities, such as bus stations, churches, community centers, fire stations, libraries, post offices, etc	4/5/6	4/5/6
Offices (all types, including real estate, medical, insurance, laboratories, title companies, etc)	4/5/6 ( <b>50%</b> of floor area)	4/5/6
Physical culture facilities, such as health clubs, spas, racquet clubs, gymnasiums, etc.	4/5/6	4/5/6
Radio and television studios, with transmitting towers	4/5/6	4/5/6
Residential uses (up to 50% of floor area)	5/6/7	5/6/7

Uses	C-1	C-2
<b>Restaurants, bars, bakeries, donut shops, sandwich shops, delicatessens, etc</b>	4/5/6	4/5/6
<b>Retail sales, neighborhood, such as antique stores, arts and crafts, art galleries, bicycle shops, bookstores, clothing stores, flower shops, food stores (up to 20,000 sq.ft. in C-1), gift shops, hardware stores, drug stores, pet shops, liquor stores, jewelry stores, sporting goods stores, etc</b>	4/5/6	4/5/6
Retail sales, community, such as appliance showrooms, auto supply, computer sales and service, floor covering showrooms, garden supply, department stores, furniture stores, paint stores, warehouse stores(gen'l public or membership)	not permitted	4/5/6
Schools (all kinds, including public (primary, secondary and college), private, vocational, artistic, e t c )	4/5/6	4/5/6
Visitor accommodations(motels, hotels, etc) ( <b>bold</b> annotation added)	not permitted	5/6/7

The table illustrates that the types of uses allowed in the C-1 and C-2 zone districts are often the same uses, processed at the same level. What neither the Uses Chart nor the language in the remainder of the Commercial ordinances provide, however, is any guidance to differentiate between the size or intensity of the allowed uses which would be appropriate for the Neighborhood or Community Commercial designations. That determination is left to the decision makers, be it the Zoning Administrator, Planning Commission or Board of Supervisors, based on an analysis by the Planning staff.

The Planning Commission is requesting that your Board direct the Planning Department to prepare amendments to the Zoning Ordinance to provide more specific differentiation in the Uses Chart of the size and types of uses appropriate for the "C-1" and "C-2" zone districts, recognizing that these differences should be based on the objectives and purposes of the General Plan designations and zone districts.

Sincerely,



Rob Bremner, Chairperson,  
Planning Commission

Attachments 1. Commercial Uses Chart



**COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT**

0206

8264

**13.10.330 COMMERCIAL DISTRICTS**  
-----

**Sections:**

--- em ---

<b>13.10.331</b>	<b>Purposes of Commercial Districts</b>
<b>13.10.332</b>	<b>Uses in Commercial Districts</b>
<b>13.10.333</b>	<b>Development Standards for Commercial Districts</b>
<b>13.10.334</b>	<b>Design Criteria for Commercial Districts</b>
<b>13.10.335</b>	<b>Special Standards and Conditions for Commercial Districts</b>

**13.10.331 PURPOSES OF COMMERCIAL DISTRICTS**

**In addition to the general objectives of this Chapter (13.10) the Commercial Districts are included in the Zoning Ordinance in order to achieve the following purposes:**

**(a) General Purposes.**

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, of different geographical areas in the county and of their various categories of patrons.**

variety of retail and service uses where they are accessory to office uses on a site. (Ord. 1834, 2/27/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

- (c) **Specific "VA" Visitor Accommodations District Purposes.** To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation or in areas designated as Community Commercial on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources. (Ord. 1891, 6/19/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)
- (d) **Specific "CT" Tourist Commercial District Purposes:** To encourage and recognize a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers where properties have a land use designation on the General Plan of Neighborhood or Community Commercial. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations, and related accessory uses.
- (e) **Specific "C-1" Neighborhood Commercial District Purposes.** To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.
- (f) **Specific "C-2" Community Commercial District Purposes.** To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.
- (g) **Specific "C-4" Commercial Services District Purposes.** To meet the commercial services needs of the various communities in the County by allowing a broad range of commercial services uses in areas reserved for and designated as Commercial Services on the General Plan. Commercial service uses are intended primarily to be non-retail in nature, such as building material suppliers, auto repair, or freight terminals, and to be non-polluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need

**COMMERCIAL USES CHART****KEY:**

**A = Use must be ancillary and incidental to a principal permitted use on the site**

**P = Principal permitted use (see Section 13.10.332(a)); no use approval necessary if "P" appears alone**

**1 = Approval Level I (administrative, no plans required)**

**2 = Approval Level II (administrative, plans required)**

**3 = Approval Level III (administrative, field visit required)**

**4 = Approval Level IV (administrative, public notice required)**

**5 = Approval Level V (public hearing by Zoning Administrator required)**

**6 = Approval Level VI (public hearing by Planning Commission required)**

**7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)**

**- = Use not allowed in this zone district**

**\* = Level IV for projects of less than 2,000 square feet**

**Level V for projects of 2,000 to 20,000 square feet**

**Level VI for projects of 20,000 square feet and larger**

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

**Accessory Structures  
and uses (not principal  
permitted uses unless  
associated with a  
principal permitted  
use), including:**

**Accessory structures,  
non-habitable, not  
including warehouses  
(subject to Section  
13.10.611)**

<b>Less than 500 sq. ft.</b>	<b>3</b>	<b>3</b>		<b>3</b>	<b>3</b>	<b>3</b>
<b>500-2,000 sq. ft.</b>	<b>4</b>	<b>4</b>		<b>4</b>	<b>4</b>	<b>4</b>

**Outdoor storage,  
incidental to an  
allowed use, and  
screened from public  
streets and adjacent  
property**

<b>Less than 500 sq. ft.</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>
<b>500-2,000 sq. ft.</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>

**Parking, on-site, in  
accordance with  
Section 13.10.550,  
et seq**

<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
----------	----------	----------	----------	----------	----------	----------

USE	PA	VA	CT	C-1	c-2	c-4
Boarding kennels, veterinarians offices small animal hospitals, animal shelters and pounds, including the short-term boarding of animals-	--	--	--	--	--	4/5/6*
Outdoor exercise yards in connection with the, above	--	--	--	--	--	5/6*
Veterinary Clinics or offices with no overnight boarding of animals	--	--	--	--	4/5/6	4/5/6
<u>Automobile Service</u> Stations; subject to the provisions of Sections 13.10.656 and 13.10.657						
Gas stations with car washes, service bays and/ or vehicle repair services	--	--	5/6*	--	5/6*	5/6*
Gas stations or gas pumps with no service bays nor vehicle repair service	--	--	5/6*	5/6*	5/6*	5/6*
<u>BANKS</u> , including:	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	--
Automated Bank Teller Facilities Savings and loan companies						
<u>Boat and marine</u> services, such as:	--	--	--		--	4/5/6*
Boat building						
Boat rentals; sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

Change from a use not  
approved by a valid  
development (use)  
permit, to another  
use allowed in the  
zone district: for  
projects of:

under 2,000 sq.ft.	3	4		3	3	4
2,000-20,000 sq. ft.	4	5		4	4	5
over 20,000 sq. ft.	4	6		5	5	6

(For legal, non-  
conforming uses,  
see Section  
13.10.260 for  
additional  
requirements)

Commercial Recreation  
and Entertainment,  
indoor, subject to  
Section 13.10.654,  
such as:

-- 4/5/6\*A 4/5/6\*A -- 4/5/6\* 4/5/6\*

Auditoriums, indoor  
Bowling alleys  
Card rooms  
Dancing establishments;  
dance halls; discos  
Game establishments;  
pin-ball and video  
game rooms (see  
Section 13.10.700-G,  
-V definitions)  
Nightclubs  
Pool halls  
Theaters, indoor

Commercial Recreation, -- -- -- -- -- 5/6\*  
General,  
involving outdoor  
facilities, public  
assembly, or large  
sites, such as:

Flea markets

0 2 1 1

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

**Commercial Services,****Community such as:**

--

--

--

--

4/5/6\*

4/5/6\*

Auction rooms

Catering services

Gunsmiths

Mortuaries (not

including crematories)

Rental shops: medical,

clothing, household

goods, etc; Indoor

Taxidermists

Upholstery shops,

(auto upholstery

allowed only in C-4)

**Commercial Services,****general, indoor,****such as:**

--

--

--

--

--

4/5/6\*

Commercial cleaning

services, including:

linen services; dry

cleaning and dyeing

plants; carpet cleaning

shops; diaper supply

services; mattress

reconditioning

Contractor's shops

including: glass shops;

plumbing shops; sheet

metal shops; heating

and ventilating shops

Exterminators

Laboratories and related

facilities for research,

experimentation, testing,

film processing

Printing, lithographing;

engraving, book binding

Repair shops, including

household and office

equipment repair; safe

and vault repair

Storage Buildings for

household goods, mini-

storage

USE	PA	VA	CT	C-1	C-2	c-4
			-B-e-	-m-	s-w-	
<b><u>Community Facilities,</u></b> such as:	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	4/5/6*
Bus or transit stations, (storage, servicing or repair of vehicles allowed only in C-4)						
Churches and other religious centers or institutions						
Community centers						
Day-care centers (see Section 13.10.900- D definition)						
Energy systems, community (subject to Section 13.10.661 and .700- E definition)						
Fire stations						
Libraries						
Museums						
Post offices						
Restrooms, public						
Utilities, public, structures and uses energy facilities (see Section 13.10.700- E definition)						
<b><u>Cottage industry, (see</u></b> <b><u>Section 13.10.700- C</u></b> <b><u>definition)</u></b>	--	--	--	4/5/6*	4/5/6*	4/5/6*
<b><u>"M-1" Districts, all</u></b> <b><u>allowed uses, provided</u></b> <b><u>that not more than 20</u></b> <b><u>persons shall be engaged</u></b> <b><u>in the production,</u></b> <b><u>repair, or processing</u></b> <b><u>of materials on any one</u></b> <b><u>shift and provided</u></b> <b><u>further that regulations</u></b> <b><u>for the "M-1" District</u></b> <b><u>as stated in Section</u></b> <b><u>13.10.345 shall apply to</u></b> <b><u>every use</u></b>	--	--	--	--	--	4/5/6*

USE	PA	VA	CT	C-1	c-2	c-4
<b><u>Physical culture facilities, such as:</u></b>						
	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Bath establishments; hot tubs, sauna establishments (subject to Chapter 9.88)						
Fitness centers						
Gymnasiums						
Massage establishments (subject to Chapter 9.88)						
Physical culture studios						
Racquet clubs, indoor						
Spas						
<b><u>Radio and television broadcasting stations with including transmitting towers</u></b>						
	4/5/6*	--	--	4/5/6*	4/5/6*	4/5/6*
<b><u>Residential uses, such as:</u></b>						
Dwelling units, single-family and multi-family, up to 50% (67% if project is 100% affordable) of the floor area of the entire development, developed according to development standards of Urban High Residential						
1 - 4 units	5	--	--	5	5	--
5 - 19 units	6	--	--	6	6	--
20 + units	7	--	--	7	7	--
Expansion of dwelling units which are not consistent with the General Plan up to a one time total of an additional 500 square feet	3	3	3	3	3	3
Convalescent hospitals	4/5/6*	--	--	--	--	--



U S E	PA	VA	CT	C-1	c-2	c-4
Clock and watch sales and repair						
Clothing stores						
Flower shops						
Food stores; grocery stores, limited to 20,000 square feet in the C-1 district						
Gift shops						
Hardware stores						
Jewelry stores						
Liquor stores						
Luggage Stores						
Musical instrument and recordings sales and repair						
Newspaper and Magazine sales						
Pet shops						
Photographic equipment and supplies						
Plant shops, for indoor sales of plants in containers						
Produce markets						
Recreational equipment sales, rentals and services, such as sporting goods, bait and tackle, marine hardware and supplies, diving equipment, bicycles, roller skates, surfboards, windsurfers						
Shoe Stores						
Sporting goods stores						
Stationery stores						
Toy stores						
Tobacco shops						
Variety stores						
Video sales and rentals						
Wine tasting and sales rooms	- -	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
Drug stores; pharmacies medical appliances and supplies	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Retail Sales, requiring  
large sites, large show-  
rooms, or outdoor sales  
areas, such as:

-- -- -- -- -- 4/5/6\*

Automobile sales and  
service, including  
auto mobile repair  
and service garages  
operated entirely  
within enclosed  
buildings or screened  
from public streets;  
automobile sales:  
automobile upholstery  
installers, indoor;  
tire stores, including  
installation; used car  
sales lots.

Boat sales and service

Building materials  
yards, including:  
lumber yards, not  
including planning  
mills or sawmills;  
building materials  
yards other than  
gravel, rock or  
cement yards;  
storage, bulk, of  
rock, gravel sand,  
and aggregates in  
bins not to exceed  
a capacity of 5  
yards each, limited  
to a maximum of 10  
bins per site

Feed and farm supply  
stores

Firewood processing  
and sales

Mobile home sales and  
service

Motorcycle sales and  
services

Nurseries selling  
plants centers in  
containers; garden



# County of Santa Cruz

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(931) 454-2580 FAX: (631) 454-2131 TDD: (931) 454-2123

ALVIN D. JAMES, DIRECTOR

April 23, 2001

AGENDA: May 8, 2001

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS

Members of the Board:

On March 27, 2001, your Board considered this item and, following a brief discussion, continued the matter to this date to address several questions raised by Supervisors Pirie and Campos.

Staff has discussed the matter with Supervisor Pirie and has addressed her concerns regarding non-conforming commercial uses. As discussed in the Planning Director's letter, Planning staff will include an analysis of the impact of the ordinance amendments on existing commercial uses. Recommendations necessary to minimize the effects of the ordinance implementation, including appropriate property rezonings and/or ordinance language to address non-conforming uses, will be presented.

Planning staff discussed with Supervisor Campos the requested site standards revisions to permit outdoor sales in the C-1 zone district. Following this discussion, a solution to a particular zoning situation was developed and no additional revisions to the C-1 ordinance are necessary in this regard.

It is, therefore, **RECOMMENDED** that your Board:

1. Approve, in concept, the ordinance amendments to the Neighborhood Commercial (C-1) zone district use charts (Attachment 1); and



# County of Santa Cruz

0217

0159

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(631) 454-2580 FAX: (931) 454-2131 TDD: (631) 454-2123

ALVIN D. JAMES, DIRECTOR

March 19, 2001

AGENDA: March 27, 2001

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### **CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS**

Members of the Board:

On October 25, 2000, the Chairperson of the Planning Commission, in a letter approved by the Commission, identified certain conflicts between the General Plan descriptions and "Purposes" of the Neighborhood Commercial (C- 1) and the Community Commercial (C-2) Districts and the allowed uses listed in the Uses Charts of the Zoning Ordinance Attachment 3). The Commission requested that amendments to the Zoning Ordinance Use Charts for the C-1 and the C-2 Districts be prepared to address these conflicts. On November 21, 2000, your Board considered the Planning Commission's recommendation and directed the Planning Department to return with amendments to the Zoning Ordinance to provide specific differentiation between the C-1 and C-2 commercial zone districts. The following discussion and the attached conceptual ordinance amendments have been prepared to meet this direction.

#### **Background**

As discussed in the letter from the Planning Commission, the General Plan and Zoning Ordinance contain specific policies and statements of purpose for each General Plan designation and each zone district. These policies have historically been implemented through the list of allowed uses in the Commercial Use Charts with few conflicts. Recently, though, certain developments have focused attention on the lack of specific differentiation between the C-1 and C-2 zone districts, although the General Plan and the "Purposes" of each zone district clearly intend there to be a differentiation. A review of these General Plan policies and "Purposes" follows.

Neighborhood Commercial

0160

The Neighborhood Commercial land use designation is primarily implemented by the “C-1” zone district. The following General Plan policies guide the location and types of uses intended for the Neighborhood Commercial designation:

**2.13.1 Location of Neighborhood Commercial Uses**

Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions or centrally located to serve rural communities.

**2.13.3 Allowed Uses in Neighborhood Commercial Designation**

Allow a variety of retail and service facilities, including neighborhood or visitor serving oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

The purpose of the C-1 zone district, as designated in County Code Section 13.10.33 l(e) is as follows:

- (e) Specific “C- 1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on adjacent residential areas.

The allowed uses in the C-1 zone district are included in the Commercial Uses Chart (Attachment 4).

Community Commercial

The Community Commercial designation is implemented by the C-2 zone district, although all uses allowed in the C-1 are generally allowed in the C-2 as well. The following policies define the location and allowed uses in the Community Commercial land use designation:

**2.14.1 Location of Community Commercial Uses**

Designate on the General Plan and LCP Land Use Maps Community

Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

### **2.14.2 Allowed Uses in Community Commercial Designation**

Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational housing units, rental services, and similar types of retail and service activities.

The specific purpose of the C-2 zone district, County Code Section 13.10.33 l(f), is as follows:

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.

The allowed uses in the C-2 zone district are included in the Commercial Uses Chart (Attachment 4).

The following table, a comparison of the allowed uses in the C-1 and C-2 zone districts, illustrates the issue raised by the Planning Commission that the types of uses allowed in the C-1 and C-2 zone districts are often the same uses, processed at the same level.

**TABLE 1**

[This table provides a partial listing of the allowed uses in the C-1 and C-2 zone districts, including the level of review (3, 4 = administrative; 5 = Zoning Administrator; 6 = Planning Commission; 7 = Board of Supervisors)].

Uses	C-1	c-2
Accessory structures and uses	3/4	3/4
Adult entertainment	not permitted	5/6
Animal services/grooming (no overnight)	4/5/6	4/5/6

Uses	C-1	C-2	0162
“ ” Vet clinics (no overnight)	not permitted	4/5/6	
Gas stations w/auto repair, car wash, etc	not permitted	5/6	
Gas stations w/o auto repair	5/6	5/6	
Banks, including ATMs	4/5/6	4/5/6	
Clubs, private	4/5/6	4/5/6	
Commercial recreation, card rooms, theaters, night clubs	not permitted	4/5/6	
Commercial services, personal (barber/beauty shops)	4/5/6	4/5/6	
Commercial services, neighborhood, including copy services, dry cleaners, film processing, laundries, picture framing, repair shops, shoe repair, tailors, tool sharpening	4/5/6	4/5/6	
Commercial services, community, such as mortuaries, gunsmiths, upholstery shops, etc	not permitted	4/5/6	
Community facilities, such as bus stations, churches, community centers, fire stations, libraries, post offices, etc	4/5/6	4/5/6	
Offices (all types, including real estate, medical, insurance, laboratories, title companies, etc)	4/5/6 (50% of floor area)	4/5/6	
Physical culture facilities, such as health clubs, spas, racquet clubs, gymnasiums, etc.	4/5/6	4/5/6	
Radio and television studios, with transmitting towers	4/5/6	4/5/6	
Residential uses (up to 50% of floor area)	5/6/7	5/6/7	
Restaurants, bars, bakeries, donut shops, sandwich shops, delicatessens, etc	4/5/6	4/5/6	

Uses	C-1	C-2
Retail sales, neighborhood, such as antique stores, arts and crafts, art galleries, bicycle shops, bookstores, clothing stores, flower shops, food stores(up to 20,000 sq.ft. in C-1), gift shops, hardware stores, drug stores, pet shops, liquor stores, jewelry stores, sporting goods stores, etc	4/5/6	4/5/6
Retail sales, community, such as appliance showrooms, auto supply, computer sales and service, floor covering showrooms, garden supply, department stores, furniture stores, paint stores, warehouse stores(gen'l public or membership)	not permitted	4/5/6
Schools (all kinds, including public (primary, secondary and college), private, vocational, artistic, etc	4/5/6	4/5/6
Visitor accommodations(motels, hotels, etc)	not permitted	5/6/7

This table illustrates that the uses allowed in each zone district are the same (except where not permitted in the C-1). It also suggests, erroneously, that there is no specific differentiation between the allowed uses in the C-1 and C-2 districts to address the different purposes of the districts.

#### Analysis of Factors to Differentiate Uses

Staff examined a number of factors to differentiate between the uses allowed in the C-1 and C-2 districts. The factors that staff examined included the appropriateness of the use in the particular zone district, the size of the parcels, and the intensity of use. Staff reviewed the purposes of the Neighborhood and Community Commercial districts and the list of allowed uses to determine if any of the uses should be deleted simply because the use is not consistent with the intent and definition of the district. The uses currently allowed in the C-2 district are, without exception, consistent with the purposes of that district. However, staff determined that a number of uses listed in the C-1 district are not appropriate for the Neighborhood Commercial district. These uses, while perhaps consistent with the intent of the Neighborhood Commercial designation in the past, have evolved into uses which better fit the Community Commercial district. The uses which fall into this category include banks, schools, radio and television studios and community facilities. These are discussed in detail below.

One of the factors to consider in assessing what uses are appropriate for the



Neighborhood Commercial designation is the size of the properties zoned C- 1. Staff has surveyed the 443 parcels zoned C-1 in the unincorporated area of the County (see maps - Attachment 2) and has developed the following data regarding parcel sizes:

TABLE 2		
Size Category	Number of Parcels	Percent of Total
0 - 10,000 sq. ft.	243	56%
10,000 - 20,000 sq. ft.	96	22%
20,000 - 40,000 sq. ft.	48	11%
> 40,000 sq. ft.	46	11%

This table indicates that the vast majority of parcels zoned C-1 are less than 20,000 square feet in area (78%) and that only 11% of the parcels are greater than 40,000 square feet (about 1 acre).

Many of the parcels greater than an acre have an existing commercial or non-conforming residential developments on them (38 parcels). The commercial developments include large centers such as the Aptos Center, Rancho del Mar, Seascape Village and Deer Park Center. These particular properties, and others like them, should be rezoned to the C-2 district to recognize the true service area of these larger commercial centers. Parcels with significant non-conforming uses, such as motels, apartments and residential uses, should also be analyzed for possible land use amendments and rezoning to districts appropriate for their uses. The remaining large parcels zoned C-1 should also be reviewed to determine if the zoning of these properties is appropriate.

All development in the C-1 district must be contained within buildings as there are no outdoor uses allowed except for outdoor eating areas associated with and ancillary to a restaurant within a building. The size of development on property zoned C-1 is currently limited by the parking and site development standards for the property, the size of the property and the type of use proposed, as well as a number of factors including dedications for road improvements, parking lot design, landscape buffers, etc. The following table illustrates the size of a typical building allowed in the C-1 district, based only on the size of the property and the type of use proposed:

**TABLE 3**

TYPE OF USE (parking requirement)	PARCEL SIZE	BUILDING SIZE ALLOWED*	REQUIRED PARKING SPACES
Retail/Office* * (1 space/1200 sq.ft.)	5,000	1,100	6
	10,000	2,200	11
	20,000	4,400	22
	40,000	8,800	44
Restaurant (1 space/1100 sq.ft.)	5,000	550	6
	10,000	1,100	11
	20,000	2,200	22
	40,000	4,400	44
Neighborhood Commercial Services (1 space /300 sq.ft.)	5,000	1,650	6
	10,000	3,300	11
	20,000	6,600	22
	40,000	13,200	44

\*Note: These figures are approximations based on recent commercial projects. Actual sizes will be based on and affected by a number of factors including types of uses, required setbacks from residential areas, dedications for road improvements, parking lot design, landscape buffers, etc. \*\* Medical offices have a different parking requirement.

This table indicates that the size of uses allowed in the C-1 zone district on those parcels less than 20,000 square feet (the majority of the parcels currently zoned C-1) are quite modest, about 4,400 square feet for retail or general office and 2,200 square feet for restaurant or food service uses.

However, controlling the size alone does not necessarily control the intensity of the use. The intensity of a land use, as defined in the County Code, is a factor of a use's parking requirement, the significance of its impacts on surrounding land uses, and the traffic generated by the use. The first two factors, parking and impact significance, are normally assessed as a part of the review of a project, both during the project's CEQA review and in the preparation of the staff report. Traffic generation is used by staff as a means to develop mitigation measures to reduce the project's impacts on surrounding uses and road

systems.

**0166**

The traffic generated by development allowed in the C-1 district varies significantly. The following table illustrates the wide range of average daily trip ends for various uses allowed in the C-1 district:

**TABLE 4**

USE	TRIP GENERATION RATE(per sq.ft.)*1000	Trip Generation by Building Size (in square feet)** and Type of Use			
		1,100	2,200	4,400	8,800
Church	9.1	10.01	20.02	40.04	80.08
Office (single)	11.6	12.76	25.52	51.04	102.08
Office (multi-tenant)	11.0	12.1	24.2	48.4	96.8
Office (Medical- Dental)	36.1	39.71	79.42	158.84	3 17.68
Drug store	90.0	99	198	396	792
Shopping Center	42.9	47.19	94.38	188.76	377.52
Restaurant (quality sit d o w n )	89.9	98.89	197.78	395.56	791.12
Restaurant (fast turnover, sit down)	130.3	143.33	286.66	573.32	1146.64
Restaurant (Fast food)	716.0	787.6	1575.2	3 150.4	6300.8
Supermarket	111.5	122.65	245.3	490.6	981.2
Bank	156.5	172.15	344.3	688.6	1377.2
Convenience market (24 hour, no gas)	738	811.8	1623.6	3247.2	6494.4
Convenience market (24 hour, gas)	845	929.5	1859	3718	7436
Video rental store	13.6	14.96	29.92	59.84	119.68

\*Source: ITE Trip Generation Manual, 6<sup>th</sup> Edition

\*\* Building sizes are keyed to Table 3

Table 4 illustrates that most of the uses listed have relatively low trip generation rates, with the exception of fast food restaurants and convenience markets. The table also illustrates that the number of trips generated is a function of the size and the type of the use.

Traffic generation has not been used by the County in the past as a means to limit certain types of development in a particular zone district. However, if traffic generation is established as a criteria for the determination of consistency with the Neighborhood Commercial designation, certain uses could be prohibited from this district based on that criteria.

### Proposed Ordinance Changes

Staff has reviewed the existing C-1 and C-2 uses chart in light of the General Plan policies and “Purposes” of the respective districts. As noted above, the allowed uses in the C-2 zone district, which is intended for the widest range of retail, office and service uses, appear to be consistent with the descriptive language in the General Plan and Zoning Ordinance. No changes are proposed for the C-2 district, except where necessary as a part of the Uses Chart revisions for the C-1 district. The proposed changes are included in a revised Commercial Uses Chart (Attachment 1).

Staff, in assessing the consistency of the C-1 district and the descriptive language in the General Plan and Zoning Ordinance, first examined the list of allowed uses to determine if any of the existing uses allowed in the C-1 district were clearly not neighborhood serving uses. As a result of staffs assessment, it was determined that some of the uses which are currently allowed in the C-1 zone district should be deleted and not allowed. These uses are listed below with an explanation as to why they are proposed for deletion:

Banks, savings and loans, credit unions - These uses used to be synonymous with the local neighborhood but have evolved into community serving uses with a much wider service area than just a neighborhood. However, ATM’s are appropriate in the C-1 as they can provide a neighborhood-serving function, replacing the friendly bank tellers of the past.

Clubs, private - Clubs, including fraternal organizations, gardens clubs, etc., are allowed in the residential and other commercial districts, but do not fit well into a neighborhood commercial area because of the intensity of their use and the lack of connection to the neighborhood.

Community facilities (bus stations, churches, community centers, libraries, post offices, fire stations, restrooms, etc) - Like banks, there was a time when these uses were directly related to the neighborhood, and, like banks, these uses have evolved to serve a wider

service area than just the immediate neighborhood. These uses are allowed in a number of other districts.

Radio and television studios with transmitting towers - These uses are clearly not neighborhood serving uses.

Schools - These uses, whether public or private, should not be located in C-1 but rather in the PF (Public Facility) district or another commercial district.

All of the uses discussed above are allowed in a number of other zone districts which are more appropriate for the uses than the C-1 district (see Proposed Commercial Uses Chart - Attachment 1).

The uses in the categories of neighborhood commercial services, neighborhood retail, office, physical culture facilities and restaurant uses make up the majority of the existing commercial uses in the Neighborhood Commercial designation. Each of these categories of uses are discussed below.

Neighborhood Commercial Services - These uses are intended to provide the 'neighborhood with specific commercial services such as copy/duplicating services, dressmakers, dry cleaners, film processing, laundries, locksmiths, picture framing shops, printing shops, small appliance repair and tailors. These uses are also allowed in the C-2 and C-4 (Commercial Service/Light Industrial). Staff is not aware of any instances where Neighborhood Commercial Services in the C-1 zone district have been a concern; therefore, staff is not recommending that any size or use limitations be added to this category of uses.

Neighborhood Retail - The list of uses under the Neighborhood Retail category reads like a list of the tenants of an old-time 'Main Street, USA.' Uses such as antique stores, bicycle shops, bookstores, candy stores, clothing stores, grocery stores, hardware stores, shoe stores, toy stores and variety stores were the commercial center of small towns and neighborhoods. Now, however, many of these uses have evolved into large store retail uses which are located on larger parcels, serve a larger community and fit the purposes of the Community Commercial designation (C-2 district).

Staff believes that smaller sized retail uses are appropriate in the C-1 zone district. In reviewing the parcel sizes of existing properties zoned C-1, staff discovered that the majority of the properties are less than 20,000 square feet in size. Based on the analysis of parcel size and the potential building size allowed on those parcels (up to 4,400 square feet), it does not appear that these types of uses, if developed in accordance with the C-1 site development and design review standards, will be inconsistent with the purposes and intent of the Neighborhood Commercial district.

Offices - The current Use Chart allows a wide range of office use in the C-1 district, but limits the floor area to 50% of the total size of the building. While this limits the amount of office space allowed in the C-1, it doesn't address the question whether offices are neighborhood serving uses. Staff has reviewed the list of office uses on the Uses Chart (Attachment 4) and finds it difficult to imagine that uses such as real estate, medical, insurance and other types of professional offices primarily serve the neighborhood. Staff does, however, believe that office uses are a low impact use in the C-1 district. Therefore, as with the Neighborhood Commercial Service uses, staff is proposing no change to these uses.

Physical Culture Studios - These uses include gymnasiums and fitness centers. As with the Neighborhood Retail, these uses, if too large, are not consistent with the C-1 district. However, if developed on smaller properties, physical culture studios are appropriate for a Neighborhood Commercial area. As there has been only one new fitness center opened in the C- 1 district in the past 10- 15 years, staff does not foresee this as a significant problem and, therefore, staff is not proposing changes for this use.

Restaurants and Food Service - Restaurant and other food service uses pose the most difficult challenge in defining what is appropriate for the C-1 district and consistent with the General Plan and "purposes" of the Neighborhood Commercial district. It is clear from the neighborhood response and the Planning Commission's actions on the proposed Wendy's restaurant in Live Oak, that certain types of restaurants, such as a large fast food restaurants, are not consistent with the C-1 district. However, staff believes that some restaurants, including some fast food restaurants, may be appropriate in the C-1 district if their size and intensity of use is consistent with the purposes of the Neighborhood Commercial district.

From a review of the trip generation analysis, it appears that for a 3,500 square. foot quality restaurant, the average number of trips generated per day is about 3 15 ( $3.5 \times 89.9 = 314.65$ ). For a typical fast food restaurant of the same size, the number of trips generated per day is 2,506 ( $3.5 \times 716 = 2,506$ ). This large number of trips was one of the major concerns expressed to the County Planning Commission during the Wendy's public hearings. Staff is, therefore, recommending that the restaurant listing for the C-1 district include a trip generation limit. This limit, a trip generation of 800 trip ends per day, would apply only in the restaurant category of the C-1 district. Based on this criteria, fast food restaurants less than 1,100 square feet in size would be allowed in the C-1 district.

#### Supporting Ordinance Amendments

In addition to the changes mentioned above, staff is recommending that all Commercial Development Permits in the C-1 zone district be processed at Level V (Zoning Administrator public hearing) to provide an appropriate level of public review for these

uses. While this will increase the time and expense for these types of development, staff believes the higher level of review is necessary to insure that the purposes of the Neighborhood Commercial designation and needs of the neighborhood are addressed.

### Discussion and Recommendation

Commercial development in Santa Cruz County has occurred in the classic pattern of roadway centered commercial development. Commercial properties, before the advent of zoning, developed at major roadway intersections and spread along the roadways. With the adoption of zoning, and later General Plans, the County created categories of commercial development based on the 'service area' of the type of commercial use. Neighborhood commercial uses served the needs of the nearby residences and community commercial provided for the needs of the community in general. The commercial properties were designated in one of these categories and the commercial use chart, as we know it today, was developed to clearly define the appropriate uses in each category. What neither the Uses Chart nor the language in the remainder of the Commercial Districts ordinance provided, however, was any guidance to differentiate between the size or intensity of the allowed uses which would be appropriate for the Neighborhood or Community Commercial designations. That determination has been left to the decision makers, be it the Zoning Administrator, Planning Commission or Board of Supervisors, based on an analysis by the Planning staff and input at the public hearing.

Until recently, this has not created any discernible problems. The size of the C-1 properties and the development standards have combined to limit the resulting impacts from the proposed uses in the C-1 zone district. The Wendy's application, however, was the first application in the C-1 which was identified by the neighborhood as clearly inconsistent with the purposes of the C-1 district. With that in mind, staff is proposing a number of modifications to the C-1 zone district to address the issues of neighborhood compatibility expressed during the public hearings for the Wendy's application. As evidenced by the public hearing on the Wendy's restaurant application, the residents of neighborhoods near Neighborhood Commercial designated property are increasingly sensitive to the types of commercial development and the impacts of that development on their neighborhoods. The Planning Commission correctly identified that the Commercial Uses Chart failed to differentiate between the types and intensity of uses allowed in the two primary commercial districts, the C-1 and C-2 districts. The proposed changes to the Commercial Uses Chart (Attachments 1) to delete certain allowed uses and to establish a trip generation limit for restaurant uses in the C-1 district will make the Uses Chart consistent with the descriptive language of the Neighborhood Commercial designation and zone district from the General Plan and Zoning Ordinance.

The impact that this proposed ordinance amendment will have on existing uses in the C-1 is not yet known. One of the issues that staff will assess is the extent to which the

proposed ordinance amendment will create a new class of non-conforming uses, and what remedies are available to minimize this impact. Staff intends to review the existing uses on the properties currently zoned C-1 to determine what impact will occur as a result of the amendment. Further revisions may be recommended by staff following this analysis.

It is, therefore, RECOMMENDED that your Board:

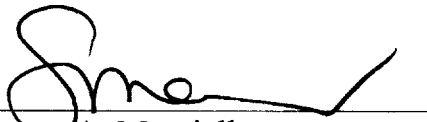
1. Approve, in concept, the ordinance amendments to the Neighborhood Commercial (C-1) zone district use charts (Attachment 1); and
2. Direct the Planning Department to process the amendments to the Zoning Ordinance to incorporate the proposed amendments to the Commercial Uses Chart; and
3. Direct the Planning Department to amend the General Plan Land Use Plan and/or zoning for parcels zoned C-1 which do not meet the purposes of the Neighborhood Commercial designation or the C-1 zone district as a part of the General Plan Update.

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:



Susan A. Mauriello  
County Administrative Officer

- Attachments:
1. Proposed Commercial Uses Chart Amendments
  2. Maps of C-1 and C-2 Zoning
  3. Letter of Robert Bremner, Chairperson, Santa Cruz County Planning Commission, dated October 25, 2000.
  4. Commercial Districts, County Code Section 13.10.330 et seq

cc: Live Oak Neighbors





# County of Santa Cruz

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(931) 454-2580 FAX: (631) 454-2131 TDD: (931) 454-2123

ALVIN D. JAMES, DIRECTOR

April 23, 2001

AGENDA: May 8, 2001

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS

Members of the Board:

On March 27, 2001, your Board considered this item and, following a brief discussion, continued the matter to this date to address several questions raised by Supervisors Pirie and Campos.

Staff has discussed the matter with Supervisor Pirie and has addressed her concerns regarding non-conforming commercial uses. As discussed in the Planning Director's letter, Planning staff will include an analysis of the impact of the ordinance amendments on existing commercial uses. Recommendations necessary to minimize the effects of the ordinance implementation, including appropriate property rezonings and/or ordinance language to address non-conforming uses, will be presented.

Planning staff discussed with Supervisor Campos the requested site standards revisions to permit outdoor sales in the C-1 zone district. Following this discussion, a solution to a particular zoning situation was developed and no additional revisions to the C-1 ordinance are necessary in this regard.

It is, therefore, **RECOMMENDED** that your Board:

1. Approve, in concept, the ordinance amendments to the Neighborhood Commercial (C-1) zone district use charts (Attachment 1); and



# County of Santa Cruz

0217

0159

---

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(631) 454-2580 FAX: (931) 454-2131 TDD: (631) 454-2123

ALVIN D. JAMES, DIRECTOR

March 19, 2001

AGENDA: March 27, 2001

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### **CONCEPTUAL ORDINANCE AMENDMENTS TO THE NEIGHBORHOOD COMMERCIAL (C-1) ZONE DISTRICT USE CHARTS**

Members of the Board:

On October 25, 2000, the Chairperson of the Planning Commission, in a letter approved by the Commission, identified certain conflicts between the General Plan descriptions and "Purposes" of the Neighborhood Commercial (C- 1) and the Community Commercial (C-2) Districts and the allowed uses listed in the Uses Charts of the Zoning Ordinance Attachment 3). The Commission requested that amendments to the Zoning Ordinance Use Charts for the C-1 and the C-2 Districts be prepared to address these conflicts. On November 21, 2000, your Board considered the Planning Commission's recommendation and directed the Planning Department to return with amendments to the Zoning Ordinance to provide specific differentiation between the C-1 and C-2 commercial zone districts. The following discussion and the attached conceptual ordinance amendments have been prepared to meet this direction.

#### **Background**

As discussed in the letter from the Planning Commission, the General Plan and Zoning Ordinance contain specific policies and statements of purpose for each General Plan designation and each zone district. These policies have historically been implemented through the list of allowed uses in the Commercial Use Charts with few conflicts. Recently, though, certain developments have focused attention on the lack of specific differentiation between the C-1 and C-2 zone districts, although the General Plan and the "Purposes" of each zone district clearly intend there to be a differentiation. A review of these General Plan policies and "Purposes" follows.

Neighborhood Commercial

0160

The Neighborhood Commercial land use designation is primarily implemented by the “C-1” zone district. The following General Plan policies guide the location and types of uses intended for the Neighborhood Commercial designation:

**2.13.1 Location of Neighborhood Commercial Uses**

Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions or centrally located to serve rural communities.

**2.13.3 Allowed Uses in Neighborhood Commercial Designation**

Allow a variety of retail and service facilities, including neighborhood or visitor serving oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

The purpose of the C-1 zone district, as designated in County Code Section 13.10.33 l(e) is as follows:

- (e) Specific “C- 1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on adjacent residential areas.

The allowed uses in the C-1 zone district are included in the Commercial Uses Chart (Attachment 4).

Community Commercial

The Community Commercial designation is implemented by the C-2 zone district, although all uses allowed in the C-1 are generally allowed in the C-2 as well. The following policies define the location and allowed uses in the Community Commercial land use designation:

**2.14.1 Location of Community Commercial Uses**

Designate on the General Plan and LCP Land Use Maps Community

Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

### **2.14.2 Allowed Uses in Community Commercial Designation**

Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational housing units, rental services, and similar types of retail and service activities.

The specific purpose of the C-2 zone district, County Code Section 13.10.33 l(f), is as follows:

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.

The allowed uses in the C-2 zone district are included in the Commercial Uses Chart (Attachment 4).

The following table, a comparison of the allowed uses in the C-1 and C-2 zone districts, illustrates the issue raised by the Planning Commission that the types of uses allowed in the C-1 and C-2 zone districts are often the same uses, processed at the same level.

**TABLE 1**

[This table provides a partial listing of the allowed uses in the C-1 and C-2 zone districts, including the level of review (3, 4 = administrative; 5 = Zoning Administrator; 6 = Planning Commission; 7 = Board of Supervisors)].

Uses	C-1	c-2
Accessory structures and uses	3/4	3/4
Adult entertainment	not permitted	5/6
Animal services/grooming (no overnight)	4/5/6	4/5/6

Uses	C-1	C-2
“ ” Vet clinics (no overnight)	not permitted	4/5/6
Gas stations w/auto repair, car wash, etc	not permitted	5/6
Gas stations w/o auto repair	5/6	5/6
Banks, including ATMs	4/5/6	4/5/6
Clubs, private	4/5/6	4/5/6
Commercial recreation, card rooms, theaters, night clubs	not permitted	4/5/6
Commercial services, personal (barber/beauty shops)	4/5/6	4/5/6
Commercial services, neighborhood, including copy services, dry cleaners, film processing, laundries, picture framing, repair shops, shoe repair, tailors, tool sharpening	4/5/6	4/5/6
Commercial services, community, such as mortuaries, gunsmiths, upholstery shops, etc	not permitted	4/5/6
Community facilities, such as bus stations, churches, community centers, fire stations, libraries, post offices, etc	4/5/6	4/5/6
Offices (all types, including real estate, medical, insurance, laboratories, title companies, etc)	4/5/6 (50% of floor area)	4/5/6
Physical culture facilities, such as health clubs, spas, racquet clubs, gymnasiums, etc.	4/5/6	4/5/6
Radio and television studios, with transmitting towers	4/5/6	4/5/6
Residential uses (up to 50% of floor area)	5/6/7	5/6/7
Restaurants, bars, bakeries, donut shops, sandwich shops, delicatessens, etc	4/5/6	4/5/6

Uses	C-1	C-2
Retail sales, neighborhood, such as antique stores, arts and crafts, art galleries, bicycle shops, bookstores, clothing stores, flower shops, food stores(up to 20,000 sq.ft. in C-1), gift shops, hardware stores, drug stores, pet shops, liquor stores, jewelry stores, sporting goods stores, etc	4/5/6	4/5/6
Retail sales, community, such as appliance showrooms, auto supply, computer sales and service, floor covering showrooms, garden supply, department stores, furniture stores, paint stores, warehouse stores(gen'l public or membership)	not permitted	4/5/6
Schools (all kinds, including public (primary, secondary and college), private, vocational, artistic, etc	4/5/6	4/5/6
Visitor accommodations(motels, hotels, etc)	not permitted	5/6/7

This table illustrates that the uses allowed in each zone district are the same (except where not permitted in the C-1). It also suggests, erroneously, that there is no specific differentiation between the allowed uses in the C-1 and C-2 districts to address the different purposes of the districts.

#### Analysis of Factors to Differentiate Uses

Staff examined a number of factors to differentiate between the uses allowed in the C-1 and C-2 districts. The factors that staff examined included the appropriateness of the use in the particular zone district, the size of the parcels, and the intensity of use. Staff reviewed the purposes of the Neighborhood and Community Commercial districts and the list of allowed uses to determine if any of the uses should be deleted simply because the use is not consistent with the intent and definition of the district. The uses currently allowed in the C-2 district are, without exception, consistent with the purposes of that district. However, staff determined that a number of uses listed in the C-1 district are not appropriate for the Neighborhood Commercial district. These uses, while perhaps consistent with the intent of the Neighborhood Commercial designation in the past, have evolved into uses which better fit the Community Commercial district. The uses which fall into this category include banks, schools, radio and television studios and community facilities. These are discussed in detail below.

One of the factors to consider in assessing what uses are appropriate for the

Neighborhood Commercial designation is the size of the properties zoned C- 1. Staff has surveyed the 443 parcels zoned C-1 in the unincorporated area of the County (see maps - Attachment 2) and has developed the following data regarding parcel sizes:

TABLE 2		
Size Category	Number of Parcels	Percent of Total
0 - 10,000 sq. ft.	243	56%
10,000 - 20,000 sq. ft.	96	22%
20,000 - 40,000 sq. ft.	48	11%
> 40,000 sq. ft.	46	11%

This table indicates that the vast majority of parcels zoned C-1 are less than 20,000 square feet in area (78%) and that only 11% of the parcels are greater than 40,000 square feet (about 1 acre).

Many of the parcels greater than an acre have an existing commercial or non-conforming residential developments on them (38 parcels). The commercial developments include large centers such as the Aptos Center, Rancho del Mar, Seascape Village and Deer Park Center. These particular properties, and others like them, should be rezoned to the C-2 district to recognize the true service area of these larger commercial centers. Parcels with significant non-conforming uses, such as motels, apartments and residential uses, should also be analyzed for possible land use amendments and rezoning to districts appropriate for their uses. The remaining large parcels zoned C-1 should also be reviewed to determine if the zoning of these properties is appropriate.

All development in the C-1 district must be contained within buildings as there are no outdoor uses allowed except for outdoor eating areas associated with and ancillary to a restaurant within a building. The size of development on property zoned C-1 is currently limited by the parking and site development standards for the property, the size of the property and the type of use proposed, as well as a number of factors including dedications for road improvements, parking lot design, landscape buffers, etc. The following table illustrates the size of a typical building allowed in the C-1 district, based only on the size of the property and the type of use proposed:

**TABLE 3**

TYPE OF USE (parking requirement)	PARCEL SIZE	BUILDING SIZE ALLOWED*	REQUIRED PARKING SPACES
Retail/Office* * (1 space/1200 sq.ft.)	5,000	1,100	6
	10,000	2,200	11
	20,000	4,400	22
	40,000	8,800	44
Restaurant (1 space/1100 sq.ft.)	5,000	550	6
	10,000	1,100	11
	20,000	2,200	22
	40,000	4,400	44
Neighborhood Commercial Services (1 space /300 sq.ft.)	5,000	1,650	6
	10,000	3,300	11
	20,000	6,600	22
	40,000	13,200	44

\*Note: These figures are approximations based on recent commercial projects. Actual sizes will be based on and affected by a number of factors including types of uses, required setbacks from residential areas, dedications for road improvements, parking lot design, landscape buffers, etc. \*\* Medical offices have a different parking requirement.

This table indicates that the size of uses allowed in the C-1 zone district on those parcels less than 20,000 square feet (the majority of the parcels currently zoned C-1) are quite modest, about 4,400 square feet for retail or general office and 2,200 square feet for restaurant or food service uses.

However, controlling the size alone does not necessarily control the intensity of the use. The intensity of a land use, as defined in the County Code, is a factor of a use's parking requirement, the significance of its impacts on surrounding land uses, and the traffic generated by the use. The first two factors, parking and impact significance, are normally assessed as a part of the review of a project, both during the project's CEQA review and in the preparation of the staff report. Traffic generation is used by staff as a means to develop mitigation measures to reduce the project's impacts on surrounding uses and road



systems.

**0166**

The traffic generated by development allowed in the C-1 district varies significantly. The following table illustrates the wide range of average daily trip ends for various uses allowed in the C-1 district:

**TABLE 4**

USE	TRIP GENERATION RATE(per sq.ft.)*1000	Trip Generation by Building Size (in square feet)** and Type of Use			
		1,100	2,200	4,400	8,800
Church	9.1	10.01	20.02	40.04	80.08
Office (single)	11.6	12.76	25.52	51.04	102.08
Office (multi-tenant)	11.0	12.1	24.2	48.4	96.8
Office (Medical- Dental)	36.1	39.71	79.42	158.84	3 17.68
Drug store	90.0	99	198	396	792
Shopping Center	42.9	47.19	94.38	188.76	377.52
Restaurant (quality sit d o w n )	89.9	98.89	197.78	395.56	791.12
Restaurant (fast turnover, sit down)	130.3	143.33	286.66	573.32	1146.64
Restaurant (Fast food)	716.0	787.6	1575.2	3 150.4	6300.8
Supermarket	111.5	122.65	245.3	490.6	981.2
Bank	156.5	172.15	344.3	688.6	1377.2
Convenience market (24 hour, no gas)	738	811.8	1623.6	3247.2	6494.4
Convenience market (24 hour, gas)	845	929.5	1859	3718	7436
Video rental store	13.6	14.96	29.92	59.84	119.68

\*Source: ITE Trip Generation Manual, 6<sup>th</sup> Edition

\*\* Building sizes are keyed to Table 3

Table 4 illustrates that most of the uses listed have relatively low trip generation rates, with the exception of fast food restaurants and convenience markets. The table also illustrates that the number of trips generated is a function of the size and the type of the use.

Traffic generation has not been used by the County in the past as a means to limit certain types of development in a particular zone district. However, if traffic generation is established as a criteria for the determination of consistency with the Neighborhood Commercial designation, certain uses could be prohibited from this district based on that criteria.

### Proposed Ordinance Changes

Staff has reviewed the existing C-1 and C-2 uses chart in light of the General Plan policies and “Purposes” of the respective districts. As noted above, the allowed uses in the C-2 zone district, which is intended for the widest range of retail, office and service uses, appear to be consistent with the descriptive language in the General Plan and Zoning Ordinance. No changes are proposed for the C-2 district, except where necessary as a part of the Uses Chart revisions for the C-1 district. The proposed changes are included in a revised Commercial Uses Chart (Attachment 1).

Staff, in assessing the consistency of the C-1 district and the descriptive language in the General Plan and Zoning Ordinance, first examined the list of allowed uses to determine if any of the existing uses allowed in the C-1 district were clearly not neighborhood serving uses. As a result of staffs assessment, it was determined that some of the uses which are currently allowed in the C-1 zone district should be deleted and not allowed. These uses are listed below with an explanation as to why they are proposed for deletion:

Banks, savings and loans, credit unions - These uses used to be synonymous with the local neighborhood but have evolved into community serving uses with a much wider service area than just a neighborhood. However, ATM’s are appropriate in the C-1 as they can provide a neighborhood-serving function, replacing the friendly bank tellers of the past.

Clubs, private - Clubs, including fraternal organizations, gardens clubs, etc., are allowed in the residential and other commercial districts, but do not fit well into a neighborhood commercial area because of the intensity of their use and the lack of connection to the neighborhood.

Community facilities (bus stations, churches, community centers, libraries, post offices, fire stations, restrooms, etc) - Like banks, there was a time when these uses were directly related to the neighborhood, and, like banks, these uses have evolved to serve a wider

service area than just the immediate neighborhood. These uses are allowed in a number of other districts.

Radio and television studios with transmitting towers - These uses are clearly not neighborhood serving uses.

Schools - These uses, whether public or private, should not be located in C-1 but rather in the PF (Public Facility) district or another commercial district.

All of the uses discussed above are allowed in a number of other zone districts which are more appropriate for the uses than the C-1 district (see Proposed Commercial Uses Chart - Attachment 1).

The uses in the categories of neighborhood commercial services, neighborhood retail, office, physical culture facilities and restaurant uses make up the majority of the existing commercial uses in the Neighborhood Commercial designation. Each of these categories of uses are discussed below.

Neighborhood Commercial Services - These uses are intended to provide the 'neighborhood with specific commercial services such as copy/duplicating services, dressmakers, dry cleaners, film processing, laundries, locksmiths, picture framing shops, printing shops, small appliance repair and tailors. These uses are also allowed in the C-2 and C-4 (Commercial Service/Light Industrial). Staff is not aware of any instances where Neighborhood Commercial Services in the C-1 zone district have been a concern; therefore, staff is not recommending that any size or use limitations be added to this category of uses.

Neighborhood Retail - The list of uses under the Neighborhood Retail category reads like a list of the tenants of an old-time 'Main Street, USA.' Uses such as antique stores, bicycle shops, bookstores, candy stores, clothing stores, grocery stores, hardware stores, shoe stores, toy stores and variety stores were the commercial center of small towns and neighborhoods. Now, however, many of these uses have evolved into large store retail uses which are located on larger parcels, serve a larger community and fit the purposes of the Community Commercial designation (C-2 district).

Staff believes that smaller sized retail uses are appropriate in the C-1 zone district. In reviewing the parcel sizes of existing properties zoned C-1, staff discovered that the majority of the properties are less than 20,000 square feet in size. Based on the analysis of parcel size and the potential building size allowed on those parcels (up to 4,400 square feet), it does not appear that these types of uses, if developed in accordance with the C-1 site development and design review standards, will be inconsistent with the purposes and intent of the Neighborhood Commercial district.

Offices - The current Use Chart allows a wide range of office use in the C-1 district, but limits the floor area to 50% of the total size of the building. While this limits the amount of office space allowed in the C-1, it doesn't address the question whether offices are neighborhood serving uses. Staff has reviewed the list of office uses on the Uses Chart (Attachment 4) and finds it difficult to imagine that uses such as real estate, medical, insurance and other types of professional offices primarily serve the neighborhood. Staff does, however, believe that office uses are a low impact use in the C-1 district. Therefore, as with the Neighborhood Commercial Service uses, staff is proposing no change to these uses.

Physical Culture Studios - These uses include gymnasiums and fitness centers. As with the Neighborhood Retail, these uses, if too large, are not consistent with the C-1 district. However, if developed on smaller properties, physical culture studios are appropriate for a Neighborhood Commercial area. As there has been only one new fitness center opened in the C- 1 district in the past 10- 15 years, staff does not foresee this as a significant problem and, therefore, staff is not proposing changes for this use.

Restaurants and Food Service - Restaurant and other food service uses pose the most difficult challenge in defining what is appropriate for the C-1 district and consistent with the General Plan and "purposes" of the Neighborhood Commercial district. It is clear from the neighborhood response and the Planning Commission's actions on the proposed Wendy's restaurant in Live Oak, that certain types of restaurants, such as a large fast food restaurants, are not consistent with the C-1 district. However, staff believes that some restaurants, including some fast food restaurants, may be appropriate in the C-1 district if their size and intensity of use is consistent with the purposes of the Neighborhood Commercial district.

From a review of the trip generation analysis, it appears that for a 3,500 square. foot quality restaurant, the average number of trips generated per day is about 3 15 ( $3.5 \times 89.9 = 314.65$ ). For a typical fast food restaurant of the same size, the number of trips generated per day is 2,506 ( $3.5 \times 716 = 2,506$ ). This large number of trips was one of the major concerns expressed to the County Planning Commission during the Wendy's public hearings. Staff is, therefore, recommending that the restaurant listing for the C-1 district include a trip generation limit. This limit, a trip generation of 800 trip ends per day, would apply only in the restaurant category of the C-1 district. Based on this criteria, fast food restaurants less than 1,100 square feet in size would be allowed in the C-1 district.

#### Supporting Ordinance Amendments

In addition to the changes mentioned above, staff is recommending that all Commercial Development Permits in the C-1 zone district be processed at Level V (Zoning Administrator public hearing) to provide an appropriate level of public review for these

uses. While this will increase the time and expense for these types of development, staff believes the higher level of review is necessary to insure that the purposes of the Neighborhood Commercial designation and needs of the neighborhood are addressed.

### Discussion and Recommendation

Commercial development in Santa Cruz County has occurred in the classic pattern of roadway centered commercial development. Commercial properties, before the advent of zoning, developed at major roadway intersections and spread along the roadways. With the adoption of zoning, and later General Plans, the County created categories of commercial development based on the 'service area' of the type of commercial use. Neighborhood commercial uses served the needs of the nearby residences and community commercial provided for the needs of the community in general. The commercial properties were designated in one of these categories and the commercial use chart, as we know it today, was developed to clearly define the appropriate uses in each category. What neither the Uses Chart nor the language in the remainder of the Commercial Districts ordinance provided, however, was any guidance to differentiate between the size or intensity of the allowed uses which would be appropriate for the Neighborhood or Community Commercial designations. That determination has been left to the decision makers, be it the Zoning Administrator, Planning Commission or Board of Supervisors, based on an analysis by the Planning staff and input at the public hearing.

Until recently, this has not created any discernible problems. The size of the C-1 properties and the development standards have combined to limit the resulting impacts from the proposed uses in the C-1 zone district. The Wendy's application, however, was the first application in the C-1 which was identified by the neighborhood as clearly inconsistent with the purposes of the C-1 district. With that in mind, staff is proposing a number of modifications to the C-1 zone district to address the issues of neighborhood compatibility expressed during the public hearings for the Wendy's application. As evidenced by the public hearing on the Wendy's restaurant application, the residents of neighborhoods near Neighborhood Commercial designated property are increasingly sensitive to the types of commercial development and the impacts of that development on their neighborhoods. The Planning Commission correctly identified that the Commercial Uses Chart failed to differentiate between the types and intensity of uses allowed in the two primary commercial districts, the C-1 and C-2 districts. The proposed changes to the Commercial Uses Chart (Attachments 1) to delete certain allowed uses and to establish a trip generation limit for restaurant uses in the C-1 district will make the Uses Chart consistent with the descriptive language of the Neighborhood Commercial designation and zone district from the General Plan and Zoning Ordinance.

The impact that this proposed ordinance amendment will have on existing uses in the C-1 is not yet known. One of the issues that staff will assess is the extent to which the

proposed ordinance amendment will create a new class of non-conforming uses, and what remedies are available to minimize this impact. Staff intends to review the existing uses on the properties currently zoned C-1 to determine what impact will occur as a result of the amendment. Further revisions may be recommended by staff following this analysis.

It is, therefore, RECOMMENDED that your Board:

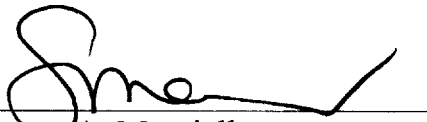
1. Approve, in concept, the ordinance amendments to the Neighborhood Commercial (C-1) zone district use charts (Attachment 1); and
2. Direct the Planning Department to process the amendments to the Zoning Ordinance to incorporate the proposed amendments to the Commercial Uses Chart; and
3. Direct the Planning Department to amend the General Plan Land Use Plan and/or zoning for parcels zoned C-1 which do not meet the purposes of the Neighborhood Commercial designation or the C-1 zone district as a part of the General Plan Update.

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:



Susan A. Mauriello  
County Administrative Officer

- Attachments:
1. Proposed Commercial Uses Chart Amendments
  2. Maps of C-1 and C-2 Zoning
  3. Letter of Robert Bremner, Chairperson, Santa Cruz County Planning Commission, dated October 25, 2000.
  4. Commercial Districts, County Code Section 13.10.330 et seq

cc: Live Oak Neighbors

0172

13.10.330 COMMERCIAL DISTRICTS

<u>Sections:</u>	13.10.331	Purposes of Commercial Districts
	13.10.332	Uses in Commercial Districts
	13.10.333	Development Standards in Commercial Districts
	13.10.334	Design Criteria for Commercial Districts
	13.10.335	Special Standards and Conditions for Commercial Districts

13.10.331 PURPOSES OF COMMERCIAL DISTRICTS

In addition to the general objectives of this Chapter (13.10) the Commercial Districts are included in the Zoning Ordinance in order to achieve the following purposes:

(a) General Purposes.

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, of different geographical area in the county and of their various categories of patrons.
- (2) To contain commercial facilities in appropriately located areas, avoiding new freeway oriented development and new strip commercial uses, and providing opportunities for commercial uses to concentrate for the convenience of the public and in mutually beneficial relationships to each other.
- (3) To ensure that commercial facilities and uses are compatible with the level of available public facilities and services, minimizing traffic congestion and preventing the overloading of utilities and public services.
- (4) To ensure that commercial development is compatible with natural resource protection, environmental quality, and the scenic setting of the County.
- (5) To ensure that commercial facilities are constructed and operated such that they are compatible with adjacent development, and that high standards of urban design are maintained, minimizing impacts on residential areas and providing for adequate site layout, protection of solar access to adjacent property, landscaping, sign and building design and size, and on-site parking, loading and circulation.
- (6) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses, and from fire, explosion, noxious fumes and other hazards.
- (7) To provide space for community facilities and institutions which appropriately may be located in commercial areas.
- (8) To provide for a mixture of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level. Residential uses are intended to

be incidental or secondary to commercial use of a site, or as otherwise provided by a Village Design Plan.

0173

- (9) To maximize efficient energy use and energy conservation in commercial uses, and to encourage the use of locally available renewable energy resources.
- (b) Specific “PA” Professional-Administrative Office District Purposes. To provide for professional and administrative office uses in areas where such use is designated on the General Plan, or in areas designated for neighborhood, community or service commercial use, particularly where an office use can provide a buffer use between residential areas and the more intensive commercial or industrial activities. Professional and administrative office uses are intended to be low impact, non-retail activities. The “PA” District is intended to allow a compatible collection of related uses within a development and may include a variety of retail and service uses where they are necessary to office uses on a site.
- (c) Specific “VA” Visitor Accommodations District Purposes. To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources.
- (d) Specific “CT” Tourist Commercial District Purposes. To encourage and recognize a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers where properties have a land use designation on the General Plan of Neighborhood or Community Commercial. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations and related accessory uses.
- (e) Specific “C-1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.
- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.



- (g) Specific “C-4” Commercial Service District Purposes. To meet the commercial service needs of the various communities in the County by allowing a broad range of commercial services uses in areas reserved for and designated Commercial Services on the General Plan. Commercial service uses are intended primarily to be non-retail in nature, such as building material suppliers, auto repair, or freight terminals, and to be non-polluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need access to rail transportation. The Commercial Services Districts are intended to be located in areas where the impact of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses. Commercial recreational uses needing large sites and good access, such as drive-in theaters or indoor arenas, are also included in this district,

0174

13.10.332 COMMERCIAL USES

(a) Principal Permitted Uses

- (1) In the Coastal Zone, the principal permitted uses in the Commercial Districts shall be as follows:

“PA” Professional and administrative offices;  
 “VA” Visitor accommodations;  
 “CT” Visitor serving uses and facilities;  
 “C-1” Neighborhood-serving, small-scale commercial services and retail uses;  
 “C-2” Community-serving, large-scale retail uses and small-scale community services;  
 “C-4” Commercial services of all types and uses needing large sites or outdoor use areas; including appurtenant uses and structures.

- (2) Principal permitted uses are all denoted as uses requiring a Level IV or lower Approval unless otherwise denoted with the letter “P” in the Commercial Uses Chart in paragraph (b) following. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone Permits, and in some cases, as provided in Chapter 13.20, any development is appealable.

- (b) Allowed Uses. The uses allowed in the commercial districts shall be as provided in the following Commercial Uses Chart below. A discretionary approval for an allowed use is known as a “Use Approval” and is given as part of a “Development Permit” for a particular use. The type of permit processing review, or “Approval Level”, required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

COMMERCIAL USES CHART

KEY:

0175

A = Use must be ancillary and incidental to a principal permitted use on the site  
 P = Principal permitted use (See Section 13.10.332(a)); no use approval necessary if "P" appears alone

- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

- = Use not allowed in this zone district

\* = Level IV for project of less than 2,000 square feet (in C-1, **Level V**)  
 Level V for projects of 2,000 to 20,000 square feet  
 Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Accessory Structures and uses (not principal permitted uses unless associated with a principal permitted use), including:

Accessory structures, non-habitable, not including warehouses (subject to Section 13.10.611)

Less than 500 sq. ft.	3	3	3	3	3	3
500-2,000 sq. ft.	4	4	4	4	4	4

Outdoor storage, incidental to an allowed use and screened from public streets and adjacent property

Less than 500 sq. ft.	3A	3A	3A	3A	3A	3A
500-2,000 sq. ft.	4A	4A	4A	4A	4A	4A

Parking, on-site, in accordance with Section 13.10.550, et seq

4	4	4	4	4	4
---	---	---	---	---	---

~~0234~~

0176

Parking facilities for off-site uses, when developed according to Section 13.10.550, et seq

4 4 4 4 4 4

Recycling collection facilities in accordance with Section 13.10.658:

Reverse vending machines

1 1 1 1 1 1

Small collection facilities

4 4 4 4 4 4

Signs in accordance with Section 13.10.581

4 4 4 4 4 4

Adult Entertainment,

subject to Sections 13.10.621, 13.10.622, and 13.10.623 including adult bookstores; adult motion picture theaters, bath establishments

-- -- -- -- 5/6\* --

Agricultural Service

Establishments not

engaged in hazardous chemicals

-- -- -- -- -- 5/6\*

Animal Services (subject to Section 13.10.642), including:

Animal grooming services and other animal services where the animals do not stay overnight

-- -- -- 4/5/6\* 4/5/6\* 4/5/6\*

Boarding kennels, veterinarians offices, small animal hospitals, animal shelters and pounds, including the short-term boarding of animals

-- -- -- 4/5/6\*

PROPOSED AMENDMENTS

ATTACHMENT 1

~~0235~~

Outdoor exercise yards in connection with the above	--	--	--	--	--	<b>0177</b> 5/6*
Veterinary clinics or office with no overnight boarding of animals	--	--	--	--	4/5/6	4/5/6
<u>Automobile Service</u> <u>Stations</u> ; subject to the provisions of Sections 13.10.656 and 13.10.657						
Gas stations with car washes, service bays and/or vehicle repair services	--	--	5/6*	--	5/6*	5/6*
Gas stations or gas pumps with no service bays or repair service	--	--	5/6*	5/6*	5/6*	5/6*
<b><u>BANKS FINANCIAL</u></b> <b><u>SERVICES</u></b> , including	<b>4/5/6*</b>	<b>4/5/6*A</b>	--	<b>4/5/6*</b>	<b>4/5/6*</b>	--
Automated Bank Teller Facilities	4	4	4	4	4	4
<b>Banks</b> , Savings and Loan Companies, <b>Credit Unions</b>	<b>4/5/6*</b>	<b>4/5/6*A</b>	--	--	<b>4/5/6*</b>	--
<u>Boat and marine services</u> , such as:	--	--	--	--	--	4/5/6*
Boat building						
Boat rentals, sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						
<u>Clubs</u> , private, including garden clubs, fraternal lodges, community service organizations, meeting halls and conference rooms	4/5/6*	4/5/6*A	4/5/6*A	<del>4/5/6*</del> --	4/5/6*	4/5/6*

# PROPOSED AMENDMENTS

ATTACHMENT 1

~~0236~~

Commercial change of use  
within existing structures:

0178

Change of use in  
accordance with an  
approved master  
occupancy program

1 1 1 I 1 1

Change of use within  
the Town Plan areas  
of the San Lorenzo  
Valley, to a use in  
conformance with a  
Town Plan, and not  
resulting in an  
intensification of use

1 1 1 1 1 1

Change from a use  
conforming to a valid  
development (use)  
permit, to another use  
allowed in the zone  
district which will not  
result in an  
intensification of use:

1 4/5/6\* 4/5/6\* 1 1 4/5/6\*

Change from a use  
conforming to a valid  
development (use)  
permit, to another use  
allowed in the zone  
district which will  
result in an  
intensification of use:

4 4/5/6\* 4/5/6\* 4 4 4/5/6\*

Change of a use not  
approved by a valid  
development (use)  
permit, to another use  
allowed in the zone  
district, for projects  
of

Under 2,000 sq. ft.	3	4	4	3	3	4
2,000-20,000 sq. ft.	4	5	5	4	4	5
Over 20,000 sq. ft.	4	6	6	5	5	6

(For legal, non-conforming uses, see Section 13.10.260 for additional requirements)

Commercial recreation and Entertainment,

indoor, subject to Section 13.10.654, such as:

-- 4/5/6\*A 4/5/6\*A -- 41516" 4/5/6\*

Auditoriums, indoor  
Bowling alleys  
Card rooms  
Dancing establishments;  
dance halls; discos  
Game establishments;  
pin-ball and video  
game rooms (see  
Section 13.10.700 -  
G, -V definitions)  
Nightclubs  
Pool halls  
Theaters, indoor

Commercial Recreation,  
General involving  
outdoor facilities, public  
assembly, or large sites,  
such as:

-- -- -- -- -- 5/6\*

Flea markets  
Miniature golf courses;  
putting greens; par 3  
golf; driving ranges  
Skateboard parks  
Skating rinks  
Sports arenas, stadiums  
Swimming pools, public  
Theaters, drive-in  
(subject to Section  
13.10.623)

Commercial Services,  
personal, such as:

4/5/6\*A 4/5/6\*A -- #5/6" 4/5/6\* --

Barber shops  
Beauty shops

# PROPOSED AMENDMENTS

ATTACHMENT 1

0238

<u>Commercial Services,</u> <u>Neighborhood,</u> such as:	--	--	--	4/5/6*	4/5/6*	4/5/6*	0180
Copy and duplicating services							
Dressmakers							
Dry cleaners using non- flammable, non- explosive solvents							
Film processing, ancillary and incidental to a permitted retail or service use							
Food lockers							
Laundries; self-service laundries							
Locksmiths							
Picture framing shops							
Printing shops, light; duplicating services							
Repair shops, for the repair of small appliances; radio, stereo and television repair							
Shoe repair shops							
Tailors							
Tool or cutlery sharpening or grinding services							
<u>Commercial Services,</u> <u>Community,</u> such as:	--	--	--	4/5/6*	4/5/6*		
Auction rooms							
Catering services							
Gunsmiths							
Mortuaries (not including cemeteries)							
Rental shops: medical, clothing, household goods, etc., indoor							
Taxidermists							
Upholstery shops (auto upholstery allowed only in C-4)							

# PROPOSED AMENDMENTS

ATTACHMENT 1

~~2239~~

Commercial Services,  
general, indoor, such as:

--

--

--

--

--

4/5/6\*

0181

Commercial cleaning  
services, including:  
linen services; dry  
cleaning and dyeing  
plants; carpet cleaning  
shops; diaper supply  
services; mattress  
reconditioning

Contractor's shops  
including: glass shops;  
plumbing shops; sheet  
metal shops; heating  
and ventilating shops

Exterminators

Laboratories and related  
facilities for research,  
experimentation,  
testing, film processing

Printing, lithographing,  
engraving, book  
b i n d i n g

Repair shops, including  
household and office  
equipment repair; safe  
and vault repair

Storage buildings for  
household goods;  
mini-storage

Commercial Services,  
general, involving outdoor  
use, or heavy trucking, or  
vehicle use and storage,  
such as:

--

--

--

--

--

4/5/6\*

Automobile repair and  
service shops operated  
partly out of doors  
Automobile rental  
enterprises



~~0240~~

Automobile washing,  
polishing and  
detailing services

Parcel shipping and  
delivering services

Taxi company with  
vehicle parking and  
storage

Contractor's and heavy  
equipment storage and  
rental yards, including  
storage yards for  
commercial vehicles;  
bus or transit service  
yards for the storage,  
servicing and repair of  
transit vehicles

Outdoor storage yards  
for recreational  
vehicles, trailers,  
boats

Recycling centers,  
including large  
collection facilities and  
processing facilities

Shipping terminals,  
including trucking  
terminals, packing and  
crating services,  
shipping services,  
freight forwarding  
terminals

Storage facilities  
including cold-storage  
plants; ice storage  
warehouses, excluding  
the storage of fuel or  
flammable liquids

Community Facilities,

such as:

4/5/6\* 4/5/6\* A -- 4/5/6\* 4/5/6\* 4/5/6\*

Bus or transit stations  
(storage, servicing or  
repair of vehicle  
allowed only in C-4)

# PROPOSED AMENDMENTS

ATTACHMENT 1

0241

0183

Churches and other  
religious centers or  
institutions

Community centers

Day-care centers (see  
Section 13.10.700 -D  
definition)

Energy systems,  
community (subject to  
Section 13.10.661 and  
.700-E definition)

Fire stations

Libraries

Museums

Post offices

Restrooms, public  
Utilities, public,  
structures and uses  
(see Section  
13.10.700-E  
definition)

Cottage industry (see  
Section 13.10.700-C  
definition)

--

--

--

4/5/6\*

4/5/6\*

4/5/6\*

"M-1" Districts. ail  
allowed uses, provided  
that not more than 20  
persons are engaged in the  
production, repair, or  
processing of materials on  
any one shift and provided  
further that regulations for  
the "M-1" District as  
stated in Section  
13.10.345 shall apply to  
every use

--

--

--

--

4/5/6\*

Offices, (not to exceed  
50% of building area in C-  
1), such as:

Administrative offices  
Travel agencies

4/5/6\*

4/5/6\*A

--

4+5/6\*

4/5/6\*

4/5/6\*A

87

# PROPOSED AMENDMENTS

ATTACHMENT 1 ~~0242~~

Addressing services	4/5/6*	--	--	4/5/6*	4/5/6*	4/5/6* A
Business offices, general						0184
Catalog sales offices						
Dental offices						
Duplicating shops						
Editorial offices						
Executive offices						
Finance offices						
Fortune tellers						
Insurance offices						
Interior decoration studios						
Laboratories, medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution						
Medical offices and clinics						
Message services; answering services						
Optical offices						
Photographers; photographic studios						
Professional offices						
Radio and television programming stations, without transmitting towers						
Real estate offices						
Telegraph offices						
Title companies						
<u>Open space uses according to the PR District Chart (Section 13.10.352)</u>	--	P	P	--	--	

# PROPOSED AMENDMENTS

ATTACHMENT 1

0185

~~0243~~

## Physical culture facilities,

such as:

4/5/6\*A 4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\*

Bath establishments;

hot tubs, sauna

establishments

(subject to Chapter

9.88)

Fitness centers

Gymnasiums

Massage establishments

(subject to Chapter

9.88)

Physical culture studios

Racquet clubs, indoor

Spas

## Radio and television

### broadcasting stations

including transmitting  
towers

4/5/6\* -- -- 47&e 4/5/6\* 4/5/6\*

## Residential uses, such as:

Dwelling units, single-

family and multi-

family, up to 50%

(67% if project is

100% affordable) of

the floor area of the

entire development,

developed according to

the development

standards of Urban

High Residential

5 -- -- 5 5 --

1 - 4 units 6 -- -- 6 6 --

5 - 19 units 7 -- -- 7 7 --

20 + units

## Convalescent hospitals

4/5/6\* -- -- -- -- --

## Nursing homes (see

Section 13.10.700-N

definition)

41516" -- -- -- -- --

## Restaurants; bars. food

service subject to

13.10.651 in the "PA"

District; such as:

~~Bars, micro-breweries,~~  
~~brew pubs, subject to~~  
~~Section 13.10.654,~~  
~~(ancillary to~~  
~~restaurants in the C-1)~~

~~Bakeries, baked goods~~  
~~stores~~

Candy stores

~~Cheese stores~~

~~Delicatessens~~

~~Donut shops~~

~~Ice cream shops~~

~~Restaurants~~

~~Sandwich shops~~

~~Other food specialty~~  
~~outlets~~

~~In buildings of 500<sup>n</sup>~~  
~~square feet or less~~

4A

4A

4

4

4

4

~~In buildings of larger~~  
~~than 500 square feet~~

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

4/5/6\*

--

~~Outdoor food service~~

4/5/6\*A

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

--

**Restaurants, all types**  
**including pizza**  
**parlors,**  
**delicatessens,**  
**sandwich shops and**  
**other fast food**  
**restaurants (in the C-**  
**1, limited to 800 Trip**  
**Ends per day (ITE**  
**Trip Generation**  
**Manual))**

4/5/6\*A

4/5/6\*A

4/5/6\*

5/6\*

4/5/6\*

--

**Bars, micro-breweries,**  
**brew pubs, subject**  
**to Section 13.10.654,**  
**(ancillary to rest-**  
**aurants in the C-1)**

4/5/6\*A

4/5/6\*A

4/5/6\*

5\*

4/5/6\*

--

**Food service outlets,  
such as bakeries,  
donut shops,  
ice cream shops, and  
other food specialty  
outlets**

0187

4/5/6\*A 4/5/6"A 4/5/6\* 5\* 4/5/6\* --

**Outdoor food service, in  
conjunction with the  
above uses**

4/5/6\*A 4/5/6\*A 4/5/6\* 5" 4/5/6\* --

Retail sales.

Neighborhood, such as:

4/5/6\*A 4/5/6\*A #5/6\* 4/5/6\* 4/5/6\*A

Antique stores

Art and handicraft sales  
and service

Art galleries

Bicycle rentals

Bicycle sales

Bookstores

Candy stores

**Cheese stores**

Clock and watch sales  
and repair

Clothing stores

Flower shops

Food stores; grocery  
stores, limited to  
20,000 square feet  
in the C-1 District

**Gift stores**

Hardware stores

Jewelry stores

Liquor stores

Luggage stores

Musical instrument and  
recordings sales and  
repair

Newspaper and  
magazine sales

0188

Pet shops

Photographic equipment  
and suppliesPlant shops, for indoor  
sales of plants in  
containers

Produce markets

Recreational equipment  
sales, rentals and  
services, such as  
sporting goods, bait  
and tackle, marine  
hardware and  
supplies, diving  
equipment, bicycles,  
roller skates,  
surfboards,  
windsurfers

Shoe stores

Sporting goods stores

Stationery stores

Toy stores

Tobacco shops

Variety stores

Video sales and rentals

Wine tasting and sales  
roomsDrug stores;  
pharmacies, medical  
appliances and  
supplies

4/5/6\*A 4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\*A

Retail sales. Community,  
such as:

-- -- -- -- 4/5/6\* 4/5/6\*A

Appliance showrooms  
Automobile supply  
stores

Business machine stores

Computer sales and  
service

Department stores

**0189**

Fabric and sewing  
materials stores

Floor covering  
showrooms

Furniture stores

Garden supply stores

Home furnishing and  
decorating stores

Household appliances  
stores

Kitchen/bath/house-  
wares stores

Orthopedic appliances  
sales and rentals

Paint stores

Pawnshops

Scientific instrument  
stores

Secondhand stores

Stamp and coin stores

Stores for the display  
and retail sales of  
lighting, plumbing,  
heating, refrigeration,  
ventilation, fixtures  
and equipment

Warehouse stores selling  
to members or the  
general public

---



Retail Sales. requiring  
large sites. large  
showrooms, or outdoor  
sales areas, such as:

0190

--

--

--

4/5/6\*

Automobile sales and  
 service, including  
 automobile repair and  
 service garages  
 operated entirely  
 within closed  
 buildings or screened  
 from public streets;

automobile sales;  
 automobile  
 upholstery installers,  
 indoor; tire stores,  
 including installation;  
 used car sales lots

Boat sales and service

Building materials  
 yards, including:  
 lumber yards, not  
 including planing mills  
 or sawmills; building  
 materials yards other  
 than gravel, rock or  
 cement yards;  
 storage, bulk, of  
 rock, gravel, sand,  
 and aggregates in bins  
 not exceeding 5 yards  
 each, limited to 10  
 bins per site

Feed and farm supply  
 stores

Firewood processing  
 and sales

Mobilehome sales and  
 service

Motorcycle sales and  
 service

Nurseries, selling plants  
 in containers, garden  
 centers

0191

Recreational vehicle and  
trailer sales and  
service

Retail sales of large  
appliances or  
equipment needing  
large showrooms

Wholesale suppliers

Schools, studios and  
conference facilities, such  
as:

4/5/6*	4/5/6*A	--	<del>4/5/6*</del>	4/5/6*	4/5/6*
			--		

Arts and crafts studios  
and schools

Conference and seminar  
facilities without  
overnight  
accommodations

Dance studios or  
schools

Music studios or  
schools

Pre-school, elementary,  
secondary and college  
facilities

Professional, trade,  
business and technical  
schools

Temporary uses, (see  
Section 13.10.700-T  
definition) such as:

Carnivals and circuses	--	--	--	--	3	3
Christmas tree sales lots	--	--	--	3	3	3
Outdoor sales not to exceed 4 per year on any site	--	--	--	3	3	3

---

Visitor Accommodations,  
subject to Section  
13.10.355(b), such as:

**0192**

Time share, visitor  
accommodations  
subject to Section

13.10.693

1 - 4 units	--	<b>5</b>	--	--	--	--
<b>5 - 19 units</b>	--	<b>6</b>	--	--	--	--
<b>20 + units</b>	--	<b>7</b>	--	--	--	--

Type A uses: Hotels;  
inns, pensions,  
lodging houses, "bed  
and breakfast" inns,  
recreational rentals  
housing (see Section  
12.02.020(11))

1 - 4 units	--	<b>5P</b>	<b>5</b>	--	<b>5</b>	--
5 - 19 units	--	<b>6P</b>	<b>6</b>	--	<b>6</b>	--
20 + units	--	<b>7P</b>	<b>7</b>	--	<b>7</b>	--

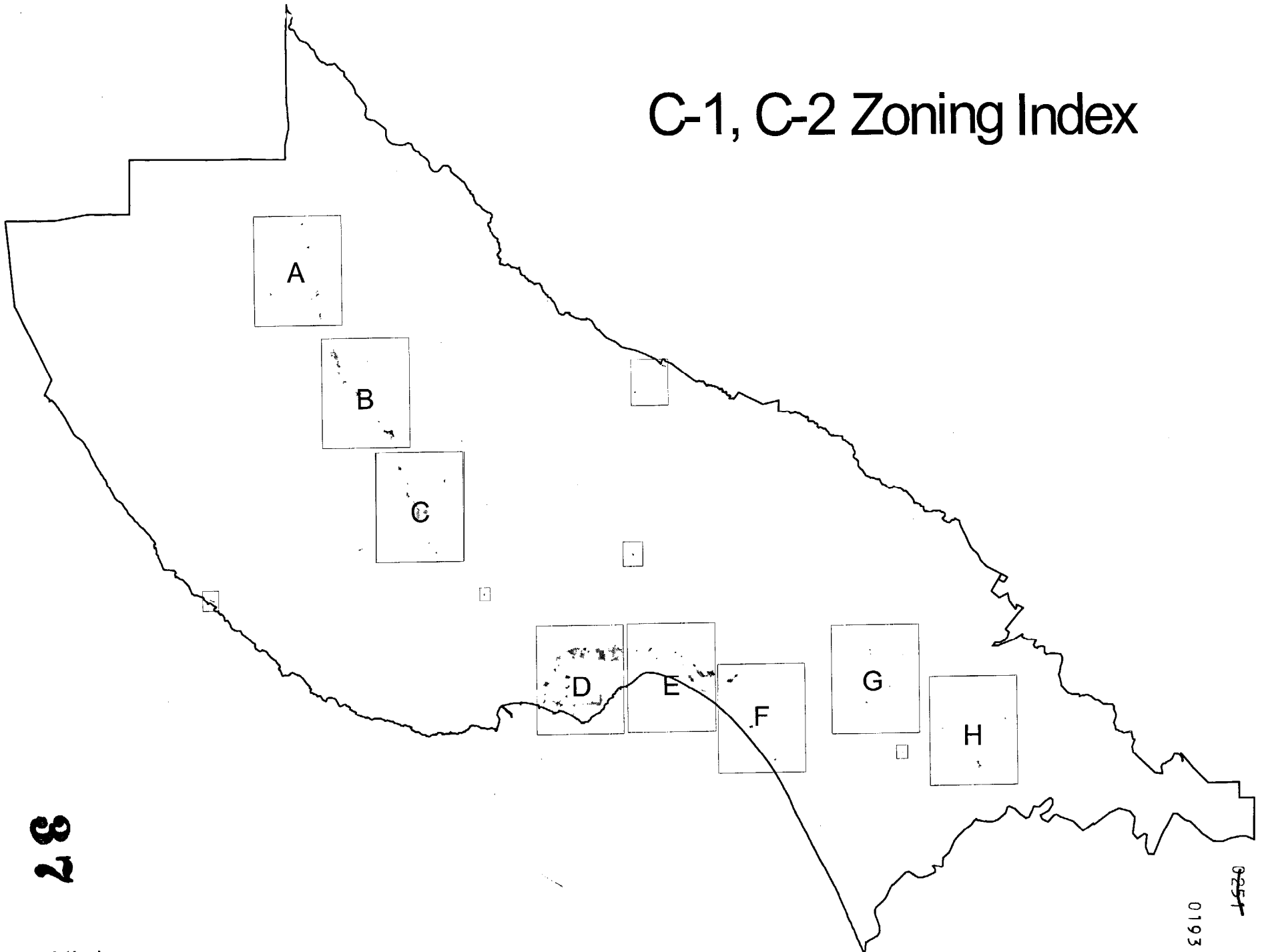
Type B uses: Organized  
camps; group camps;  
conference centers,  
(subject to Section  
13.10.692); hostels;  
recreational vehicles  
camping parks; tent  
camping parks

1 - 4 units	--	<b>5</b>	<b>5</b>	--	--	--
5 - 19 units	--	<b>6</b>	<b>6</b>	--	--	--
20 + units	--	<b>7</b>	<b>7</b>	--	--	--

Wineries (see definition  
Section 13.10.700-W)

--	--	--	--	--	4/5/6*
----	----	----	----	----	--------

# C-1, C-2 Zoning Index



ATTACHMENT 2

0254

0193

28

0252  
0194



# C-1 and C-2 Zoned Parcels

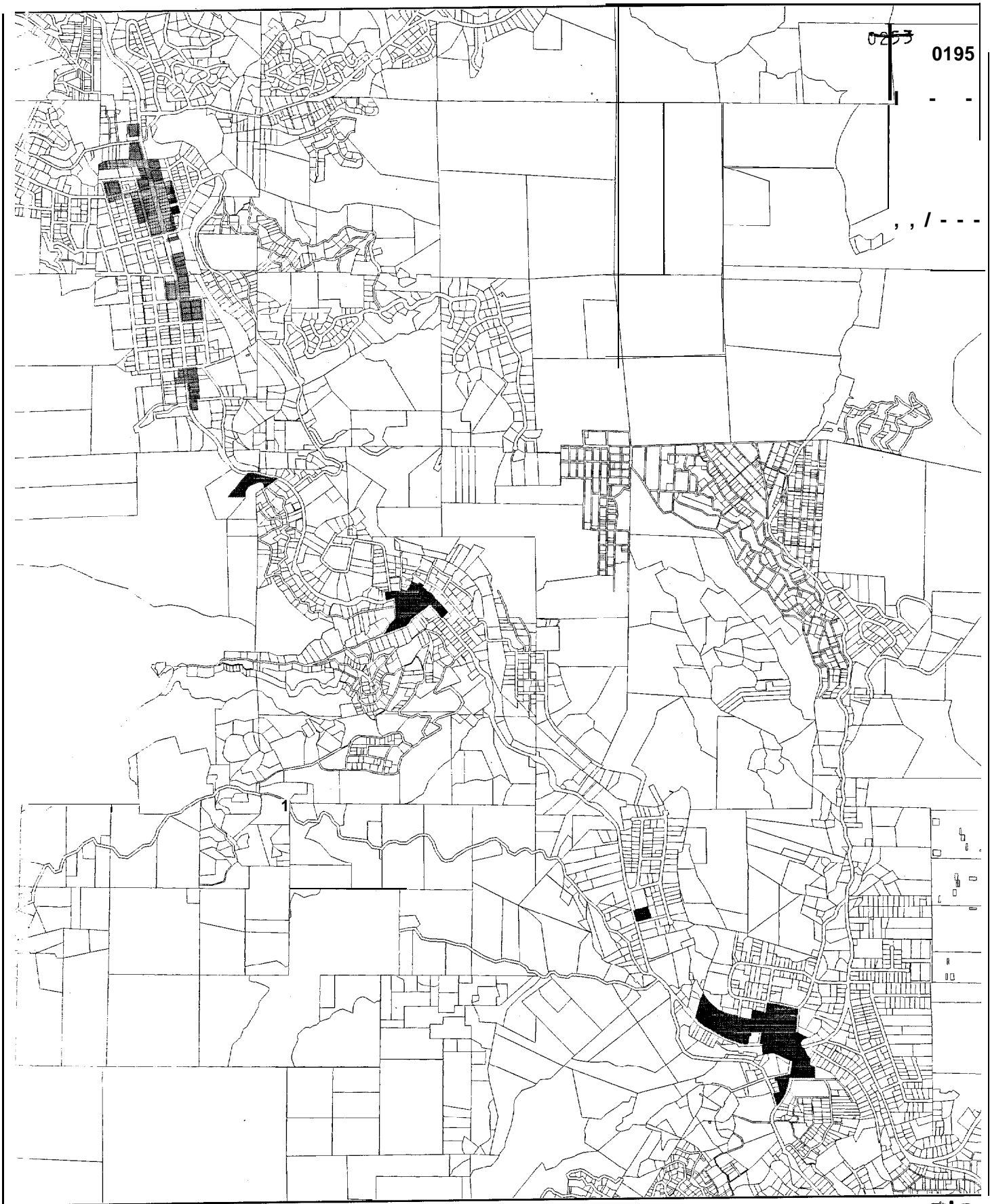
C11-01a **37**

1000 0 1000 2000 Feet

Zoning

 C-1  
 C-2





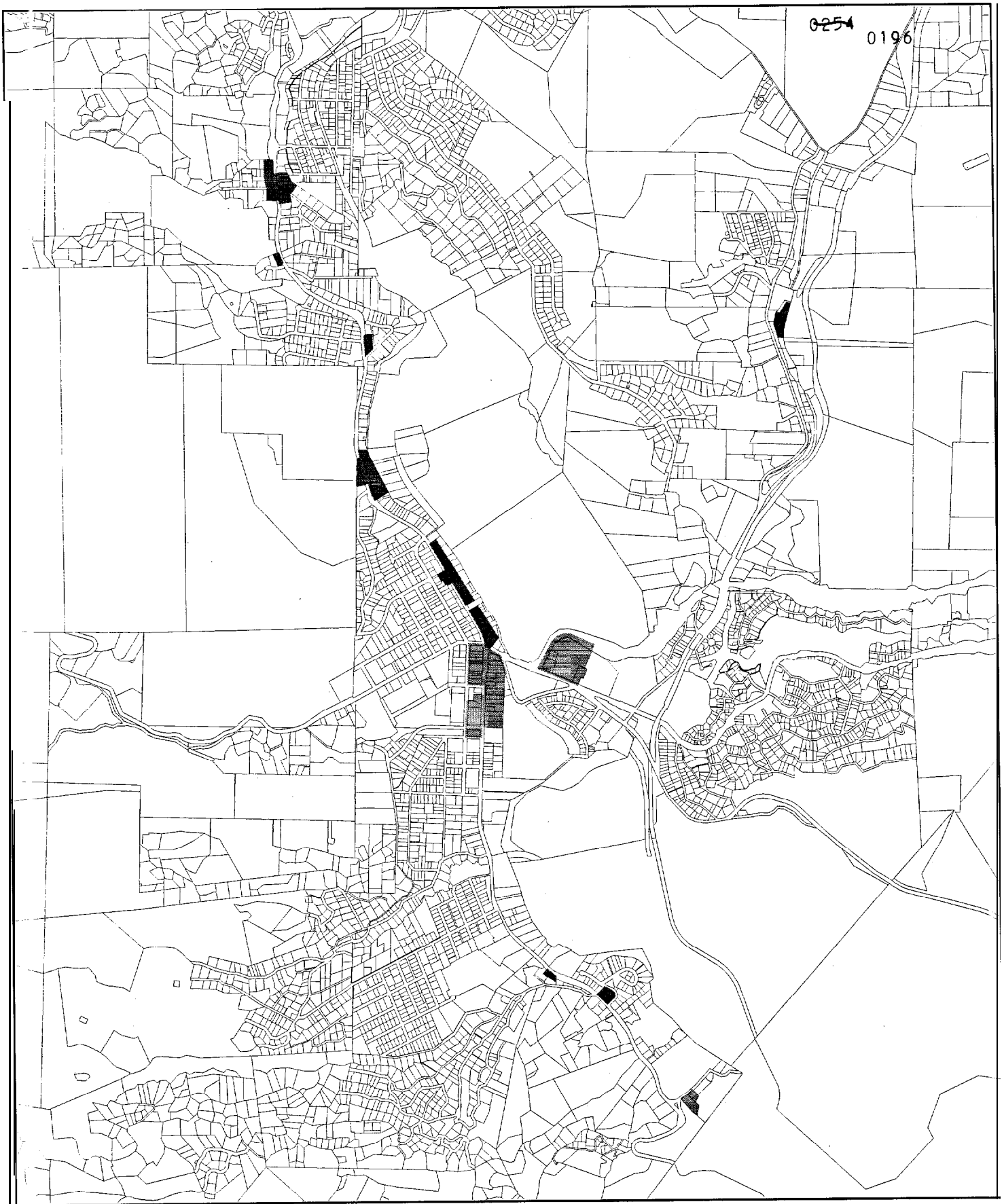
# C-1 and C-2 Zoned Parcels

C11-01b

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





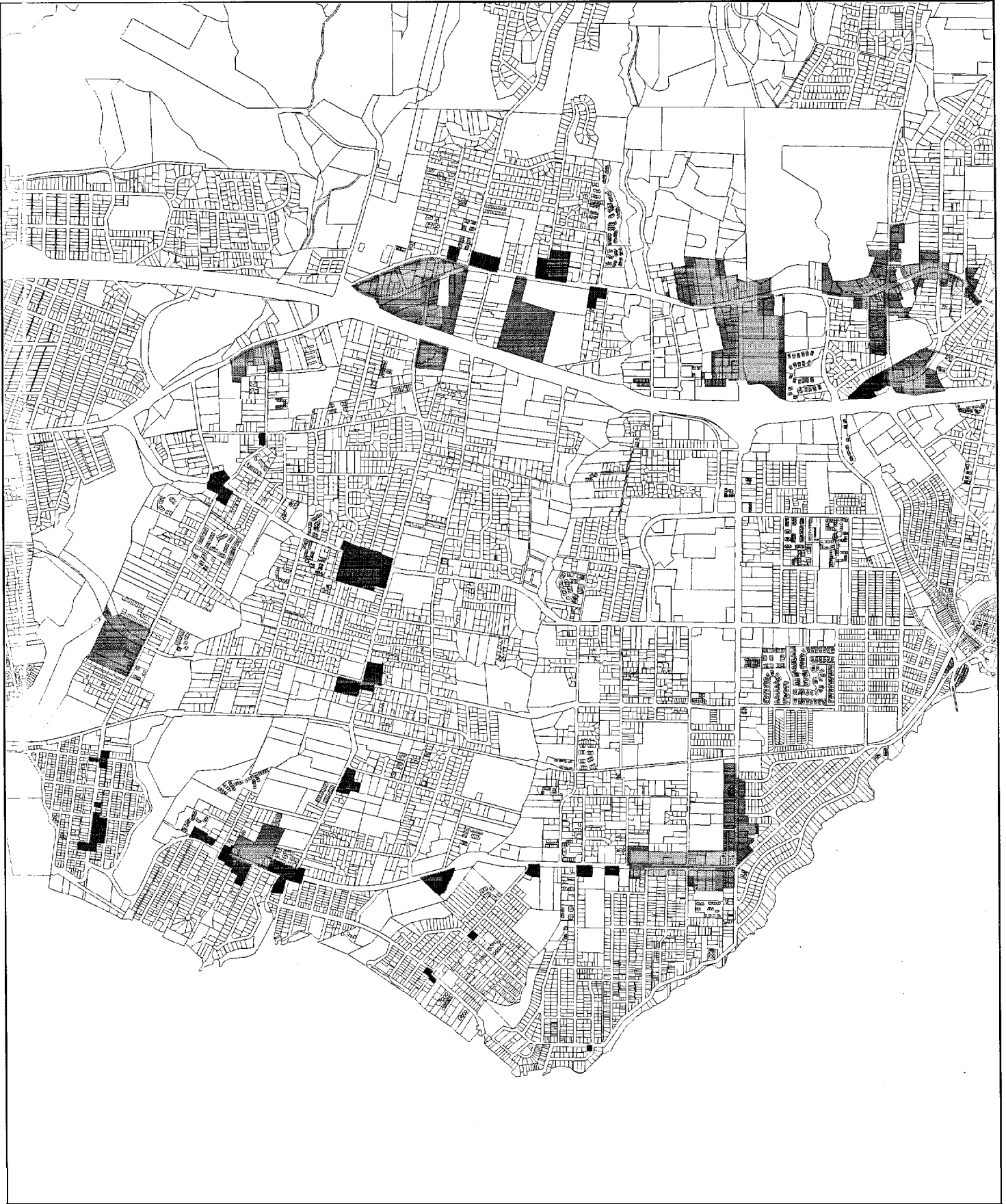
# C-1 and C-2 Zoned Parcels

**37**

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2







# C-1 and C-2 Zoned Parcels

011-01d

1000 0 1000 2000 Feet

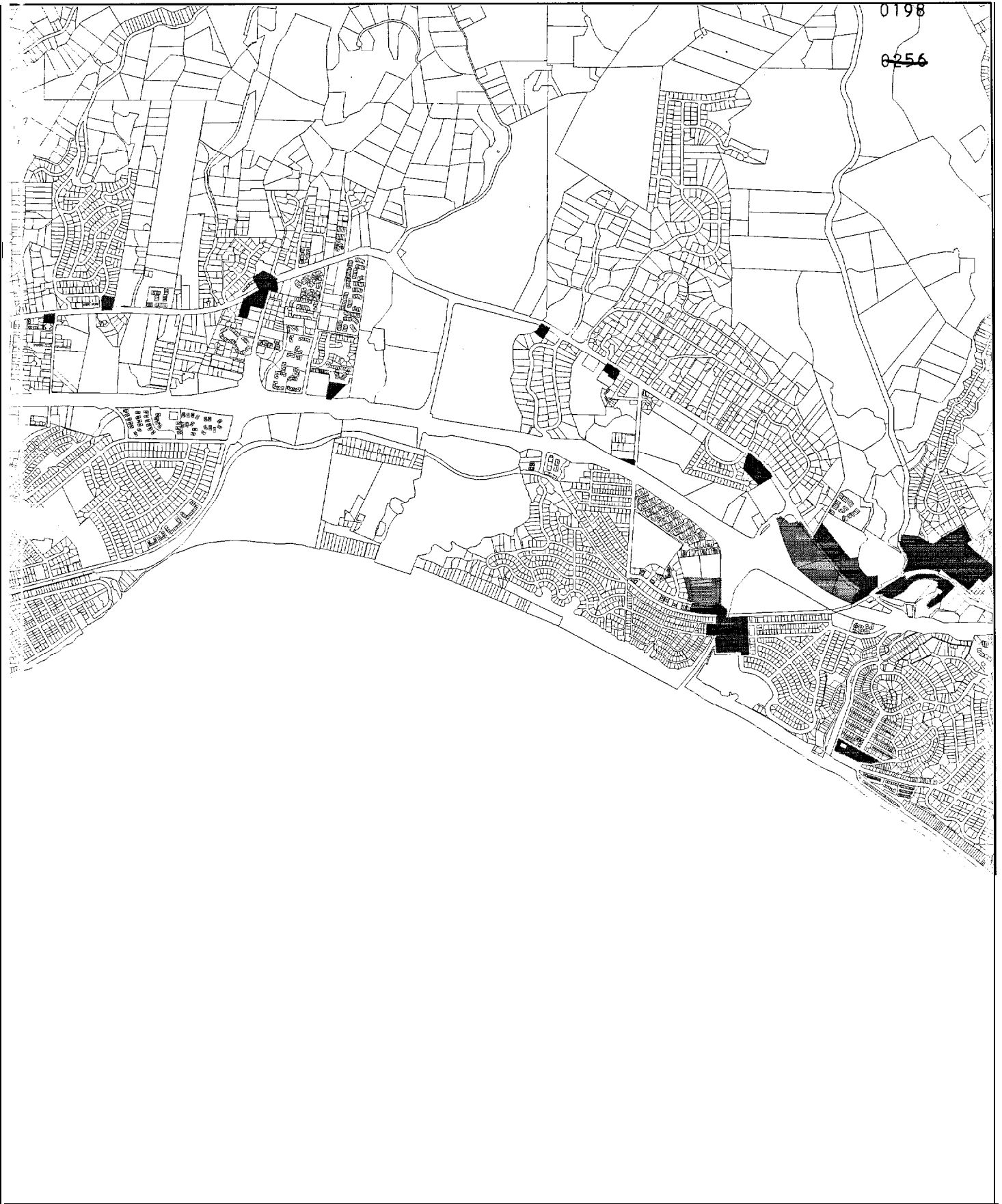
Zoning

	C-1
	C-2

**37**

S





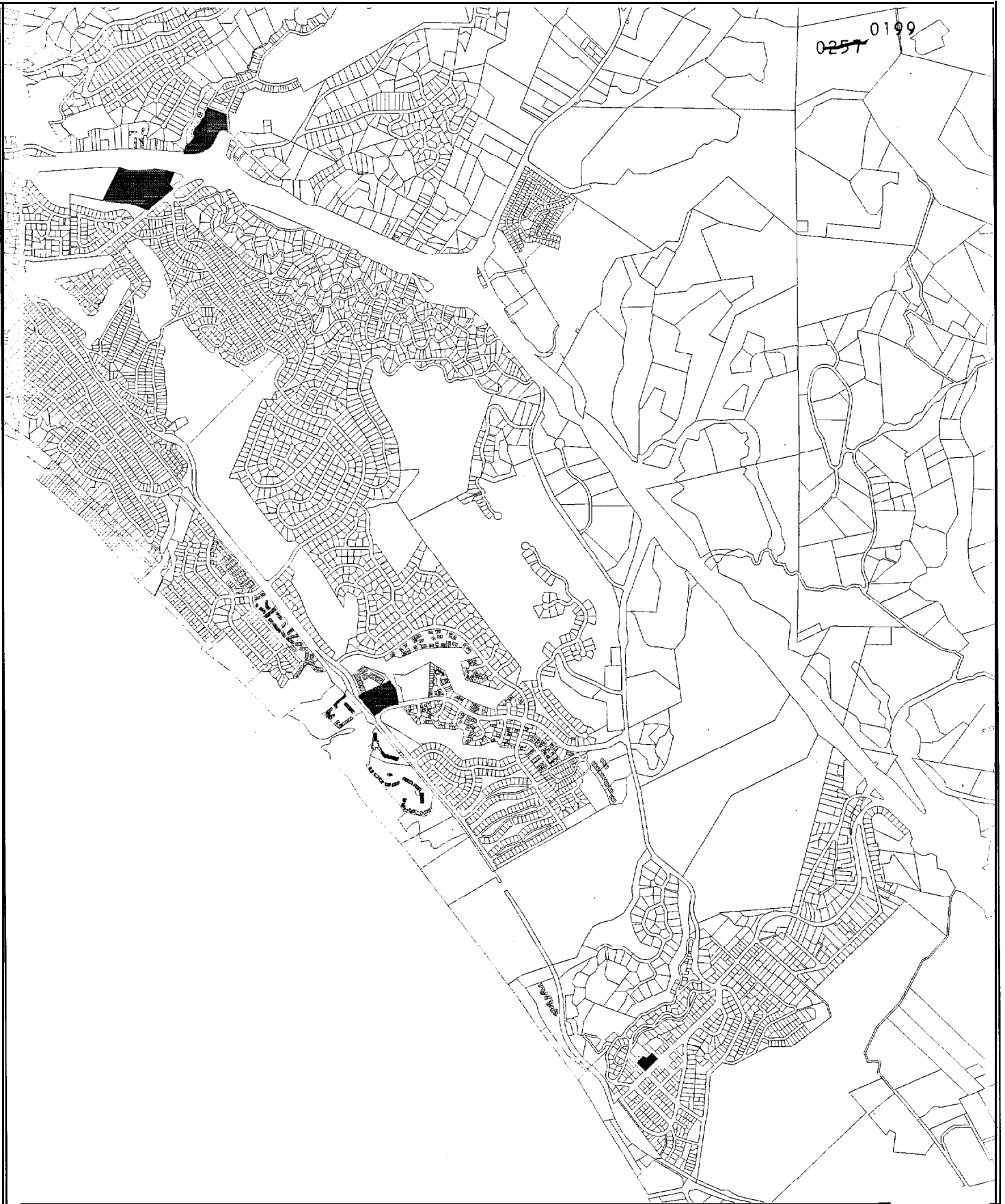
# 37' and C-2 Zoned Parcels

011-01e

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





0257 0199

# C-1 and C-2 Zoned Parcels

C11-01f

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# C-1 and C-2 Zoned Parcels

C11-01g

37

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2





# C-1 and C-2 Zoned Parcels

011-01h

1000 0 1000 2000 Feet

Zoning  
C-1  
C-2

37





# County of Santa Cruz ~~0200~~

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

October 25, 2000

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, California 95060

### **SUBJECT: REQUEST FOR ZONING ORDINANCE AMENDMENTS TO THE COMMERCIAL USES CHART**

Members of the Board:

On October 11, 2000, the Planning Commission concluded its consideration of an application for a Wendys restaurant on the corner of Brommer Street and 17<sup>th</sup> Avenue, on property zoned Neighborhood Commercial ("C-1"). The Commission unanimously denied the application and adopted revised findings. As a part of the motion to deny the project, the Commission also directed the Chairperson of the Commission to forward a request to your Board to initiate amendments to the Zoning Ordinance to revise the Use Charts of the commercial zone districts to more clearly differentiate between uses appropriate for the Neighborhood Commercial ("C-1") and the Community Commercial ("C-2") zone districts.

The General Plan and the Zoning Ordinance specify the types of uses which are appropriate in the "C-1" and "C-2" zone districts. The Neighborhood Commercial land use designation is primarily implemented by the "C-1" zone district. The following General Plan policies guide the location and types of uses intended for the Neighborhood Commercial designation:

#### **2.13.1 Location of Neighborhood Commercial Uses**

Designate on the General Plan and LCP Land Use Maps those areas existing as, or suitable for, Neighborhood Commercial uses to provide small-scale neighborhood and visitor serving businesses within walking distance of urban neighborhoods, visitor attractions or centrally located to serve rural communities.

#### **2.13.3 Allowed Uses in Neighborhood Commercial Designation**

Allow a variety of retail and service facilities, including neighborhood or visitor serving oriented retail sales, recreational equipment sales, personal services, limited offices, restaurants, community facilities including child care facilities, schools and studios, rental services, and similar types of retail and service activities.

The purpose of the C-1 zone district, as designated in County Code Section 13.10.33 l(e) is as follows:

- (e) Specific “C-1” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on adjacent residential areas.

The allowed uses in the C-1 zone district are included in the Commercial Uses Chart (Attachment 1).

The Community Commercial designation is primarily implemented by the C-2 zone district. The following policies define the location and allowed uses in the Community Commercial land use designation:

#### **2.14.1 Location of Community Commercial Uses**

Designate on the General Plan and LCP Land Use Maps Community Commercial Centers in Freedom, Aptos, Soquel, Live Oak, Felton, Ben Lomond, and Boulder Creek based on community-wide market areas served by these centers. Channel new proposed commercial uses into these designated Community Commercial Centers.

#### **2.14.2 Allowed Uses in Community Commercial Designation**

Allow a wide variety of retail and service facilities, including retail sales, personal services, offices, restaurants, community facilities including child care facilities, schools and studios, hotels and recreational housing units, rental services, and similar types of retail and service activities.

The specific purpose of the C-2 zone district, County Code Section 13.10.33 l(f), is as follows:

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.

The allowed uses in the C-2 zone district are included in the Commercial Uses Chart (Attachment 1).

A comparison of the uses allowed in the C-1 and C-2 zone districts, as listed in the Commercial

Uses Chart, indicates that there is little differentiation between the types of uses allowed in the two zone districts. A partial listing, including the level of review (3, 4 = administrative; 5 = Zoning Administrator; 6 = Planning Commission; 7 = Board of Supervisors), follows:

Uses	C-1	<b>c-2</b>
Accessory structures and uses	3/4	3/4
Adult entertainment	not permitted	5/6
Animal services/grooming (no overnite)	4/5/6	4/5/6
“ ” Vet clinics (no overt-rite)	not permitted	4/5/6
Gas stations w/auto repair, car wash, etc	not permitted	5/6
Gas stations w/o auto repair	5/6	5/6
Banks, including ATMs	4/5/6	4/5/6
Clubs, private	4/5/6	4/5/6
Comm recreation, card rooms, theatres, night clubs	not permitted	4/5/6
Commercial services, personal (barber/beauty shops)	4/5/6	4/5/6
<b>Commercial services, neighborhood, including copy services, dry cleaners, film processing, laundries, picture framing, repair shops, shoe repair, tailors, tool sharpening</b>	4/5/6	4/5/6
Commercial services, community, such as mortuaries, gunsmiths, upholstery shops, etc	not permitted	4/5/6
Community facilities, such as bus stations, churches, community centers, fire stations, libraries, post offices, etc	4/5/6	4/5/6
Offices (all types, including real estate, medical, insurance, laboratories, title companies, etc)	4/5/6 ( <b>50%</b> of floor area)	4/5/6
Physical culture facilities, such as health clubs, spas, racquet clubs, gymnasiums, etc.	4/5/6	4/5/6
Radio and television studios, with transmitting towers	4/5/6	4/5/6
Residential uses (up to 50% of floor area)	5/6/7	5/6/7

Uses	C-1	C-2
<b>Restaurants, bars, bakeries, donut shops, sandwich shops, delicatessens, etc</b>	4/5/6	4/5/6
<b>Retail sales, neighborhood, such as antique stores, arts and crafts, art galleries, bicycle shops, bookstores, clothing stores, flower shops, food stores (up to 20,000 sq.ft. in C-1), gift shops, hardware stores, drug stores, pet shops, liquor stores, jewelry stores, sporting goods stores, etc</b>	4/5/6	4/5/6
Retail sales, community, such as appliance showrooms, auto supply, computer sales and service, floor covering showrooms, garden supply, department stores, furniture stores, paint stores, warehouse stores(gen'l public or membership)	not permitted	4/5/6
Schools (all kinds, including public (primary, secondary and college), private, vocational, artistic, e t c )	4/5/6	4/5/6
Visitor accommodations(motels, hotels, etc) ( <b>bold</b> annotation added)	not permitted	5/6/7

The table illustrates that the types of uses allowed in the C-1 and C-2 zone districts are often the same uses, processed at the same level. What neither the Uses Chart nor the language in the remainder of the Commercial ordinances provide, however, is any guidance to differentiate between the size or intensity of the allowed uses which would be appropriate for the Neighborhood or Community Commercial designations. That determination is left to the decision makers, be it the Zoning Administrator, Planning Commission or Board of Supervisors, based on an analysis by the Planning staff.

The Planning Commission is requesting that your Board direct the Planning Department to prepare amendments to the Zoning Ordinance to provide more specific differentiation in the Uses Chart of the size and types of uses appropriate for the "C-1" and "C-2" zone districts, recognizing that these differences should be based on the objectives and purposes of the General Plan designations and zone districts.

Sincerely,



Rob Bremner, Chairperson,  
Planning Commission

Attachments 1. Commercial Uses Chart



**COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT**

0206

8264

**13.10.330 COMMERCIAL DISTRICTS**  
-----

**Sections:**

--- em ---

<b>13.10.331</b>	<b>Purposes of Commercial Districts</b>
<b>13.10.332</b>	<b>Uses in Commercial Districts</b>
<b>13.10.333</b>	<b>Development Standards for Commercial Districts</b>
<b>13.10.334</b>	<b>Design Criteria for Commercial Districts</b>
<b>13.10.335</b>	<b>Special Standards and Conditions for Commercial Districts</b>

**13.10.331 PURPOSES OF COMMERCIAL DISTRICTS**

**In addition to the general objectives of this Chapter (13.10) the Commercial Districts are included in the Zoning Ordinance in order to achieve the following purposes:**

**(a) General Purposes.**

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, of different geographical areas in the county and of their various categories of patrons.**

variety of retail and service uses where they are accessory to office uses on a site. (Ord. 1834, 2/27/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

- (c) **Specific "VA" Visitor Accommodations District Purposes.** To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation or in areas designated as Community Commercial on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources. (Ord. 1891, 6/19/73; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)
- (d) **Specific "CT" Tourist Commercial District Purposes:** To encourage and recognize a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers where properties have a land use designation on the General Plan of Neighborhood or Community Commercial. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations, and related accessory uses.
- (e) **Specific "C-1" Neighborhood Commercial District Purposes.** To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas.
- (f) **Specific "C-2" Community Commercial District Purposes.** To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.
- (g) **Specific "C-4" Commercial Services District Purposes.** To meet the commercial services needs of the various communities in the County by allowing a broad range of commercial services uses in areas reserved for and designated as Commercial Services on the General Plan. Commercial service uses are intended primarily to be non-retail in nature, such as building material suppliers, auto repair, or freight terminals, and to be non-polluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need

**COMMERCIAL USES CHART****KEY:**

**A = Use must be ancillary and incidental to a principal permitted use on the site**

**P = Principal permitted use (see Section 13.10.332(a)); no use approval necessary if "P" appears alone**

**1 = Approval Level I (administrative, no plans required)**

**2 = Approval Level II (administrative, plans required)**

**3 = Approval Level III (administrative, field visit required)**

**4 = Approval Level IV (administrative, public notice required)**

**5 = Approval Level V (public hearing by Zoning Administrator required)**

**6 = Approval Level VI (public hearing by Planning Commission required)**

**7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)**

**- = Use not allowed in this zone district**

**\* = Level IV for projects of less than 2,000 square feet**

**Level V for projects of 2,000 to 20,000 square feet**

**Level VI for projects of 20,000 square feet and larger**

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

**Accessory Structures  
and uses (not principal  
permitted uses unless  
associated with a  
principal permitted  
use), including:**

**Accessory structures,  
non-habitable, not  
including warehouses  
(subject to Section  
13.10.611)**

<b>Less than 500 sq. ft.</b>	<b>3</b>	<b>3</b>		<b>3</b>	<b>3</b>	<b>3</b>
<b>500-2,000 sq. ft.</b>	<b>4</b>	<b>4</b>		<b>4</b>	<b>4</b>	<b>4</b>

**Outdoor storage,  
incidental to an  
allowed use, and  
screened from public  
streets and adjacent  
property**

<b>Less than 500 sq. ft.</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>	<b>3A</b>
<b>500-2,000 sq. ft.</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>	<b>4A</b>

**Parking, on-site, in  
accordance with  
Section 13.10.550,  
et seq**

<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
----------	----------	----------	----------	----------	----------

USE	PA	VA	CT	C-1	c-2	c-4
Boarding kennels, veterinarians offices small animal hospitals, animal shelters and pounds, including the short-term boarding of animals-	--	--	--	--	--	4/5/6*
Outdoor exercise yards in connection with the, above	--	--	--	--	--	5/6*
Veterinary Clinics or offices with no overnight boarding of animals	--	--	--	--	4/5/6	4/5/6
<u>Automobile Service</u> Stations; subject to the provisions of Sections 13.10.656 and 13.10.657						
Gas stations with car washes, service bays and/ or vehicle repair services	--	--	5/6*	--	5/6*	5/6*
Gas stations or gas pumps with no service bays nor vehicle repair service	--	--	5/6*	5/6*	5/6*	5/6*
<u>BANKS</u> , including:	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	--
Automated Bank Teller Facilities Savings and loan companies						
<u>Boat and marine</u> services, such as:	--	--	--		--	4/5/6*
Boat building						
Boat rentals; sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

Change from a use not  
approved by a valid  
development (use)  
permit, to another  
use allowed in the  
zone district: for  
projects of:

under 2,000 sq.ft.	3	4		3	3	4
2,000-20,000 sq. ft.	4	5		4	4	5
over 20,000 sq. ft.	4	6		5	5	6

(For legal, non-  
conforming uses,  
see Section  
13.10.260 for  
additional  
requirements)

Commercial Recreation  
and Entertainment,  
indoor, subject to  
Section 13.10.654,  
such as:

-- 4/5/6\*A 4/5/6\*A -- 4/5/6\* 4/5/6\*

Auditoriums, indoor  
Bowling alleys  
Card rooms  
Dancing establishments;  
dance halls; discos  
Game establishments;  
pin-ball and video  
game rooms (see  
Section 13.10.700-G,  
-V definitions)  
Nightclubs  
Pool halls  
Theaters, indoor

Commercial Recreation, -- -- -- -- -- 5/6\*  
General,  
involving outdoor  
facilities, public  
assembly, or large  
sites, such as:

Flea markets

0 2 1 1

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

**Commercial Services,****Community such as:**

--

--

--

--

4/5/6\*

4/5/6\*

Auction rooms

Catering services

Gunsmiths

Mortuaries (not

including crematories)

Rental shops: medical,

clothing, household

goods, etc; Indoor

Taxidermists

Upholstery shops,

(auto upholstery

allowed only in C-4)

**Commercial Services,****general, indoor,****such as:**

--

--

--

--

--

4/5/6\*

Commercial cleaning

services, including:

linen services; dry

cleaning and dyeing

plants; carpet cleaning

shops; diaper supply

services; mattress

reconditioning

Contractor's shops

including: glass shops;

plumbing shops; sheet

metal shops; heating

and ventilating shops

Exterminators

Laboratories and related

facilities for research,

experimentation, testing,

film processing

Printing, lithographing;

engraving, book binding

Repair shops, including

household and office

equipment repair; safe

and vault repair

Storage Buildings for

household goods, mini-

storage

USE	PA	VA	CT	C-1	C-2	c-4
			-B-e-	-m-	s-w-	
<b><u>Community Facilities,</u></b> <b>such as:</b>	4/5/6*	4/5/6*A	--	4/5/6*	4/5/6*	4/5/6*
Bus or transit stations, (storage, servicing or repair of vehicles allowed only in C-4)						
Churches and other religious centers or institutions						
Community centers						
Day-care centers (see Section 13.10.900- D definition)						
Energy systems, community (subject to Section 13.10.661 and .700- E definition)						
Fire stations						
Libraries						
Museums						
Post offices						
Restrooms, public						
Utilities, public, structures and uses energy facilities (see Section 13.10.700- E definition)						
<b><u>Cottage industry, (see</u></b> <b>Section 13.10.700- C</b> <b>definition)</b>	--	--	--	4/5/6*	4/5/6*	4/5/6*
<b><u>"M-1" Districts, all</u></b> <b><u>allowed uses, provided</u></b> <b>that not more than 20</b> <b>persons shall be engaged</b> <b>in the production,</b> <b>repair, or processing</b> <b>of materials on any one</b> <b>shift and provided</b> <b>further that regulations</b> <b>for the "M-1" District</b> <b>as stated in Section</b> <b>13.10.345 shall apply to</b> <b>every use</b>	--	--	--	--	--	4/5/6*

USE	PA	VA	CT	C-1	c-2	c-4
<b><u>Physical culture facilities, such as:</u></b>						
	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Bath establishments; hot tubs, sauna establishments (subject to Chapter 9.88) Fitness centers Gymnasiums Massage establishments (subject to Chapter 9.88) Physical culture studios Racquet clubs, indoor Spas						
<b><u>Radio and television broadcasting stations with including transmitting towers</u></b>						
	4/5/6*	--	--	4/5/6*	4/5/6*	4/5/6*
<b><u>Residential uses, such as:</u></b>						
Dwelling units, single-family and multi-family, up to 50% (67% if project is 100% affordable) of the floor area of the entire development, developed according to development standards of Urban High Residential						
1 - 4 units	5	--	--	5	5	--
5 - 19 units	6	--	--	6	6	--
20 + units	7	--	--	7	7	--
Expansion of dwelling units which are not consistent with the General Plan up to a one time total of an additional 500 square feet						
	3	3	3	3	3	3
Convalescent hospitals						
	4/5/6*	--	--	--	--	--



U S E	PA	VA	CT	C-1	c-2	c-4
Clock and watch sales and repair						
Clothing stores						
Flower shops						
Food stores; grocery stores, limited to 20,000 square feet in the C-1 district						
Gift shops						
Hardware stores						
Jewelry stores						
Liquor stores						
Luggage Stores						
Musical instrument and recordings sales and repair						
Newspaper and Magazine sales						
Pet shops						
Photographic equipment and supplies						
Plant shops, for indoor sales of plants in containers						
Produce markets						
Recreational equipment sales, rentals and services, such as sporting goods, bait and tackle, marine hardware and supplies, diving equipment, bicycles, roller skates, surfboards, windsurfers						
Shoe Stores						
Sporting goods stores						
Stationery stores						
Toy stores						
Tobacco shops						
Variety stores						
Video sales and rentals						
Wine tasting and sales rooms	- -	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
Drug stores; pharmacies medical appliances and supplies	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Retail Sales, requiring  
large sites, large show-  
rooms, or outdoor sales  
areas, such as:

-- -- -- -- -- 4/5/6\*

Automobile sales and  
service, including  
auto mobile repair  
and service garages  
operated entirely  
within enclosed  
buildings or screened  
from public streets;  
automobile sales:  
automobile upholstery  
installers, indoor;  
tire stores, including  
installation; used car  
sales lots.

Boat sales and service

Building materials  
yards, including:  
lumber yards, not  
including planning  
mills or sawmills;  
building materials  
yards other than  
gravel, rock or  
cement yards;  
storage, bulk, of  
rock, gravel sand,  
and aggregates in  
bins not to exceed  
a capacity of 5  
yards each, limited  
to a maximum of 10  
bins per site

Feed and farm supply  
stores

Firewood processing  
and sales

Mobile home sales and  
service

Motorcycle sales and  
services

Nurseries selling  
plants centers in  
containers; garden

USE	PA	VA	CT	C-1	c-2	c-4
-----	----	----	----	-----	-----	-----

**Visitor Accommodations,**  
**subject to Section**  
**13.10.335(b), such as:**

**Time Share, visitor**  
**accommodations**  
**subject to Section**  
**13.10.693**

1- 4 units	--	5	--	--	--	--
5-19 units	--	6	--	--	--	--
20+ units	--	7	--	--	--	--

**Type A uses: Hotels;**  
**inns, pensions,**  
**lodging houses, "bed**  
**and breakfast" inns,**  
**motels, recreational**  
**rental housing units**  
**(see Section**  
**12.02.020(11))**

1- 4 units	--	5P	5	--	5	--
5-19 units	--	6P	6	--	6	--
20+ units	--	7P	7	--	7	--

**Type B uses: Organized**  
**camp: group camps;**  
**conference centers,**  
**(subject to Sec.**  
**13.10.692; hostels;**  
**recreational vehicles**  
**camping parks; tent-**  
**camping parks.**

1- 4 units	--	5	5	--	--	--
5-19 units	--	6	6	--	--	--
20+ units	--	7	7	--	--	--

**Wineries**

(see definition

**Section 13.10.700-W**      --      --      --      --      --      4/5/6\*

/6\* /6\* /6\*

**ORDINANCES**

(Ord. 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83; 3593, 11/6/84; 3632, 3/26/85)

**Zone Districts: 2824, 12/4/79;**

**Combining Zone Districts: 560, 7/14/58; 1891, 6/19/73; 1985, 2/19/74; 2874, 12/4/79;**

**PA uses: 1834, 2/27/73; 2661, 4/17/79; 2769, 9/11/79; 3593, 11/6/84; 3632, 3/26/85**

**13.10.333 DEVELOPMENT STANDARDS FOR COMMERCIAL DISTRICTS**

- (a) **Site and Structural Dimensions.** The following minimum parcel size, frontage, yard dimensions, and building height limits shall apply within all commercial zone districts, except as noted elsewhere in this section or in the general exceptions as noted in Sec. 13.10.510, et seq.

**COMMERCIAL SITE AND STRUCTURAL DIMENSIONS CHART**

District Designation	Minimum Site Area Per Parcel (net developable square feet)	Minimum Parcel Frontage (feet)	Front	Minimum Yards- (feet) Side	Rear	Average Building Height Limit- (feet)
PA	10,000	60	10	Interior: 0 Street: 10	10	3 stories, but not to exceed 35 ft.
VA	10,000	60	10	10	10	"
C-T	10,000	60	10	0	0	"
C-1	10,000	60	10	0	0	"
c-2	10,000	60	10	0	0	"
c-4	10,000	60	10	0	0	"

**Footnotes:**

1. See also General Site Standards exceptions in Sections 13.10.510, .520 and .521.
2. Subject to exceptions as provided in paragraph (b) of this Section.
3. See also Chapter 12.28, Solar Access Protection; subject to solar access requirements in Design Criteria, Section 13.10.331.

(Ord. 1834, 2/27/73; 2849, 1/22/80; 3186, 1/12/82; 3344, 1/23/82; 3432, 8/23/83; 3501, 3/6/84)

**(b) Yards, Exceptions**

- (1) See Chapter 16.50 regarding setback/buffer requirements for parcels abutting agricultural uses.
- (2) **Front Yard Abutting or Across the Street From an "R" or "A" District.** On sites abutting on and fronting on the same street as, or across a street or alley from property in an "R" District or an "A" District, the minimum front yard shall be 20 feet.
- (3) **Reversed Corner Lots.** On a reversed corner lot adjoining a key lot in an "R" or "A" District, the minimum side yard adjoining the street shall be not less than one-half of the required front yard on the key lot.

the Coastal Zone, adequate system capacity shall be reserved for priority coastal uses as per Section 17.02.070.

- (c) All improvement requirements and fees shall be met for drainage districts, transportation improvement zones, and roadside improvement districts where required by district or section regulations (Title 15).
- (d) The recommendations of the Santa Cruz Metropolitan Transit District should be met to ensure the provision of adequate transit facilities. For commercial projects of 6,000 square feet or larger, a letter indicating the Transit District's recommendation shall be submitted with the project applications.

(Entire Section: Ord. 4346, 12/13/94)

**13.10.335 SPECIAL STANDARDS AND CONDITIONS FOR COMMERCIAL DISTRICTS.**

**(a) "C-1", "C-2" and "C-4" Use Standards.**

- (1) In the "C-1" or "C-2" Districts, all business, services and processes shall be conducted entirely within a completely enclosed structure except for outdoor food and drink establishments, recycling collection facilities, off-street parking and loading areas, gasoline stations, garden supply stores, Christmas tree lots, bus depots, transit stations, public utility uses, and radio and television transmission towers. Outside storage of stock-in-trade may be allowed pursuant to a Level IV Approval provided that the storage area is adequately screened from view from adjacent parcels. (Ord. 3843, 6/23/87)
- (2) In the "C-1" District, all products produced on the site of any of the permitted uses shall be sold, primarily at retail only, on the site where produced.
- (3) In the "C-1" District not more than five persons, and in a "C-2" District not more than ten persons, shall be engaged in the production, repair or processing of materials on any one site, except that this provision shall not apply to bars, restaurants and soda fountains.
- (4) In the "C-4" District, all office and retail uses that are required to be ancillary and incidental, shall be related to the main use of the site such as business offices to operate the permitted use or the retail sale of goods produced or served as a part of the primary permitted use. (Ord. 4346, 12/13/94)

units may be occupied by the owner(s) up to 45 days in any one calendar year. Notwithstanding the foregoing, visitor accomodation units described as follows may be occupied by the owner(s) up to 90 days in one calendar year: units located on coastal bluff property which has been the subject of litigation in which a remittitur was issued by the California Court of Appeal on or before April 25, 1983 in a decision requiring the County of Santa Cruz to grant either "compensating densities" in excess of "the base densities" thereon, or to grant "some other transfer of development rights," and which litigation has been settled by Stipulation for Judgment and Judgment Thereon."

- (ii) A rental contract for the short-term rental of all units shall be maintained at all times with a professional management firm approved by the County. Such contract shall contain occupancy restrictions for Visitor Accommodations Units as specified in (i) above. The rental contract shall be established prior to issuance of building permits for the project.
- (iii) Centralized, on-site management shall be provided at all times for the maintenance and operation of the visitor accommodations, related facilities, and the property. Such management may be provided by the property owner or by a separate management firm under contract. Plans for management shall be submitted to and approved by the Planning Director and a Transient Occupancy Tax Permit obtained from the Treasurer-Tax Collector by such management prior to the issuance of building permits.
- (iv) Deed restrictions running with the property and limiting use of short-term occupancy and providing for the maintenance of centralized rental and management of the facility shall be recorded prior to issuance of building permits.
- (v) All Visitor accommodations units shall be subject to any County Uniform Transient Occupancy Tax Ordinance or a special tax on time share units, camping units, or other visitor accommodation units. Reports of the occupancy of Visitor Accommodations Units together with payment of transient occupancy taxes or any other taxes due from the use of visitor accommodations units shall be made in accordance with Santa Cruz County Code Section 4.24.080.
- (vi) Visitor accommodation projects shall be evaluated to insure that a diversity of all types of visitor accommodations is provided in the Coastal Zone consistent with Local Coastal Program Land Use Plan policy. Visitor accommodations projects on Priority Sites shall primarily provide accommodations available to the general public.
- (vii) Visitor accommodations development in areas designated for Neighborhood or Community Commercial use shall not adverse-

13.10.330 COMMERCIAL DISTRICTS

<u>Sections:</u>	13.10.331	Purposes of Commercial Districts
	13.10.332	Uses in Commercial Districts
	13.10.333	Development Standards in Commercial Districts
	13.10.334	Design Criteria for Commercial Districts
	13.10.335	Special Standards and Conditions for Commercial Districts

13.10.331 PURPOSES OF COMMERCIAL DISTRICTS

In addition to the general objectives of this Chapter (13.10) the Commercial Districts are included in the Zoning Ordinance in order to achieve the following purposes:

(a) General Purposes.

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, of different geographical area in the county and of their various categories of patrons.
- (2) To contain commercial facilities in appropriately located areas, avoiding new freeway oriented development and new strip commercial uses, and providing opportunities for commercial uses to concentrate for the convenience of the public and in mutually beneficial relationships to each other.
- (3) To ensure that commercial facilities and uses are compatible with the level of available public facilities and services, minimizing **traffic** congestion and preventing the overloading of utilities and public services.
- (4) To ensure that commercial development is compatible with natural resource protection, environmental quality, and the scenic setting of the County.
- (5) To ensure that commercial facilities are constructed and operated such that they are compatible with adjacent development, and that high standards of urban design are maintained, minimizing impacts on residential areas and providing for adequate site layout, protection of solar access to adjacent property, landscaping, sign and building design and size, and on-site parking, loading and circulation.
- (6) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses, and from fire, explosion, noxious fumes and other hazards.
- (7) To provide space for community facilities and institutions which appropriately may be located in commercial areas.

- (8) To provide for a mixture of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level. Residential uses are intended to be incidental or secondary to commercial use of a site, or as otherwise provided by a Village Design Plan.
- (9) To maximize efficient energy use and energy conservation in commercial uses, and to encourage the use of locally available renewable energy resources.
- (b) Specific “PA” Professional-Administrative Office District Purposes. To provide for professional and administrative office uses in areas where such use is designated on the General Plan, or in areas designated for neighborhood, community or service commercial use, particularly where an office use can provide a buffer use between residential areas and the more intensive commercial or industrial activities. Professional and administrative office uses are intended to be low impact, non-retail activities. The “PA” District is intended to allow a compatible collection of related uses within a development and may include a variety of retail and service uses where they are necessary to office uses on a site.
- (c) Specific “VA” Visitor Accommodations District Purposes. To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of such overnight or extended stay lodging for visitors and to recognize these as commercial uses. The Visitor Accommodations District is intended to be located primarily in areas designated Visitor Accommodation on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources.
- (d) Specific “CT” Tourist Commercial District Purposes. To encourage and recognize a narrow range of visitor serving uses in appropriate locations in the County on major transportation corridors or in commercial centers where properties have a land use designation on the General Plan of Neighborhood or Community Commercial. Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations and related accessory uses.
- (e) Specific “C-I” Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities. Neighborhood Commercial uses and facilities are intended to be of a small scale, with a demonstrated local need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impacts on the adjacent



residential areas.

- (f) Specific “C-2” Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping and service needs of community-wide service areas, and including visitor accommodations. This district is intended to be applied to areas designated on the General Plan as Community Commercial. The Community Commercial districts are intended to have definite boundaries to promote the concentration of commercial uses.
- (g) Specific “C-4” Commercial Service District Purposes. To meet the commercial service needs of the various communities in the County by allowing a broad range of commercial services uses in areas reserved for and designated Commercial Services on the General Plan. Commercial service uses are intended primarily to be non-retail in nature, such as building material suppliers, auto repair, or freight terminals, and to be non-polluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need access to rail transportation. The Commercial Services Districts are intended to be located in areas where the impact of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses. Commercial recreational uses needing large sites and good access, such as drive-in theaters or indoor arenas, are also included in this district.

#### 13.10.332 COMMERCIAL USES

##### (a) Principal Permitted Uses

- (1) In the Coastal Zone, the principal permitted uses in the Commercial Districts shall be as follows:
  - “PA” Professional and administrative offices;
  - “VA” Visitor accommodations;
  - “CT” Visitor serving uses and facilities;
  - “C-1” Neighborhood-serving, small-scale commercial services and retail uses;
  - “C-2” Community-serving, large-scale retail uses and small-scale community services;
  - “C-4” Commercial services of all types and uses needing large sites or outdoor use areas; including appurtenant uses and structures.
- (2) Principal permitted uses are all denoted as uses requiring a Level IV or lower Approval unless otherwise denoted with the letter “P” in the Commercial Uses Chart in paragraph (b) following. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone Permits, and in some cases, as provided in Chapter 13.20, any development is appealable.

- (b) Allowed Uses. The uses allowed in the commercial districts shall be as provided in the following Commercial Uses Chart below. A discretionary approval for an allowed use is known as a “Use Approval” and is given as part of a “Development Permit” for a particular use. The type of permit processing review, or “Approval Level”, required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

### COMMERCIAL USES CHART

**KEY:**

A = Use must be ancillary and incidental to a principal permitted use on the site  
 P = Principal permitted use (See Section 13.10.332(a)); no use approval necessary if “P” appears alone

- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

- = Use not allowed in this zone district

- \* = Level IV for project of less than 2,000 square feet  
       Level V for projects of 2,000 to 20,000 square feet  
       Level VI for projects of 20,000 square feet and larger

USE	P A	VA	CT	C-1	C-2	C-4
-----	-----	----	----	-----	-----	-----

Accessory Structures and uses (not principal permitted uses unless associated with a principal permitted use), including:

Accessory structures, non-habitable, not including warehouses (subject to Section 13.10.611)

Less than 500 sq. ft.	3	3	3	3	3	3
500-2,000 sq. ft.	4	4	4	4	4	4

Outdoor storage, incidental to an allowed use and screened from public streets and adjacent property

Less than 500 sq. ft.	3A	3A	3A	3A	3A	3A
500-2,000 sq. ft.	4A	4A	4A	4A	4A	4A

Parking, on-site, in accordance with Section 13.10.550, et seq

4	4	4	4	4	4	4
---	---	---	---	---	---	---

Parking facilities for off-site uses, when developed according to Section 13.10.550, et seq

4	4	4	4	4	4	4
---	---	---	---	---	---	---

Recycling collection facilities in accordance with Section 13.10.658:

Reverse vending machines

1	1	1	1	1	1	1
---	---	---	---	---	---	---

Small collection facilities

4	4	4	4	4	4	4
---	---	---	---	---	---	---

Signs in accordance with Section 13.10.581

4	4	4	4	4	4	4
---	---	---	---	---	---	---

0225

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Adult Entertainment,

subject to Sections  
13.10.621, 13.10.622, and  
13.10.623 including adult  
bookstores; adult motion  
picture theaters, bath  
establishments

-- -- -- -- 5/6\* --

Agricultural Service

Establishments not  
engaged in hazardous  
chemicals

-- -- -- -- 5/6\*

Animal Services (subject  
to Section 13.10.642),  
including:

Animal grooming  
services and other  
animal services where  
the animals do not stay  
overnight

-- -- -- 4/5/6\* 4/5/6\* 4/5/6\*

Boarding kennels,  
veterinarians offices,  
small animal hospitals,  
animal shelters and  
pounds, including the  
short-term boarding of  
animals

-- -- -- -- 4/5/6\*

Outdoor exercise yards  
in connection with the  
above

-- -- -- -- 5/6\*

Veterinary clinics or  
office with no overnight  
boarding of animals

-- -- -- 4/5/6 4/5/6

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Automobile Service

Stations; subject to the provisions of Sections 13.10.656 and 13.10.657

Gas stations with car washes, service bays and/or vehicle repair services

-- -- 5/6\* -- 5/6\* 5/6\*

Gas stations or gas pumps with no service bays or repair service

-- -- 5/6\* 5/6\* 5/6\* 5/6\*

BANKS, including

4/5/6\* 4/5/6\*A -- 4/5/6\* 4/5/6\* --

Automated Bank Teller Facilities  
Savings and Loan Companies

Boat and marine services, such as:

-- -- -- -- -- 4/5/6\*

Boat building

Boat rentals, sales, and services

Boat storage

Commercial fishing facilities

Marine services and launching facilities

Clubs, private, including garden clubs, fraternal lodges, community service organizations, meeting halls and conference rooms

4/5/6\* 4/5/6\*A 4/5/6\*A 4/5/6\* 4/5/6\* 4/5/6\*

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Commercial change of use  
within existing structures:

Change of use in  
accordance with an  
approved master  
occupancy program

1 1 1 1 1 1

Change of use within  
the Town Plan areas  
of the San Lorenzo  
Valley, to a use in  
conformance with a  
Town Plan, and not  
resulting in an  
intensification of use

1 1 1 1 1

Change from a use  
conforming to a valid  
development (use)  
permit, to another use  
allowed in the zone  
district which will not  
result in an  
intensification of use:

1 4/5/6\* 4/5/6\* 1 1 4/5/6\*

Change from a use  
conforming to a valid  
development (use)  
permit, to another use  
allowed in the zone  
district which will  
result in an  
intensification of use:

4 4/5/6\* 4/5/6\* 4 4 4/5/6\*

Change of a use not  
approved by a valid  
development (use)  
permit, to another use  
allowed in the zone  
district, for projects

of

Under 2,000 sq. ft.	3	4	4	3	3	4
2,000-20,000 sq. ft.	4	5	5	4	4	5
Over 20,000 sq. A.	4	6	6	4	4	6

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

(For legal, non-conforming uses, see Section 13.10.260 for additional requirements)

Commercial recreation and Entertainment.

indoor, subject to Section 13.10.654, such as:

-- 4/5/6\*A 4/5/6\*A -- 41516" 4/5/6\*

Auditoriums, indoor  
Bowling alleys  
Card rooms  
Dancing establishments;  
dance halls; discos  
Game establishments;  
pin-ball and video  
game rooms (see  
Section 13.10.700 -  
G, -V definitions)  
Nightclubs  
Pool halls  
Theaters, indoor

Commercial Recreation, -- -- -- -- -- 5/6\*  
General, involving  
outdoor facilities, public  
assembly, or large sites,  
such as:

Flea markets  
Miniature golf courses;  
putting greens; par 3  
golf; driving ranges  
Skateboard parks  
Skating rinks  
Sports arenas, stadiums  
Swimming pools, public  
Theaters, drive-in  
(subject to Section  
13.10.623)

Commercial Services, 4/5/6\*A 4/5/6\*A -- 4/5/6\* 4/5/6\* --  
personal, such as:

, Barber shops  
, Beauty shops

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

<u>Commercial Services,</u> <u>Neighborhood</u> , such as:	--	--	--	4/5/6*	4/5/6*	4/5/6*
---	----	----	----	--------	--------	--------

Copy and duplicating  
 services  
 Dressmakers  
 Dry cleaners using non-  
 flammable, non-  
 explosive solvents  
 Film processing,  
 ancillary and incidental  
 to a permitted retail or  
 service use  
 Food lockers  
 Laundries; self-service  
 laundries  
 Locksmiths  
 Picture framing shops  
 Printing shops, light;  
 duplicating services  
 Repair shops, for the  
 repair of small  
 appliances; radio,  
 stereo and television  
 repair  
 Shoe repair shops  
 Tailors  
 Tool or cutlery  
 sharpening or grinding  
 services

<u>Commercial Services,</u> <u>Community</u> , such as:	--	--	--	--	4/5/6*	4/5/6*
--	----	----	----	----	--------	--------

Auction rooms  
 Catering services  
 Gunsmiths  
 Mortuaries (not  
 including cemeteries)  
 Rental shops: medical,  
 clothing, household  
 goods, etc., indoor  
 Taxidermists  
 Upholstery shops (auto  
 upholstery allowed  
 only in C-4)



USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Commercial Services,  
general, indoor, such as:

-- -- -- -- -- 4/5/6\*

Commercial cleaning  
services, including:  
linen services; dry  
cleaning and dyeing  
plants; carpet cleaning  
shops; diaper supply  
services; mattress  
reconditioning

Contractor's shops  
including: glass shops;  
plumbing shops; sheet  
metal shops; heating  
and ventilating shops

Exterminators

Laboratories and related  
facilities for research,  
experimentation,  
testing, film processing

Printing, lithographing,  
engraving, book  
binding

Repair shops, including  
household and office  
equipment repair; safe  
and vault repair

Storage buildings for  
household goods;  
mini-storage

Commercial Services,  
general, involving outdoor  
use, or heavy trucking, or  
vehicle use and storage,  
such as:

-- -- -- -- -- 4/5/6\*

Automobile repair and  
service shops operated  
partly out of doors

Automobile rental  
enterprises

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Automobile washing,  
polishing and  
detailing services

Parcel shipping and  
delivering services

Taxi company with  
vehicle parking and  
storage

Contractor's and heavy  
equipment storage and  
rental yards, including  
storage yards for  
commercial vehicles;  
bus or transit service  
yards for the storage,  
servicing and repair of  
transit vehicles

Outdoor storage yards  
for recreational  
vehicles, trailers, boats

Recycling centers,  
including large  
collection facilities and  
processing facilities

Shipping terminals,  
including trucking  
terminals, packing and  
crating services,  
shipping services,  
freight forwarding  
terminals

Storage facilities  
including cold-storage  
plants; ice storage  
warehouses, excluding  
the storage of **fuel** or  
flammable liquids

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Community Facilities,

such as:

4/5/6\* 4/5/6\*A -- 4/5/6\* 4/5/6\* 4/5/6\*

Bus or transit stations  
 (storage, servicing or  
 repair of vehicle  
 allowed only in C-4)

Churches and other  
 religious centers or  
 institutions

Community centers

Day-care centers (see  
 Section 13.10.700 -D  
 definition)

Energy systems,  
 community (subject to  
 Section 13.10.661 and  
 .700-E definition)

Fire stations

Libraries

Museums

Post offices

Restrooms, public

Utilities, public,  
 structures and uses  
 (see Section  
 13.10.700-E  
 definition)

Cottage industry (see  
 Section 13.10.700-C  
 definition)

-- -- -- 4/5/6\* 4/5/6\* 4/5/6\*

"M-1" Districts, all  
 allowed uses, provided  
 that not more than 20  
 persons are engaged in the  
 production, repair, or  
 processing of materials on  
 any one shift and provided  
 further that regulations for  
 the "M-1" District as  
 stated in Section  
 13.10.345 shall apply to  
 every use

-- -- -- -- -- 4/5/6\*

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Offices, (not to exceed  
50% of building area in C-  
1), such as:

Administrative offices	4/5/6*	4/5/6*A	--	4/5/6"	4/5/6*	4/5/6*A
Travel agencies						
Addressing services	4/5/6*	--	--	41516*	4/5/6*	4/5/6*A
Business offices, general						
Catalog sales offices						
Dental offices						
Duplicating shops						
Editorial offices						
Executive offices						
Finance offices						
Fortune tellers						
Insurance offices						
Interior decoration studios						
Laboratories, medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution						
Medical offices and clinics						
Message services; answering services						
Optical offices						
Photographers; photographic studios						
Professional offices						
Radio and television programming stations, without transmitting towers						
Real estate offices						
Telegraph offices						
Title companies						

Open space uses  
according to the PR  
District Chart (Section  
13.10.352)

-- P P -- -- --

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Physical culture facilities,

such as:

Bath establishments;

hot tubs, sauna

establishments

(subject to Chapter

9.88)

Fitness centers

Gymnasiums

Massage establishments

(subject to Chapter

9.88)

Physical culture studios

Racquet clubs, indoor

Spas

4/5/6\*A

4/5/6\*A

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

Radio and television

broadcasting stations

including transmitting

towers

4/5/6\*

--

--

4/5/6\*

4/5/6\*

4/5/6 \*

Residential uses, such as:

Dwelling units, **single-**

family and multi-

family, up to 50%

(67% if project is

100% affordable) of

the floor area of the

entire development,

developed according to

the development

standards of Urban

High Residential

1 - 4 units

5

--

--

5

5

--

**5 - 19 units**

6

--

--

6

6

--

**20 + units**

7

--

--

7

7

--

Convalescent hospitals

4/5/6\*

--

--

--

--

--

Nursing homes (see

Section 13.10.700-N

definition)

4/5/6\*

--

--

--

--

--

Restaurants; bars. food

service subject to

13.10.651 in the "PA"

District; such as:

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Bars, micro-breweries,  
 brew pubs, subject to  
 Section 13.10.654,  
 (ancillary to  
 restaurants in the C-1)  
 Bakeries; baked goods  
 stores  
 Candy stores  
 Cheese stores  
 Delicatessens  
 Donut shops  
 Ice cream shops  
 Restaurants  
 Sandwich shops  
 Other food specialty  
 outlets

In buildings of 500  
 square feet or less

4A

4A

4

4

4

4

In buildings of larger  
 than 500 square feet

4/5/6\*A

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

--

Outdoor food service

4/5/6\*A

4/5/6\*A

4/5/6\*

4/5/6\*

4/5/6\*

--

Retail sales,

Neighborhood, such as:

Antique stores  
 Art and handicraft sales  
 and service  
 Art galleries  
 Bicycle rentals  
 Bicycle sales  
 Bookstores  
 Candy stores  
 Clock and watch sales  
 and repair  
 Clothing stores  
 Flower shops  
 Food stores; grocery  
 stores, limited to  
 20,000 square feet in  
 the C-1 District  
 Gift shops  
 Hardware stores

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Jewelry stores

Liquor stores

Luggage stores

Musical instrument and  
recordings sales and  
repairNewspaper and  
magazine sales

Pet shops

Photographic equipment  
and suppliesPlant shops, for indoor  
sales of plants in  
containers

Produce markets

Recreational equipment  
sales, rentals and  
services, such as  
sporting goods, bait  
and tackle, marine  
hardware and  
supplies, diving  
equipment, bicycles,  
roller skates,  
surfboards,  
windsurfers

Shoe stores

Sporting goods stores

Stationery stores

Toy stores

Tobacco shops

Variety stores

Video sales and rentals

Wine tasting and sales  
rooms

--	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
----	---------	---------	--------	--------	---------

Drug stores;  
pharmacies, medical  
appliances and  
supplies

4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
---------	---------	---------	--------	--------	---------

Retail sales, Community,  
such as:

--	--	--	--	4/5/6*	4/5/6*A
----	----	----	----	--------	---------

Appliance showrooms  
Automobile supply  
stores

[ - - - - - ] PA [ - - - - - ] VA [ - - - - - ] CT [ - - - - - ] C-1 [ - - - - - ] C-2 [ - - - - - ] C-4 [ - - - - - ]

Business machine stores  
 Computer sales and  
     service  
 Department stores  
 Fabric and sewing  
     materials stores  
 Floor covering  
     showrooms  
 Furniture stores  
 Garden supply stores  
 Home furnishing and  
     decorating stores  
 Household appliances  
     stores  
 Kitchen/bath/house-  
     wares stores  
 Orthopedic appliances  
     sales and rentals  
 Paint stores  
 Pawnshops  
 Scientific instrument  
     stores  
 Secondhand stores  
 Stamp and coin stores  
 Stores for the display  
     and retail sales of  
 lighting, plumbing,  
 heating, refrigeration,  
 ventilation, fixtures  
 and equipment  
 Warehouse stores selling  
     to members or the  
     general public

Retail Sales, requiring  
large sites, large  
showrooms, or outdoor  
sales areas, such as:

--

--

--

--

4/5/6\*

Automobile sales and  
 service, including  
 automobile repair and  
 service garages  
 operated entirely  
 within closed  
 buildings or screened  
 from public streets;



[ _ _ _ _ _ ]	[ PA _ ]	[ VA _ ]	[ CT _ ]	[ C-1 _ ]	[ C-2 _ ]	[ C-4 _ ]
---------------	----------	----------	----------	-----------	-----------	-----------

automobile sales;  
 automobile  
 upholstery installers,  
 indoor; tire stores,  
 including installation;  
 used car sales lots  
 Boat sales and service  
 Building materials yards,  
 including: lumber  
 yards, not including  
 planing mills or  
 sawmills; building  
 materials yards other  
 than gravel, rock or  
 cement yards;  
 storage, bulk, of  
 rock, gravel, sand,  
 and aggregates in bins  
 not exceeding 5 yards  
 each, limited to 10  
 bins per site  
 Feed and farm supply  
 stores  
 Firewood processing  
 and sales  
 Mobilehome sales and  
 service  
 Motorcycle sales and  
 service  
 Nurseries, selling plants  
 in containers, garden  
 centers  
 Recreational vehicle and  
 trailer sales and  
 service  
 Retail sales of large  
 appliances or  
 equipment needing  
 large showrooms  
 Wholesale suppliers

Schools, studios and  
conference facilities, such

as:

4/5/6\*

4/5/6\*A

--

41516\*

4/5/6\*

4/5/6\*

**37**

Arts and crafts studios  
and schools

USE	PA	VA	CT	C-1	C-2	C-4
-----	----	----	----	-----	-----	-----

Conference and seminar facilities without overnight accommodations  
Dance studios or schools  
Music studios or schools  
Pre-school, elementary, secondary and college facilities  
Professional, trade, business and technical schools

Temporary uses, (see Section 13.10.700-T definition) such as:

Carnivals and circuses	--	--	--	3	3
Christmas tree sales lots	--	--	3	3	3
Outdoor sales not to exceed 4 per year on any site	--	--	3	3	3

Visitor Accommodations, subject to Section 13.10.355(b), such as:

Time share, visitor accommodations subject to Section 13.10.693						
1 - 4 units	--	5	--	--	--	--
5 - 19 units	--	6	--	--	--	--
20 + units	--	7	--	--	--	--

Type A uses: Hotels; inns, pensions, lodging houses, "bed and breakfast" inns, recreational rentals housing (see Section 12.02.020(11))

USE	PA	VA	CT	C-1	C-2	C-4
1 - 4 units	--	5P	5	--	5	--
5 - 19 units	--	6P	6	--	6	--
20 + units	--	7P	7	--	7	--

Type B uses: Organized  
camps; group camps;  
conference centers,  
(subject to Section  
13.10.692); hostels;  
recreational vehicles  
camping parks; tent  
camping parks

1 - 4 units	--	5	5	--	--	--
5 - 19 units	--	6	6	--	--	--
20 + units	--	7	7	--	--	--

Wineries (see definition  
Section 13.10.700-W)

--	--	--	--	--	4/5/6*
----	----	----	----	----	--------