

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING CHAPTER 17.24 (TRANSPORTATION SYSTEMS MANAGEMENT) AND TITLE 18 (ZONING) OF THE MUNICIPAL CODE TO IMPLEMENT THE POLICIES OF THE UPDATED DOWNTOWN SPECIFIC PLAN, AS FILED UNDER CASE P18-0050

WHEREAS, the City Council has identified as a priority the update to the 2002 Downtown Specific Plan; and

WHEREAS, the City Council appointed a ten-member task force to guide and oversee the specific plan update; and

WHEREAS, the Downtown Specific Plan Update Task Force has met regularly since January 2017 to discuss and deliberate various updates the specific plan; and

WHEREAS, the implementation of the Downtown Specific Plan entails amendments to the Pleasanton Municipal Code; and

WHEREAS, at its meeting of May 28, 2019, the Downtown Specific Plan Task Force reviewed and provided a favorable recommendation regarding the amendments to Chapter 17.24 (Transportation Systems Management) and Title 18 (Zoning) of the Municipal Code; and

WHEREAS, on June 26, 2019, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff, and received testimony from the public.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the proposed amendments to the Municipal Code are consistent with the Pleasanton General Plan.

SECTION 2. Sections of Chapter 17.24 (Transportation Systems Management) and Title 18 (Zoning) of the Municipal Code are amended to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 4. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on [insert date] by the following vote.

Ayes:
Noes:
Absent:

Abstain:

Jerry Thorne, Mayor

ATTEST:

Karen Diaz, City Clerk

Dated: _____

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

DRAFT PLEASANTON MUNICIPAL CODE AMENDMENTS

The following amendments are proposed to various chapters and sections of Title 18 – Zoning of the Pleasanton Municipal Code. Proposed text to be inserted is indicated in underline, and proposed text to be deleted in ~~strikethrough~~ format.

Chapter 17.24 Transportation Systems Management

17.24.020 Definitions.

For purposes of this chapter, the following words or phrases shall have meanings as provided in this section:

G. “Employer” means any public or private employer, including the city, with a permanent place of business in the city. “Employer” also means any managed commercial area consisting of individual employers within a defined geographic area.

17.24.030 Participation agreement.

Every existing or future employer with ~~50~~ 75 or more employees wishing to enroll in the TSM program shall enter into a participation agreement with the city to do the following:

Chapter 18.08 Definitions

18.08.117 Active Ground-Floor Uses

“Active Ground-Floor Uses” are those that promote an active pedestrian environment on the ground floor of a commercial building and include retail establishments, restaurants, bars and brew pubs, art and craft studios, and other uses determined by the director of community development to be substantially similar to the foregoing or to have unique characteristics such that the objectives of the overlay district would be met. Active Ground-Floor Uses do not include personal services.

18.08.195 Floor area, gross.

“Gross floor area” means the sum of the gross horizontal area of the several floors of a building and its accessory buildings on the same site excluding: basement or cellar areas used only for storage; space used for off-street parking or loading; steps, patios, decks, terraces, porches, and exterior balconies, if not enclosed on more than three sides. Unless excepted above, floor area includes, but is not limited to, both residential and non-residential uses in a building, elevator shafts and stairwells measured at each floor (but not mechanical shafts), penthouses, enclosed porches, interior balconies and mezzanines.

18.08.278 Live-Work Unit.

“Live-work” unit means a single unit consisting of a commercial or office use containing a residential component that is occupied by an owner or employee of the commercial or office use. The live-work unit shall be the primary dwelling of the occupant.

18.08.338 Mixed Use development.

“Mixed Use development” means a project that integrates two or more of the following land uses in a single building or on a single site: office, commercial, residential, or other use determined by the director of community development ~~office, retail, or industrial uses with residential uses.~~

18.08.382 Office, business, professional, or administrative.

“Business, professional, or administrative office” means a space used for conducting the affairs of a business, profession, service industry, or government, where the activities are primarily mental or intellectual. Examples of such uses would include, but not be limited to, the offices of lawyers, accountants, brokers, insurance agents, counselors, realtors, title companies, mortgage companies, and contractors.

Chapter 18.44 C Commercial Districts

18.44.080 Permitted and conditional uses.

- A. Permitted uses and uses subject to a minor conditional use permit or conditional use permit in a C district are provided in Table 18.44.080 at the end of this section. A development project with a residential component within the Downtown Specific Plan area and in the C-C district shall be subject to Planned Unit Development approval.
- B. Multi-family dwellings and Mixed Use development with a residential component shall be permitted in the C-C district with Planned Unit Development approval and provided that: (1) there shall be not less than 1,000 square feet of site area per dwelling unit, and (2) ~~provided that~~ dwelling units not located above a permitted nonresidential use shall be subjected to the requirements for usable open space per dwelling unit of the RM-1,500 district, or, if applicable, the Core Area Overlay district.

Yards and courts at and above the first level occupied by dwelling units shall be as required by Section 18.84.100 of this title, except that where no side or rear yard is required for a nonresidential use on the site, no side or rear yard need be provided except when required by the Building Code for adjoining walls with openings.
- C. Any other use which is determined by the zoning administrator or planning commission, as applicable, as provided in Chapter 18.128 of this title, to be similar to the uses listed in this section shall be a permitted use or a conditional use in the districts in which the uses to which it is similar are permitted uses or conditional uses.

Table 18.44.080

[Note: Excerpted portions of table shown; other zoning categories listed in the table in the PMC, and not shown here, are not proposed to be amended]

PERMITTED AND CONDITIONAL USES

The following uses shall be permitted uses or conditional uses in a commercial, <u>Mixed Use</u> , office, or industrial district according to the following legend:			
P	Permitted Use	<u>MU-T</u>	<u>Mixed Use Transitional</u>
C	Conditional Use	CR	Regional Commercial District
MCUP	Minor Conditional Use	CS	Service Commercial District
TC	Temporary Conditional Use	CF	Freeway Interchange Commercial District
CN	Neighborhood Commercial District	O	Office District
CC	Central Commercial District	IP	Industrial Park District
<u>MU-D</u>	<u>Mixed Use Downtown</u>	IG	General Industrial District
If a property is zoned PUD, then the PUD shall be consulted for permitted and conditionally permitted uses before consulting this table. Where there is a conflict between Table 18.44.080 and the PUD, the PUD shall govern.			

	CC	<u>MU-D</u>	<u>MU-T</u>³⁵
CULTURAL AND ENTERTAINMENT			
Adult entertainment establishments ³	<u>P</u> ¹⁸	<u>P</u> ¹⁸	<u>P</u>
Art galleries	<u>P</u>	<u>P</u>	<u>P</u>
Auction rooms	<u>C</u> ¹⁸		
Bowling alleys, pool halls, indoor bocce court, and other similar uses	<u>C</u>	<u>C</u>	
Game arcades	<u>C</u>	<u>C</u>	
Theaters and auditoriums	<u>P</u>	<u>P</u>	
EDUCATIONAL			
Schools and colleges with no more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools ^{5, 6}	<u>P</u> ¹⁸	<u>P</u> ¹⁸	<u>MCUP</u>
Schools and colleges with more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage	<u>MCUP</u> ¹⁸	<u>MCUP</u> ¹⁸	<u>C</u>



	CC	<u>MU-D</u>	<u>MU-T</u>³⁵
schools, music and art schools, tutoring, but does not include general purpose schools ^{5, 6}			
ENERGY/ACCESSORY USES			
Accessory uses and structures, not including warehouses, located on the same site as a permitted use and the following accessory structures and uses located on the same site with a permitted use or with a conditional use which has been granted a use permit in accord with the provisions of Chapter 18.124 of this title:			
Emergency standby electricity generator, fuel cell, and/or battery facilities ⁷ , photovoltaic facilities, small electricity generator facilities ⁸ , and small fuel cell facilities ⁹	P	<u>P</u>	<u>P</u>
Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title ¹⁰	P ¹¹	<u>P¹¹</u>	
Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions for the use to be a permitted use. Temporary special downtown accessory entertainment uses shall be subject to the requirements of Section 18.116.060 of this title	TC ¹¹	<u>TC¹¹</u>	
Accessory uses and structures located on the same site as a conditional use and the following accessory structures and uses located on the same site as a permitted use or a conditional use that has been granted a use permit:			
Medium electricity generator facilities that meet the applicable standards of Section 18.124.420 of this title, or medium fuel cell facilities that meet	C	<u>C</u>	<u>C</u>



	CC	<u>MU-D</u>	<u>MU-T</u>³⁵
the applicable standards of Section 18.124.420 of this title			
Large electricity generator facilities or large fuel cell facilities ¹²			
Wind energy facilities			
GOVERNMENTAL			
Governmental facility, no outdoor storage ¹⁵	P	<u>P</u>	<u>P</u>
INDUSTRIAL			
Microbreweries ¹⁶	P	<u>P</u>	
“Radioactive materials uses” as defined in Section 18.08.445 of this title			
Rental yards, including the rental of hand tools, garden tools, power tools, trucks and trailers and other similar equipment			
Warehousing, not including storage of fuel or flammable liquids ³³	P ^{11, 17, 18}		
Wineries ¹⁶	P	<u>P</u>	
OFFICE/BUSINESS SERVICE			
Financial institutions	P ¹⁸	<u>P¹⁸</u>	<u>P</u>
Medical offices ¹⁹	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>P</u>
Offices, including, but not limited to, business, professional and administrative offices	P ¹⁸	<u>P¹⁸</u>	<u>P</u>
Radio and television broadcasting studios	<u>C¹⁸</u>	<u>C¹⁸</u>	
OUTDOOR USES ²⁰			
Beekeeping meeting the requirements of Chapter 18.103 of this title for detached, single-family homes located in the Downtown Specific Plan Area	P	<u>P</u>	<u>P</u>
Bus depots ²¹	<u>P¹⁸</u>		
Car wash:			
Full service			
Self-service	<u>C¹⁸</u>		
Seasonal sales lots	<u>TC</u>	<u>TC</u>	
Circuses, carnivals and other transient amusement enterprises	TC	<u>TC</u>	



	CC	<u>MU-D</u>	<u>MU-T³⁵</u>
Commercial radio and television aerials, antennas, and transmission towers with design review approval specified under Chapter 18.20 of this title ²²	P	<u>P</u>	<u>P</u>
Farmer's markets	TC	<u>TC</u>	
Freight forwarding terminals			
Full-service, self-service and quick-service stations: ²³	C ¹⁸		
With truck and trailer rental			
With a convenience market, excluding the sale of alcoholic beverages			
With a drive-through car wash			
Mobile food trucks on private construction, office sites, and other places of employment for not more than one hour per meal period and with permission of the property owners	P	<u>P</u>	<u>P</u>
Newsstands	P	<u>P</u>	<u>P</u>
Outdoor art and craft shows	TC	<u>TC</u>	
Parking facilities, including required off-street parking facilities located on a site separated from the uses which the facilities serve and fee parking in accordance with the standards and requirements of Chapter 18.88 of this title	C	<u>C</u>	
Public utility and public service facilities including pumping stations, power transmission stations, power distribution stations, equipment buildings, service yards, drainageways and structures, water reservoirs, percolation basins, well fields, and storage tanks. These facilities must be found by the planning commission to be necessary for the public health, safety, or welfare	C	<u>C</u>	<u>C</u>
Recreation and sports facilities, outdoor, including racetracks, golf			



	CC	<u>MU-D</u>	<u>MU-T</u>³⁵
driving ranges, skateboard parks, riding stables			
Recycling collection facilities, large			
Recycling collection facilities, small	TC	<u>TC</u>	
Recycling processing facilities, large			
Recycling processing facilities, small			
Taxicab stands	P		
PERSONAL AND GENERAL SERVICE			
Art and craft studios, with no more than 20 students in the facility at any one time. This category includes pottery, jewelry, painting, scrapbook-making, photography, sculpture, and similar studios, with or without retail sales, art/craft classes and walk-in activities for the general public ⁵	P	<u>P</u>	<u>P</u>
Art and craft studios, with more than 20 students in the facility at any one time. This category includes pottery, jewelry, painting, scrapbook-making, photography, sculpture, and similar studios, with or without retail sales, art/craft classes and walk-in activities for the general public ⁵	MCUP	<u>MCUP</u>	<u>MCUP</u>
Crematoriums, mortuaries, and columbariums, not less than 300 feet from an R district			
Interior decorating shops	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>P</u>
Laundry:			
Laundries and dry cleaners	<u>P¹⁸</u>	<u>P¹⁸</u>	
Linen supply services			
Music and dance facilities with no more than 20 students in the facility at any one time ⁵	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>MCUP</u>
Music and dance facilities with more than 20 students in the facility at any one time ⁵	MCUP ¹⁸	MCUP ¹⁸	<u>C</u>
Personal services ²⁶	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>P</u>
Recreation and sport facilities, gymnasiums, and health clubs, indoor,	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>MCUP</u>



	CC	<u>MU-D</u>	<u>MU-T³⁵</u>
with no more than 20 students in the facility at any one time ^{5, 26}			
Recreation and sport facilities, gymnasiums, and health clubs, indoor, with more than 20 students in the facility at any one time ^{5, 26}	MCUP ¹⁸	<u>MCUP¹⁸</u>	<u>C</u>
Rifle and pistol ranges, indoor, with or without firearm sales ²⁷			
Taxidermists	<u>P¹⁸</u>		
Veterinarian's offices:			
And/or outpatient clinics excluding any overnight boarding of animals ²⁸	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>P</u>
Including outpatient clinics, small animal hospitals and/or short-term overnight boarding of animals ²⁸	MCUP ¹⁸		
And/or small animal hospitals including operations not conducted within an entirely enclosed building ²⁵			
PLACES OF ASSEMBLY			
Community facilities and conference centers with 100 or fewer attendees at any one time	MCUP ¹⁸	<u>MCUP¹⁸</u>	<u>C</u>
Community facilities and conference centers with more than 100 attendees at any one time	<u>C¹⁸</u>	<u>C¹⁸</u>	
Meeting halls for concerts, lectures, meetings, and conferences	<u>C¹⁸</u>	<u>C¹⁸</u>	
Private clubs and lodges	<u>C¹⁸</u>	<u>C¹⁸</u>	
RESIDENTIAL			
Supportive housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107	<u>P¹⁸</u>	<u>P¹⁸</u>	<u>P</u>
Watchman's living quarters only when incidental to and on the same site as a permitted use			
RETAIL			
Bars and brew pubs	<u>C</u>	<u>C</u>	
Feed and fuel stores			
Restaurants and catering establishments ²⁹	<u>P</u>	<u>P</u>	<u>P³⁴</u>



	CC	<u>MU-D</u>	<u>MU-T</u>³⁵
Retail: ^{27, 29, 30}			
Gross floor area of tenant space is up to 55,000 square feet ³¹	P	<u>P</u>	<u>P</u>
Gross floor area of tenant space is greater than 55,000 square feet ³¹	C		
Sales, rental, and/or leasing of automobiles, motorcycles, and boats:			
No service	P ¹⁸		
With service			
Sales and service of one-ton or greater trucks, trailers, and/or RVs			
Service of automobiles, motorcycles, and boats:			
Department store tire, battery and accessory shops			
Repair, overhauling, and painting			
Upholstery and top shops			
Tire sales and service, not including retreading and recapping or mounting of heavy truck tires			
Tires, batteries, and accessories			
Wholesale establishments			
Wholesale establishments without stocks	P ¹⁸	<u>P¹⁸</u>	
TEMPORARY LODGING			
Bed and breakfast inns	C	<u>C</u>	<u>MCUP</u>
Hotels and motels	P	<u>MCUP</u>	
Transitional housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107	P ¹⁸	<u>P¹⁸</u>	<u>P</u>

Notes:

- 1 Uses which are part of a completely enclosed mall complex, except where specifically allowed outside of the mall, all activities take place entirely indoors.
- 2 Uses on peripheral sites physically separated from a central enclosed mall.
- 3 See Chapter 18.114 of this title.
- 4 State-mandated outdoor play areas shall face new or existing landscaping sufficient to buffer the play area from view, shall be separated from customer parking areas by a heavy wood fence or comparable barrier, shall be isolated from loading docks and associated delivery truck circulation areas, and shall contain landscaping for outdoor children’s activities. The standard city noise ordinance applies.

- 5 The use is subject to the following conditions: (1) The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements; (2) The zoning administrator finds that adequate parking is available for the said use, and the proposal has an effective traffic circulation system including pick-up and drop-off for business patrons; (3) The standard city noise ordinance applies; (4) If applicable, an outdoor play area proposed would not cause the ambient noise levels at the property plane to increase by 4 dB Ldn. The zoning administrator may request a noise study or other professional study in order to determine whether the use meets or exceeds this threshold.

A use is specifically subject to a conditional use permit shall be processed as such. A use not specifically subject to a conditional use permit that cannot meet condition 4 shall be subject to a conditional use permit.

- 6 Music and art schools shall be at least 150 feet from an R district.
- 7 The facilities shall be tested from 8:00 a.m. to 5:00 p.m. Monday through Friday or from 10:00 a.m. to 12:00 noon on Saturday or Sunday only, the facilities shall not be tested for more than one hour during any day, testing shall occur a maximum of once a month, and no testing shall be on “Spare the Air Days” in Alameda County.
- 8 Small electricity generator facilities shall meet the following criteria: (1) The fuel source for the generators shall be natural gas, biodiesel, or the byproduct of an approved cogeneration or combined cycle facility; (2) The facilities shall use the best available control technology to reduce air pollution; (3) The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located; (4) The facilities shall not exceed a noise level of 45 dBA at any point on a residentially zoned property outside of the property plane where the facilities are located; (5) On a site with fuel cell facilities, small electricity generator facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small electricity generator facilities shall be subject to all requirements and processes prescribed in this title for medium or large electricity generator facilities, whichever is the most applicable, in the subject zoning district; (6) The facilities shall be cogeneration or combined cycle facilities, if feasible.
- 9 Small fuel cell facilities shall meet the following criteria: (1) The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located; (2) The fuel cell facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; (3) On a site with electricity generator facilities, small fuel cell facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small fuel cell facilities shall be subject to all requirements and processes prescribed in this title for medium or large fuel cell facilities, whichever is the most applicable, in the applicable subject district; Small fuel cell facilities are encouraged to be cogeneration or combined cycle facilities.

- 10 These uses include:

- a. Indoor special downtown accessory entertainment uses with non-amplified or amplified sound in the downtown hospitality central core area and non-amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—11:00 p.m.);
- b. Indoor special downtown accessory entertainment uses with amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—9:00 p.m.);
- c. Outdoor special downtown accessory entertainment uses (hours: 8:00 a.m.—9:00 p.m.).

These uses shall meet all four of the following parameters:

- i. The use is in compliance with all applicable requirements of Chapter 9.04 (Noise Regulations). The applicant may be required to install noise mitigating measures to ensure compliance with the noise regulations.
 - ii. For indoor music and entertainment, the exterior doors of the establishment shall remain closed when not being used for ingress/egress and self-closing mechanisms shall be installed on all exterior doors.
 - iii. For indoor music and entertainment, the establishment's windows shall remain closed when music/entertainment activities are taking place.
 - iv. The use is in compliance with all applicable requirements of the Pleasanton Municipal Code and all other applicable laws, particularly pertaining to noise, public disturbance, littering, and parking.
- 11 A conditional use permit shall be required for special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions and/or conditions required for the use to be a permitted use or a temporary conditional use.
- 12 The use shall be in accord with the provisions of Chapter 18.124 of this title.
- 13 The city planning commission shall make a specific finding that the use will conform with each of the required conditions prescribed in Sections 18.48.040 through 18.48.120 of this chapter, in addition to the findings prescribed in Section 18.48.060.
- 14 Wind energy facilities shall meet the following criteria: (1) The facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; and (2) The design of the facilities shall be streamlined (without ladders and extra appurtenances) to discourage birds from roosting on the facilities; and (3) Facilities on hillsides or ridges shall not be visible from a public right-of-way.
- 15 This use with outdoor storage shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 16 The following conditions shall apply to microbreweries and wineries: (1) The zoning administrator finds that adequate parking is available for said use; (2) If the zoning administrator determines that the use will be or is creating odor problems, an odor abatement device determined to be appropriate by the zoning administrator shall be installed within the exhaust ventilation system to mitigate brewery odors; (3) The applicant is in compliance with all applicable requirements of Chapter 9.04 of this code; (4) If operation of the use results in conflicts pertaining to parking, noise, odors, traffic,

- or other factors, the zoning administrator may modify or add conditions to mitigate such impacts, or may revoke the zoning certificate for the use.
- 17 Basement storage as defined in Section 18.08.057 shall be permitted as warehousing in the central commercial (C-C) zoning district, subject to meeting all of the following criteria:
- a. Basement storage shall be limited to the C-C zoning district within the downtown specific plan area and limited to commercial buildings only;
 - b. Basement storage shall be limited to nontoxic, nonhazardous materials only. It is the responsibility of the storage space operator to prepare a list of prohibited storage items, to have the list approved by the Livermore-Pleasanton fire department, and to require all storage space users to agree in writing that no items on the list or other hazardous materials will be stored. The storage space shall be used for storage only and no other activities and/or uses are allowed;
 - c. Prior to allowing basement storage, the building owner shall contact the building and safety division and fire department to ensure that the basement meets applicable building and fire codes. If required, the building owner and/or responsible party shall secure all applicable permits and/or make any required changes to the basement space to ensure the space meets current code standards for fire, safety, and accessibility;
 - d. The hours of access for basement storage use shall be: Monday through Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday from 10:00 a.m. to 6:00 p.m. only;
 - e. One parking space per on-site storage employee and one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on-site;
 - f. Prior to allowing and/or renting space for basement storage, the property owner and/or responsible party shall submit a zoning certificate application and secure a business license. The zoning certificate application shall be accompanied by a narrative that describes the type of storage proposed, where parking will be allowed, and the use(s) of the building and shall include a site plan and basement storage floor plan that clearly defines, but is not limited to, the following: (1) The defined area(s) and square-footage in which storage will take place; (2) How the individual storage areas will be delineated (e.g., cages, walls, etc.); (3) Access and ADA accessibility.
- ~~18 A financial institution shall be subject to a conditional use permit as prescribed in Chapter 18.124 if the subject location: (1) Is zoned Central Commercial (C-C) or is zoned planned unit development (PUD) that references uses of the C-C district; AND (2) Is located within the Downtown Revitalization District; AND (3) Has ground floor frontage on Main Street. Financial institutions that propose to locate on properties that do not meet all three of the above parameters shall be permitted uses and shall not be subject to the following additional considerations: When reviewing an application for a conditional use permit for a financial institution that meets the above three parameters, the planning commission shall discourage more than one financial institution within any block of Main Street (including both sides of the street as defined by address, e.g.,~~

~~400 block, 200 block, etc.) and encourage retail businesses on corners that add to the vitality and pedestrian interest in downtown.~~

~~Existing financial institutions may remain as nonconforming uses. Notwithstanding Chapter 18.120 of this code, if an existing financial institution has been abandoned, discontinued, or changed to a conforming use for a continuous period of 180 days or more, the nonconforming use shall not be reestablished without securing a conditional use permit. Abandonment or discontinuance shall include cessation of a use regardless of intent to resume the use.~~

18 Use is not permitted on the ground floor when the property is also located in the Active Ground-Floor Overlay District, except where an exemption is granted as set forth in Chapter 18.81.

19 Medical offices shall be subject to parking requirements identified in Chapter 18.88.

20 A temporary outdoor use may be permitted pursuant to Section 18.116.040.

21 All buses shall not be stored on site and no repair work shall be conducted on-site.

22 Commercial radio and television aerials, antennas, and transmission towers shall be a minimum distance of 300 feet from the property lines of all of the following:

- a. Existing or approved residences or agricultural zoning districts or in planned unit developments with a residential or agricultural zoning designation.
- b. Undeveloped residential or agricultural zoning districts or undeveloped planned unit developments with a residential or agricultural zoning designation and without an approved development plan, unless designated as a public and institutional land use in the general plan.
- c. Existing or approved public schools, private schools, and childcare centers, not including schools which only provide tutorial services.
- d. Neighborhood parks, community parks, or regional parks, as designated in the general plan.
- e. Existing or approved senior care/assisted living facilities, including nursing homes.

All commercial radio and television aerials, antennas, and transmission towers shall be located so as to minimize their visibility and, unless determined by the zoning administrator to be significantly hidden from view, designed to ensure that they will not appear as an aerial, antenna, and/or transmission tower. All such facilities determined by the zoning administrator to be visible from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, shall incorporate appropriate stealth techniques to camouflage, disguise, and/or blend them into the surrounding environment, and shall be in scale and architecturally integrated with their surroundings in such a manner as to be visually unobtrusive. All applications for commercial radio and/or television aerials, antennas, and transmission towers shall include engineering analyses completed to the satisfaction of the zoning administrator. Said analyses shall be peer-reviewed by an outside consultant.

If mounted on structures or on architectural details of a building, these facilities shall be treated to match the existing architectural features and colors found on the

building's architecture through design, color, texture, or other measures deemed to be necessary by the zoning administrator.

Roof-mounted aerials and antennas shall be located in an area of the roof where the visual impact is minimized. Roof-mounted and ground-mounted aerials, antennas, and transmission towers shall not be allowed in the direct sightline(s) or sensitive view corridors, or where they would adversely affect scenic vistas, unless the facilities incorporate the appropriate, creative techniques to camouflage, disguise, and/or blend them into the surrounding environment, as determined to be necessary by the zoning administrator.

All commercial radio and television aerials, antennas, and transmission towers shall conform to the applicable requirements of Cal-OSHA and/or the FCC before commencement of, and during operation. Evidence of conformance shall be provided to the zoning administrator before final inspection of the facility by the chief building official.

If the zoning administrator finds that an approved aerial, antenna, or transmission tower is not in compliance with this title, that conditions have not been fulfilled, or that there is a compelling public safety and welfare necessity, the zoning administrator shall notify the owner/operator of the aerial/antenna/transmission tower in writing of the concern, and state the actions necessary to cure. After 30 days from the date of notification, if compliance with this title is not achieved, the conditions of approval have not been fulfilled, or there is still a compelling public safety and welfare necessity, the zoning administrator shall refer the use to the planning commission for review. Such reviews shall occur at a noticed public hearing where the owner/operator of the aerial/antenna/transmission tower may present relevant evidence. If, upon such review, the planning commission finds that any of the above have occurred, the planning commission may modify or revoke all approvals and/or permits.

- 23 The service station shall be at least 60 feet from residentially planned or zoned property. All operations except the sale of gasoline and oil shall be conducted within a building enclosed on at least three sides, and the minimum site area shall be 20,000 square feet. Direct sales to the public shall be limited to petroleum products, automotive accessories, tobacco, food products, and limited household goods.
- 24 Lumberyards shall not include planing mills or sawmills and shall be at least 300 feet from an R or O district.
- 25 The use shall be at least 300 feet from an R or O district.
- 26 Any use not in conjunction with a medical use that includes massage service of four or more technicians at any one time shall be subject to a minor conditional use permit as prescribed in Chapter 18.124. Massage establishments shall meet the requirements of Chapter 6.24.
- 27 Any retail use in the C-R(m), C-R(p), and C-C Districts that includes firearm sales shall be subject to a conditional use permit as prescribed in Chapter 18.124. Firearm sales are prohibited in the C-N and C-F, MU-T, and MU-D Districts. Firearm sales in which no more than 10 firearms are stored on-site at any one time and the majority of firearms

- are sold through catalogs, mail order, or at trade shows are subject to a conditional use permit in the C-S District.
- 28 The use may include incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for soundproof construction prescribed by the chief building official.
- 29 Any use that includes a drive-through shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 30 Liquor stores and convenience markets shall only be permitted in the C-R(m) and C-R(p) districts, and shall be subject to a conditional use permit as prescribed in Chapter 18.124 in the C-N₁ and C-C and MU-D districts.
Tobacco stores shall be subject to a conditional use permit as prescribed in Chapter 18.124 in the C-R(m), C-R(p), C-N₁ and C-C and MU-D districts.
Secondhand stores and/or pawn shops shall be subject to a conditional use permit as prescribed in Chapter 18.124 in the C-C and MU-D districts.
- 31 Where: (1) the subject tenant space is located within the Downtown Specific Plan area; and (2) the subject tenant space exceeds 7,500 gross square feet, a retail use shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 32 Homeless shelters within the SF service facilities overlay district that meet the requirements set forth in Chapter 18.82 shall be a permitted use.
- 33 If the subject tenant space exceeds 75,000 gross square feet, the use shall be subject to a conditional use permit as prescribed in Chapter 18.124. This requirement does not apply to light industrial uses located in Hacienda, an area defined by Ordinance 1325 and as subsequently amended.
- 34 Restaurants and catering establishments with outdoor dining shall be subject to a conditional use permit as prescribed in Chapter 18.124.
- 35 Any use shall operate only between the hours of 6:00 a.m. and 11:00 p.m.

Chapter 18.46 MU MIXED USE DISTRICTS

18.46.010 Purpose.

A. In addition to the objectives prescribed in Section 18.04.010 of this title, the Mixed Use districts are included in this title to:

1. Provide opportunities for a diversity of compatible and complementary commercial and residential uses within close proximity to one another, including uses that may be located on the same site, in the same building, or on adjacent sites.

2. Encourage convenient access for downtown residents to services, entertainment, shopping and dining, within a short walking or bicycling distance.

B. In addition to the purposes set forth above:

1. The Mixed Use-Downtown district is intended to foster a dynamic Mixed Use destination at the southern end of the Downtown, that complements and extends the vitality of the existing Central-Commercial district. This district supports a balanced mix of uses including commercial, hotel, entertainment, office, food halls, live/work and residential uses, and public-serving uses including public parking facilities to serve the needs of the broader downtown area; and

2. The Mixed Use-Transitional district is intended to accommodate a range of lower-intensity commercial uses than allowed in the Mixed Use-Downtown and Downtown Commercial districts, including retail, office, personal services, food services and, that are compatible with residential uses located both within and adjacent to the district.

18.46.020 Required conditions.

- A. All uses shall comply with the regulations prescribed in Chapter 18.84 of this title, except as otherwise specified in this chapter;
- B. All uses shall be conducted entirely within a completely enclosed structure, except for outdoor dining, and outdoor displays for retail shops that are located immediately in front of the shop and do not impede pedestrian traffic;
- C. No use shall be permitted, and no process, equipment or material shall be employed which is found by the zoning administrator or planning commission, as applicable, to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness or truck traffic, or to involve any hazard of fire or explosion;
- D. Residential projects, either only residential or mixed-use, require approval of a Planned Unit Development (PUD).
- E. Development in the MU-D district shall be subject to planned unit development review and approval by City Council.

18.46.030 Permitted and conditional uses.

Permitted and conditional uses in the MU-D and MU-T districts as provided in Table 18.44.080.

18.46.040 Prohibited uses.

Any use not specifically permitted or conditionally permitted in Table 18.44.080, unless a determination is made under Chapter 18.128 of this title.

18.46.050 Underground utilities.

Electric and communication service wires to a new structure shall be placed underground from the nearest utility pole. If the city engineer finds, upon application by the property owner, that compliance is not feasible, he or she shall permit different service arrangements. The property owner shall comply with the requirements of this section without expense to the city and shall make the necessary arrangements with the public utility involved.

18.46.060 Off-street parking.

- A. Off-street parking facilities shall be provided for each use in the MU districts as prescribed in Chapter 18.74 and 18.88.020D of this title.
- B. In the Mixed Use districts, the Planning Commission or City Council may allow shared parking:
 - a. Parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when hours of peak use vary. Requests for use of shared parking are subject to the following conditions:
 - i. A parking study shall be presented demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses which the joint use is proposed.
 - ii. A restrictive covenant, easement, or other document acceptable to the city attorney shall be drawn and recorded by the applicant to the satisfaction of the city and executed by all parties concerned assuring the continued availability of the number of stalls designated for joint use.

18.46.070 Off-street loading.

Off-street loading facilities shall generally be provided for each use as prescribed in Chapter 18.92 of this title, except that the zoning administrator or Planning Commission may establish regulations on a case-by-case basis in accordance with the purposes of chapter 18.74 of this title where it is determined infeasible to provide off-street loading facilities in strict conformance with chapter 18.92.

18.46.080 Signs.

No sign, outdoor advertising structure or display of any character shall be permitted in the MU districts except as prescribed in Chapters 18.74 and 18.96, as applicable, of this title.

18.46.090 Design review.

All exterior modifications (e.g., signs, landscape, additions, and other exterior building modifications) in the MU districts shall be subject to design review as prescribed in Chapter 18.20 and 18.74 of this title.

Chapter 18.56 P Public and Institutional District

18.56.030 Permitted uses.

The following uses shall be permitted in the P district:

A. Each use and structure existing in the P district at the time of adoption of the ordinance codified in this chapter, May 3, 1960, is declared to be a conforming use and structure.

B. Surface parking on the City-owned Transportation Corridor

C. Accessory structures and uses located on the same site as a permitted use and the following accessory structures and uses located on the same site with a permitted use or with a conditional use which has been granted a use permit in accord with the provisions of Chapter 18.124 of this title:

Chapter 18.74 Downtown Revitalization District

18.74.020 Creation of district.

There is hereby created a zoning overlay district known as the Downtown Pleasanton Revitalization district (hereinafter referred to as “district”) the boundaries of which are as shown on Figure 18.74.020 at the end of this chapter. follows:

Within this district are two overlay areas, the downtown hospitality central core area and the downtown hospitality transition area as designated on the downtown hospitality area map following this chapter. The downtown hospitality transition area overlay includes the public park, Civic Park, at the intersection of Main Street and Bernal Avenue.

Chapter 18.81 Active Ground-floor Overlay District

18.81.010 Purpose.

In addition to the objectives prescribed in the underlying district, the Active Ground Floor Overlay district is included in this title to achieve the following purposes:

- A. To provide a balanced physical environment conducive to pedestrian activity and a walkable street network; and
- B. To enable uses that support a vibrant, pedestrian-oriented experience throughout much of the day and evening and are a defining component of Downtown Pleasanton;

18.81.020 Applicability.

This district shall apply to all properties within the areas designated as Active Ground Floor Overlay District within the Downtown Specific Plan, except as modified by the following:

- A. The Overlay shall not apply to tenant spaces with a storefront whose primary access is not from Main Street or another street designated with the Overlay (as depicted in the Downtown Specific Plan Land Use Diagram).

- B. For buildings that have multiple tenant spaces, the requirements of the Overlay shall only apply to the tenant spaces with frontage on Main Street or a street designated with the Overlay (as depicted in the Downtown Specific Plan Land Use Diagram).
- C. For tenant spaces accommodating multiple uses, a minimum of the first 25-percent of the depth of tenant space (measured perpendicular to the façade fronting a designated active street) must be occupied with an active use.
- D. The Overlay shall not apply to buildings containing banks or financial institutions existing as of the date of adoption of this chapter, and purpose-built for such uses.

18.81.030 Underlying zoning.

- A. All uses shall comply with the regulations prescribed in Chapter 18.44 of this title and the underlying district, except as otherwise described by this chapter.

18.81.040 Procedure for Granting Exceptions.

- 1. The director of community development or his/her designee may grant an exception to allow a non-active ground floor use within a tenant space or building, based on any of the following criteria:
 - A. The tenant space has been vacant for a period of at least 6 months. Evidence of attempts to lease space shall be provided to the director of community development upon request.
 - B. The configuration of the tenant space is such that it would have a storefront frontage of less than 10 feet (as determined by the director of community development) on a designated active street.
 - C. The tenant is located in an existing, purpose-built building containing a bank or financial institution as its primary tenant/occupant.
- 2. Notice of the director of community development's decision shall be provided to the Planning Commission. Such decision is subject to appeal in accordance with the provisions of Section 18.144.

Chapter 18.84 SITE, YARD, BULK, USABLE OPEN SPACE AND LANDSCAPING REGULATIONS

18.84.020 Modifications to requirements of PUD, C, MU, O and I districts.

- B. Properties in the C, MU, O and I districts may be subdivided for purposes of lease, sale or finance without regard to the basic site requirements for the applicable district when all of the following are met:
 - 1. The property either has been developed previously or has had project approval granted by the city;

2. The development as built or as approved meets the basic requirements of this chapter, Chapters 18.88 and 18.92 of this title, as required by the applicable zoning district or as modified by appropriate city action;
3. Appropriate access, off-street parking, and loading berths are provided to each lot in the subdivision through easements or other devices, said appropriateness to be determined by the city;
4. Provision has been made to ensure maintenance of the access ways and other “public” areas in a manner acceptable to the city; and
5. All buildings either proposed to be built or existing, shall meet the applicable provisions of the building and fire codes as determined by the city.

Any other conditions may be placed on such commercial or industrial subdivisions as may be necessary to protect the public health, safety and welfare.

18.84.030 Site area and dimensions—Measurement.

- E. If, after dividing the area of a site in an RM, MU, or C-C district by the site area required per dwelling unit, a remainder equal to or greater than 90 percent of the area required for an additional dwelling unit is obtained, one additional dwelling unit may be located on the site, provided that all other applicable yard, open space, bulk, and parking regulations are met.

18.84.110 Traffic sight obstructions.

Except in a C-C or MU district, on a corner lot, no solid fence, wall, hedge, or other obstruction, except the natural grade of a site, within a triangular area formed by the street property lines and a line connecting points on the property lines 25 feet from the street intersection shall exceed a height of 30 inches above established grade or an open fence up to a height of 42 inches above established grade at the edge of the street pavement or traveled way if plans have not been approved, provided that trees pruned up to eight feet above the street grade shall be permitted.

18.84.130 Projections over public property.

Projections into public rights-of-way shall be regulated by the building code and by Chapter 18.96 of this title, except that in a C-C or MU district a balcony, oriel window, arcade, or other projection may extend over a sidewalk, provided that the horizontal distance between the curb and the nearest face of the structure shall be at least two feet, the clear vertical height under the projection shall be at least 12 feet, and the clear horizontal distance between the property line and any supporting structure shall be at least seven feet. At least 85 percent of the area and 85 percent of the length of a vertical plane through a line of supporting columns shall be open and free of obstructions. Space over a public right-of-way permitted by this section may be enclosed and may be occupied by a permitted use or a conditional use and shall be

included in computing basic floor area if enclosed. Supports located in a public right-of-way shall be subject to the provisions of Chapter 13.04 of this code.

18.84.140 Height limits—Measurement

Except as otherwise noted in this chapter, the height of a structure shall be measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the highest point of the structure including parapet or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. The height of an accessory structure shall be measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure, including parapet. The height of a fence or a wall used as a fence shall be measured from the higher finished grade adjoining the fence or wall. The average height of a wall of a structure shall be deemed the height of the wall.

18.84.150 Height limits—Exceptions.

~~A. In a C-C, I-G, or Q district, the planning commission may permit structures exceeding the heights prescribed in Table 18.84.010 of this chapter, after finding that the city will be reequipped to provide adequate fire protection and that adjoining properties will not be adversely affected. A decision by the planning commission may be appealed to the city council as prescribed in Section 18.144.020 of this title.~~

A. Architectural building elements such as towers, cupolas, and similar structures, and appurtenances such as spires, chimneys, elevator and stairway enclosures, building-mounted flagpoles, screens for rooftop equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 15 feet above the height limit prescribed by the regulations for the district in which the site is located, with design review approval specified under Chapter 18.20 of this title.

~~B. Towers, spires, cupolas, chimneys, penthouses, water tanks, fire towers, flagpoles, monuments, scenery lofts, and similar structures; residential radio and television aerials and antennas; receive-only antennas; and necessary mechanical equipment appurtenances covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 65 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less, with design review approval specified under Chapter 18.20 of this title.~~

B. Except as otherwise allowed by this title, subject to design review approval specified under Chapter 18.20 of this title, free-standing appurtenant structures such as water tanks, fire towers, flagpoles, monuments, and similar structures; residential radio and television aerials and antennas; receive-only antennas; and necessary mechanical

~~equipment appurtenances covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 65 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less.~~

18.84.170 Usable open space.

A. Each dwelling unit in the RM, ~~and C-C~~ and MU districts shall have group or private usable open space as prescribed in the zoning schedule codified in Table 18.84.010 of this chapter, provided that in the RM district each dwelling unit shall have private usable open space of at least the minimum area specified by subsection C of this section. Group and private usable open space may be combined to meet the requirements. Each square foot of private usable open space shall be considered equivalent to two square feet of group usable open space and may be so substituted. All required usable open space shall be planted area, or shall have a dust-free surface, or shall be water surface, provided that not less than 10 percent of the required group usable open space at ground level shall be landscaped with trees and other plant materials suitable for ornamentation. No required usable open space shall be located in a parking area, driveway, service area, or required front yard, or shall have a slope greater than 10 percent.

18.84.220 Screening of open uses.

A use not conducted within a completely enclosed structure shall have screening of a height specified by the zoning administrator if located in an I-P district or in a C or I district adjoining or opposite across a street or alley from an R district or if located in C-S or I district adjoining or opposite across a street from an O, C-N, C-C, MU, C-R or P district, unless the zoning administrator finds that topographic or other physical conditions or the characteristics of the use make screening unnecessary or ineffective for protection of the adjoining or opposite district.

18.84.230 Landscaping of parking facilities.

In an O, C-N, C-C, MU, I-P, or P district, not less than five percent of the area with a line drawn around the outer edges of the area occupied by vehicles shall be landscaped with trees and other plant materials suitable for ornamentation. Landscaped areas shall be distributed throughout the parking area. In addition, a landscaped area not less than five feet in depth shall be located at the property lines adjoining the street frontages of the site except for necessary drives and walks.

Table 18.84.010

[Note: the following is a partial table. Portions of the table not shown are not proposed for amendment]

SITE DEVELOPMENT STANDARDS FOR ZONING DISTRICTS IN PLEASANTON

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE	CLASS 1 ACCESSORY STRUCTURES		
	Area	Width	Depth	Front	One Side/ Both Sides	Rear					Maximum Height	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
RM-2,000	10,000 sq ft	80 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	2,000 sq ft	350 sq ft	50%	40 ft	15 ft**	3 ft	3 ft
RM-1,500	10,500 sq ft	80 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	1,500 sq ft	300 sq ft	50%	40 ft	15 ft**	3 ft	3 ft
C-C	---	---	---	<i>18.84.130</i>	<i>18.84.130</i>	---	1,000 sq ft	150 sq ft	300%	40 ft	40 ft	---	---
<u>MU-D</u>	---	---	---	<i>18.84.130</i>	<i>18.84.130</i>	---	1,000 sq ft	150 sq ft	300%	46 ft	46 ft	---	---
<u>MU-T</u>	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	1,000 sq ft	150 sq ft	125%	36 ft	15 ft	3 ft	3 ft

NOTE: For further information, refer to the applicable sections of the Pleasanton Municipal Code (Shown in italics)

* The standards of the Core Area Overlay (CAO) District apply to residential development in the downtown area.

** In the R-1 and RM districts, accessory dwelling units constructed above a detached garage may exceed 15 feet in height and shall not exceed 25 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure.

Chapter 18.88 OFF-STREET PARKING FACILITIES

18.88.020 Basic requirements.

D. For property zoned C-C, MU, or O and located within the downtown revitalization district as shown in Chapter 18.74 of this title, the following requirements shall modify the basic requirements of subsection A of this section:

1. A change of use shall not constitute a “major alteration” or “enlargement” if the age of the building in which the use is located is greater than five years, according to city records.
2. When a certificate of appropriateness is approved for demolition of a commercial structure, or design review approval is given to a new commercial structure replacing one which was destroyed by fire, earthquake, act of God, the public enemy, or other calamity, the replacement structure shall receive a parking credit for the floor area of the original structure when one of the following is met, at the discretion of the approving body: (a) the approving body determines that the replacement structure would have the same architectural style as the original structure in terms of design, materials, massing, and detailing; or (b) the approving body determines that the replacement structure will be an architectural improvement compared to the existing structure and will preserve or enhance the overall character of the area. Additional floor area of the replacement structure which exceeds the floor area of the original structure shall be subject to the requirements of subsection A of this section, and parking shall be provided accordingly.
3. The following provisions shall apply to privately owned parking facilities held open to the public:
 - a. The city council may waive the provision of additional off-street parking facilities and/or in lieu parking fees for building expansions which would increase the number of required parking spaces by 10 percent or more and/or for proposed new building construction if the property owner allows the existing parking on the property to be open to the public. Such waivers shall only be available to parking lot owners who participate in any program which may be established by the city council with the objective of encouraging employee parking in public parking lots or other parking areas designated by the city for employee parking, or who otherwise devise an employee parking plan with such an objective which is approved by the city council. Other consideration for waiver will include access, circulation, the number of resulting parking spaces serving the building, the effect on adjacent parking lots, and whether or not an unreinforced masonry building upgrade is involved.
 - b. Uses for which a parking waiver under this section is not granted may provide parking at the reduced rate of one space for each 400 square feet of gross floor area,

except for office uses on sites with frontage on Main Street, which shall meet the requirements of Section 18.88.030(F) of this chapter.

c. Under this subsection, new construction or building expansions shall not exceed a basic floor area ratio of 200 percent and shall not exceed two stories in height.

d. When any property owner receives such a parking waiver or parking reduction, if the property later reverts to private use, the owner would then become responsible to provide the required parking and/or in lieu fee in effect at the time of the reversion to private use, such that the parking rate of one space for each 300 square feet of gross building area is met.

E. Eligible parcels within the downtown revitalization district, as shown in Figure 18.88.020, can provide an on-site amenity open to the general public subject to the approval of the city council per Section 18.88.120(B) in lieu of providing required off-street parking when in furtherance of the Downtown Specific Plan.

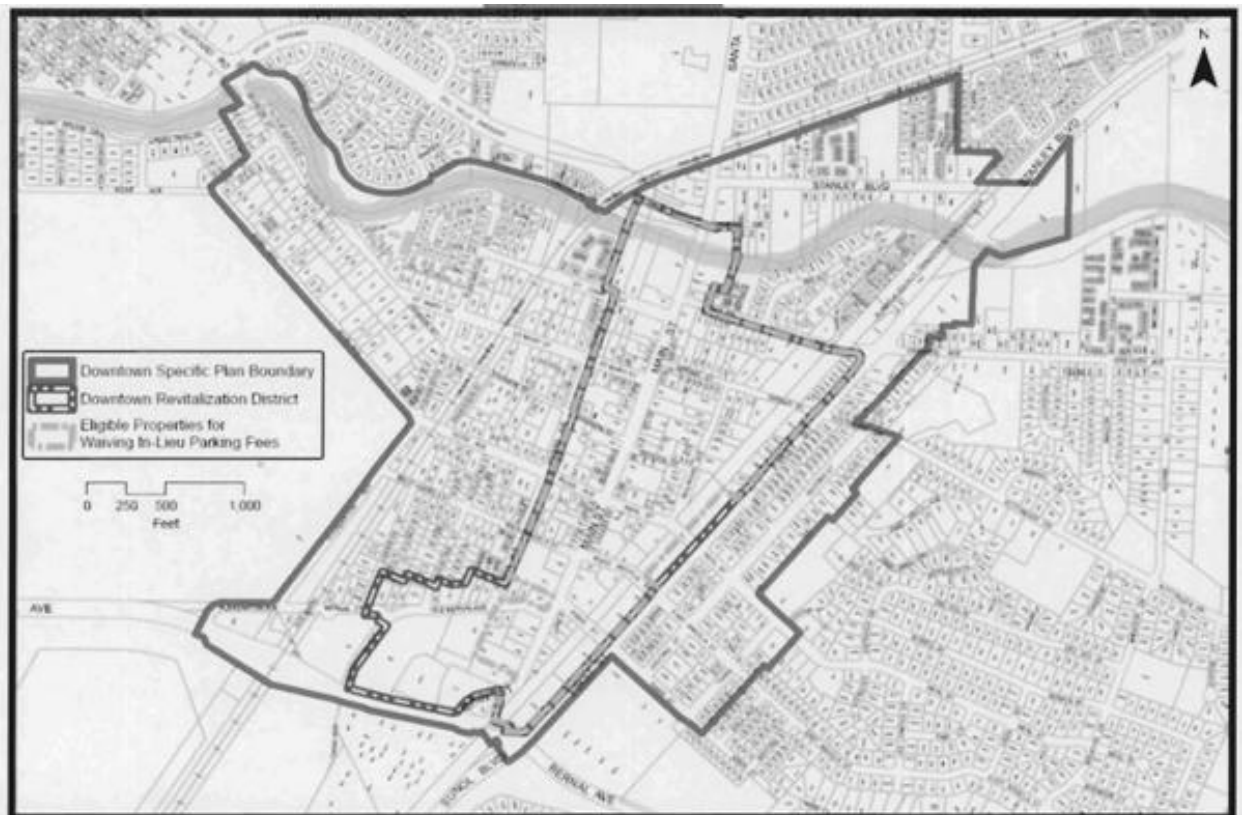
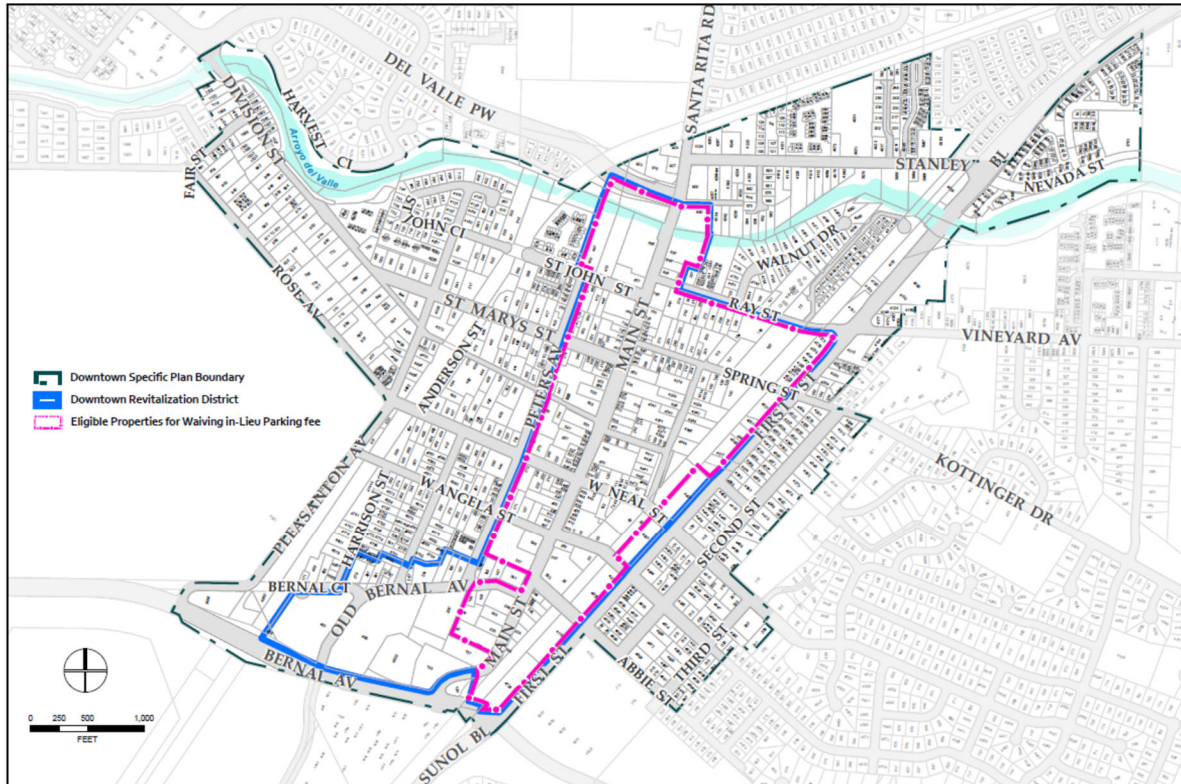


Figure 18.88.020 [to be deleted]

Figure 18.88.020



Data Source: Pleasanton Municipal Code (Title 18, Ch. 18.88, <http://qcode.us/codes/pleasanton/>)

Figure 18.88.020 [to be added]

F. Property Zoned C-C, MU or O and in the Downtown Revitalization District.

1. All uses, with the exception of office uses on the ground floor of new buildings on sites with frontage on Main Street, shall provide parking or pay equivalent in lieu parking fees at the rate of one space for each 300 square feet of gross floor area. However, uses which have lower parking requirements as stated elsewhere in this section may provide parking or pay equivalent in lieu fees according to that lower standard.

2. Office uses on the ground floor of new buildings with frontage on Main Street shall provide parking or pay equivalent in lieu parking fees at the rate of one space for each 250 square feet of gross floor area. Such office uses which are established anytime within the first five years of the building's occupancy, including tenant spaces which convert from nonoffice to office use within the

first five years of building occupancy, shall provide the additional parking or pay the in lieu fee based on the additional parking required for office use.

18.88.050 Location.

A. In all districts except the C-C, MU and P districts, off-street parking facilities prescribed in Section 18.88.030 of this chapter shall be located on the same site as the use for which the spaces are required or on an adjoining site or a site separated only by an alley from the use for which the spaces are required.

B. In a C-C, MU or P district, a use permit may be granted to permit off-street parking facilities prescribed in Section 18.88.030 of this chapter to be separated from the site of the use for which the spaces are required, if located within 300 feet of the site, measured by the shortest route of pedestrian access, provided that the planning commission shall find that the parking site is not in conflict with the Pleasanton central district development plan adopted by the city council. (Prior code § 2-9.18)

18.88.060 More than one use on site or adjoining site.

If more than one use is located on a site, on adjoining sites, or sites separated only by an alley, and in the C-C, MU and P districts within 300 feet of the site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this chapter for each use except that the total number of spaces may be reduced when the hours of operation of at least two of the uses are discrete. “Discrete uses” are defined as those which:

- A. Are not in operation at the same time; and
- B. The hours of operation are or may be controlled by conditional use permits; and
- C. The uses share the same off-street parking facility.
- D. The total number of spaces otherwise required may be reduced by not more than the parking requirement of the discrete use requiring the fewer parking spaces. (Prior code § 2-9.19(1))

18.88.090 Joint use in C-C, MU and C-S districts.

Adjoining off-street parking facilities serving uses on two or more sites in separate ownership that provide shared parking through reciprocal parking easements may provide parking at the rate of one space for each 400 square feet of gross floor area where the zoning administrator determines that provision has been made for the joint development to function as a single parking facility, all parts of which are accessible to each use served. Parking spaces in such parking lots shall not be reserved or designated for the use of any one business. Off-street parking facilities provided in

accord with this section shall be designated as prescribed in Section 18.88.130 of this chapter.

Chapter 18.96 SIGNS

18.96.020 General provisions and requirements.

No sign or display of any character shall be permitted except in conformity with the following regulations:

A. Location, Height, and Size.

1. Except as permitted by Section 18.96.060(J) and (K) and Section 18.96.090 of this chapter, all signs shall be located on the same site as the use they identify, provide information about, or direct attention to.
2. Except in a C-C or MU district, no sign shall project beyond a property line. A sign projecting beyond the property line in a C-C or MU district shall be attached to a building and shall not project more than four feet from the building or closer than two feet to the curb line, and shall not exceed nine square feet in area. Projecting signs shall be limited to one for each ground floor establishment.
3. A projecting sign shall have a minimum clearance of eight feet above an area used by pedestrians, and a minimum clearance of 15 feet above an area used for vehicular movement.
4. No sign attached to a building shall project above the eaves or parapet line.
5. No sign other than a directional sign shall project more than 12 inches into a required interior side yard or a required rear yard or shall be closer to an interior side lot than the minimum width of a required side yard on the site minus 12 inches. Signs may be located in a required front yard.
6. No sign exceeding 24 square feet shall be visible from an R district unless it shall be more than 100 feet from the R district.
7. No sign shall be located so as to create a safety hazard by obstructing vision, or shall interfere with or resemble any authorized warning or traffic sign or signal.
8. No sign shall exceed 250 square feet in area.

B. Illumination.

1. In an A, R, P or S district, illumination, where permitted, shall be indirect. In an O or MU-T district ~~District~~, illumination, where permitted, shall be indirect or diffused, provided that it shall be white and that the surface brightness of a sign shall not be greater than 100 foot-lamberts. In a C, MU-D or I district direct illumination shall be permitted, provided that if exterior illumination is

closer than 200 feet to the boundary of a site or interior illumination is closer than 10 feet to a window within 200 feet of the boundary of a site, no fluorescent or mercury vapor tube, or incandescent illumination exceeding 120 milliamps shall be visible beyond the boundary of the site. In a C or I district diffused illumination closer than 200 feet to the boundary of a site and visible beyond the boundary of the site shall not have a surface brightness greater than 200 foot-lamberts.

2. A sign within 100 feet of an R district from which the sign is visible shall have illumination, if any, that is white and is indirect or diffused and shall not have a surface brightness greater than 100 foot-lamberts.

3. No sign shall have blinking, flashing or fluttering lights or any other illuminating device which has a changing light intensity, brightness or color.

4. No illuminated sign shall be located so as to be confused with or to resemble any warning traffic-control device.

5. Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles.

C. Movement. No sign that moves, has visible moving parts, or that simulates movement by means of fluttering, spinning, or reflecting devices shall be permitted. (Prior code § 2-9.39)

18.96.060 Signs in C, MU and I districts.

No sign or outdoor advertising structure shall be permitted in a C, MU or I district except the following:

B. C-C and MU Districts. In a C-C or MU district, business signs not exceeding two square feet for each foot of street property line, provided that signs not exceeding 40 square feet shall be permitted on a site having less than 20 feet of street property line, and provided that signs on the site of a service station shall not exceed a total of 80 square feet. No site shall have business signs totaling more than 400 square feet for each acre in use. Except on the site of a service station, the total area of projecting and freestanding signs shall not exceed one-fourth of the sign area permitted on the site. Freestanding business signs shall not exceed 12 feet in height, provided that a service station may have one freestanding business sign not exceeding 36 square feet or 24 feet in height, and a site of at least one acre occupied by uses other than a service station may have one freestanding business sign not exceeding 50 square feet or 24 feet in height. On the site of a service station, not more than one sign, not exceeding 36 square feet, shall have direct or diffused illumination, and no sign shall project beyond the property line;

J. Directional Signs in Specific Districts. In a C-C, MU, C-S, C-F, or I district, directional signs not exceeding six square feet each, attached or freestanding,

indicating the location of a use in a C, MU or I district within 1,000 feet by the shortest vehicle route from the signs. Not more than two off-site directional signs shall indicate each use, and the area of the directional signs shall be subtracted from the total business sign area permitted on the site on which they are located;

18.120.030 Alteration and addition.

A. No structures, the use of which is nonconforming, and no nonconforming sign, shall be moved, altered or enlarged unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconformity, except that a structure housing a nonconforming residential use in an A, R, O, MU or C district may be altered or enlarged, provided that the number of dwelling units is not increased.

18.120.040 Abandonment of nonconforming use.

Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of 90 days or more, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the district in which it is located; provided, that this section shall not apply to nonconforming dwelling units. Abandonment or discontinuance shall include cessation of a use regardless of intent to resume the use. This 90-day provision shall not apply to a tenant where an exception to the Active Ground Floor Use Overlay within the Downtown Specific Plan Area has been granted, and therefore once the use for which the exception was granted is abandoned or discontinued, a new use shall meet the requirements of the Active Ground Floor Use Overlay, unless another exception is granted.



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TABLE 18.44.080

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If a property is zoned PUD, then the PUD shall be consulted for permitted and conditionally permitted uses before consulting this table. Where there is a conflict between Table 18.44.080 and the PUD, the PUD shall govern.

	<u>CN</u>	<u>CC</u>	<u>CR(m¹)</u>	<u>CR(p²)</u>	<u>CS</u>	<u>CF</u>	<u>O</u>	<u>I-P</u>	<u>I-G</u>
<u>CULTURAL AND ENTERTAINMENT</u>									
Adult entertainment establishments ³		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Art galleries	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					
Auction rooms		<u>C</u>			<u>C</u>	<u>C</u>			
Bowling alleys, pool halls, indoor bocce court, and other similar uses		<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>				
Game arcades	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>					
Regional attraction, including amusement parks, automobile racing stadiums, drive-in theater, miniature golf, indoor skating rinks, sports arenas, or stadiums			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			
Theaters and auditoriums	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>				
<u>EDUCATIONAL</u>									
Nursery schools ^{4, 5}	<u>C</u>		<u>C</u>	<u>C</u>					
Private schools with no more than 20 students at any one time ⁵	<u>C</u>		<u>C</u>	<u>C</u>			<u>P</u>		



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Private schools with more than 20 students at any one time ⁵	<u>C</u>		<u>C</u>	<u>C</u>			<u>C</u>		
Schools and colleges with no more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools ^{5, 6}	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>MCUP</u>		<u>P</u>
Schools and colleges with more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools ^{5, 6}	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>C</u>		<u>MCUP</u>

ENERGY / ACCESSORY USES



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<u>Accessory uses and structures, not including warehouses, located on the same site as a permitted use and the following accessory structures and uses located on the same site with a permitted use or with a conditional use which has been granted a use permit in accord with the provisions of Chapter 18.124 of this title:</u>									
<u>Emergency standby electricity generator, fuel cell, and/or battery facilities⁷, photovoltaic facilities, small electricity generator facilities⁸, and small fuel cell facilities⁹</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>



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<u>Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title¹⁰</u>		<u>P¹¹</u>							
<u>Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions for the use to be a permitted use. Temporary special downtown accessory entertainment uses shall be subject to the requirements of Section 18.116.060 of this title</u>		<u>TC¹¹</u>							
<u>Accessory uses and structures located on the same site as a conditional use and the following accessory structures and uses</u>									



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<u>located on the same site as a permitted use or a conditional use that has been granted a use permit:</u>									
<u>Medium electricity generator facilities that meet the applicable standards of Section 18.124.420 of this title, or</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Medium fuel cell facilities that meet the applicable standards of Section 18.124.420 of this title</u>									
<u>Large electricity generator facilities or large fuel cell facilities¹²</u>									<u>C</u>
<u>Wind energy facilities</u>									<u>C^{13, 14}</u>
<u>GOVERNMENTAL</u>									
<u>Governmental facility, no outdoor storage¹⁵</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>					
<u>INDUSTRIAL</u>									



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Heavy industrial								<u>C¹³</u>	<u>C¹³</u>
Light industrial ³³					<u>P</u>			<u>P</u>	<u>P</u>
Microbreweries ¹⁶		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>
“Radioactive materials uses” as defined in Section 18.08.445 of this title					<u>C</u>				<u>C¹³</u>
Rental yards, including the rental of hand tools, garden tools, power tools, trucks and trailers and other similar equipment					<u>C</u>				
Warehousing, not including storage of fuel or flammable liquids ³³		<u>P¹⁷</u>			<u>MCUP</u>			<u>MCUP</u>	<u>P</u>
Wineries ¹⁶		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>
<u>OFFICE / BUSINESS SERVICE</u>									
Financial institutions	<u>P</u>	<u>P¹⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Medical offices ¹⁹	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>



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<u>Offices, including but not limited to business, professional and administrative offices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Radio and television broadcasting studios</u>	<u>P</u>	<u>C</u>		<u>P</u>	<u>P</u>	<u>P</u>			
<u>OUTDOOR USES²⁰</u>									
<u>Airports and heliports</u>									<u>C¹⁷</u>
<u>Beekeeping meeting the requirements of Chapter 18.103 of this title for detached, single-family homes located in the Downtown Specific Plan Area</u>		<u>P</u>			<u>P</u>				
<u>Bus depots²¹</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>			
<u>Car wash:</u>									
<u>Full service</u>				<u>C</u>	<u>C</u>	<u>C</u>			
<u>Self-service</u>		<u>C</u>							
<u>Seasonal sales lots</u>	<u>TC</u>	<u>TC</u>	<u>P</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>			



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<u>Circuses, carnivals and other transient amusement enterprises</u>	<u>TC</u>	<u>TC</u>	<u>P</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>			
<u>Commercial radio and television aerials, antennas, and transmission towers with design review approval specified under Chapter 18.20 of this title²²</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>
<u>Farmer's markets</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>			
<u>Freight forwarding terminals</u>					<u>C</u>				
<u>Full-service, self-service and quick-service stations.²³</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>
<u>With truck and trailer rental</u>					<u>C</u>	<u>C</u>			
<u>With a convenience market, excluding the sale of alcoholic beverages</u>					<u>C</u>	<u>C</u>			
<u>With a drive-through car wash</u>					<u>C</u>	<u>C</u>			



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<u>Garden centers, including plant nurseries</u>			<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>
<u>Lumberyards²⁴</u>					<u>C</u>				
<u>Mobile food trucks on private construction, office sites, and other places of employment for not more than one hour per meal period and with permission of the property owners</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Newsstands</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
<u>Outdoor art and craft shows</u>	<u>TC</u>	<u>TC</u>		<u>TC</u>					
<u>Parking facilities, including required off-street parking facilities located on a site separated from the uses which the facilities serve and fee parking in accordance with the standards and</u>		<u>C</u>							



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requirements of Chapter 18.88 of this title									
Parking lots								<u>P</u>	<u>P</u>
Public utility and public service facilities including pumping stations, power transmission stations, power distribution stations, equipment buildings, service yards, drainageways and structures, water reservoirs, percolation basins, well fields, and storage tanks. These facilities must be found by the planning commission to be necessary for the public health, safety, or welfare	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Recreation and sports facilities, outdoor, including racetracks, golf					<u>C</u>	<u>C</u>			



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driving ranges, skateboard parks, riding stables									
Recycling collection facilities, large								<u>C</u>	<u>C</u>
Recycling collection facilities, small	<u>TC</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>	<u>TC</u>		<u>TC</u>	<u>TC</u>
Recycling processing facilities, large									<u>C</u>
Recycling processing facilities, small									<u>C</u>
Rifle and pistol ranges, outdoor, with or without firearm sales ²⁷									<u>C</u>
Stone and monument yards					<u>P</u>				
Storage yards for commercial goods, supplies and equipment including fuel storage, no less than 300 feet from any R or O district					<u>C</u>			<u>C</u>	<u>C</u>
Taxicab stands	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>			
Transportation dispatch facilities for ambulances, taxicabs, limousine services, airport shuttles, tow trucks,					<u>P</u>				<u>P</u>



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<u>and similar dispatch, without storage, not including truck terminals¹⁵</u>									
<u>Truck scales</u>					<u>P</u>	<u>C</u>			
<u>Trucking terminals, not less than 300 feet from an R or O district</u>					<u>C</u>				<u>P</u>
<u>Vehicle towing (with all vehicle storage inside a building, with outside storage, or both)</u>				<u>P</u>	<u>C</u>	<u>C</u>			
<u>PERSONAL AND GENERAL SERVICE</u>									
<u>Art and craft studios, with no more than 20 students in the facility at any one time. This category includes pottery, jewelry, painting, scrapbook-making, photography, sculpture, and similar studios, with or without retail</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					



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<u>sales, art/craft classes and walk-in activities for the general public⁵</u>									
<u>Art and craft studios, with more than 20 students in the facility at any one time. This category includes pottery, jewelry, painting, scrapbook-making, photography, sculpture, and similar studios, with or without retail sales, art/craft classes and walk-in activities for the general public⁵</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>					
<u>Carpet and rug cleaning and dyeing</u>					<u>C</u>				
<u>Crematoriums, mortuaries, and columbariums, not less than 300 feet from an R district</u>					<u>C</u>		<u>C</u>		
<u>Fortune telling, palmistry, augury, and related uses</u>								<u>C</u>	<u>C</u>
<u>Furniture upholstery shops</u>					<u>C</u>	<u>C</u>			



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Glass replacement and repair shops					<u>P</u>	<u>P</u>			
Interior decorating shops	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					
Kennels, and other boarding facilities for small animals ²⁵					<u>MCUP</u>				<u>MCUP</u>
Laundry:									
Laundries and dry cleaners	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				
Linen supply services					<u>P</u>				
Music and dance facilities with no more than 20 students in the facility at any one time ⁵	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Music and dance facilities with more than 20 students in the facility at any one time ⁵	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>			
Personal services ²⁶	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		
Recreation and sport facilities, gymnasiums, and health clubs, indoor, with no more than 20	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>



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students in the facility at any one time ^{5, 26}									
Recreation and sport facilities, gymnasiums, and health clubs, indoor, with more than 20 students in the facility at any one time ^{5, 26}	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>		<u>MCUP</u>	<u>MCUP</u>
Rifle and pistol ranges, indoor, with or without firearm sales ²⁷			<u>P</u>		<u>P</u>				<u>C</u>
Taxidermists		<u>P</u>		<u>P</u>	<u>P</u>				<u>P</u>
Veterinarian's offices:									
And/or outpatient clinics excluding any overnight boarding of animals ²⁸	<u>MCUP</u>	<u>P</u>			<u>P</u>				
Including outpatient clinics, small animal hospitals and/or short-term overnight boarding of animals ²⁸		<u>MCUP</u>			<u>P</u>				



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<u>And/or small animal hospitals including operations not conducted within an entirely enclosed building²⁵</u>					<u>MCUP</u>				
<u>PLACES OF ASSEMBLY</u>									
<u>Community facilities and conference centers with 100 or fewer attendees at any one time</u>		<u>MCUP</u>					<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>
<u>Community facilities and conference centers with more than 100 attendees at any one time</u>		<u>C</u>					<u>C</u>	<u>C</u>	<u>C</u>
<u>Meeting halls for concerts, lectures, meetings, and conferences</u>		<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>			
<u>Private clubs and lodges</u>		<u>C</u>			<u>C</u>		<u>C</u>		
<u>RESIDENTIAL</u>									
<u>Nursing homes and senior care/assisted living facilities</u>							<u>C</u>		



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<u>Supportive housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107</u>		<u>P</u>							
<u>Watchman's living quarters only when incidental to and on the same site as a permitted use</u>								<u>P</u>	<u>P</u>
<u>RETAIL</u>									
<u>Bars and brew pubs</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			
<u>Feed and fuel stores</u>					<u>C</u>				
<u>Restaurants and catering establishments²⁹</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Retail:^{27, 29, 30}</u>									
<u>Gross floor area of tenant space is up to 55,000 square feet³¹</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
<u>Gross floor area of tenant space is greater than 55,000 square feet³¹</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			



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<u>Sales, rental, and/or leasing of automobiles, motorcycles, and boats:</u>									
<u>No Service</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>MCUP</u>	<u>C</u>			
<u>With service</u>				<u>P</u>	<u>C</u>	<u>C</u>			
<u>Sales and service of one-ton or greater trucks, trailers, and/or RVs</u>					<u>C</u>	<u>C</u>			
<u>Service of automobiles, motorcycles, and boats:</u>						<u>C</u>			
<u>Department store tire, battery and accessory shops</u>			<u>P</u>	<u>P</u>					
<u>Repair, overhauling, and painting</u>				<u>C</u>	<u>C</u>				
<u>Upholstery and top shops</u>						<u>C</u>			
<u>Tire sales and service, not including retreading and recapping or mounting of heavy truck tires</u>				<u>C</u>	<u>P</u>				
<u>Tires, batteries, and accessories</u>				<u>P</u>	<u>P</u>				
<u>Wholesale establishments</u>					<u>C</u>				<u>P</u>



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Wholesale establishments without stocks		<u>P</u>		<u>P</u>					
<u>TEMPORARY LODGING</u>									
Bed and breakfast inns		<u>C</u>							
Guard's' living quarters					<u>C</u>				
Homeless shelters ³²					<u>C</u>				
Hotels and motels		<u>P</u>		<u>C</u>		<u>P</u>			
Trailers and mobilehome parks in accordance with the regulations prescribed in Chapter 18.108 of this title					<u>C</u>	<u>C</u>			
Transitional housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107		<u>P</u>							

Footnote

Text of Footnote

- 1 Uses which are part of a completely enclosed mall complex, except where specifically allowed outside of the mall, all activities take place entirely indoors.
- 2 Uses on peripheral sites physically separated from a central enclosed mall.
- 3 See Chapter 18.114 of this title.
- 4 State-mandated outdoor play areas shall face new or existing landscaping sufficient to buffer the play area from view, shall be separated from customer parking areas by a heavy wood fence or comparable barrier, shall be isolated from loading docks and associated delivery truck circulation areas, and shall contain landscaping for outdoor children's activities. The standard city noise ordinance applies.
- 5 The use is subject to the following conditions: 1. The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements; 2. The zoning administrator finds that adequate parking is available for the said use, and the proposal has an effective traffic circulation system including pick-up and drop-off for business patrons; 3. The standard city noise ordinance applies; 4. If applicable, an outdoor play area proposed would not cause the ambient noise levels at the property plane to increase by 4 dB Ldn. The zoning administrator may request a noise study or other professional study in order to determine whether the use meets or exceeds this threshold.
A use is specifically subject to a Conditional Use Permit shall be processed as such. A use not specifically subject to a Conditional Use Permit that cannot meet condition 4 shall be subject to a Conditional Use Permit.
- 6 Music and art schools shall be at least 150 feet from an R district.
- 7 The facilities shall be tested from 8:00 a.m. to 5:00 p.m. Monday through Friday or from 10:00 a.m. to 12:00 noon on Saturday or Sunday only, the facilities shall not be tested for more than one hour during any day, testing shall occur a maximum of once a month, and no testing shall be on "Spare the Air Days" in Alameda County.
- 8 Small electricity generator facilities shall meet the following criteria: 1. The fuel source for the generators shall be natural gas, biodiesel, or the byproduct of an approved cogeneration or combined cycle facility; 2. The facilities shall use the best available control technology to reduce air pollution; 3. The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located; 4. The facilities shall not exceed a noise level of 45 dBA at any point on a residentially zoned property outside of the property plane where the facilities are located; 5. On a site with fuel cell facilities, small electricity generator facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small electricity generator facilities shall be subject to all requirements and processes prescribed in this title for medium or large electricity generator facilities, whichever is the most applicable, in the subject zoning district; 6. The facilities shall be cogeneration or combined cycle facilities, if feasible.

- 9 Small fuel cell facilities shall meet the following criteria: 1. The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located; 2. The fuel cell facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; 3. On a site with electricity generator facilities, small fuel cell facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small fuel cell facilities shall be subject to all requirements and processes prescribed in this title for medium or large fuel cell facilities, whichever is the most applicable, in the applicable subject district; Small fuel cell facilities are encouraged to be cogeneration or combined cycle facilities.
- 10 These uses include:
- a. Indoor special downtown accessory entertainment uses with non-amplified or amplified sound in the downtown hospitality central core area and non-amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—11:00 p.m.);
 - b. Indoor special downtown accessory entertainment uses with amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—9:00 p.m.);
 - c. Outdoor special downtown accessory entertainment uses (hours: 8:00 a.m.—9:00 p.m.).
- These uses shall meet all four of the following parameters:
- i. The use is in compliance with all applicable requirements of Chapter 9.04 (Noise Regulations). The applicant may be required to install noise mitigating measures to ensure compliance with the noise regulations
 - ii. For indoor music and entertainment, the exterior doors of the establishment shall remain closed when not being used for ingress/egress and self-closing mechanisms shall be installed on all exterior doors
 - iii. For indoor music and entertainment, the establishment’s windows shall remain closed when music/entertainment activities are taking place
 - iv. The use is in compliance with all applicable requirements of the Pleasanton Municipal Code and all other applicable laws, particularly pertaining to noise, public disturbance, littering, and parking.
- 11 A Conditional Use Permit shall be required for special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions and/or conditions required for the use to be a permitted use or a temporary conditional use.
- 12 The use shall be in accord with the provisions of Chapter 18.124 of this title.
- 13 The city planning commission shall make a specific finding that the use will conform with each of the required conditions prescribed in Sections 18.48.040 through 18.48.120 of this chapter, in addition to the findings prescribed in Section 18.48.060.

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- 14 Wind energy facilities shall meet the following criteria: 1. The facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; and 2. The design of the facilities shall be streamlined (without ladders and extra appurtenances) to discourage birds from roosting on the facilities; and 3. Facilities on hillsides or ridges shall not be visible from a public right-of-way.
- 15 This use with outdoor storage shall be subject to a Conditional Use Permit as prescribed in Title 18.124.
- 16 The following conditions shall apply to microbreweries and wineries: 1. The zoning administrator finds that adequate parking is available for said use; 2. If the zoning administrator determines that the use will be or is creating odor problems, an odor abatement device determined to be appropriate by the zoning administrator shall be installed within the exhaust ventilation system to mitigate brewery odors; 3. The applicant is in compliance with all applicable requirements of Chapter 9.04 of this code; 4. If operation of the use results in conflicts pertaining to parking, noise, odors, traffic, or other factors, the zoning administrator may modify or add conditions to mitigate such impacts, or may revoke the zoning certificate for the use.
- 17 Basement storage as defined in Section 18.08.057 shall be permitted as warehousing in the central commercial (C-C) zoning district, subject to meeting all of the following criteria:
- a. Basement storage shall be limited to the C-C zoning district within the downtown specific plan area and limited to commercial buildings only;
 - b. Basement storage shall be limited to nontoxic, nonhazardous materials only. It is the responsibility of the storage space operator to prepare a list of prohibited storage items, to have the list approved by the Livermore-Pleasanton fire department, and to require all storage space users to agree in writing that no items on the list or other hazardous materials will be stored. The storage space shall be used for storage only and no other activities and/or uses are allowed;
 - c. Prior to allowing basement storage, the building owner shall contact the building and safety division and fire department to ensure that the basement meets applicable building and fire codes. If required, the building owner and/or responsible party shall secure all applicable permits and/or make any required changes to the basement space to ensure the space meets current code standards for fire, safety, and accessibility;
 - d. The hours of access for basement storage use shall be: Monday through Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday from 10:00 a.m. to 6:00 p.m. only;
 - e. One parking space per on-site storage employee and one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on-site;
 - f. Prior to allowing and/or renting space for basement storage, the property owner and/or responsible party shall submit a zoning certificate application and secure a business license. The zoning certificate application shall be accompanied by a narrative that describes the type of storage proposed, where parking will be allowed, and the use(s) of the building and shall include a site plan and basement storage floor plan that clearly defines, but is not limited to, the following: 1. The defined
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- area(s) and square-footage in which storage will take place; 2. How the individual storage areas will be delineated (e.g., cages, walls, etc.); 3. Access and ADA accessibility
- 18 A financial institution shall be subject to a Conditional Use Permit as prescribed in Title 18.124 if the subject location: 1. Is zoned Central-Commercial (C-C) or is zoned planned unit development (PUD) that references uses of the C-C district; AND 2. Is located within the Downtown Revitalization District; AND 3. Has ground floor frontage on Main Street. Financial institutions that propose to locate on properties that do not meet all three of the above parameters shall be permitted uses and shall not be subject to the following additional considerations: When reviewing an application for a conditional use permit for a financial institution that meets the above three parameters, the planning commission shall discourage more than one financial institution within any block of Main Street (including both sides of the street as defined by address, e.g., 100 block, 200 block, etc.) and encourage retail businesses on corners that add to the vitality and pedestrian interest in downtown.
- Existing financial institutions may remain as nonconforming uses. Notwithstanding Chapter 18.120 of this code, if an existing financial institution has been abandoned, discontinued, or changed to a conforming use for a continuous period of 180 days or more, the nonconforming use shall not be reestablished without securing a conditional use permit. Abandonment or discontinuance shall include cessation of a use regardless of intent to resume the use.
- 19 Medical offices shall be subject to parking requirements identified in Title 18.88.
- 20 A temporary outdoor use may be permitted pursuant to Section 18.116.040.
- 21 All buses shall not be stored on site and no repair work shall be conducted on site.
- 22 Commercial radio and television aerials, antennas, and transmission towers shall be a minimum distance of 300 feet from the property lines of all of the following:
1. Existing or approved residences or agricultural zoning districts or in planned unit developments with a residential or agricultural zoning designation
 2. Undeveloped residential or agricultural zoning districts or undeveloped planned unit developments with a residential or agricultural zoning designation and without an approved development plan, unless designated as a public and institutional land use in the general plan
 3. Existing or approved public schools, private schools, and childcare centers, not including schools which only provide tutorial services
 4. Neighborhood parks, community parks, or regional parks, as designated in the general plan
 5. Existing or approved senior care/assisted living facilities, including nursing homes
- All commercial radio and television aerials, antennas, and transmission towers shall be located so as to minimize their visibility and, unless determined by the zoning administrator to be significantly hidden from view, designed to ensure that they will not appear as

an aerial, antenna, and/or transmission tower. All such facilities determined by the zoning administrator to be visible from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, shall incorporate appropriate stealth techniques to camouflage, disguise, and/or blend them into the surrounding environment, and shall be in scale and architecturally integrated with their surroundings in such a manner as to be visually unobtrusive. All applications for commercial radio and/or television aerials, antennas, and transmission towers shall include engineering analyses completed to the satisfaction of the zoning administrator. Said analyses shall be peer-reviewed by an outside consultant.

If mounted on structures or on architectural details of a building, these facilities shall be treated to match the existing architectural features and colors found on the building's architecture through design, color, texture, or other measures deemed to be necessary by the zoning administrator.

Roof-mounted aerials and antennas shall be located in an area of the roof where the visual impact is minimized. Roof-mounted and ground-mounted aerials, antennas, and transmission towers shall not be allowed in the direct sightline(s) or sensitive view corridors, or where they would adversely affect scenic vistas, unless the facilities incorporate the appropriate, creative techniques to camouflage, disguise, and/or blend them into the surrounding environment, as determined to be necessary by the zoning administrator.

All commercial radio and television aerials, antennas, and transmission towers shall conform to the applicable requirements of Cal-OSHA and/or the FCC before commencement of, and during operation. Evidence of conformance shall be provided to the zoning administrator before final inspection of the facility by the chief building official.

If the zoning administrator finds that an approved aerial, antenna, or transmission tower is not in compliance with this title, that conditions have not been fulfilled, or that there is a compelling public safety and welfare necessity, the zoning administrator shall notify the owner/operator of the aerial/antenna/transmission tower in writing of the concern, and state the actions necessary to cure. After 30 days from the date of notification, if compliance with this title is not achieved, the conditions of approval have not been fulfilled, or there is still a compelling public safety and welfare necessity, the zoning administrator shall refer the use to the planning commission for review. Such reviews shall occur at a noticed public hearing where the owner/operator of the aerial/antenna/transmission tower may present relevant evidence. If, upon such review, the planning commission finds that any of the above have occurred, the planning commission may modify or revoke all approvals and/or permits.

- 23 The service station shall be at least 60 feet from residentially planned or zoned property. All operations except the sale of gasoline and oil shall be conducted within a building enclosed on at least three sides, and the minimum site area shall be 20,000 square feet. Direct sales to the public shall be limited to petroleum products, automotive accessories, tobacco, food products, and limited household goods.
- 24 Lumberyards shall not include planing mills or sawmills and shall be at least 300 feet from an R or O district.
- 25 The use shall be at least 300 feet from an R or O district.

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- 26 Any use not in conjunction with a medical use that includes massage service of four or more technicians at any one time shall be subject to a Minor Conditional Use Permit as prescribed in Title 18.124. Massage establishments shall meet the requirements of Chapter 6.24.
- 27 Any retail use in the C-R(m), C-R(p), and C-C Districts that includes firearm sales shall be subject to a Conditional Use Permit as prescribed in Title 18.124. Firearm sales are prohibited in the C-N and C-F Districts. Firearm sales in which no more than 10 firearms are stored on-site at any one time and the majority of firearms are sold through catalogs, mail order, or at trade shows are subject to a Conditional Use Permit in the C-S District.
- 28 The use may include incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for soundproof construction prescribed by the chief building official.
- 29 Any use that includes a drive-through shall be subject to a Conditional Use Permit as prescribed in Title 18.124.
- 30 Liquor stores and convenience markets shall only be permitted in the C-R(m) and C-R(p) districts, and shall be subject to a Conditional Use Permit as prescribed in Title 18.124 in the C-N and C-C districts. Tobacco stores shall be subject to a Conditional Use Permit as prescribed in Title 18.124 in the C-R(m), C-R(p), C-N and C-C districts. Secondhand stores and/or pawn shops shall be subject to a Conditional Use Permit as prescribed in Title 18.124 in the C-C district.
- 31 Where: (1) the subject tenant space is located within the Downtown Specific Plan area; and (2) the subject tenant space exceeds 7,500 gross square feet, a retail use shall be subject to a Conditional Use Permit as prescribed in Title 18.124.
- 32 Homeless shelters within the SF service facilities overlay district that meet the requirements set forth in Chapter 18.82 shall be a permitted use.
- 33 If the subject tenant space exceeds 75,000 gross square feet, the use shall be subject to a Conditional Use Permit as prescribed in Title 18.124. This requirement does not apply to Light Industrial uses located in Hacienda, an area defined by Ordinance 1325 and as subsequently amended.
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Table 18.84.010 – Provided for Reference

SITE DEVELOPMENT STANDARDS FOR ZONING DISTRICTS IN PLEASANTON

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT 18.84.170	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE 18.84.140	CLASS 1 ACCESSORY STRUCTURES 18.84.160		
	Area	Width 18.84.050	Depth	Front 18.84.080	One Side/ Both Sides 18.84.090	Rear 18.84.090					Maximum Height 18.84.140	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
A	5 acre	300 ft	---	30 ft	30 ft; 100 ft	50 ft	---	---	---	30 ft	30 ft	30 ft	30 ft
R-1-40,000	40,000 sq ft 18.84.040	150 ft	150 ft 18.84.060	30 ft	5 ft; 50 ft	30 ft	40,000 sq ft	---	25%	30 ft	15 ft**	20 ft	20 ft
R-1-20,000	20,000 sq ft 18.84.040	100 ft	125 ft 18.84.060	25 ft	5 ft; 30 ft	25 ft	20,000 sq ft	---	30%	30 ft	15 ft**	3 ft	5 ft
R-1-10,000	10,000 sq ft 18.84.040	80 ft	100 ft 18.84.060	23 ft	5 ft; 20 ft	20 ft	10,000 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
R-1-8,500	8,500 sq ft 18.84.040	75 ft	100 ft 18.84.060	23 ft	5 ft; 15 ft	20 ft	8,500 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
R-1-7,500	7,500 sq ft 18.84.040	70 ft	100 ft 18.84.060	23 ft	5 ft; 14 ft	20 ft	7,500 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
R-1-6,500	6,500 sq ft 18.84.040	65 ft	100 ft 18.84.060	23 ft	5 ft; 12 ft	20 ft	6,500 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft



Attachment 4, Exhibit A - Current Version of Table 18.84.010, Site Development Standards

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT 18.84.170	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE 18.84.140	CLASS 1 ACCESSORY STRUCTURES 18.84.160		
	Area	Width 18.84.050	Depth	Front 18.84.080	One Side/ Both Sides 18.84.090	Rear 18.84.090					Maximum Height 18.84.140	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
RM-4,000	8,000 sq ft	70 ft	100 ft 18.84.060	20 ft	7 ft; 16 ft	30 ft	4,000 sq ft 18.84.030(E)	---	40%	30 ft	15 ft**	3 ft	3 ft
RM-2,500	7,500 sq ft	70 ft	100 ft 18.84.060	20 ft	8 ft; 20 ft	30 ft	2,500 sq ft 18.84.030(E)	400 sq ft	50%	30 ft	15 ft**	3 ft	3 ft
RM-2,000	10,000 sq ft	80 ft	100 ft 18.84.060	20 ft	8 ft; 20 ft	30 ft	2,000 sq ft 18.84.030(E)	350 sq ft	50%	40 ft	15 ft**	3 ft	3 ft
RM-1,500	10,500 sq ft	80 ft	100 ft 18.84.060	20 ft	8 ft; 20 ft	30 ft	1,500 sq ft 18.36.060 18.84.030(E)	300 sq ft	50%	40 ft	15 ft**	3 ft	3 ft
O	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	Dwellings not permitted		30%	30 ft	15 ft	3 ft	3 ft
C-N	3 acre min. 5 acre max.	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted		30%	30 ft	15 ft	20 ft	10 ft
C-C	---	---	---	18.84.130	18.84.130	---	1,000 sq ft 18.44.080 18.84.030E	150 sq ft	300%	40 ft 18.84.150	40 ft 18.84.150	---	---
C-R	18.44.070A			18.44.070A			Dwellings not permitted		18.44.070A		18.44.070A		
C-S	10,000 sq ft	80 ft	100 ft	10 ft	---	10 ft	Dwellings not permitted		100%	40 ft	40 ft	---	10 ft
C-F	30,000 sq ft	100 ft	130 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted		40%	40 ft	40 ft	20 ft	10 ft
C-A	10 acre	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted		40%	40 ft	40 ft	20 ft	10 ft



ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT 18.84.170	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE 18.84.140	CLASS 1 ACCESSORY STRUCTURES 18.84.160		
	Area	Width 18.84.050	Depth	Front 18.84.080	One Side/ Both Sides 18.84.090	Rear 18.84.090					Maximum Height 18.84.140	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
I-P	20,000 sq ft	140 ft	140 ft	25 ft	20 ft; 40 ft	15 ft	Dwellings not permitted	50 %	40 ft	40 ft	20 ft	25 ft	
1-G 20,000	20,000 sq ft	100 ft	150 ft	25 ft	10 ft; 20 ft	15 ft	Dwellings not permitted	100%	40 ft	40 ft	10 ft	25 ft	
I-G 40,000	40,000 sq ft	150 ft	300 ft	25 ft	10 ft; 20 ft	15 ft		18.84.150	18.84.150	10 ft	25 ft		
I-G 3 acre	3 acre	200 ft	300 ft	25 ft	20 ft; 40 ft	50 ft				20 ft	50 ft		
Q	50 acre	---	---	100 ft	100 ft; 200 ft	100 ft	---	---	40 ft	40 ft	100 ft 18.52.060—18.52.100	100 ft	
				18.52.060—18.52.100					18.84.150	18.84.150			

- P 18.56.020(A)
- S 18.60.060
- RO 18.64
- PUD 18.84.020
- CO 18.72
- CAO 18.80*

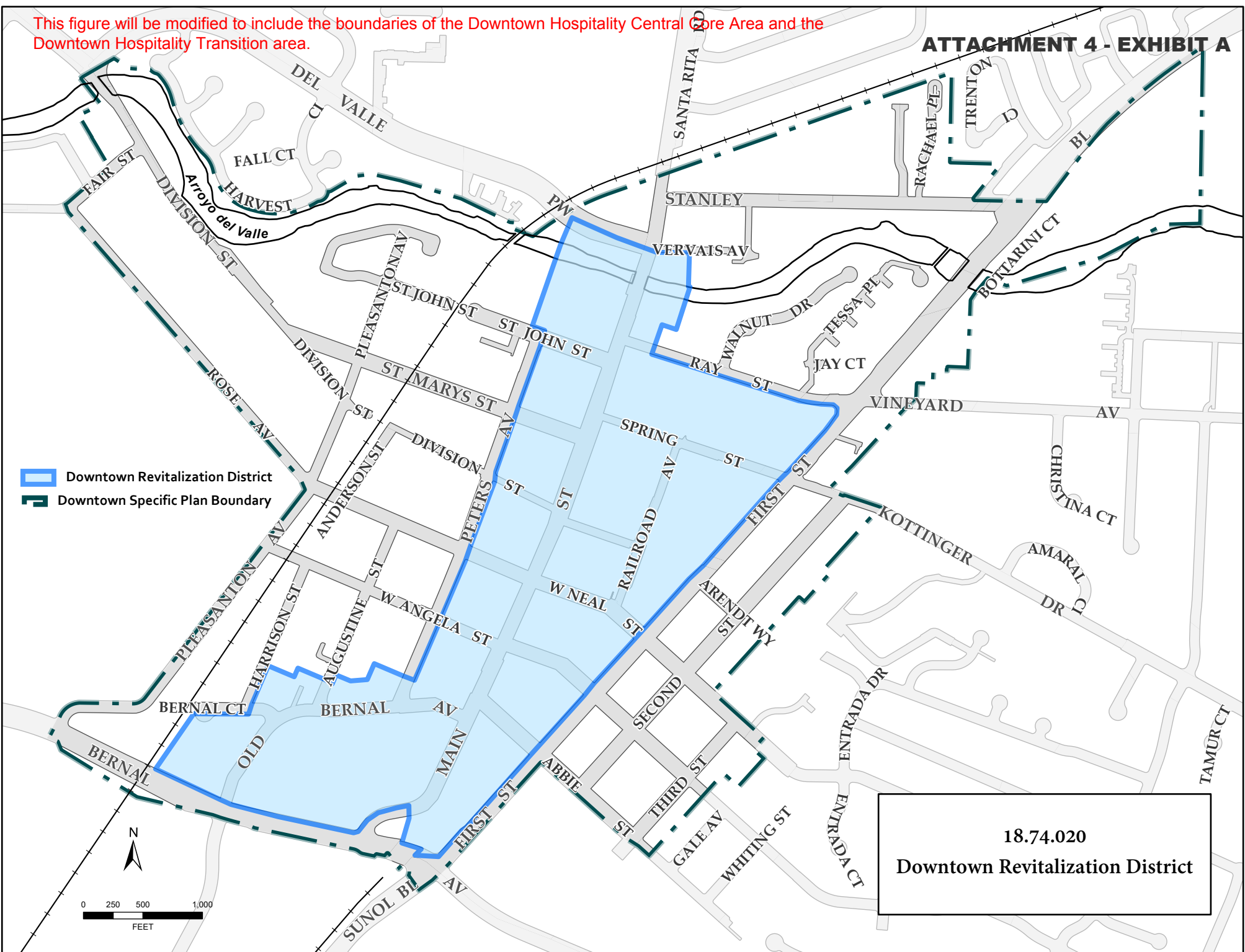
NOTE: For further information, refer to the applicable sections of the Pleasanton Municipal Code (Shown in italics)

* The standards of the Core Area Overlay (CAO) District apply to residential development in the downtown area.

** In the R-1 and RM districts, accessory dwelling units constructed above a detached garage may exceed 15 feet in height and shall not exceed 25 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure.

This figure will be modified to include the boundaries of the Downtown Hospitality Central Core Area and the Downtown Hospitality Transition area.

ATTACHMENT 4 - EXHIBIT A



-  Downtown Revitalization District
-  Downtown Specific Plan Boundary

18.74.020
Downtown Revitalization District

