

ZONING TEXT AMENDMENT NO. 22-004

LEGISLATIVE DRAFT

(November 23, 2022)

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2.1.5 Neighborhood Center (Page 16)

Section 2.1.5, Table 2.2

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
3) Office	
a) Professional Services	permitted (C2)
b) Medical Services	permitted (C2)

2.1.5 Neighborhood Center



Source: Page 16, Beach and Edinger Corridors Specific Plan

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
1) Retail	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	NC
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	NC
e) Specialty Goods & Foods	NC (U3)
f) Entertainment & Recreation	conditional (C19)
g) Convenience Uses	NC
h) Business Services	NC
i) Personal Services	NC
j) Personal Enrichment Services	NC
k) Service Commercial & Repair	permitted (U8)
l) Large Scale Commercial Goods	---
m) Vehicle Sales	---
2) Civic & Cultural	conditional (C19)
3) Office	
a) Professional Services	permitted (C2)
b) Medical Services	permitted (C2)
4) Lodging	permitted (C2)
5) Live Work	permitted (C2 or C1/L10)
6) Residential	
a) Multi-Family w/ Common Entry	conditional (C2 or C1/ L9,C14,C15)
b) Multi Family w/ Individual Entries	conditional (C2 or C1/ L9,C14,C15)
c) Attached Single Family	---
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	required (L1 & L10)
b) Corner Store	n/a
c) Drive-through	permitted
2.2.3 Affordable Housing Requirement	
required or not required	required (U1)