

**Summary of Proposed Revisions**  
 Zoning Code Amendment P2026-0115-ZCA

Section	Current Code	Revision/Objective
17.210.020 – Residential Zoning Districts Development Standards (Table 2-3)	Limits front yard paving in R1 and R2 to 25% with certain exceptions, but does not specify the remaining 75% must be landscaped with live plant material.	Reinserting the requirement below, as it was inadvertently omitted in the Zoning Code Update (ZCU).  <i>“No more than 25% of any required setback facing a street shall be paved to provide access to on-site parking, <u>with the remaining 75% landscaped with live plant material</u>, unless paving of a larger area is required to comply with § 17.320.035.C.”</i>
17.220.015 – Mixed Use District Land Uses and Permit Requirements (Table 2-6)	Lists child day care centers as allowed in all Mixed Use Zones with a Conditional Use Permit (CUP).	To comply with State law (AB 752), eliminating the CUP requirement for child day care centers that are collocated with multifamily residential.  Additionally, to streamline the review process for smaller scale child day care centers up to 1,500 square feet (that are not collocated with multifamily residential), text is added to require an Administrative Use Permit (AUP) for those facilities, similar to the requirements for private schools (kindergarten to 12th grade).
17.220.015 – Mixed Use District Land Uses and Permit Requirements	Requires a CUP for retail storefront cannabis dispensaries to be renewed every five years, while all other CUPs are not subject to renewal requirements.	Removing the renewal requirement for this type of CUP, for consistency with CUP requirements under Section 17.530.030, which indicates CUPs shall run with the land. This Section further specifies the circumstances under which a CUP shall become expired and null/void. Additionally, Chapter 17.660 outlines procedures for revocation and modification of a CUP by the review authority.
17.260.010 – Applicability of Overlay Zones	References former Zoning District and Overlay Zone designations (i.e., CG Zone and EW Overlay).	Replacing the incorrect references that inadvertently remained during the ZCU with new zoning district designation and overlay.
17.300.020.E – Allowed Projections into Setbacks (Table 3-1)	Allows eaves cornices, overhangs, bay windows, chimneys to project into setbacks by 3 feet, while maintaining a 3-ft setback.	Creating an allowance specific to eaves for ADUs, as an ADU abutting a special purpose or mixed use zone, street, or alley is only required to have side and rear yard setbacks of at least two feet.
17.300.020.E – Allowed Projections into Setbacks (Table 3-1)	Provides a general note indicating <i>“unless otherwise specified, no projection may extend closer than three feet to an interior lot line.”</i>	Clarifying that in the R2 Zone, for electric, gas meters, mini-split HVACs, and wall mounted water heaters, the resulting two-foot setback is allowed based on the specified 24-inch projection into the 4-ft required interior side setback, as allowed prior to the ZCU.

Section	Current Code	Revision/Objective
17.320.035.M – Parking Design and Layout Guidelines	Requires gates or barriers at the entrance to shared parking to be set back at least 18 feet from the property line to prevent queuing into the public right-of-way.	Removing the word “shared” to clarify the 18-ft setback standard applies to gates or barriers at the entrance of any parking facility, regardless of whether said parking is shared.
	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 corner lot scenario with parking access from side street, where screening the uncovered parking w/primary structure is not feasible, by adding: <i>“For corner lots, uncovered parking accessed from the street side and located in rear half of lot.”</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> to provide additional flexibility for onsite parking.
17.700.010 – Definitions of Specialized Terms and Phrases	Defines an attic as an area between roof framing and the ceiling of the rooms below; it is not counted as a floor and, thus, not counted towards the allowable floor area.	Updating the definition by replacing the word “or” with “and”, so that both criteria, the 70 square feet and the 7-ft height minimum, are met to be considered an attic and, thereby, not be considered a floor/story and not be counted towards floor area.
17.700.010 – Definitions of Specialized Terms and Phrases	Provides definition of Floor Area that specifies residential staircases are only counted once in scenarios where the area underneath the stairs is not accessible and not visible by way of solid walls encasing said area.	Update the residential staircase calculation component to align with the ZCU change that eliminated the restriction on number of stories to two in most residential zones.  The current definition only counts the area once when the area is enclosed on one floor since there would only be one other floor; the revised definition would continue to only exempt the enclosed areas regardless of the number of floors.
17.700.010 – Definitions of Specialized Terms and Phrases	Provides a definition of porte cochere with specific parameters, such as length and height, and also allows a projection to within 6 inches of an interior side property line.	Clarifying parameters for a porte cochere, by specifying it must be open on three sides and that the driveway over which it project must extend past/beyond the structure to which it is attached.