

## Permitted Use Table Changes

The Special Area (SA) overlay zone will be applied to the Plan Areas. The overlay zone customizes the permitted uses of general zone districts (like Community Commercial) to reflect the unique nature and community character goals of each Specific Plan. Each of the three Specific Plans will include permitted use tables to be used instead of the Zoning Ordinance permitted use tables. The tables below describe the differences between the existing Zoning Ordinance permitted uses and the proposed Specific Plan permitted uses. Zoning designations discussed in the tables below are as follows:

**Community Commercial (CC)** – Allows an array of uses, but is focused on serving the retail shopping and service needs of the community. An example is a grocery store.

**General Commercial (GC)** – Provides areas for commercial facilities that are more of a service or heavy commercial character. An example is auto repair.

**Business Professional (BP)** – Allows office uses and office-supportive uses. An example is a print shop.

**Neighborhood Commercial (NC)** – Allows uses which provide locally-serving retail and personal services.

**Multifamily Residential (R3)** – Allows attached or detached residential projects with densities of at least 13 units per acre.

### Atlantic Street Corridor Specific Plan

Use Type	Existing Regulation	Proposed Regulation
Resource Protection and Restoration	Conditional Use Permit required in commercial zones	Permitted in commercial zones
This use is permitted in the commercial mixed use zone, but requires a Conditional Use Permit in all other commercial zones. Since this plan area is intended to operate more like commercial mixed use, the proposal is to make this a permitted use in other commercial zones.		
Caretaker/Employee Housing	Conditional Use Permit required in the CC and GC zoned	Permitted in the CC and GC zones
This use is housing accessory to the main use of a commercial property, and is used for caretakers or others employed at a business where they provide security or 24-hour monitoring for the business. This is common for personal storage facilities, but can also be used in other contexts. The businesses on Atlantic Street could benefit from the proposed change in this standard.		
Multifamily Residential	Conditional Use Permit required in the CC zone	Permitted in the CC zone
To facilitate additional housing staff is recommending that multifamily residential uses be permitted in the CC zone. Most of the plan area includes the GC zone, but because these uses are heavily dominated by auto repair and other uses which can conflict with residential uses, staff is not currently recommending extending this change to the GC zone.		

Single-family and two-family (duplex)	Conditional Use Permit required in the CC zone	Permitted in the CC zone if the minimum density is 23 units per acre, otherwise a Conditional Use Permit is required
Townhomes are single-family units, but these projects can be designed to have the densities normally associated with multifamily projects. To maintain consistency with the proposed change in the multifamily residential regulations, this change is also proposed to allow single-family or two-family use as long as it occurs at densities of 23 units per acre or more.		
Family Day Care Homes, Large	Conditional Use Permit required in the CC and GC zone	Permitted in the CC and GC zone
A family day care is located within a residence and provides care for up to fourteen children. Since residential uses will be permitted in commercial zones, staff is recommending that residential day care be permitted in the CC and GC zones.		
Live/Work	Not permitted	Permitted in the CC, GC, and R3 zone
Live/work units include business space and living space where the business operator both works and lives. This use is permitted in the Downtown and Riverside Gateway plan areas, and is not permitted elsewhere in the City. Allowing dual use of space in commercial zones and in high density residential zones along Atlantic Street could be beneficial to the area, provide additional housing opportunities, and help support businesses.		
Commercial Parking	Permitted in the BP and GC zone	Not permitted
A commercial parking lot is a privately-owned parking lot for which a parking fee may be required for entry; it is <i>not</i> parking provided with a commercial center in order to meet parking standards. There are no existing commercial parking facilities in the Specific Plan, and the use is not neighborhood-focused or supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to promote the efficient and effective use of scarce commercial property.		
Building Material Stores	Permitted in CC and GC zone	Not permitted
These are large-format retail stores which sell building materials like lumber. This does <i>not</i> include hardware stores, which remain permitted. There are no existing building material stores in the Specific Plan, and the use is not neighborhood-focused or supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to promote the efficient and effective use of scarce commercial property.		
Personal Storage Facilities	Permitted in CC and GC zone	Not permitted
Personal storage facilities are a passive use which can occupy large amounts of land. There are no existing personal storage facilities in the Specific Plan, and the use is not supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to promote the efficient and effective use of scarce commercial property.		

## Douglas-Harding Corridor Specific Plan

Use Type	Existing Regulation	Proposed Regulation
Resource Protection and Restoration	Conditional Use Permit required in commercial zones	Permitted in commercial zones
<p>This use is permitted in the commercial mixed use zone, but requires a Conditional Use Permit in all other commercial zones. Since this plan area is intended to operate similarly to commercial mixed use, the proposal is to make this a permitted use in other commercial zones.</p>		
Caretaker/Employee Housing	Conditional Use Permit required in the CC and GC zone	Permitted in the CC and GC zone
<p>This use is housing accessory to the main use of a commercial property, and is used for caretakers or others employed at a business where they provide security or 24-hour monitoring for the business. This is common for personal storage facilities, but can also be used in other contexts. Businesses in the plan area could benefit from the proposed change in this standard.</p>		
Multifamily Residential	Conditional Use Permit required in the CC, GC, and BP zones	Permitted in the CC, GC, and BP zones
<p>To facilitate additional housing staff is recommending that multifamily residential uses be permitted in most commercial zones.</p>		
Single-family and two-family (duplex)	Conditional Use Permit required in the CC, GC, and BP zones	Permitted in the CC, GC, and BP zones if the minimum density is 23 units per acre, otherwise a Conditional Use Permit is required
<p>Townhomes are single-family units, but these projects can be designed to have the densities normally associated with multifamily projects. To maintain consistency with the proposed change in the multifamily residential regulations, this change is also proposed to allow single-family or two-family use as long as it occurs at densities of 23 units per acre or more.</p>		
Family Day Care Homes, Large	Conditional Use Permit required in the CC, GC, NC, and BP zones	Permitted in the CC, GC, NC, and BP zones
<p>A large family day care is located within a residence and provides care for up to fourteen children. Since residential uses will be permitted in commercial zones, staff is recommending that residential day care be permitted in the commercial zones.</p>		
Live/Work	Not permitted	Permitted in the BP, CC, GC, NC, and R3 zone
<p>Live/work units include business space and living space where the business operator both works and lives. This use is permitted in the Downtown and Riverside Gateway plan areas, and is not currently permitted elsewhere in the City. Allowing dual use of space in commercial zones and in high density residential zones could be beneficial to the area, provide additional housing opportunities, and help support businesses.</p>		

Single Room Occupant	Conditional Use Permit required in CC zone	Administrative Permit required in CC zone
<p>This is a residential use where certain facilities are communal, such as kitchens, bathrooms, or shared living areas. This type of use may occur on a second floor above a commercial building, or may also result from the conversion of a hotel to permanent living spaces. The findings for approval of an Administrative Permit are identical to those of a Conditional Use Permit, but the process is less costly and shorter. This change is proposed to reduce barriers to converting commercial or hotel space into residential space.</p>		
Commercial Parking	Permitted in the BP and GC zone	Not permitted
<p>A commercial parking lot is a privately-owned parking lot for which a parking fee may be required for entry; it is <i>not</i> parking provided with a commercial center in order to meet parking standards. There are no existing commercial parking facilities in the Specific Plan, and the use is not neighborhood-focused or supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to avoid scarce commercial property being occupied by a use which would not support the surrounding business and neighborhood community.</p>		
Building Material Stores	Permitted in CC and GC zone	Not permitted
<p>These are large-format retail stores which sell building materials like lumber. This does <i>not</i> include hardware stores, which remain permitted. There are no existing building material stores in the Specific Plan, and the use is not neighborhood-focused or supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to avoid scarce commercial property being occupied by a use which would not support the surrounding business and neighborhood community.</p>		
Personal Storage Facilities	Permitted in CC and GC zone	Not permitted
<p>Personal storage facilities are a passive use which can occupy large amounts of land. There are no existing personal storage facilities in the Specific Plan, and the use is not supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to avoid scarce commercial property being occupied by a use which would not support the surrounding business and neighborhood community.</p>		

## Douglas-Sunrise Corridor Specific Plan

Use Type	Existing Regulation	Proposed Regulation
Resource Protection and Restoration	Conditional Use Permit required in commercial zones	Permitted in commercial zones
<p>This use is permitted in the commercial mixed use zone, but requires a Conditional Use Permit in all other commercial zones. Since this plan area is intended to operate more like commercial mixed use, the proposal is to make this a permitted use in other commercial zones.</p>		
Caretaker/Employee Housing	Conditional Use Permit required in the CC zone	Permitted in the CC zone
<p>This use is housing accessory to the main use of a commercial property, and is used for caretakers or others employed at a business where they provide security or 24-hour monitoring for the business. This is common for personal storage facilities, but can also be used in other contexts. The majority of commercial land in this plan area is within the CC zone, and could benefit from the proposed change in this standard.</p>		
Multifamily Residential	Conditional Use Permit required in the CC, GC, and BP zones	Permitted in the CC, GC, and BP zones
<p>To facilitate additional housing staff is recommending that multifamily residential uses be permitted in most commercial zones.</p>		
Single-family and two-family (duplex)	Conditional Use Permit required in the CC, GC, and BP zones	Permitted in the CC, GC, and BP zones if the minimum density is 23 units per acre, otherwise a Conditional Use Permit is required
<p>Townhomes are single-family units, but these projects can be designed to have the densities normally associated with multifamily projects. To maintain consistency with the proposed change in the multifamily residential regulations, this change is also proposed to allow single-family or two-family use as long as it occurs at densities of 23 units per acre or more.</p>		
Family Day Care Homes, Large	Conditional Use Permit required in the CC, GC, and BP zones	Permitted in the CC, GC, and BP zones
<p>A large family day care is located within a residence and provides care for up to fourteen children. Since residential uses will be permitted in commercial zones, staff is recommending that residential day care be permitted in commercial zones.</p>		
Live/Work	Not permitted	Permitted in the BP, CC, GC, NC, and R3 zone
<p>Live/work units include business space and living space where the business operator both works and lives. This use is permitted in the Downtown and Riverside Gateway plan areas, and is not currently permitted elsewhere in the City. Allowing dual use of space in commercial zones and in high density residential zones could be beneficial to the area, provide additional housing opportunities, and help support businesses.</p>		

Single Room Occupant	Conditional Use Permit required in CC zone	Administrative Permit required in CC zone
<p>This is a residential use where certain facilities are communal, such as kitchens, bathrooms, or shared living areas. This type of use may occur on a second floor above a commercial building, or may also result from the conversion of a hotel to permanent living spaces. The findings for approval of an Administrative Permit are identical to those of a Conditional Use Permit, but the process is less costly and shorter. This change is proposed to reduce barriers to converting commercial or hotel space into residential space.</p>		
Commercial Parking	Permitted in the BP, GC, and CMU zone	Not permitted
<p>A commercial parking lot is a privately-owned parking lot for which a parking fee may be required for entry; it is <i>not</i> parking provided with a commercial center in order to meet parking standards. There are no existing commercial parking facilities in the Specific Plan, and the use is not neighborhood-focused or supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to avoid scarce commercial property being occupied by a use which would not support the surrounding business and neighborhood community.</p>		
Building Material Stores	Permitted in CC, GC, and CMU zone	Not permitted
<p>These are large-format retail stores which sell building materials like lumber. This does <i>not</i> include hardware stores, which remain permitted. There are no existing building material stores in the Specific Plan, and the use is not neighborhood-focused or supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to avoid scarce commercial property being occupied by a use which would not support the surrounding business and neighborhood community.</p>		
Personal Storage Facilities	Permitted in CC and GC zone	Not permitted in CC and GC zone
<p>Personal storage facilities are a passive use which can occupy large amounts of land. There is one existing personal storage facility in the Specific Plan, located on land with a CMU zoning designation. The CMU zone would continue to permit this use. The use would not be permitted in the CC and GC zone because the use is not supportive of plan goals to provide more retail, restaurant, or other community-serving uses. The purpose of the proposed recommendation is to avoid scarce commercial property being occupied by a use which would not support the surrounding business and neighborhood community.</p>		