

ZONING TEXT AMENDMENT 18-003 SUMMARY

	TOPIC	CURRENT	PROPOSED
	<i>Chapter 203: DEFINITIONS</i>		
	203.06 Assisted Living Facility	--	Provide definition
	203.06 Coverage, Lot or Site	--	Clarify square footage of building projections
	203.06 Guesthouse	Living quarters w/no kitchen facilities	Delete definition
	203.06 Setback Line	Measurement of setback information	Clarify the point of measurement for street/alley setbacks
	<i>Chapter 204: USE CLASSIFICATIONS</i>		
	204.08 (D) Convalescent Facilities	--	Include Assisted Living in Convalescent Facilities
	204.10 (T) Offices, Business and Professional	--	Delete medical and dental offices from definition
	204.10 (U) Offices, Medical and Dental	--	Add use classification
	204.10 (X) Personal Services	--	Include permanent and semi-permanent makeup such as microblading; non-surgical medspas
	204.10 (GG) Vehicle/Equipment Sales and Services	No reference for offices	Add (7) Offices for Vehicle Retail Sales/Wholesale.
	<i>Chapter 211: COMMERCIAL DISTRICTS</i>		
	211.04 Cultural Institutions	PC	L-14
	211.04 Government Offices	CV Zone: PC	CV Zone: ZA
	211.04 Public Safety Facilities	PC	ZA
	211.04 Animal Sales and Services	--	Add L-16 reference to HBMC 7.12.150 distance requirements for kennels
	211.04 Eating and Drinking Establishments	L-4	Delete L-4 requirement and add P for permitted
	211.04 Eating and Drinking Establishments with Alcohol	Additional Provision (Y)	Delete (Y) Neighborhood Notification; redundant b/c CUP requires NN
	211.04 Eating and Drinking Establishments with Outdoor Dining	Additional Provision (Y)	Delete (Y) Neighborhood Notification; (X) provision does not always require NN
	211.04 Food and Beverage Sales	Additional Provision L-2	Fix Typo; Change L-2 to L-12
	211.04 Offices, Medical and Dental	--	Add Medical & Dental offices use classification P in all zones
	211.04 Personal Enrichment Services	Additional Provision (Y)	Delete (Y) Neighborhood Notification requirement when use is permitted per L-10
	211.04 Tattoo Establishments	PC	ZA
	211.04 Offices for Vehicle Equipment Sales and Rentals	--	Add L-15
	211.04 Additional Provision L-4		Delete text and mark Reserved
	211.04 Additional Provision L-10 (Personal Enrichment Services)	CUP to ZA if space exceeds 5,000 sf	Administrative Permit if space exceeds 5,000 sf
	211.04 L-14 (Cultural Institutions)	PC	AP if under 5,000 sf; PC if over 5,000 sf
	211.06 Development Standards Chart: Maximum	CV Zone: 1.5 FAR	CV Zone: 0.5 FAR for

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	Floor Area Ratio		consistency with General Plan
	<i>Chapter 214:PUBLIC SEMIPUBLIC DISTRICTS</i>		
	214.06 Convalescent Facilities	--	PC
	<i>Chapter 230.26: AFFORDABLE HOUSING</i>		
	230.26 (A) Purpose	--	Update language
	230.26 (B) Applicability	--	Add for-sale projects eligibility to pay in-lieu fees
	230.26 (D) Off-Site Construction of Affordable Units	--	Add emergency shelters and navigation centers
	230.26 (E)(6) Miscellaneous Provisions – Affordable Housing Trust Funds	--	Add Tenant Based Rental Assistance programs
	<i>Chapter 231:OFF-STREET PARKING AND LOADING PROVISIONS</i>		
	231.04 Convalescent Facilities	--	Add parking requirements for Convalescent Facilities
	231.04 Eating and Drinking Establishments	With less than 12 seats	Clarify text - with 12 seats or less

P: Permitted

N/P: Not Permitted

CUP: Conditional Use Permit

ZA: CUP to Zoning Administrator

PC: CUP to Planning Commission

Director: Submitted for staff review

AP/NN: Administrative Permit with Neighborhood Notification