

Summary of Proposed Revisions
Zoning Code Amendment P2025-0023-ZCA

Section	Current Code	Revision/Objective
17.210.015 – Residential District Land Uses and Permit Requirements (Table 2-2)	Child day care – Large family day care homes and Child day care – Small family day care homes. Table does not include information under “Additional Standards” that applies to these uses, per State Law.	Reinserting the following note, as it was inadvertently omitted in the Zoning Code Update (ZCU) and is needed to maintain internal consistency with Table 2-6 (MU Zones): <i>“Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.”</i>
17.210.020 – Residential Zoning Districts Development Standards (Table 2-3)	Specifies the allowable maximum dwelling size for R1 and R2 but does not specify what is included in the calculation for R2.	Reinserting the following note for R2, as it was inadvertently omitted in the Zoning Code Update (ZCU): <i>“the maximum and minimum allowed floor area, does not include any garage or other non-habitable space.”</i>
17.210.020 – Residential Zoning Districts Development Standards (Table 2-3, 2-4) 17.220.020 – Mixed Use Zoning District Development Standards (Table 2-7, 2-8)	<i>“Rooftop decks shall be set back 5 feet from the building edge along an interior side yard adjacent to a residential zoned property.”</i>	Adding: <i>“Rooftop decks shall meet the setbacks applicable to the primary structure,”</i> and adding applicability to the rear yard except when another onsite structure screens the rooftop deck from the adjacent residential zoned property to the rear. To preserve privacy, this clarifies that rooftop decks must always comply with the setback applicable to the primary structure in the zone and not encroach into required setbacks, including in scenarios such as recreation rooms, which have reduced setbacks in certain circumstances.
17.210.020 – Residential Zoning Districts Development Standards (Table 2-3)	Maximum front yard paving in R1 and R2: Limited to 25% with an exception for a 2-car garage.	Clarifying the exception as follows: <i>“to provide a standard 16-foot, double-wide driveway for a two-car garage within the 20-foot front setback area, <u>leading to a street-facing two-car garage</u>,”</i> since a garage is not allowed within a front setback and that allowance applies to front-facing garages. Expanding the allowance for <i>“additional permeable hardscape...not to exceed a combined total of 20 feet in width when no other parking is provided onsite,”</i> in order to provide additional flexibility for onsite parking.
17.220.015 – Mixed Use District Land Uses and Permit Requirements (Table 2-6)	The following uses do not specify standards for sale of alcoholic beverages: <ul style="list-style-type: none"> • Clubs, lodges, and private meeting halls • Indoor commercial recreation • Event Centers 	Clarifying uses that may request to include alcoholic beverage sales by adding: <i>“For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales).”</i>

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17.220.015 – Mixed Use District Land Uses and Permit Requirements (Table 2-6)	Health/fitness facilities – ground-floor restrictions apply in the Mixed Use Downtown (MU-DT) Zone	Removing footnote restricting this use to 3,000 sq. ft. on the ground floor in MU-DT Zone.
17.220.015 – Mixed Use District Land Uses and Permit Requirements (Table 2-6)	Lists pet shops as a permitted use.	Updating to include pet grooming as part of that use category to be consistent with the definition.
17.220.015 – Mixed Use District Land Uses and Permit Requirements (Table 2-6)	Lists secondhand stores as a separate use from general retail.	To comply with State law (AB 2632), deleting this as a separate land use and adds the following note under General Retail Stores: <i>“For used merchandise, see Section 17.400.105 (Secondhand Stores).”</i>
17.220.020 – Mixed Use Zoning District Development Standards (Table 2-7, 2-8)	Lists minimum rear setbacks for various scenarios, including when adjacent to an alley, and when abutting an R1, R2, and RLD zone.	<ul style="list-style-type: none"> Rewording the existing standard to clarify which setback applies to each scenario. Allowing the half alley width to also be credited when abutting the RLD, consistent with the same standard when abutting R1 and R2 zones, which are similar in allowable height and setbacks.
17.220.020 – Mixed Use Zoning District Development Standards (Table 2-8)	Front and street side setbacks for MU-MD, MU-HD, and MU-I, currently state: <i>“Unless specified otherwise, upper floor setbacks shall be the same as the ground floor setback.”</i>	This was inadvertent; deleting this note to be consistent with Table 2-7, which does not include this note. As written, the text indicates setbacks on all floors are required to be the same, except for the cantilever scenario illustrated in Figure 2-5, which is not the intent. In both tables, the specified setback range applies to all floors; a building is allowed to have a different (greater) setback on the upper floors than the ground floor as long as it is within the minimum and maximum range and is not intended to indicate all floors must have the same setback.
17.300.020.D – Measurement of Setbacks	Figure 3-1 illustrates the text defining the location and measurement of setbacks. Interior side and rear setbacks use “yards” as point of reference.	Correcting text to clarify the measurement reference is the property line, not the “yard” and make consistent with Figure 3-1. For example: <i>“The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest wall of the structure, establishing a setback line parallel to the rear property line that extends between the side yards <u>property lines</u>.”</i>

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17.300.020.E – Allowed Projections into Setbacks (Table 3-1)	Provides projection allowances for upper-level balconies and decks, with limitation for balconies.	Clarifying the limitation (i.e., “ <i>not be closer than 8 feet to the rear property line and 5 feet to the interior side property line</i> ” and “ <i>not project beyond the front or street side property line</i> ”) also applies to decks.
17.300.020.E – Allowed Projections into Setbacks (Table 3-1)	Provides projection allowances for porte cocheres and carports.	Removing carports from this projection allowance and clarifying parameters for porte cocheres by adding “ <i>attached to a dwelling unit for a depth of no more than 16 feet, and covered with a solid roof.</i> ”
17.300.020.E – Allowed Projections into Setbacks (Table 3-1)	Provides projection allowances electric, gas meters, and wall mounted water heaters.	Adding mini-split hvac’s to this category, as these are smaller quieter types of equipment similar to that listed; and clarifying “ <i>equipment may be located to within 12 inches of a non-conforming interior side or rear setback</i> ” by adding this note to this category to address constraints for existing nonconforming structures.
17.300.020.E – Allowed Projections into Setbacks (Table 3-1)	Provides projection allowances for pools, spas, hot tubs, and other water elements intended for human occupancy.	Clarifying how pool setback is measured by adding: “ <i>Distance is measured from outside face of bond beam.</i> ”
17.300.025.C – Exceptions to Height Limits	Provides height projection allowances for: <ul style="list-style-type: none"> • Roof-mounted mechanical equipment, antennas, elevators, stairways, ... or similar equipment • Certain solar installations 	Clarifying how allowed height projections are measured. <ul style="list-style-type: none"> • From “<i>the underlying roof surface</i>” rather than the overall building height, for roof-mounted mechanical equipment, antennas, elevators, stairways, ... or similar equipment. • From “<i>the highest elevation of the rooftop parking deck surface,</i>” rather than the mounting surface for certain solar installations.
17.300.030 – Fences, Hedges, and Walls (Table 3-2)	Provides standards (e.g., height, design, placement) for fences/walls, including: <ul style="list-style-type: none"> • Open work design at 5-foot side or rear yard driveway safety sightline (residential zones) • Limitation to 6 feet in height at required side or rear setbacks (residential zones) • Height limitation of 4 feet at front/street setbacks (all other zones) 	Revising text to: <ul style="list-style-type: none"> • Clarify the 5-foot driveway safety sightline applies at street rights-of-way (not including alleys). • Allow a maximum 8 feet in height between two abutting residential zone rear yards by mutual agreement of the two property owners (with no eligibility for a height waiver). • Allow a maximum 8 feet in height within a required residential zone side or rear setback adjacent to a public alley (with no eligibility for a height waiver) or abutting a non-residential zone. • Clarify that in zones with no minimum front/street setback requirements, no fence taller than 4 feet is permitted between a building and the public right-of-way.

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17.300.030 – Fences, Hedges, and Walls (Figure 3-5)	Figure 3-5 illustrates the text in Table 3-2, including required areas of openwork (shaded), which include: <i>when within 10 feet of a public street right-of-way, the portion of the fence or wall above 30 inches in height shall be of an openwork design.</i>	Updating diagram to reflect the existing standard listed, by illustrating the 10-foot front setback shaded to reflect openwork requirement over 30-inches within this area.
17.300.035 – Screening	Provides standards for screening between different land uses and placement of certain types of utilities and equipment.	Clarifying applicability of related standards within other sections of the Zoning Code, by adding references to these sections.
17.310.020 – Landscape Area Requirements	Requires planter islands within parking lot areas and specifies corresponding minimum dimensions and are depicted in Figure 3-8.	Specifying explicitly that the minimum width for the planter islands currently required at minimum every four spaces within a parking row is 5 feet, consistent with what is depicted in Figure 3-8.
17.320.035.C.2 – Parking Lot Aisles	Provides the minimum required dimensions for standard parking stalls and drive aisles based on the angles and configuration of the stalls and are depicted in Figure 3-11.	Correcting Figure 3-11 to show the correct location of the “Stall Length” measurement (measurement b), and to show where the parking stall angle is measured.
17.320.035.O – Parking Structures	Provides standards parking structures, including design and screening	Reinserting requirements, inadvertently omitted during ZCU, for parking structure façades facing residential zoning district parcels: <ul style="list-style-type: none"> • Be enclosed to prevent light spill, noise, or pollutants from impacting dwellings • Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent dwellings
17.320.035.P – Special Parking Requirements for Residential Uses	Specifies allowable placement of uncovered parking in R1 and R2 and requires any uncovered parking not within 15 feet of an interior side property line to be fully screened from view of the public right-of-way by the primary structure.	Revising to address a corner lot scenario with parking access from the side street, where screening the uncovered parking with the primary structure is not feasible, by adding: <i>“For corner lots, uncovered parking accessed from the street side and located in the rear half of the lot, may be screened by a solid six foot-high-fence.”</i> Also expanding the 15-foot allowance parking for <i>“an additional five feet of permeable hardscape area may be allowed when no other parking is provided onsite,”</i> in order to provide additional flexibility for onsite parking.

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17.320.035.Q – Electric Vehicle (EV) Parking	Specifies minimum required quantities of EV charging infrastructure at each of three levels (EV Capable, EV Ready, and Full EV Chargers/Charging Stations) for any parking provided, and which are provided first where parking provided is less than the cumulative minimums for EV.	Removing the flat minimums for each level for non-residential uses, for consistency with the multi-family residential category, as these minimums result in requiring all EV spaces for small projects with five spaces or less. This also eliminates the need to specify the order in which EV requirements apply in cases where the number of parking spaces provided is less than the cumulative minimum of required EV spaces. Adding text to specify that higher level EV spaces can be provided to satisfy the lower level EV spaces.
17.320.045.B – Bicycle Parking Design	Provides required clearances and dimensions for short-term and long-term bicycle parking spaces.	Clarifying standards by adding <i>“a minimum five-foot wide access aisle shall be provided for all bicycle parking spaces”</i> and that the required 30-inches between racks is <i>“measured from the centerline of the rack”</i> and <i>“individual bicycle enclosures such as lockers or cages shall not require clearance from adjacent enclosures or obstructions.”</i>
17.400.100 – Residential Uses – Accessory Residential Structures	Provides standards for accessory residential structures (e.g., recreation rooms, etc.), including reduced side and rear setbacks in certain scenarios	Clarifying that reduced setbacks apply to side and rear property lines only, as they are not intended to apply to a front property line. Deleting figure 4-4 as the shown condition only applies to a specific corner lot scenario in the R2 Zone, and is no longer needed following numerous prior revisions to the associated text.
17.400.105 – Secondhand Stores	Does not provide standards for Secondhand Stores (thrift shops).	To comply with State law (AB 2632), creating standards to address certain aesthetic and design standards as allowed by State law.
17.400.115 – Temporary Storage Containers	Provides standards for temporary storage containers, including allowed placement and screening.	Clarifying a temporary use permit is not required in R Zones when a container is placed in a parking area or driveway, and providing flexibility for when screening is required (to be determined by the Director).
17.520.015 – Allowed Temporary Uses, Special Events, And Temporary Events	Identifies allowable “entertainment and assembly events” and “display or exhibit events.”	Specifying that allowed special events listed as “entertainment and assembly events” and “display or exhibit events” include both outdoor and indoor events.
17.610.020 – Non-conforming Structures (Table 6-1)	Provides a list of improvements required to be made conforming when a major or minor improvement is proposed on a property.	Consolidating table columns; clarifying that required bicycle parking spaces, lockers, and showers, are required to be provided in conformance with current Zoning Code standards as part of a major and minor improvement, and including flexibility when physical site constraints preclude incorporating these improvements.

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Chapter 17.625 – Required Community Meetings	Provides requirements for community meetings as part of specific applications, including the number of meetings, location, notification, and structure.	Revising text to: <ul style="list-style-type: none"> • Implement City Council direction to discuss only one community meeting for housing projects, while continuing to require two meetings for all other applicable projects/applications. • Allow flexibility in the requirement for meetings to be hybrid (i.e., both in person and online) and the requirement to prepare a project website.
17.630.010 – Notice of Public Hearings	Requires a 14-day public notification for public hearings for Zoning Code Amendments	To comply with State law (AB 2904), revising notification period to 20 days for Planning Commission public hearings involving a Zoning Code Amendment.
17.700.010 – Definitions of Specialized Terms and Phrases	Animal Sales and Services: Pet Shops	Clarifying that pet grooming is allowed as a standalone use under the category of pet shops by adding “ <i>as an accessory or standalone use</i> ” to the existing definition.
17.700.010 – Definitions of Specialized Terms and Phrases	Carport	Clarifying carport may also be located over a parking area (not just over a driveway).
17.700.010 – Definitions of Specialized Terms and Phrases	Health/Fitness Facilities	Removing shooting ranges from the definition of this use category.
17.700.010 – Definitions of Specialized Terms and Phrases	Key lot	Correcting the definition to specify its side (and not its front) adjoins the rear (not side) of a reverse corner lot (not a standard corner lot), for consistency with the corresponding Figure 7-1.
17.700.010 – Definitions of Specialized Terms and Phrases	Porte cochere	Clarifying parameters for a porte cochere, by specifying a solid roof and attached to a building “ <i>for a depth a depth of no more than 16 feet</i> ” and with “ <i>no less than 7 feet of vertical clearance.</i> ”
17.700.010 – Definitions of Specialized Terms and Phrases	Provides a definition of food retail, including limitations on food consumption area, number of seats, and kitchen equipment (originally for parking purposes).	Correcting definition to eliminate restrictions to food consumption area, number of seats, and kitchen equipment, as this distinction is unnecessary in the absence of minimum required parking, and making clear this use does not include alcoholic beverage sales.
17.700.010 – Definitions of Specialized Terms and Phrases	Provides a definition of secondhand stores as a separate subcategory under retail.	To comply with State law (AB 2632), deleting this as a separate land use definition and adding it to the definition of general retail.

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17.700.010 – Definitions of Specialized Terms and Phrases	Side Yard	Correcting to indicate a side yard extends “the full depth of the lot” between the nearest side lot line and the required setback, to be consistent with the text in Section 17.300.020.D – Measurement of Setbacks and Figure 3-1.