



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE III. COMMERCIAL DISTRICTS

Changes to SCCC 13.10.331 – 336 include modifications to follow the form and language of other zone districts, as well as substantive changes to allowed uses and development standards for the purpose of aligning with new General Plan policies as well as streamlining and modernizing the code. New zone district C-3 (Workplace Flex) is added, and new mixed-use standards are provided.

13.10.331 Purposes of commercial districts.

13.10.332 Uses in commercial districts. ~~Commercial uses~~

13.10.333 Development standards for in commercial districts.

13.10.334~~5~~ Special standards and conditions for commercial districts.

13.10.335~~4~~ Public facilities requirements for commercial districts.

13.10.336 Other standards and conditions for commercial districts.

SCCC 13.10.331 has been updated to align with updates to General Plan Objectives BE-1.2: Corridors and Connections; BE-1.3: Vibrant Activity Centers; BE-3.1: Commercial/Industrial Designations; and BE-3.2: Residential + Public Land Uses on Commercial Property. The General Plan emphasizes the importance of coordinating land use and transportation planning, and intends new and infill commercial growth to occur along key corridors. The energy efficiency purpose has been removed as this is not a key purpose of commercial zone districts (see the County's Climate Action Plan, Design Guidelines, and General Plan Objective BE-4.2: Design with the Environment for information about energy efficiency). Purposes of specific zone districts have been reordered to put consumer commercial districts first (C-1, C-2, VA, CT), followed by workplace-focused districts (PA, C-3, C-4), and text has been modernized and streamlined. The new "Workplace Flex" (C-3) zone district has been added, implementing a key commercial land use planning provision of the Sustainable Santa Cruz County Plan and the General Plan.

13.10.331 Purposes of commercial districts.

In addition to the general objectives of this chapter, the commercial districts are included in the zoning ordinance ~~in order~~ to achieve the following purposes:



(A) General Purposes.

- (1) To provide for retail stores, offices, service establishments, recreational establishments, and wholesale businesses offering a range of commodities and services adequate to meet the needs of County residents and visitors, ~~of different geographical areas in the County and of their various categories of patrons.~~
- (2) To contain commercial facilities in appropriately located areas, ~~avoiding new freeway oriented development and new strip commercial uses,~~ enhancing multimodal corridors and activity centers, and providing opportunities for commercial uses to concentrate for the convenience of the public and in mutually beneficial relationships to each other.
- (3) To ensure that commercial facilities and uses are compatible with the level of available public facilities and services, minimizing traffic congestion and preventing the overloading of utilities and public services.
- (4) To ensure that commercial development is compatible with natural resource protection, environmental quality, and the scenic setting of the County.
- (5) To ensure that commercial facilities are constructed and operated such that they are compatible with adjacent development, and that high standards of urban design are maintained, minimizing impacts on residential areas and providing for adequate site layout, protection of solar access to adjacent property, landscaping, sign and building design and size, and on-site parking, loading, and circulation.
- (6) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses, and from fire, explosion, noxious fumes and other hazards.
- ~~(7) To provide space for community facilities and institutions which appropriately may be located in commercial areas.~~
- ~~(7)~~ (8) To provide for residential and public facility uses on commercial properties where these uses contribute to establishing vibrant activity centers, complete neighborhoods, and/or attainable housing, while including an appropriate and viable level of commercial land uses.
for a mixture of commercial and residential uses where the advantages of such a mixture, such as convenience, atmosphere, and low energy use, can be maximized, and the conflicts, such as noise, traffic, and lack of adequate visual amenities, can be reduced to an acceptable level. Residential uses are intended to be incidental or secondary to commercial use of a site, or as otherwise provided by a village design plan.
- (89) To maximize efficient energy use and energy conservation in commercial uses, and to encourage the use of locally available renewable energy resources.**



(BE) Specific C-1 Neighborhood Commercial District Purposes. To provide compact and conveniently located shopping and service uses ~~to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to serve rural communities.~~ Neighborhood commercial uses and facilities ~~are intended to~~should be of a small scale, ~~with a demonstrated local need or market, appropriate to a neighborhood service area, and to have~~with minimal adverse traffic, noise, or aesthetic impacts on the adjacent residential areas. Mixed-use residential and commercial uses are allowed, with design considerations to ensure compatibility between land uses on site and with adjacent sites. The C-1 District is intended for parcels with a General Plan designation of neighborhood commercial (C-N) or community commercial (C-C).

(CF) Specific C-2 Community Commercial District Purposes. To provide centers of concentrated commercial uses accommodating a broad range and mixture of commercial activities, serving the general shopping, entertainment, and service, visitor, and office needs of community or region-wide service areas, ~~and including visitor accommodations.~~ Mixed-use residential and commercial uses are allowed, with design considerations to ensure compatibility between land uses on site and with adjacent sites. ~~Theis~~ C-2 District is intended to be applied to areas for parcels with a General Plan designation on the General Plan as of community commercial (C-C). The Community Commercial Districts are intended to have definite boundaries to promote the concentration of commercial uses.

(DE) Specific VA Visitor Accommodations District Purposes. To provide areas specifically reserved for visitor accommodations and limited appurtenant uses. To allow a broad range of ~~such overnight or extended~~ short-term (less than 30 days) stay-lodging options for visitors and to recognize these as commercial uses. The Visitor AccommodationsVA District is intended to be located ~~primarily in areas for parcels designated with a General Plan designation of~~ visitor accommodation (C-V) ~~or in areas designated as community commercial (C-C) on the General Plan, and in locations where there are existing or approved (at the date of this section) visitor accommodations developments. All visitor accommodations are intended to be located where adequate access and public services and facilities are available, and to be designed and operated to be compatible with adjacent land uses, utilize and complement the scenic and natural setting of the area, and provide proper management and protection of the environment and natural resources.~~

(ED) Specific CT Tourist Commercial District Purposes. To ~~encourage and recognize a narrow range of~~ visitor serving uses such as food services, auto fueling, and visitor accommodations in appropriate locations in the County ~~on~~ along major transportation corridors or in commercial activity centers. The CT District is intended for parcels where properties have a land use designation on the with a General Plan designation of neighborhood commercial (C-N), or community commercial (C-C), or visitor accommodation (C-V). Visitor serving uses allowed in this zone district include primarily food services, auto fueling, visitor accommodations, and related accessory uses.



- (~~EB~~) Specific PA Professional-Administrative Office District Purposes. To provide for professional service uses in and administrative office uses in areas where such use is designated on the General Plan, or in areas designated for neighborhood, community or service commercial use, particularly where an office use can provide a buffer use areas between residential areas and the neighborhoods and more intensive commercial or industrial activities, as well as in locations where a demonstrated need for professional services exists, such as medical and employment activity centers. Mixed-use residential and office uses are allowed, with design considerations to ensure compatibility between land uses on site and with adjacent sites. Professional and administrative office uses are intended to be low impact, nonretail activities. Limited sales and customer service uses are appropriate as ancillary to an office or mixed-use development, to meet the daily needs of residents and workers. The PA District is intended for parcels with a General Plan designation of community commercial (C-C), professional and administrative office (C-O), or service commercial and light industrial (C-S), to allow a compatible collection of related services within a development and may include a variety of retail and service uses where they are ancillary and incidental to office uses on a site.
- (G) Specific C-3 Workplace Flex District Purposes. To provide centers of employment with a flexible mixture of office, retail, research and light industrial land uses as well as ancillary sales, customer service and public facilities uses to meet the daily needs of workers. C-3 District parcels should make efficient use of urban infrastructure and should accommodate flexibly-built spaces for multiple business types and changing business needs over time. The C-3 District is intended for parcels located along major corridors and in activity centers within the Urban Services Line, with a General Plan designation of community commercial (C-C), professional and administrative office (C-O), or service commercial and light industrial (C-S).
- (~~HG~~) Specific C-4 Commercial Services District Purposes. To meet the commercial services needs of the various communities in the County by allowing provide for a broad range of commercial services uses in areas reserved for and designated as commercial services on the General Plan. Commercial service uses are intended primarily to be nonretail in nature, commercial services that require large sites and convenient access to highways and other freight corridors. Appropriate C-4 land uses include auto repair; contractors' yards; warehousing and storage; freight terminals; cannabis production, manufacture and distribution; and outdoor sales facilities, such as nurseries, lumber yards, and boat and auto sales, such as building material suppliers, auto repair, or freight terminals, and to be nonpolluting. These uses usually need large sites, proximity to major streets to handle truck traffic, and in some cases need access to rail transportation. The Commercial Services Districts are intended to be located in areas where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses. Commercial recreational uses needing large sites and good access, such as drive-in theaters and/or indoor arenas, are also included appropriate in this district. The C-4 District is intended for parcels with a General Plan designation of service



commercial and light industrial (C-S), in areas where impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses.

The Commercial Uses Chart and code text has been modernized, reorganized, and updated to reference the new permit processing as identified in SCCC 18.10. Language regarding principally permitted uses in the coastal zone was removed as this language has been consolidated into one section in SCCC 13.20.121. Master occupancy program requirements were moved to this section from their current location in SCCC 13.10.335(C), and modified to “master use permits.” Change of commercial use regulations have been added to this section from their current location within the Commercial Uses Chart, and the threshold where a new use permit is needed due to a change in commercial use has been raised, so that new commercial tenants may not need to obtain a new use permit if their business does not intensify land use beyond what is allowed in an existing use permit. Reference to timber harvesting was removed; since this use is not in the Commercial Uses Chart, it is not allowed in this zone district.

Allowed uses in the commercial districts include a number of substantive changes:

In the auto services category, a new line item was added for electrical vehicle charging stations. This use is appropriate in any zone district by right.

Animal services category was separated from other sales and services because the level of review needed is generally higher due to potential impacts from animal noise. Vet offices are now allowed in the C-1 district, as these are a neighborhood service. Pet shops are now grouped with grooming services and allowed in all districts. More intensive uses such as shelters are only allowed in C-2 and C-4.

The non-retail commercial cannabis use section was streamlined but substantive changes were not made.

In the eating and drinking category, bars are proposed to be allowed as a stand-alone use in the C-1 district with a CUP (currently they must be ancillary to restaurants). Definitions have been added to SCCC 13.10.700 for brewery, winery and distillery to clarify what is meant by these terms. “Tasting room” is a new line item requiring a lower level of review than a brewery, winery or distillery. For dining establishments, indoor restaurants with less than 12 seats would be allowed by right with a zoning clearance in zone districts where this use is especially encouraged (C-1, C-2, PA, VA). Larger restaurants and restaurants in other commercial zone districts would require a MUP or AUP (no public hearing) to ensure that neighborhood impacts are considered and permit conditions can be put in place. Currently, Level 4, 5, or 6 review is required for restaurants depending on the size of the building. In the C-4 district, the bar/restaurant size limit of 500 square feet has been removed, but restaurants would still need to be ancillary to C-4 primary uses.



In the entertainment, fitness and recreation category, indoor recreation facilities would now be allowed in the C-1 district with a CUP, outdoor recreation would now be allowed in the C-2 district with a CUP-PC, and open space uses would be allowed in C-1 and C-2 with an AUP. Small gyms would now require a lower level of review compared to larger gyms. “Spa/massage” is a new line item separated from other gym uses due to a requiring a higher level of review. “Tourist services” is another new line item, with a definition provided in SCCC 13.10.700.

In the offices and laboratories category, offices would now be allowed by right in all zone districts except CT and C-4, with the use being ancillary in VA and C-4. The existing code requires a Level 4/5/6 review depending on office size. Note that the review levels listed in the use chart are now regarding land use only, not any physical building or site improvement. Office construction would be subject to a discretionary site development permit. Medical offices have been separated from the general office categories, and are only appropriate in the C-1, C-2, C-3 and PA districts. Individual practitioner offices are allowed by right, while larger medical offices require use permits. Clarification is provided that full service hospitals are only allowed in the PF district, but medical mixed-use is allowed in the C-2 and PA districts subject to standards in the PF district code section. “Wet labs” and “dry labs” are new line items, in anticipation of more tech- and medical-focused employment. Definitions are provided in 13.10.700.

In the sales and services category, small businesses (less than 2,000 square feet) with active uses such as instructional studios and retail and service businesses would now be allowed by right. ATMs are added as a stand-alone use and are allowed in all commercial districts as compared to banks which would only be allowed in C-1, C-2, PA and C-3. Personal services are now allowed in all commercial districts, ancillary in all districts except C-1 and C-2. Household services are now allowed as an ancillary use in the PA and C-3 districts. Pharmacies are now included in the neighborhood retail line item. Community retail (big box stores and other businesses serving a larger service area) are now allowed in the C-1 district with a MUP. Nurseries are recategorized as a type of community retail use, and outdoor sales are now allowed in the C-2 district (the current code only allows outdoor sales in C-4). “Retail-recreational sales and rentals” is a new line item separated from other retail due to the different nature of this business and associated higher level of review. Small recycling collection facility is also now a stand-alone use, allowed in all commercial zone districts. Adult uses are proposed to be allowed in both the C-2 and C-4 districts with a CUP (currently this use is only allowed in C-4). A line item has been added for cannabis dispensaries to clarify that new dispensaries are not allowed in any commercial zone, but existing licenses may be renewed. Liquor stores are also now a stand-alone use due to the fact that this use is not appropriate in the VA or CT district and a higher level of review is required compared to other neighborhood retail uses.



In the sales and service – larger sites/truck traffic/vehicle storage category, auto sales and auto repair would now be allowed in C-2 with a CUP-PC. For agricultural service establishments (allowed in C-4), the provision that businesses must not be engaged in hazardous chemicals was removed, as this would be addressed through environmental review. General commercial services are now allowed in C-2 and C-3 in addition to C-4, with certain business types such as storage facilities separated out and only allowed in C-4. Smaller general commercial services businesses with minimal truck traffic or vehicle storage may also follow the use chart provisions for household services. Taxi companies (including rideshares and self-driving vehicles) are now allowed in C-1, C-2, C-3, and C-4, with a five-vehicle maximum in the C-1 district. “Hand-made product fabrication and sale” is a new line item that replaces the current code “cottage industry” line item, which is now reserved only for product fabrication and sale out of one’s home. Light industrial uses are now allowed in the C-3 and C-4 districts without a limit to the number of people per shift, since the General Plan and code encourage centers of employment including light industrial uses, especially in the C-3 “Workplace Flex” district. Other M-1 industrial district uses are no longer allowed in commercial zone districts.

In the visitor accommodation category, Type A visitor accommodation (hotels, motels, B&B’s) is now allowed in C-1, aligning with General Plan policy BE-3.5.3: Integrate Visitors into Commercial Areas. Also, clarification has been provided that new time shares are prohibited.

In the community services and facilities category, uses have been separated into different line items with differing levels of review, in alignment with the PF District Uses Chart. Public restrooms have been added as an allowed use by right in any commercial zone district. The current code groups public restrooms with other community services and requires Level 4/5/6 review depending on size. “Community garden/urban agriculture” is a new line item per General Plan policy BE-1.4.8: Urban Agriculture. Day care centers are not required to be ancillary uses in C-1, C-2, PA or C-4, in order to provide flexibility for locating day care centers. “Funeral/burial services” is a new line item, moved to this section from commercial services and is now allowed in the C-1 district with a CUP. Schools have been consolidated into one line item.

In the infrastructure and utilities category, off-site parking would be allowed in all commercial districts with a MUP, with footprint size limited to 10,000 square feet in C-1. Transit stations would also now be allowed in all commercial districts, with higher level review in the C-1 district, because although this use is generally associated with larger sites and intensive development, future smaller-scale transit stations may be appropriate on C-1. Utility facilities are appropriate in all commercial districts. Wireless facility requirements are updated based on state law and the draft update to the County’s wireless ordinance which is in progress and will be completed prior to the completion of the Sustainability Update project. Review levels and notes for wireless facilities in commercial districts and other zone districts will be updated as needed based on the final version of the County’s wireless ordinance.



In terms of residential uses, the percentage of residential building square footage allowed in the C-1, C-2 and PA districts has increased from 50 to 75 percent, in alignment with General Plan policy BE-3.2.1. This higher percentage reflects the realities of the market as well as addresses the crisis of housing supply faced by the County. The level of review for larger mixed-use projects is proposed to be CUP-PC, instead of the current required Board of Supervisors hearing. Also, it is proposed that care facilities such as assisted living facilities would be allowed in the C-1 and C-2 districts in addition to the PA district, in alignment with General Plan policy BE-3.2.5: Care Facilities. Manager's units are allowed in C-3, VA and CT in addition to C-4. Live-work use is not allowed aside from manager's units, but this idea will be explored per General Plan implementation strategy BE-3.2b. A category for commercial uses within residential units has been added, with family day care, home occupations, and hosted rentals allowed by right in the C-1, C-2 and PA districts.

13.10.332 Uses in commercial districts.

(A) Principal Permitted Uses.

(1) In the Coastal Zone, the principal permitted uses in the commercial districts shall be as follows:

PA professional and administrative offices;

VA visitor accommodations;

CT visitor serving uses and facilities;

C-1 neighborhood-serving, small-scale commercial services and retail uses;

C-2 community-serving, large-scale retail uses and small-scale commercial services;

C-4 commercial services of all types and uses needing large sites or outdoor use areas; including appurtenant uses and structures.

(2) Principal permitted uses are all denoted as uses requiring a Level IV or lower approval unless otherwise denoted with the letter P in the commercial uses chart in subsection (B) of this section. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, as provided in Chapter 13.20 SCCC, any development is appealable.

(BA) Allowed Uses.

(1) The uses allowed in the commercial districts shall be as provided in the following Commercial Uses Chart. Certain disallowed uses that are preexisting on a parcel may



be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses.

(B) Use permits. A discretionary approval for an allowed use is known as a “use permit approval” and is given as part of a development permit for a particular use. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Commercial Uses Chart. The type of permit processing review, or “approval level,” required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures and findings for development use permits and for the various approval levels are detailed in Chapter SCCC 18.10-SCCC, Discretionary Permit and Approval Procedures. The approval levels given in this chart for structures incorporate the approval levels necessary for processing a building permit for the structure. Higher approval levels than those listed in this chart for a particular use may be required if a project requires other concurrent approvals, according to SCCC 18.10.123.

(C1) Master Use permitsOccupancy Program Requirements:

(1) Master Occupancy Program Requirements. When requested by a property owner, or prior to or concurrently with the approval of any new or expanded use for which a Level V or VI approval is required in any of the Commercial Use Zone Districts, a development permit for a master use permit occupancy program may be approved by the Zoning Administrator or Planning Commission, subject to the use permit findings provided in SCCC 18.10.230. Such approval shall be accompanied by a finding of General Plan consistency pursuant to Section 65402 of the California Government Code.

(2a) Master use permit Occupancy Program Elements. The master use permit occupancy program shall establish all allowed uses occupancies and shall include provisions for adequate site improvements for each occupancy use type. Uses that are allowed by a master use permit shall not require individual use permits unless specified by the conditions of the master use permit.

(3b) Environmental rReview. The adoption or amendment of a master use permit occupancy program is a “project” within the meaning of CEQA and the County Environmental Review Guidelines and is subject to environmental review.

(4) Development Permit Approval. Occupancy permits, when applied for pursuant to an approved master occupancy program, shall be processed as a Level I approval or other level as specified by the conditions of the master occupancy program development permit.

(2) Change of use in an existing legal structure in a commercial zone district.

(a) A change of use in an existing legal structure may be approved with a zoning clearance if all the following criteria are met:

(i) The new use is allowed in the zone district; and



- (ii) The new use will not result in an intensification of use, and
- (iii) There is a use permit or master use permit for the existing use, and/or the new use is specified for the parcel in a town, village, or specific plan.
- (iv) The new use would have required an equal or lower level of public notice or hearing than the existing use.

Applicable existing discretionary permits and conditions of approval shall remain in effect for the new use.

(b) Subsection (a) shall not apply in the C-4 district, except for cannabis uses in the Rodeo Gulch Overlay. All other C-4 uses shall require MUP approval for a change of use.

(c) In all other circumstances, a new use permit is required as provided in the commercial uses chart, or an amendment to an existing use permit is required as provided in SCCC 18.10.134.

~~(2) Timber harvesting and associated operations, requiring approval of a timber harvesting plan by the California Department of Forestry, are not allowed uses in the Public and Community Facility Zone District.~~

(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.035, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.

(D) Commercial Uses Chart. Allowed uses and permit requirements for commercial zone districts are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.

<u>Table 13.10.332-1: Commercial Uses Chart</u>	
<u>KEY:</u>	
<u>P</u>	<u>Permitted by right: Use is allowed without a use permit</u>
<u>ZC</u>	<u>Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required</u>
<u>MUP</u>	<u>Minor Use Permit: Discretionary permit, no public notice</u>
<u>AUP</u>	<u>Administrative Use Permit: Discretionary permit with public notice</u>
<u>CUP</u>	<u>Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.</u>
<u>A</u>	<u>Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complimentary use.</u>
<u>NA</u>	<u>Use not allowed in this zone district.</u>



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
Automobile Fuel and Service Stations								
Automobile fueling /service station	CUP	AUP	NA	AUP	NA	NA	AUP	Fuel stations with integrated car washes or auto service repair shops are not allowed in C-1 district. 13.10.657 13.10.700-A
Car wash	NA	AUP	NA	CUP	NA	NA	AUP	
Electrical vehicle charging station	P	P	P ^A	P	P ^A	P ^A	P	
Animal Services								
Pet shops and grooming services	AUP	MUP	NA	NA	AUP ^A	MUP ^A	AUP	Chapter 6.16 13.10.646 Pet supply shops that do not keep or sell pets are a neighborhood retail use (see "sales and services – neighborhood/commercial" in this chart).
Kennel or animal hospital	NA	CUP	NA	NA	NA	NA	CUP	
Animal shelter	NA	CUP-PC	NA	NA	NA	NA	CUP-PC	
Veterinary office	CUP	AUP	NA	NA	NA	NA	AUP	
Commercial Cannabis Cultivation, Manufacturing, and Distribution								
<i>All uses subject to SCCC 13.10.650 (non-retail commercial cannabis) and with a license pursuant to SCCC 7.128.</i>								
Indoor cultivation: existing legal structure	NA	NA	NA	NA	NA	NA	MUP ^N , RG	N: AUP if adjacent parcel is developed with a residential structure in the PR, A, TP, SU, or any residential zone district. RG: ZC for cultivation in existing non-greenhouse structures in the Rodeo Gulch overlay when in conjunction with distribution/manufacturing.
Indoor cultivation: new structure								
<5,000 sf	NA	NA	NA	NA	NA	NA	AUP	New structures not allowed in the coastal zone and 1-mile buffer. Outdoor or hoop house cultivation not allowed in any commercial district.
5,000-20,000 sf	NA	NA	NA	NA	NA	NA	CUP	
>20,000 sf	NA	NA	NA	NA	NA	NA	CUP-PC	



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
Water tank	NA	NA	NA	NA	NA	NA	MUP ^A	Accessory to cannabis cultivation.
Manufacturing, Class 1 or 2:								New structures not permitted in the coastal zone and 1-mile buffer. *: Manufacturing is only allowed in conjunction with a licensed dispensary on the parcel, unless exception is granted pursuant to SCCC 13.10.650(D)(2)(g). RG: ZC for manufacturing in existing structures in the Rodeo Gulch zoning overlay area.
<2,000 sf	NA	AUP*	NA	NA	NA	NA	AUP ^{RG}	
2,000-20,000 sf	NA	CUP*	NA	NA	NA	NA	CUP ^{RG}	
>20,000 sf	NA	CUP-PC*	NA	NA	NA	NA	CUP-PC ^{RG}	
Manufacturing, Class 3:								New structures not permitted in the coastal zone and 1-mile buffer.
<2,000 sf	NA	NA	NA	NA	NA	NA	AUP	
2,000-20,000 sf	NA	NA	NA	NA	NA	NA	CUP	
>20,000 sf	NA	NA	NA	NA	NA	NA	CUP-PC	
Distribution, Class 1 or 2: existing legal structure	NA	P*	NA	NA	NA	NA	P	*: Distribution is only allowed in the C-2 district in conjunction with a licensed dispensary on the parcel.
Distribution, Class 1: new structure								New structures not permitted in the coastal zone and 1-mile buffer.
<2,000 sf	NA	NA	NA	NA	NA	NA	MUP	
≥2,000 sf	NA	NA	NA	NA	NA	NA	CUP	
Distribution, Class 2: new structure								New structures not permitted in the coastal zone and 1-mile buffer. *: Distribution is only allowed in the C-2 district in conjunction
<5,000 sf	NA	AUP*	NA	NA	NA	NA	AUP	
5,000-20,000 sf	NA	CUP*	NA	NA	NA	NA	CUP	
>20,000 sf	NA	CUP-	NA	NA	NA	NA	NA	



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
>20,000 sf		PC*					CUP-PC	with a licensed dispensary on the parcel.
<u>Distribution, transport only</u>	NA	P	NA	NA	P	NA	P	
Eating and Drinking								
<u>Bar/nightclub</u>	CUP	AUP	AUP ^A	AUP	NA	AUP ^A	NA	13.10.332(E)(3) 13.10.654
<u>Brewery/brewpub/ winery/distillery</u>	CUP	AUP	CUP ^A	CUP	NA	AUP	AUP	13.10.700-B, -D, -W. Alcohol production in C-1 and CT zone districts limited to <30,000 gallons wine/ spirits or <6,000 barrels beer.
<u>Tasting room</u>	AUP	AUP	AUP ^A	AUP	CUP ^A	MUP ^A	MUP	
<u>Food truck</u>	P	P	P	P	P	P	P	See Environmental Health Department Mobile Food Facility Health Permit requirements.
<u>Dining establishment - indoor</u> (<u>restaauraant, coffee shop, café, food kiosk, fast food, specialty food such as bakery, deli, ice cream shop</u>)								Walk-up windows for take-out orders are allowed. MUP/AUP required to add outdoor dining per SCCC 13.10.332(E)(4). Within 200 feet of school site or residential district, AUP required to add beer and wine service to a dining establishment (CUP required to add a full bar). 13.10.652; 13.10.654
<u>≤ 12 seats</u>	ZC	ZC	ZC ^A	ZC	MUP ^A	MUP ^A	MUP ^A	
<u>> 12 seats</u>	AUP	AUP	AUP ^A	AUP	AUP ^A	AUP ^A	AUP ^A	
Entertainment, Fitness and Recreation								
<u>Entertainment - indoor</u> (<u>theater, billiard hall, games establishment</u>)								Chapter 5.16 Chapter 8.20 13.10.654 13.10.700-G
<u>≤ 10,000 sf</u>	CUP	MUP	AUP ^A	AUP ^A	NA	NA	AUP	
<u>> 10,000 sf</u>	CUP-PC	CUP-PC	CUP-PC	CUP-PC	NA	NA	CUP-PC	



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
<u>Fitness – Indoor (gym, club, exercise studio)</u> ≤ 10,000 sf > 10,000 sf	AUP CUP-PC	MUP CUP-PC	AUP ^A CUP-PC	AUP ^A CUP-PC	AUP ^A CUP-PC	AUP ^A CUP-PC	AUP CUP-PC	MUP for businesses <2,000 sf. See SCCC 13.10.623(G) regarding massage/bath.
<u>Recreational facility - outdoor (fairgrounds, sports courts and fields, golf course, flea market, mini-golf, amusement park, public pool)</u>	NA	CUP-PC	NA	NA	NA	NA	CUP/C UP-PC	Pools are permitted by right as an ancillary use to visitor accommodations. 13.10.652 13.10.654 CUP-PC required for structures over 10,000 square feet
<u>Instructional studio (art, dance, music)</u> ≤ 10,000 sf > 10,000 sf	AUP CUP-PC	MUP CUP-PC	NA NA	NA NA	MUP ^A CUP-PC	MUP ^A CUP-PC	AUP CUP-PC	Permitted by right for businesses <2,000 sf in C-1, C-2, PA, or C-3 zone districts.
<u>Open space uses (picnic facilities, playgrounds, trails, open space)</u>	AUP	AUP	P ^A	P	P ^A	NA	NA	No permanent structures allowed for open space uses.
<u>Private club or lodge</u> ≤ 10,000 sf > 10,000 sf	AUP CUP-PC	MUP CUP-PC	AUP ^A CUP-PC	AUP ^A CUP-PC	AUP CUP-PC	AUP CUP-PC	NA NA	
<u>Spa/Massage (bath, sauna, non-medical massage establishment)</u> ≤ 10,000 sf > 10,000 sf	CUP CUP-PC	AUP CUP-PC	AUP ^A CUP-PC	AUP ^A CUP-PC	CUP ^A CUP-PC	AUP CUP-PC	AUP CUP-PC	Chapter 5.08 13.10.623



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
<u>Tourist services (information, tickets)</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>13.10.700-T.</u>
Offices and Laboratories								
<u>General office (finance, real estate, insurance, and other professional services)</u>	<u>P</u>	<u>P</u>	<u>P^A</u>	<u>NA</u>	<u>P</u>	<u>P</u>	<u>AUP^A</u>	<u>Includes standard offices as well as creative office types such as co-working spaces, business incubators, and broadcast stations.</u>
<u>Medical office - individual practitioner</u>	<u>P</u>	<u>P</u>	<u>NA</u>	<u>NA</u>	<u>P</u>	<u>P</u>	<u>NA</u>	<u>Includes physicians and alternative medicine practitioners (excluding massage parlors but including massage for physical therapy).</u>
<u>Medical office/clinic (no ambulance service or overnight stay)</u>	<u>AUP</u>	<u>MUP</u>	<u>NA</u>	<u>NA</u>	<u>MUP</u>	<u>MUP</u>	<u>NA</u>	<u>CUP-PC for ambulance service or overnight stay. Full-service hospitals are appropriate in the PF zone district (see SCCC 13.10.361 et seq).</u>
<u>Medical mixed-use</u>	<u>NA</u>	<u>CUP-PC</u>	<u>NA</u>	<u>NA</u>	<u>CUP-PC</u>	<u>NA</u>	<u>NA</u>	<u>13.10.334(B), 13.10.365(B)</u>
<u>Research and Development Laboratory - Dry</u>	<u>AUP^A</u>	<u>P^A</u>	<u>NA</u>	<u>NA</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>13.10.700-L</u>
<u>Research and Development Laboratory - Wet</u>	<u>NA</u>	<u>AUP^A</u>	<u>NA</u>	<u>NA</u>	<u>MUP</u>	<u>P</u>	<u>AUP</u>	<u>13.10.700-L</u>
Sales and Services – Neighborhood/Community								
<u>Adult uses</u>	<u>NA</u>	<u>CUP</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>CUP</u>	<u>13.10.621, 622, 623 13.10.652 13.10.654</u>
<u>ATM (outdoor)</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>No use permit required for indoor ATM. 13.10.652</u>
<u>Bank or credit union</u>	<u>MUP</u>	<u>MUP</u>	<u>NA</u>	<u>NA</u>	<u>MUP</u>	<u>MUP^A</u>	<u>NA</u>	<u>13.10.652</u>



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
<u>Cannabis dispensaries</u>	NA	NA	NA	NA	NA	NA	NA	New dispensaries are not allowed. Existing dispensary licenses may be renewed. 7.130; 13.10.652
<u>Household services (repair shop, tech support, copy/print shop, tailor, dry cleaner, laundromat)</u>	MUP	P	NA	NA	PA	PA	MUP ^A	Permitted by right for businesses < 2,000 sf in C-1 zone district.
<u>Liquor store</u>	CUP	AUP	NA	NA	NA	AUP ^A	AUP	An AUP is required to add a tasting area to a liquor store. 13.10.65; 13.10.654
<u>Personal services (barbershop, beauty salon, tattoo parlor, nail salon)</u>	MUP	P	MUP ^A	MUP ^A	PA	PA	PA	Permitted by right for businesses <2,000 sf in C-1 zone district.
<u>Recycling collection facility, small</u>	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	MUP ^A	Reverse vending machines do not require use permits. 13.10.658; 13.10.700-R
<u>Retail - community (department/big box store, home and garden, nursery, auto supplies, office/technology products)</u> ≤ 50,000 sf <u>> 50,000 sf</u>	<u>AUP</u> <u>CUP-PC</u>	MUP <u>CUP-PC</u>	NA NA	NA NA	NA NA	NA NA	AUP <u>CUP-PC</u>	Permitted by right for businesses <2,000 sf in C-1 zone district. Outdoor sales/services not allowed in C-1. 13.10.652
<u>Retail - neighborhood (convenience store, grocery/supermarket, hardware store, pharmacy, shop, boutique, gallery)</u> ≤ 50,000 sf	MUP	P	MUP ^A	AUP	MUP ^A	PA	NA NA	Permitted by right for businesses <2,000 sf in C-1 zone district. Supermarket size limited to 20,000 sf in the C-1 zone district. 13.10.652



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
> 50,000 sf	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC		
Retail - recreational sales and rentals (bikes, surf gear, etc) ≤ 50,000 sf	AUP	MUP	AUP ^A	AUP	AUP ^A	MUP	MUP	
> 50,000 sf	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	
Sales and Services – Requiring Large Sites, Truck Traffic, Vehicle Storage								
Automobile sales or rental	NA	CUP-PC	NA	NA	NA	NA	CUP	Includes cars, motorcycles, light trucks, trailers/RVs. 13.10.652
Automobile repair or specialty shop	NA	CUP-PC	NA	NA	NA	CUP	AUP	13.10.652 13.10.700-A
Agricultural service establishment	NA	NA	NA	NA	NA	NA	AUP	13.10.700-A
Boat services (boat sales, rentals, repair, building, launching and storage; commercial fishing)	NA	NA	NA	NA	NA	NA	CUP	For recreational watercraft rentals such as kayaks, see "retail - recreational sales and rentals."
General commercial services (auction houses, catering, industrial printing, industrial dry cleaners, machine shops, wholesale distributors, online merchandise show-rooms and pick-up)	NA	CUP	NA	NA	NA	MUP	MUP	For general services less than 10,000 sf with minimal truck traffic or vehicle storage, see "household services." See 13.10.652, 653
Hand-made product fabrication and sale (textiles, clothing, furniture, welding)	AUP	MUP	NA	NA	NA	MUP	MUP	Includes cooperative "maker" spaces. Maximum size 5,000 square feet in C-1.



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
<u>Light industrial uses (not otherwise listed in commercial uses chart)</u>	NA	NA	NA	NA	NA	See M-1 Use Chart	See M-1 Use Chart	See SCCC 13.10.342 for M-1 use chart. Uses are subject to 13.10.345.
<u>Recycling collection facility, large</u>	NA	NA	NA	NA	NA	NA	CUP	13.10.658 13.10.700-R.
<u>Storage - Indoor (self-storage, warehousing)</u>	NA	NA	NA	NA	NA	NA	MUP	
<u>Storage - Outdoor (RV/auto storage, salvage yards, contractor yards, machinery storage)</u>	NA	NA	NA	NA	NA	NA	AUP	For outdoor storage associated with other types of businesses, see SCCC 13.10.332(C)(2).
<u>Taxi company</u>	AUP	AUP	NA	NA	NA	AUP ^A	AUP	Includes rideshare and self-driving vehicles. Five-vehicle maximum in C-1 zone district.
Visitor Accommodation								
<u>Time shares</u>	NA	NA	NA	NA	NA	NA	NA	13.10.693
<u>Type A visitor accommodation (hotels, motels, bed and breakfast inns)</u>	CUP	CUP	AUP	CUP	NA	NA	NA	13.10.689 13.10.691
<u>Type B visitor accommodation (hostels; RV camping parks; tent-camping parks)</u>	NA	NA	AUP	CUP	NA	NA	NA	13.10.689 13.10.692
<u>(organized camps and conference centers)</u>	NA	NA	CUP-PC	CUP-PC	NA	NA	NA	

PUBLIC AND QUASI-PUBLIC USES

Community Services and Facilities								
<u>Community center or service organization</u>								



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
(spaces and programs open to the public) ≤ 10,000 sf	CUP	AUP	NA	NA	CUP	CUP	NA	
> 10,000 sf	CUP-PC	CUP-PC	NA	NA	CUP-PC	CUP-PC	NA	
Community garden/urban agriculture	AUP	MUP	NA	NA	AUP ^A	NA	MUP	Allowed as a temporary use in any commercial zone district. Does not include cannabis cultivation (see "Cannabis" section of this chart).
Conference facility/auditorium/ event hall ≤ 10,000 sf	NA	AUP	AUP ^A	AUP ^A	CUP	AUP	NA	13.10.689
> 10,000 sf	NA	CUP-PC	CUP-PC	CUP-PC	CUP-PC	CUP-PC	NA	
Day care center ≤ 10,000 sf	AUP	MUP	NA	NA	AUP	AUP ^A	CUP	Does not include family day care homes (see "Commercial Uses within Dwelling Units").
> 10,000 sf	CUP-PC	CUP-PC	NA	NA	CUP-PC	CUP-PC	CUP-PC	13.10.700-D
Employment training/ services, day worker center ≤ 10,000 sf	NA	MUP	NA	NA	AUP	MUP	MUP	
> 10,000 sf	NA	CUP-PC	NA	NA	CUP-PC	CUP-PC	CUP-PC	
Farmer's market or other regular community event	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Fire or police station, ambulance service	CUP	CUP	NA	NA	NA	CUP	CUP	
Funeral/burial services	CUP	CUP	NA	NA	NA	NA	AUP	



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
(funeral home, columbarium, crematory, cemetery)								
Library ≤ 10,000 sf	AUP	P	NA	NA	MUP	MUP	NA	
> 10,000 sf	CUP-PC	CUP-PC	NA	NA	CUP-PC	CUP-PC	NA	
Museum	CUP-PC	CUP-PC	NA	NA	CUP-PC	CUP-PC	NA	
Religious institution ≤ 10,000 sf	AUP	AUP	NA	NA	AUP	AUP	NA	
> 10,000 sf	CUP-PC	CUP-PC	NA	NA	CUP-PC	CUP-PC	NA	
Public restrooms	P	P	P	P	P	P	P	
School	AUP	AUP	NA	NA	AUP	AUP	CUP	For instructional studios, see "Entertainment, Fitness, and Recreation" section.
Infrastructure and Utilities								
Energy Cogeneration	MUP	MUP	MUP	MUP	MUP	MUP	MUP	13.10.700-C
Parking for offsite uses	MUP	MUP	MUP ^A	MUP	MUP	MUP	MUP	Stand-alone parking lots in the C-1 district limited to a footprint of 10,000 square feet.
Transit station	CUP-PC	CUP	CUP	CUP	CUP	AUP	AUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	AUP	Includes private and public utilities and microgrids (see 13.10.700-M).
Wireless communication facility	ZC/ CUP	ZC/ CUP	ZC/ CUP	ZC/ CUP	ZC/ CUP	ZC/ CUP	ZC/ CUP	Certain types of wireless facilities are permitted by right with a ZC. See 13.10.660 et seq.

HOUSING



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
Housing – Institutional and Care Facilities								
Skilled nursing facility, residential care facility for the elderly, continuing care retirement community with less than 100 occupants, health care facility	CUP	CUP	NA	NA	CUP	NA	NA	13.10.700-C, -R, -S
Continuing care retirement community with over 100 occupants	CUP-PC	CUP-PC	NA	NA	CUP-PC	NA	NA	
Residential care home serving 6 or fewer residents	P	P	P	P	P	P	P	13.10.700-R
Housing - Residential Units								
Accessory dwelling units (ADUs) and Junior ADUs	P ^A	P ^A	NA	NA	P ^A	NA	NA	13.10.681.
Dwellings (single or multifamily)								Residential use may be up to 80% of building square footage at a base density of up to 45 units/acre. Exception for parcels that meet the requirements of CA Gov Code 65852.24. 13.10.334(A)
1-14 units	CUP	CUP	NA	NA	CUP	NA	NA	
15+ units	CUP-PC	CUP-PC	NA	NA	CUP-PC	NA	NA	
Senior Rental Housing	CUP-PC	CUP-PC	NA	NA	CUP-PC	NA	NA	13.10.700-S
Employee housing	NA	NA	P ^A	P ^A	NA	NA	NA	Allowed with Type B visitor accommodation only, subject to SCCC 13.10.689.
Manager’s unit	NA	NA	P ^A	P ^A	NA	AUP ^A	AUP ^A	Limit of one, ancillary to commercial use. On-site manager must be under a contract describing compensation and



USE	USE PERMIT REQUIRED BY ZONE							REFERENCES AND NOTES
	C-1	C-2	VA	CT	PA	C-3	C-4	
								duties. No other live/work use allowed.
<u>Permanent Room Housing</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	<u>CUP-PC</u>	Coastal zone VA- and CT-zoned parcels are not eligible for PRH. <u>13.10.425-428</u>
Residential Units - Commercial Uses (ancillary to residential use)								
<u>Family day care home</u>	<u>P^A</u>	<u>P^A</u>	<u>NA</u>	<u>NA</u>	<u>P^A</u>	<u>NA</u>	<u>NA</u>	Serving up to 14 children (see SCCC 13.10.700-D). <u>13.10.613</u>
<u>Home occupations</u>	<u>P^A/CUP^A</u>	<u>P^A/CUP^A</u>	<u>NA</u>	<u>NA</u>	<u>P^A/CUP^A</u>	<u>NA</u>	<u>NA</u>	May include cottage industry. See 13.10.613 to determine when a CUP is required. <u>13.10.700-C</u>
<u>Hosted rentals</u>	<u>ZC^A</u>	<u>ZC^A</u>	<u>NA</u>	<u>NA</u>	<u>ZC^A</u>	<u>NA</u>	<u>NA</u>	Hosted rental permit required per 13.10.690. Vacation rentals (13.10.694) are not allowed.

1. Table indicates use permits only. Other discretionary permits may be required.

COMMERCIAL USES CHART

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone

- 1 = Approval Level I (administrative)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)



KEY:

- = Use not allowed in this zone district
- ‡ = Level IV for projects of less than 5,000 square feet
 Level V for projects of 5,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	C-2	C-4
Accessory structures and uses (not principal permitted uses unless associated with a principal permitted use), including:	-	-	-	-	-	-
Accessory structures, nonhabitable, not including warehouses	-	-	-	-	-	-
Less than 500 square feet	3	3	3	3	3	3
500—2,000 square feet	4	4	4	4	4	4
Greater than 2,000 square feet	5	5	5	5	5	5
Outdoor storage, incidental to an allowed use, and screened from public streets and adjacent property	-	-	-	-	-	-
Less than 500 square feet	3A	3A	3A	3A	3A	3A
500—2,000 square feet	4A	4A	4A	4A	4A	4A
Parking, on-site, in accordance with <u>SCCC 13.10.550</u> , et seq.	4	4	4	4	4	4
Parking facilities for off-site uses when developed according to <u>SCCC 13.10.550</u> , et seq.	4	4	4	4	4	4
Recycling collection facilities in accordance with <u>SCCC 13.10.658</u> :	-	-	-	-	-	-
Reverse vending machines	1	1	1	1	1	1
Small collection facilities	4	4	4	4	4	4
Signs in accordance with <u>SCCC 13.10.581</u>	4	4	4	4	4	4
Signs, for change of use pursuant to a master use permit	1	1	1	1	1	1
Adult entertainment , subject to <u>SCCC 13.10.621</u> , <u>13.10.622</u> and <u>13.10.623</u> including adult bookstores; adult motion picture theaters, bath establishments	—	—	—	—	5/6‡	—
Agricultural service establishments not engaged in hazardous chemicals	—	—	—	—	—	5/6‡
Animal services (subject to <u>SCCC 13.10.642</u>), including:	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Animal grooming services and other animal services where the animals do not stay overnight	—	—	—	4/5/6*	4/5/6*	4/5/6*
Boarding kennels, veterinarian's offices, small animal hospitals, animal shelters and pounds, including the short-term boarding of animals	—	—	—	—	4/5/6*	—
Outdoor exercise yards in connection with the above	—	—	—	—	—	5/6*
Veterinary clinics or offices with no overnight boarding of animals	—	—	—	—	4/5/6*	4/5/6*
Automobile service stations; subject to the provisions of <u>SCCC 13.10.656</u> and <u>13.10.657</u>	-	-	-	-	-	-
Gas stations with car washes, service bays and/or vehicle repair services	—	—	5/6*	—	5/6*	5/6*
Gas stations or gas pumps with no service bays nor vehicle repair service	—	—	5/6*	5/6*	5/6*	5/6*
Banks, including:	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	—
Automated bank teller facilities	-	-	-	-	-	-
Savings and loan companies	-	-	-	-	-	-
Boat and marine services, such as:	—	—	—	—	—	4/5/6*
Boat building	-	-	-	-	-	-
Boat rentals, sales, and services	-	-	-	-	-	-
Boat storage	-	-	-	-	-	-
Commercial fishing facilities	-	-	-	-	-	-
Marine services and launching facilities	-	-	-	-	-	-
Cannabis cultivation (commercial) (subject to SCCC 13.10.650)[†]	-	-	-	-	-	-
Indoor cultivation (existing legal structure other than greenhouse)	-	-	-	-	-	-
< 5,000 square feet	—	—	—	—	—	1 ^Δ PRG ³ /4 ^N
5,000 to 20,000 square feet	—	—	—	—	—	1 ^Δ PRG ³ /4 ^N
> 20,000 square feet	—	—	—	—	—	1 ^Δ PRG ³ /4 ^N
New indoor cultivation structure (other than greenhouse)	-	-	-	-	-	-
Outside Coastal Zone and 1-mile buffer	-	-	-	-	-	-
< 5,000 square feet	—	—	—	—	—	4
5,000 to 20,000 square feet	—	—	—	—	—	5
> 20,000 square feet	—	—	—	—	—	6
Inside Coastal Zone and 1-mile buffer	—	—	—	—	—	—



USE	PA	VA	CT	C-1	C-2	C-4
Greenhouse (existing legal), conversion, replacement, reconstruction, or structural alteration	-	-	-	-	-	-
< 5,000 square feet	—	—	—	—	—	3/4 ^N
5,000 to 20,000 square feet	—	—	—	—	—	3/4 ^N
> 20,000 square feet	—	—	—	—	—	3/4 ^N
Greenhouse (new)	-	-	-	-	-	-
Outside Coastal Zone and 1-mile buffer	-	-	-	-	-	-
< 5,000 square feet	—	—	—	—	—	4
5,000 to 20,000 square feet	—	—	—	—	—	5
> 20,000 square feet	—	—	—	—	—	6
Inside Coastal Zone and 1-mile buffer	—	—	—	—	—	—
Water tank (accessory to cannabis use)	—	—	—	—	—	3
Outdoor cultivation	—	—	—	—	—	—
Hoop house cultivation	—	—	—	—	—	—
Cannabis Manufacturing (commercial) (subject to SCCC 13.10.650)^F	-	-	-	-	-	-
Classes 1—2	-	-	-	-	-	-
Outside Coastal Zone and 1-mile buffer, existing legal structure	-	-	-	-	-	-
< 2,000 square feet	—	—	—	—	4**	1 ^{RG} /4
2,000—20,000 square feet	—	—	—	—	5**	1 ^{RG} /5
> 20,000 square feet	—	—	—	—	6**	1 ^{RG} /6
Outside Coastal Zone and 1-mile buffer, new structure	-	-	-	-	-	-
< 2,000 square feet	—	—	—	—	4**	4
2,000—20,000 square feet	—	—	—	—	5**	5
> 20,000 square feet	—	—	—	—	6**	6
Inside Coastal Zone and 1-mile buffer, existing legal structure	-	-	-	-	-	-
< 2,000 square feet	—	—	—	—	4**	1 ^{RG} /4
2,000 to 20,000 square feet	—	—	—	—	5**	1 ^{RG} /5
> 20,000 square feet	—	—	—	—	6**	1 ^{RG} /6
Class 3	-	-	-	-	-	-
Outside Coastal Zone and 1-mile buffer, new or existing legal structure	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
< 2,000 square feet	—	—	—	—	—	4
2,000 to 20,000 square feet	—	—	—	—	—	5
> 20,000 square feet	—	—	—	—	—	6
Inside Coastal Zone and 1-mile buffer, existing legal structure	-	-	-	-	-	-
< 2,000 square feet	—	—	—	—	—	4
2,000 to 20,000 square feet	—	—	—	—	—	5
> 20,000 square feet	—	—	—	—	—	6
Cannabis Distribution (subject to <u>SCCC 13.10.650</u>)[‡]	-	-	-	-	-	-
Class-1	-	-	-	-	-	-
Outside Coastal Zone and 1-mile buffer, new structure	-	-	-	-	-	-
< 2,000 square feet	—	—	—	—	—	3
> 2,000 square feet	—	—	—	—	—	5
Outside Coastal Zone and 1-mile buffer, existing legal structure	—	—	—	—	p**	p
Inside Coastal Zone and 1-mile buffer, existing legal structure	—	—	—	—	p**	p
Class-2	-	-	-	-	-	-
Outside Coastal Zone and 1-mile buffer, existing legal structure	—	—	—	—	p**	p
Outside Coastal Zone and 1-mile buffer, new structure	—	—	—	—	4/5/6* **	4/5/6*
Inside Coastal Zone and 1-mile buffer, existing legal structure	—	—	—	—	p**	p
Transport Only	p	—	—	—	p	p

[‡]With a license appropriate for zoning classification pursuant to Chapter 7.128 SCCC. No new non-retail commercial cannabis structures may be permitted in the Coastal Zone and 1-mile buffer.

^NLevel 4 approval applies to all use permits where the parcel is adjacent to another parcel zoned PR or a parcel zoned A, AP, RA, RR, R-1, RB, RM, TP, SU which contains a residential structure.

[△]Level 1 Use Permit is only valid for cultivation when cultivation is done in conjunction with cannabis manufacturing and/or cannabis distribution.

^PLevel 1 change of use process may be applied to cannabis uses within the C-4 zone district, subject to the criteria in SCCC 13.10.332(B) commercial change of use within existing structures.

^{RG}Must be located within the Rodeo Gulch Zoning Overlay.

^{**}Cannabis distribution activities may occur only in conjunction with a licensed dispensary on the parcel. Cannabis manufacturing activities may occur only in conjunction with a licensed dispensary on the parcel, unless an exception is granted pursuant to SCCC 13.10.650(D)(2)(g).



USE	PA	VA	CT	C-1	C-2	C-4
Clubs, private , including garden clubs, fraternal lodges, community service organizations, meetings halls and conference rooms	4/5/6*	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Commercial change of use within existing structures:	-	-	-	-	-	-
Change of use in accordance with an approved master occupancy program	4	4	4	4	4	4
Change of use subject to the Felton or Ben Lomond Town Plan, the Boulder Creek Specific Plan, or the Soquel, Seacliff or Aptos Village Plan, to a use in conformance with the applicable plan and not resulting in an intensification of use	4	4	4	4	4	4
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will not result in an intensification of use	4	4	4	4	4	4/5/6*
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will result in an intensification of use	4	4	4	4	4	4/5/6*
Change from a use not approved by a valid development (use) permit, to another use allowed in the zone district for projects of:	-	-	-	-	-	-
Under 5,000 square feet	4	4	4	4	4	4
5,000—20,000 square feet	4	4	4	4	4	5
Over 20,000 square feet	4	5	5	5	5	6
(For legal, nonconforming uses, see <u>SCCC 13.10.260</u> and <u>13.10.261</u> for additional requirements)	-	-	-	-	-	-
Commercial recreation and entertainment, indoor , subject to <u>SCCC 13.10.654</u> , such as:	—	4/5/6*A	4/5/6*A	—	4/5/6*	4/5/6*
Auditoriums, indoor	-	-	-	-	-	-
Bowling alleys	-	-	-	-	-	-
Card rooms	-	-	-	-	-	-
Dancing establishments; dance halls; discos	-	-	-	-	-	-
Game establishments; pinball and video game rooms (see <u>SCCC 13.10.700-G</u> , <u>13.10.700-V</u> definitions)	-	-	-	-	-	-
Nightclubs	-	-	-	-	-	-
Pool halls	-	-	-	-	-	-
Theaters, indoor	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Commercial recreation , general, involving outdoor facilities, public assembly, or large sites, such as:	—	—	—	—	—	5/6*
Flea markets	-	-	-	-	-	-
Miniature golf course; putting greens; par 3 golf; driving ranges	-	-	-	-	-	-
Skateboard parks	-	-	-	-	-	-
Skating rinks	-	-	-	-	-	-
Sports arenas, stadiums	-	-	-	-	-	-
Swimming pools, public	-	-	-	-	-	-
Theaters, drive-in (subject to <u>SCCC 13.10.622</u>)	-	-	-	-	-	-
Commercial services, personal , such as:	4/5/6*A	4/5/6*A	—	4/5/6*	—	4/5/6*
Barber shops	-	-	-	-	-	-
Beauty shops	-	-	-	-	-	-
Commercial services, neighborhood , such as:	—	—	—	4/5/6*	4/5/6*	4/5/6*
Copy and duplicating services	-	-	-	-	-	-
Dressmakers	-	-	-	-	-	-
Dry cleaners using nonflammable nonexplosive solvents	-	-	-	-	-	-
Film processing, ancillary and incidental to a permitted retail or service use	-	-	-	-	-	-
Food lockers	-	-	-	-	-	-
Laundries; self-service laundries	-	-	-	-	-	-
Locksmiths	-	-	-	-	-	-
Picture framing shops	-	-	-	-	-	-
Printing shops, light; duplicating services	-	-	-	-	-	-
Repair shops, for the repair of small appliances; radio, stereo, and television repair	-	-	-	-	-	-
Shoe repair shops	-	-	-	-	-	-
Tailors	-	-	-	-	-	-
Tool or cutlery sharpening or grinding services	-	-	-	-	-	-
Commercial services, community , such as:	—	—	—	—	4/5/6*	4/5/6*
Auction rooms	-	-	-	-	-	-
Catering services	-	-	-	-	-	-
Gunsmiths	-	-	-	-	-	-
Mortuaries (not including crematories)	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Rental shops: medical, clothing, household goods, etc; indoor	-	-	-	-	-	-
Taxidermists	-	-	-	-	-	-
Upholstery shops (auto upholstery allowed only in C-4)	-	-	-	-	-	-
Commercial services, general, indoor, such as:	—	—	—	—	—	4/5/6*
Commercial cleaning services, including: linen services; dry-cleaning and dyeing plants; carpet cleaning shops; diaper supply services; mattress reconditioning	-	-	-	-	-	-
Contractor's shops including: glass shops; plumbing shops; sheet metal shops; heating and ventilating shops	-	-	-	-	-	-
Exterminators	-	-	-	-	-	-
Laboratories and related facilities for research, experimentation, testing, film processing	-	-	-	-	-	-
Printing, lithographing, engraving, book binding	-	-	-	-	-	-
Repair shops, including household and office equipment repair; safe and vault repair	-	-	-	-	-	-
Storage buildings for household goods, mini-storage	-	-	-	-	-	-
Commercial services, general, involving outdoor use, heavy trucking, or vehicle use and storage, such as:	—	—	—	—	—	4/5/6*
Automobile repair and service shops operated partly out of doors	-	-	-	-	-	-
Automobile rental enterprises	-	-	-	-	-	-
Automobile washing, polishing, and detailing services	-	-	-	-	-	-
Parcel shipping and delivering services	-	-	-	-	-	-
Taxi company with vehicle parking and storage	-	-	-	-	-	-
Contractors' and heavy equipment storage and rental yards, including storage yards for commercial vehicles; bus or transit service yards for the storage, servicing and repair of transit vehicles	-	-	-	-	-	-
Outdoor storage yards for recreational vehicles, trailers, boats	-	-	-	-	-	-
Recycling centers, including large collection facilities and processing facilities	-	-	-	-	-	-
Shipping terminals, including trucking terminals, packing and crating services, shipping services, freight forwarding terminals	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Storage facilities, including cold-storage plants; ice storage warehouses, excluding the storage of fuel or flammable liquids	-	-	-	-	-	-
Community facilities , such as:	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*
Bus or transit stations (storage, servicing or repair of vehicles allowed only in C-4)	-	-	-	-	-	-
Churches and other religious centers or institutions	-	-	-	-	-	-
Community centers	-	-	-	-	-	-
Day-care centers (see <u>SCCC 13.10.700-D</u> definition)	-	-	-	-	-	-
Energy systems, community (subject to <u>SCCC 13.10.661</u> and <u>13.10.700-E</u> definition)	-	-	-	-	-	-
Fire stations	-	-	-	-	-	-
Libraries	-	-	-	-	-	-
Museums	-	-	-	-	-	-
Post offices	-	-	-	-	-	-
Restrooms, public	-	-	-	-	-	-
Utilities, public, structures and uses, energy facilities (see <u>SCCC 13.10.700-E</u> definition)	-	-	-	-	-	-
Cottage industry (see <u>SCCC 13.10.700-C</u> definition)	—	—	—	4/5/6*	4/5/6*	4/5/6*
M-1 Districts, all allowed uses; provided, that not more than 20 persons shall be engaged in the production, repair, or processing of materials on any one shift; and provided further, that regulations for the M-1 District as stated in <u>SCCC 13.10.345</u> shall apply to every use	—	—	—	—	—	4/5/6*
Offices (not to exceed 50% of building area in C-1) such as:	-	-	-	-	-	-
Administrative offices	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*A
Travel agencies	-	-	-	-	-	-
Addressing services	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*A
Business offices, general	-	-	-	-	-	-
Catalog sales offices	-	-	-	-	-	-
Dental offices	-	-	-	-	-	-
Duplicating shops	-	-	-	-	-	-
Editorial offices	-	-	-	-	-	-
Executive offices	-	-	-	-	-	-
Finance offices	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Fortune tellers	-	-	-	-	-	-
Insurance offices	-	-	-	-	-	-
Interior decoration studios	-	-	-	-	-	-
Laboratories, medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution	-	-	-	-	-	-
Medical offices and clinics	-	-	-	-	-	-
Message services; answering services	-	-	-	-	-	-
Optical offices	-	-	-	-	-	-
Photographers; photographic studios	-	-	-	-	-	-
Professional offices	-	-	-	-	-	-
Radio and television programming stations, without transmitting towers	-	-	-	-	-	-
Real estate offices	-	-	-	-	-	-
Telegraph offices	-	-	-	-	-	-
Title companies	-	-	-	-	-	-
Open space uses according to the PR-District chart (SCCC 13.10.352)	—	P	P	—	—	—
Physical culture facilities , such as:	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Bath establishments; hot tubs; sauna establishments (subject to Chapter 5.08 SCCC)	-	-	-	-	-	-
Fitness centers	-	-	-	-	-	-
Gymnasiums	-	-	-	-	-	-
Massage establishments (subject to Chapter 5.08 SCCC)	-	-	-	-	-	-
Physical culture studios	-	-	-	-	-	-
Racquet clubs, indoor	-	-	-	-	-	-
Spas	-	-	-	-	-	-
Radio and television broadcasting stations including transmitting towers, subject to SCCC 13.10.655	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*
Residential uses , such as:	-	-	-	-	-	-
Dwelling units, single-family and multifamily, up to 50% (67% if project is 100% affordable) of the floor area of the entire development, developed according to development standards of urban high residential	-	-	-	-	-	-
1—4 units	5	-	—	5	5	—



USE	PA	VA	CT	C-1	C-2	C-4
5—19 units	6	-	—	6	6	—
20+ units	7	-	—	7	7	—
Accessory Dwelling Units (ADUs), subject to SCCC <u>13.10.681</u>	BP	—	—	BP	BP	—
Junior Accessory Dwelling Units (JADUs) in single-family dwellings, subject to SCCC <u>13.10.681</u>	BP	—	—	BP	BP	—
Child care homes, large family (must be in conjunction with residential use) (see SCCC <u>13.10.686</u> and <u>13.10.700-C</u> definition)	5	—	—	5	5	—
Child care homes, small family (must be in conjunction with residential use) (see SCCC <u>13.10.700-C</u> definition)	P	—	—	P	P	—
Convalescent hospitals	4/5/6 [±]	—	—	-	—	-
Hosted rentals, subject to SCCC 13.16.690	1P	1P	1P	1P	1P	1P
Nursing homes (see SCCC <u>13.10.700-N</u> definition)	4/5/6 [±]	—	—	-	—	—
Permanent room housing (subject to SCCC <u>13.10.424</u> through <u>13.10.429</u>)	6 [±]	6 ^{1,2}	6 ^{1,2}	6 [±]	6 [±]	6 [±]
Residential care homes serving 6 or fewer residents (see SCCC <u>13.10.700-R</u> definition)	P	P	P	P	P	P
Restaurants; bars, food service subject to SCCC <u>13.10.651</u> in the PA Zone District; such as:	-	-	-	-	-	-
Bar, micro-breweries, brew pubs, subject to SCCC <u>13.10.651</u> (ancillary to restaurants in C-1)	-	-	-	-	-	-
Bakeries; baked foods stores	-	-	-	-	-	-
Candy stores	-	-	-	-	-	-
Cheese stores	-	-	-	-	-	-
Delicatessens	-	-	-	-	-	-
Donut shops	-	-	-	-	-	-
Ice cream shops	-	-	-	-	-	-
Restaurants	-	-	-	-	-	-
Sandwich shops	-	-	-	-	-	-
Other food specialty outlets	-	-	-	-	-	-
In buildings of 500 square feet or less	4A	4A	4	4	4	4
In buildings of larger than 500 square feet	4/5/6*A	4/5/6*A	4/5/6 [±]	4/5/6*	4/5/6*	—
Outdoor food service	4/5/6*A	4/5/6*A	4/5/6 [±]	4/5/6*	4/5/6*	—
Retail sales, neighborhood , such as:	—	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*A
Antique stores	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Art and handicraft sales and service	-	-	-	-	-	-
Art galleries	-	-	-	-	-	-
Bicycle rentals	-	-	-	-	-	-
Bicycle shops	-	-	-	-	-	-
Bookstores	-	-	-	-	-	-
Candy stores	-	-	-	-	-	-
Clock and watch sales and repair	-	-	-	-	-	-
Clothing stores	-	-	-	-	-	-
Flower shops	-	-	-	-	-	-
Food stores; grocery stores, limited to 20,000 square feet in the C-1 District	-	-	-	-	-	-
Gift shops	-	-	-	-	-	-
Hardware stores	-	-	-	-	-	-
Jewelry stores	-	-	-	-	-	-
Liquor stores	-	-	-	-	-	-
Luggage stores	-	-	-	-	-	-
Musical instrument and recordings sales and repair	-	-	-	-	-	-
Newspaper and magazine sales	-	-	-	-	-	-
Pet shops	-	-	-	-	-	-
Photographic equipment and supplies	-	-	-	-	-	-
Plant shops, for indoor sales of plants in containers	-	-	-	-	-	-
Produce markets	-	-	-	-	-	-
Recreational equipment sales, rentals and services, such as sporting goods, bait and tackle, marine hardware and supplies, diving equipment, bicycles, roller skates, surfboards, windsurfers	-	-	-	-	-	-
Shoe stores	-	-	-	-	-	-
Sporting goods stores	-	-	-	-	-	-
Stationery stores	-	-	-	-	-	-
Toy stores	-	-	-	-	-	-
Tobacco shops	-	-	-	-	-	-
Variety stores	-	-	-	-	-	-
Video sales and rentals	-	-	-	-	-	-
Wine tasting and sales rooms	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
Drug stores; pharmacies, medical appliances and supplies	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*A
Retail sales, community, such as:	—	—	—	—	4/5/6*	4/5/6*A
Appliance showrooms	-	-	-	-	-	-
Automobile supply stores	-	-	-	-	-	-
Business machine stores	-	-	-	-	-	-
Computer sales and service	-	-	-	-	-	-
Department stores	-	-	-	-	-	-
Fabric and sewing materials stores	-	-	-	-	-	-
Floor covering showrooms	-	-	-	-	-	-
Food stores; grocery stores	-	-	-	-	-	-
Furniture stores	-	-	-	-	-	-
Garden supply stores	-	-	-	-	-	-
Home furnishing and decorating stores	-	-	-	-	-	-
Household appliances stores	-	-	-	-	-	-
Kitchen/bath/housewares stores	-	-	-	-	-	-
Orthopedic and appliances sales and rentals	-	-	-	-	-	-
Paint stores	-	-	-	-	-	-
Pawnshops	-	-	-	-	-	-
Scientific instrument stores	-	-	-	-	-	-
Secondhand stores	-	-	-	-	-	-
Stamp and coin stores	-	-	-	-	-	-
Stores for display and retail sales of lighting, plumbing, heating, refrigeration, ventilation, fixtures and equipment	-	-	-	-	-	-
Warehouse stores selling to members of the general public	-	-	-	-	-	-
Retail sales, requiring large sites, large showrooms, or outdoor sales areas, such as:	—	—	—	—	—	4/5/6*
Automobile sales and service, including automobile repair and service garages operated entirely within enclosed buildings or screened from public streets; automobile sales; automobile upholstery installers, indoor; tire stores, including installation; used car sales lots.	-	-	-	-	-	-
Building materials yards, including: lumber yards, not including planing mills or sawmills; building materials	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
yards other than gravel, rock or cement yards; storage, bulk, or rock, gravel, sand, and aggregates in bins not to exceed a capacity of 5 yards each, limited to a maximum of 10 bins per site						
Feed and farm supply stores	-	-	-	-	-	-
Firewood processing and sales	-	-	-	-	-	-
Mobilehome sales and service	-	-	-	-	-	-
Motorcycle sales and services	-	-	-	-	-	-
Nurseries selling plants in containers; garden centers	-	-	-	-	-	-
Recreational vehicle and trailer sales and service	-	-	-	-	-	-
Retail sales of large appliances or equipment needing large showrooms	-	-	-	-	-	-
Wholesale suppliers	-	-	-	-	-	-
Schools, studios and conference facilities, such as	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*
Arts and crafts studios or schools	-	-	-	-	-	-
Conference and seminar facilities without overnight accommodations	-	-	-	-	-	-
Dance studios or schools	-	-	-	-	-	-
Music studios or schools	-	-	-	-	-	-
Preschool, elementary, secondary and college facilities	-	-	-	-	-	-
Professional, trade, business and technical schools	-	-	-	-	-	-
Visitor accommodations, subject to SCCC <u>13.10.335(B)</u> , such as:	-	-	-	-	-	-
Time share, visitor accommodations subject to SCCC <u>13.10.693</u>	-	-	-	-	-	-
1—4 units	—	5	—	—	—	—
5—19 units	—	6	—	—	—	—
20+ units	—	7	—	—	—	—
Type A uses: Hotels; inns, pensions, lodging houses, “bed and breakfast” inns, motels, recreational rental housing units (see SCCC <u>12.02.020(10)</u>)	-	-	-	-	-	-
1—4 units	—	5P	5	—	5	—
5—19 units	—	6P	6	—	6	—
20+ units	—	7P	7	—	7	—
Type B uses: Organized camps; group camps; conference centers (subject to SCCC <u>13.10.692</u>);	-	-	-	-	-	-



USE	PA	VA	CT	C-1	C-2	C-4
hostels; recreational vehicles camping parks; tent-camping parks						
1—4 units	—	5	5	—	—	—
5—19 units	—	6	6	—	—	—
20+ units	—	7	7	—	—	—
Wineries (see definition in SCCC 13.10.700-W)	—	—	—	—	—	4/5/6*
Wireless communication facilities , subject to SCCC 13.10.660 through 13.10.668, inclusive	5	5	5	5	5	5

(1) Coastal Zone properties are subject to Local Coastal Program policies related to conversion of priority uses.

(2) In the Coastal Zone, VA and CT zoned parcels are not eligible for the PRH Combining District.

SCCC 13.10.332(E) has been added to provide conditions that may be associated with any commercial use. Some of the content for this section (outdoor storage, signage) is moved here from the “accessory structures and uses” section of the existing Commercial Uses Chart. Hours of operation align with SCCC 8.30(noise ordinance). Outdoor seating is proposed to be located here rather than in the "Eating and Drinking" section of the Commercial Uses chart because outdoor seating could be requested for other use types as well (for instance, fitness studios, retail stores). Other zone district code sections have also been updated with this “use conditions” section as appropriate.

(E) Use conditions.

(1) Amplified entertainment. A CUP is required for outdoor amplified entertainment.

(2) Hours of Operation. No business or service establishment shall be open between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP. Within 150 feet of any residentially zoned property, no non-emergency outdoor activity, including loading, sweeping, landscaping or maintenance shall occur between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP, and no business or service shall be open between the hours of 8 p.m. to 10:00 p.m. or between the hours of 6:00 a.m. and 8 a.m., except pursuant to a MUP.

(a) 24-hour outdoor ATMs attached to banks, credit unions or grocery stores shall not be subject to a CUP if the following criteria are met:

(i) Safety lighting is screened so as not to cast direct light on any dwelling unit, and

(ii) Physical maintenance of the ATM is limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday.

(3) Outdoor dining/seating. Permanent (long-term) outdoor seating is allowed subject to an MUP to add 12 or fewer seats or an AUP to add more than 12 seats. Outdoor seating



includes outdoor dining as well as other uses such as seating in common plaza areas, or outdoor exercise equipment for a fitness facility. Conditions of approval for outdoor seating must ensure public health and safety, including but not limited to: standards from the Americans with Disabilities Act; adequate alternate parking arrangements if parking spaces will be lost to outdoor seating; and permit requirements from other agencies as needed, such as: the County Department of Public Works; County Health Services Agency; County Department of Parks, Open Space and Cultural Services; Sheriff's Office; County Fire Districts; California Department of Alcoholic Beverage Control; or California Department of Motor Vehicles. Temporary outdoor seating may be approved with a temporary use permit, subject to SCCC 13.10.616.

- (4) Outdoor storage. Outdoor storage of stock-in-trade outside the C-4 zone district is allowed subject to an AUP; provided, that the storage area is adequately screened from view from adjacent parcels.
- (5) Signage. Signage may be required or allowed per SCCC 13.10.581. New signage associated with a master use permit is allowed by right. New signage not associated with a master use permit requires a MSP per 13.11.037.
- (6) Temporary/seasonal use, including temporary outdoor seating, may be allowed pursuant to a temporary use permit (TUP), subject to SCCC 13.10.616.
- (7) Additional conditions for specific commercial uses are found in SCCC 13.10.600 et seq and other sections of the County Code as referenced in the Commercial Uses Chart.



SCCC 13.10.333 has been updated to reference site development permit requirements, and the site development permit chart has been updated to match the format of other zone district code sections. Chart footnotes cross reference updated code provisions.

In all districts, maximum building height has been increased from 35 to 40 feet to allow taller first floors. The existing five-foot height increase allowed for commercial buildings in SCCC 13.10.510 with a Level 5 review has been removed; however, applicants wishing to build taller have discretionary options (minor exception, variance, PUD, density bonus project). Maximum floor area ratio (FAR) has been added for commercial districts; the current General Plan and code do not include lot coverage or FAR standards, and per state law there is now a requirement to provide a measure of building intensity for all land uses. Staff has reviewed what can be built given the various other development standard parameters, and an FAR of 1.0 for all commercial districts is not expected to restrict development. FAR has been updated to 1.5 in all districts except C-4 to accommodate parking exception scenarios. Projects with non-surface parking have been exempted from FAR.

In the C-1, C-2, VA, CT and PA districts, changes were made to allow for more design flexibility and encourage parking behind buildings, especially for infill commercial development. Specifically, minimum frontage was decreased from 60 to 40 feet in C-1, and from 60 to 50 feet in C-2, PA, VA and CT. Minimum lot size was decreased from 10,000 to 7,500 square feet in the PA district, allowing for residential-scale office developments in transition areas between residential neighborhoods and commercial centers. Also, minimum lot size in the C-1 district was decreased to 5,000 square feet, or smaller in cases where dedicated off-site parking is provided, such as in town centers.

Development standards have been added for the C-3 (Workplace Flex) zone district. Standards for this district are similar to other commercial districts except that overall building height may be 50 feet rather than 40 feet, and a first story floor-to-ceiling height of at least 15 feet is required. The purpose of these regulations is to allow for maximum commercial use flexibility inside the building. Applicants with existing buildings with lower ceiling height interested in rezoning to C-3 could request a variance from the first story height standard.

Setbacks to sensitive land uses have been simplified, and provisions have been added for third floor setbacks. Fire-safe setback information is provided for projects located in state responsibility areas. Reference to ADU standards was moved to SCCC 13.10.334. Other regulations have been moved to SCCC 13.10.336, consistent with other zone districts. The exception allowing four stories for hotels has been removed, as it is not used; a 40-foot height

13.10.333 Development standards in for commercial districts.

(A) Site development permit. A discretionary permit for physical site development such as an addition, exterior remodel or new construction associated with an allowed use is known as a "Site



Development Permit.” SCCC 13.11.035 identifies the types of site development projects which require a Site Development Permit. The processing procedures and findings for site development permits are detailed in SCCC 18.10, Permit and Approval Procedures.

(1) Design review is required for some site development permits pursuant to SCCC 13.11.040-080.

(2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see 13.10.260 et. seq.

(BA) Site and Structural Dimensions Chart. The following minimum parcel size, frontage, yard dimensions, and building height limit development standards shall apply within all commercial zone districts, except as noted elsewhere in this section and in the general exceptions as noted in SCCC 13.10.510 et seq.

Table 13.10.333-1: Commercial Site and Structural Dimensions Chart							
DEVELOPMENT STANDARDS	STANDARDS BY ZONE¹						
	C-1	C-2	VA	CT	PA	C-3	C-4
PARCEL SIZE AND SHAPE (NEW PARCELS)							
Minimum gross site area per parcel (square feet)	5,000 ²	10,000	10,000	10,000	7,500	10,000	10,000
Minimum parcel frontage (feet)	40	50	50	50	50	60	60
BUILDING MASSING							
Maximum building height	3 stories (40 feet)	3 stories (40 feet)	3 stories (40 feet)	3 stories (40 feet)	3 stories (40 feet)	3 stories (50 feet)	3 stories (40 feet)
Minimum first story floor-to-ceiling height (feet)						15	
Maximum FAR ⁵	1.5	1.5	1.5	1.5	1.5	1.5	1.0
BUILDING SETBACK DISTANCE FROM PROPERTY LINE^{1,3,4}							
Front yard setback (feet)	10	10	10	10	10	10	10
Side yard setback (feet)	0	0	10	0	0	5	0
Side yard setback, corner lot street side (feet)	0	0	10	0	10	10	0
Rear yard setback (feet)	0	0	10	0	5	5	0

1. Special setbacks may apply per subsections (C) of this section, and exceptions to site development standards may be considered per subsection (D) of this section. Certain land uses may have special development standards per SCCC 13.10.334 and 13.10.600 et seq.



2. In the C-1 district, parcels smaller than 5,000 square feet are allowed if it can be demonstrated that parking requirements can be met with off-street parking located on or off-site.

3. Sidewalks and other amenities for pedestrians, bicyclists and transit riders are required based on street typology and roadway classification. Space for these amenities may lead to larger front and street side setback requirements. See SCCC 15.10.050 and Department of Public Works Design Criteria.

4. See SCCC 13.16.093 Sight Distance for areas in which no structure, fence, or retaining wall shall exceed 3 feet in height. In some cases sight distance requirements may require a structure to be setback farther than the zone district requirements.

5. See SCCC 13.10.334(E) for FAR parking exemption.

~~COMMERCIAL SITE AND STRUCTURAL DIMENSIONS CHART^{1,2,4}~~

District Designation	Minimum Site Area per Parcel (net developable square feet)	Minimum Parcel Frontage (feet)	Minimum yards (feet)			Maximum Building Height Limit (feet) ³
			Front	Side	Rear	
PA	10,000	60	10	Interior: 0 Street: 10	10	3 stories, but not to exceed 35 feet
VA	10,000	60	10	10	10	3 stories, but not to exceed 35 feet
CT	10,000	60	10	0	0	3 stories, but not to exceed 35 feet
C-1	10,000	60	10	0	0	3 stories, but not to exceed 35 feet
C-2	10,000	60	10	0	0	3 stories, but not to exceed 35 feet
C-4	10,000	60	10	0	0	3 stories, but not to exceed 35 feet

Footnotes:

(1) See also general site standards exceptions in SCCC 13.10.510, 13.10.520 and 13.10.521.(2) Subject to exceptions as provided in subsections (B) and (C) of this section.

(3) See also Chapter 12.28 SCCC, Solar Access Protection; subject to solar access requirements in SCCC 13.11.072.

(4) See also Accessory Dwelling Unit site development standards in SCCC 13.10.681. Where there are conflicts between commercial site and structural dimensions chart and SCCC 13.10.681, SCCC 13.10.681 shall take precedence.

(BC) Setbacks in sensitive locationsYards, Exceptions.

(1) Parcels abutting agricultural uses: See Chapter SCCC 16.50 SCCC regarding setback/buffer requirements for parcels abutting agricultural uses.

(2) See SCCC 13.10.681(D) regarding setback requirements for Accessory Dwelling Units.



~~(3) Reversed Corner Lots. On a reversed corner lot adjoining a key lot in an R or A District, the minimum side yard adjoining the street shall be not less than one-half of the required front yard on the key lot.~~

~~(23) Parcels abutting residential or non-commercial agricultural zone districts:~~

~~(a) Abutting an RM or RF district. The minimum side or rear yard abutting an RM or RF district shall be 10 feet, except in the C-4 district where this setback shall be 30 feet.~~

~~(b4) Abutting an R-1 or A Districtdistrict. The minimum side or rear yard, in feet, abutting an R-1 or A district any residential or any agricultural district shall be 15 feet, as follows: except in the C-4 zone-district where this setback shall be 30 feet.~~

~~(5) Across a Street from an R or A District. The minimum side or rear yard on a street or alley across from any residential or any agricultural district shall be 10 feet.~~

PA	VA	CT	C-1	C-2	C-4
Same as the abutting R or A District	Same as the abutting R or A District	30	30	30	30

~~(c) Third floor setbacks. Minimum 50% of third floor exterior walls must be set back an additional 10 feet from the front, side and rear yard setback lines.~~

~~(3) Fire safe setbacks in State Responsibility Areas. Greater setbacks may apply for parcels in State Responsibility Areas (SRAs). See the County GIS system to determine if a parcel is in a SRA, and the State Fire Code and Title 14, Chapter 7, section 1270.00 et. seq. of the California Code of Regulations for State SRA Fire Safe Regulations.~~

~~(C) Stories, Exception. In any applicable commercial zone district, a proposal to exceed three stories in a hotel or motel may be considered in conjunction with a proposal to increase the height limit by up to five feet pursuant to SCCC 13.10.510(D)(2).~~

~~(D) Exceptions to development standards. Applicants may apply to exceed development standards with a minor exception (SCCC 13.10.235), variance (SCCC 13.10.230), or planned unit development (SCCC 18.30.183).~~

~~(D) Other Regulations. Other development standards applicable to commercial zone districts are contained in the following sections of this code:~~

-	SCCC
Accessory Dwelling Units	13.10.681
Agricultural buffers/setbacks	16.50.095



-	SCCC
Design review	13.11.010 , et seq.
Fences	13.10.525
General site standards	13.10.510 , et seq.
Minimum parcel sizes	13.10.510 (g)
Parking	13.10.550 , et seq.
Signs	13.10.580 , et seq.
Trip reduction requirements (development projects for 50 or more employees)	5.52
Use of nondevelopable land	13.10.671
Use of urban open space land	13.10.672



Special standards and conditions for commercial districts have been moved from SCCC 13.10.335 to 13.10.334 to match other zone district code formats. Reference to ADU use and development standards has been moved to this section.

Dedicated mixed-use standards have been added for density, open space and setbacks that are appropriate in a mixed-use context. These development standards are similar to standards for the “Residential Flex” R-F standards, reflecting the fact that mixed-use developments are expected to occur along commercial corridors rather than within residential neighborhoods.

Standards have also been added for commercial land uses along active commercial corridors. Consistent with General Plan policy BE-4.3.6, in the C-1 and C-2 zone districts, at least 50 percent of first floor building frontage along Main Streets, Active Connectors, and Multimodal Corridors shall consist of businesses open to the general public. The existing code provision limiting office space to 50 percent of building floor area in the C-1 and C-2 district has been removed, since the new code provision addresses the same policy goal more precisely.

Standards have also been added that implement provisions of the *Pleasure Point Commercial Corridor Vision and Guiding Design Principles (2018)*. Specifically, these standards regulate the size of tenant spaces, building massing, height, and setbacks.

Existing special standards for the C-1, C-2 and C-4 districts have been removed: outdoor uses are now discussed in SCCC 13.10.332(E): use conditions; and disallowing small businesses in C-4 is no longer in keeping with policy goals, since small retail and other uses serving employees and businesses encourage more vibrant employment centers where workers do not need to drive to find commercial services or dining options.

Existing special standards for visitor accommodation have been moved to new code section SCCC 13.10.689, since these provisions apply to visitor accommodation uses in other zone districts as well. Existing master occupancy program requirements have moved to SCCC 13.10.332 as “master use permits.” These two sections are not shown in strike-out within SCCC 13.10.334 because they have been moved rather than removed from the code.

13.10.3345 Special standards and conditions for commercial districts.

(A) Mixed use residential and commercial developments.

(1) Density. Base residential density shall not exceed 45 dwelling units per acre, calculated using gross site area.

(a) Residential density bonus. Projects incorporating affordable housing units may be allowed additional density per SCCC 17.12.



(b) Within the Coastal Zone, the approving body (or the Coastal Commission on appeal) may approve additional units under density bonus provisions if the following criteria are met:

(i) The additional units are consistent with Coastal Act Section 30604(f), Government Code Section 65915 and SCCC 17.12; and

(ii) The project is found to be in conformity with the Local Coastal Program provisions that ensure no impact on Coastal resources (including but not limited to sensitive habitat, agriculture, public viewshed, public recreational access and open space protections).

(2) Open space. Minimum 50 square feet open space per dwelling. Open space may be provided through any combination of private and common open space. A minimum of 50% of the units included in the project must provide private open space accessed through unit. Minimum private open space dimensions 6x6 feet. Minimum usable/active common open space dimensions 15x10 feet.

(4) Setbacks. Side and rear setbacks shall be five feet, unless larger setbacks are otherwise required.

(B) Hospitals and mixed-use medical developments. Within the urban services line, hospital and mixed-use medical developments may be eligible for special use and development standards as provided in SCCC 13.10.365(B). Commercial FAR limitations shall not apply to eligible projects.

(C) Active commercial corridors. On parcels in the C-1 and C-2 zone districts, at least 50 percent of first floor building frontage along Main Streets, Active Connector Streets, or Multimodal Corridors (as mapped in the Santa Cruz County General Plan) shall be active commercial uses (businesses open to the general public).

(D) Pleasure Point commercial corridor. On commercially- zoned parcels located along the mapped Pleasure Point commercial corridor (Portola Drive between 26th Ave and 41st Ave, and 41st Ave between Portola Drive and the Capitola city limit), development shall follow the guidance provided the *Santa Cruz County Design Guidelines Appendix B: Pleasure Point Commercial Corridor Design Guidelines*. The following special development standards shall apply:

(1) Maximum 20,000 square feet for individual tenant spaces.

(2) Third stories must be located toward the middle of a parcel or site, with one- and two-story street-facing building facades.

(3) Height exceptions or variances are not allowed.

(4) Setbacks.



- (a) Minimum street-facing setbacks: Where there is not a conflict with other development standards, buildings must allow for minimum 10-foot sidewalks facing the commercial corridor, and minimum 6-foot sidewalks along side streets, taken from private property area if necessary.
- (b) Maximum street-facing setbacks: 20 feet from edge of sidewalk for ground floor sales, service, restaurant or office uses. 30 feet from edge of sidewalk for ground floor residential uses or outdoor dining.
- (c) Parcels abutting residential zone districts: minimum setback of 30 feet for commercial buildings, 20 feet for residential buildings, with third stories set back an additional 5 feet.
- (E) FAR parking exemption. Commercial and mixed-use projects that incorporate at least 75% of parking spaces with underground garages, multi-story above-ground garages, or podium parking located on or off site are not subject to a maximum FAR.
- (F) Accessory Dwelling Units. ADUs shall be subject to the use and development standards in SCCC 13.10.681. Where there are conflicts between this section and SCCC 13.10.681, SCCC 13.10.681 shall take precedence.
- ~~(A) C-1, C-2 and C-4 Use Standards.~~

 - ~~(1) In the C-1 or C-2 Districts, all business, services and processes shall be conducted entirely within a completely enclosed structure except for outdoor food and drink establishments, recycling collection facilities, off-street parking and loading areas, gasoline stations, garden supply stores, Christmas tree lots, bus depots, transit stations, public utility uses, and radio and television transmission towers. Outside storage of stock-in-trade may be allowed pursuant to a Level IV approval; provided, that the storage area is adequately screened from view from adjacent parcels.~~
 - ~~(2) In the C-1 District, all products produced on the site of any of the permitted uses shall be sold, primarily at retail only, on the site where produced.~~
 - ~~(3) In the C-1 District not more than five persons, and in a C-2 District not more than 10 persons, shall be engaged in the production, repair or processing of materials on any one site, except that this provision shall not apply to bars, restaurants and soda fountains.~~
 - ~~(4) In the C-4 District, all office and retail uses that are required to be ancillary and incidental shall be related to the main use of the site such as business offices to operate the permitted use or the retail sale of goods produced or served as a part of the primary permitted use.~~
- ~~(B) Visitor Accommodations Use Standards. Visitor accommodations referenced in this section are as defined in SCCC 13.10.700-V, under "Visitor accommodations (VA) unit" and "Visitor accommodations, Types A and B."~~



(1) Allowed Densities.

(a) Type A visitor accommodations are not subject to a maximum density standard.

(b) Type B Visitor Accommodations.*

(i) RV or tent camps: one site/1,300 net developable square feet.

(ii) Hostels: one bed/325 net developable square feet.

(iii) Group quarters: two beds/1,300 net developable square feet.

* Each square foot of net developable area shall be counted only once for the purpose of calculating the number of beds or the number of sites.

(c) Employee Housing. All on-site residential units shall be reserved for exclusive use by owners and employees, shall not substantially reduce or degrade the use of the site for visitor accommodations, and shall comply with the following requirements:

(i) Employees for Type A units: Maximum of one employee dwelling unit per site.

(ii) Employees for Type B units: The number of employee dwelling units shall be based on a demonstrated need for residential employees and approval of such shall be stated as a permit condition. Permanent residential units for site personnel shall be in place of density credits for Type B visitor accommodations units at the rate of one kitchen and up to five permanent residents per 3,000 net developable square feet.

(d) Density Determinations.

(i) All values given in SCCC [13.10.335](#)(B)(1)(b) are maximums and may be reduced as follows:

A. When Type A uses are combined with Type B uses on a site, the total number of visitor accommodations rooms or units shall reflect service and access constraints, parking availability, environmental impact mitigation and compliance with Chapter [13.11](#) SCCC.



B. Inside the Coastal Zone, the performance standards in Figure 2-5 in the Local Coastal Program Land Use Plan for priority accommodations sites also apply:

(2) — Permit Review:

(a) — Development permits for visitor accommodations shall be evaluated for consistency with the following policies:

(i) — A diversity of all types of visitor accommodations shall be provided in the Coastal Zone consistent with Local Coastal Program Land Use Plan policy.

(ii) — Visitor accommodation projects on priority sites shall serve primarily the general public, rather than any particular group or organization.

(iii) — Visitor accommodations development in areas designated for neighborhood or community commercial use shall not adversely affect the integrity of retail commercial centers.

(iv) — Lower cost visitor-serving uses shall, as feasible, be protected, encouraged and provided.

(b) — The following standards shall apply to all visitor accommodations projects and shall be incorporated into conditions of approval:

(i) — All visitor accommodations projects shall be managed for short-term occupancy with occupancy limited to not more than 29 consecutive days and limited to 29 days in any one calendar year by an individual or group of occupants, except that single-ownership units may be occupied by the owner(s) up to 45 days in any one calendar year.

A. Notwithstanding the foregoing, visitor accommodations described as follows may be occupied by the owner(s) up to 90 days in one calendar year: units located on coastal bluff property which has been the subject of litigation in which a remittitur was issued by the California Court of Appeal on or before April 25, 1983, in a decision requiring the County of Santa Cruz to grant either “compensating densities” in excess of “the base densities” thereon, or to grant “some other transfer of development rights,” and which litigation has been settled by “Stipulation for Judgment and Judgment Thereon.”



(ii) — Centralized, on-site management shall be provided at all times for the maintenance and operation of the visitor accommodations, related facilities, and the property. Such management may be provided by the property owner or by a separate management firm under contract. Plans for management shall be submitted to and approved by the Planning Director and a transient occupancy tax permit obtained from the Treasurer-Tax Collector by such management prior to the issuance of building permits.

(iii) — Deed restrictions running with the property and limiting use to short-term occupancy and providing for the maintenance of centralized rental and management of the facility shall be recorded prior to issuance of building permits.

(iv) — All visitor accommodations shall be subject to any County uniform transient occupancy tax ordinance or a special tax on time-share units, camping units, or other visitor accommodations. Reports of the occupancy of visitor accommodations together with payment of transient occupancy taxes or any other taxes due from the use of visitor accommodations shall be made in accordance with [SCCC 4.24.080](#).

(C) — Master Occupancy Program Requirements.

(1) — Master Occupancy Program Requirements. When requested by a property owner, or prior to or concurrently with the approval of any new or expanded use for which a Level V or VI approval is required in any of the Commercial Use Zone Districts, a development permit for a master occupancy program may be approved by the Zoning Administrator or Planning Commission. Such approval shall be accompanied by a finding of General Plan consistency pursuant to Section [65402](#) of the California Government Code.

(2) — Master Occupancy Program Elements. The master occupancy program shall establish all allowed occupancies and shall include provisions for adequate site improvements for each occupancy.

(3) — Environmental Review. The adoption or amendment of a master occupancy program is a “project” within the meaning of CEQA and the County Environmental Review Guidelines and is subject to environmental review.



~~(4) Development Permit Approval. Occupancy permits, when applied for pursuant to an approved master occupancy program, shall be processed as a Level I approval or other level as specified by the conditions of the master occupancy program development permit.~~

See also regulations for visitor accommodations special uses in SCCC [13.10.691](#) et seq. [Ord. 5171 § 3, 2014; Ord. 4496-C §§ 22, 23, 1998; Ord. 4346 §§ 19—21, 1994; Ord. 3994, 1989; Ord. 3843 § 4, 1987; Ord. 3432 § 1, 1983].

SCCC 13.10.334 has been moved to SCCC 13.10.335 to match the format of other zone district code sections. The requirement for a letter submittal regarding fire requirements has been removed because submittal requirements are detailed on the “List of Required Information” (LORI) for each application type and this information is not needed in the zoning code. The requirement for adequate system capacity for priority coastal uses has been removed since this references a policy issue rather than something that can be assessed at the level of an individual project.

13.10.335~~4~~ Public facilities requirements for commercial districts.

- (A) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection. ~~A letter indicating all Fire Department requirements shall be submitted with the project application.~~
- (B) All requirements of the local sanitation district and water district shall be met, or requirements for on-site sanitation and water systems if applicable to the site location. ~~Letters indicating adequate sewer and water service to the project shall be submitted with the project application. Within the Coastal Zone, adequate system capacity shall be reserved for priority coastal uses as per SCCC 17.02.070.~~
- (C) All improvement requirements and impact fees for community facilities shall be met for ~~drainage districts, transportation improvement zones, and roadside improvement districts~~ where required by district or ordinance regulations (SCCC Title 15).
- (D) The recommendations of the Santa Cruz Metropolitan Transit District should be met to ensure the provision of adequate transit facilities. For industrial projects of 6,000 square feet or larger, a letter indicating the Transit District’s recommendation shall be submitted with the project applications.

Other standards and conditions text has been moved from SCCC 13.10.333(D) to SCCC 13.10.336 match the format of other zone district code sections.

13.10.336 Other standards and conditions for commercial districts.



(DA) Other Regulations: Other use and development standards applicable to commercial zone districts include but are not limited to the following provisions of the SCCC are contained in the following sections of this code:

Table 13.10.336-1: Other use and development standards applicable to commercial districts	
Topic	SCCC Section
<u>Nonconforming uses and structures</u>	13.10.260, et seq.
General site standards	13.10.510, et seq. <u>13.10.500-600</u>
<u>Regulations for special commercial uses</u>	<u>13.10.600-700</u>
<u>Use of nondevelopable land</u>	<u>13.10.671</u>
<u>Use of urban open space land</u>	<u>13.10.672</u>
<u>Accessory Dwelling Units</u>	<u>13.10.681</u>
<u>Design review and site development</u>	<u>13.11.010, et seq.</u>
<u>Fences</u>	<u>13.10.525</u>
<u>General site standards</u>	<u>13.10.510, et seq.</u>
<u>Minimum parcel size</u>	<u>13.10.510(G)</u>
<u>Parking and circulation</u>	13.10.550, et seq. <u>16</u>
<u>Signs</u>	13.10.580, et seq.
<u>Trip reduction requirements (development projects for 50 or more employees)</u>	<u>13.10.591</u>
<u>Coastal zone regulations</u>	<u>13.20</u>
<u>Roadway and roadside improvements</u>	<u>15.10</u>
<u>Environmental and resource protection restrictions</u>	<u>Title 16</u>
<u>Agricultural buffers/setbacks</u>	<u>16.50.095</u>