

PLANNING COMMISSION
Anthony Adams, Chair
Albert Enault, Member
Vinay Tewari, Member
Jessie Pooni, Member
Angel Borja, Member



PLANNING COMMISSION
MEETING

A G E N D A
REGULAR MEETING OF THE SUISUN CITY PLANNING COMMISSION
TUESDAY, OCTOBER 25, 2022
6:30 PM

701 Civic Center Blvd, City of Suisun City, CA 94585

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Planning Commission meeting includes teleconference participation by: Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

FACE MASKS ARE RECOMMENDED FOR MEMBERS OF THE PUBLIC WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

THE PLANNING COMMISSION HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 893 0598 5651

CALL IN PHONE NUMBER: (707) 438-1720

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING CLERK@SUISUN.COM (PRIOR TO 6 PM) OR VIA WEBSITE OR PHONE APPLICATION, ZOOM

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 22-06)

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

- 1 City Manager/Staff

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

- 2 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on September 27, 2022 - (Vasquez: bvasquez@suisun.com).

PUBLIC HEARING: NONE

GENERAL BUSINESS

- 3 Zoning Ordinance Update: Planning Commission Public Workshop on Proposed Amendments to the Zoning Ordinance Regarding Zoning Districts and Allowable Uses in Residential and Commercial Zones

REPORTS: (Informational items only.)

- 4
 - a. Commission Members
 - b. Commission Chairperson

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council/Commissions, are available for public review at least 72 hours prior to a Council /Agency/Authority/Commission Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority/Commission meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours.

An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority/Commission hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.

3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;*
- Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;*
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;*
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.*

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting was posted and available for review, in compliance with the Brown Act.

PLANNING COMMISSION
 Anthony Adams, Chair
 Angel Borja
 Albert Enault
 Jessie Pooni
 Vinay Tewari



PLANNING COMMISSION MEETING

Second and Fourth Tuesday
 Every Month

MINUTES

REGULAR MEETING OF THE CITY OF SUISUN CITY

PLANNING COMMISSION

TUESDAY, SEPTEMBER 27, 2022

6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Planning Commission meeting includes teleconference participation by Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585

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ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 893 0598 5651

CALL IN PHONE NUMBER: (707) 438-1720

TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM
 (URL: <https://www.suisun.com/government/meeting-video/>)

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING
 BY EMAILING CLERK@SUISUN.COM (PRIOR TO 5 pm) OR
 VIA WEBSITE OR PHONE APPLICATION, ZOOM

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 22-04)

ROLL CALL

Chairperson Adams called the meeting to order at 6:37 PM with the following Planning Commissioners present:

PRESENT: Adams, Pooni, Tewari, Borja

ABSENT: Enault

Pledge of Allegiance was led by Commissioner Pooni

Invocation was given by Development Services Director Bermudez

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
 FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
 SUCCESSOR AGENCY 421-7309 FAX 421-7366

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

Commissioner Tewari had a conflict with Agenda Item 3.

REPORTS: (Informational items only.) NONE

1. City Manager/Staff

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

Jake Brannigan commented about the corruption of Suisun City and the mistreatment he received from Suisun Police Department and City Hall.

CONSENT CALENDAR

Consent calendar items requiring little, or no discussion may be acted upon with one motion.

2. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on June 28, 2022 - (Pock: dpock@suisun.com).

Motion by Commissioner Borja to approve Consent Calendar and seconded by Commissioner Tewari. Motion passed by the following vote:

AYES: Borja, Tewari, Pooni, Adams

NOES: None

ABSENT: Enault

PUBLIC HEARING:

3. Commission Adoption of Resolution PC22-04; Approval of Site Plan/Architectural Review (SP/AR 21/2-002) and Conditional Use Permit (CUP 21/22-002) to Construct a 2,200 Square Foot Starbucks with Drive Through and 625 Square Foot Outdoor Patio Seating Area Located at the Northeast Corner of Highway 12 and Walters Road (Assessor's Parcel Number 0173-830-070) – (Kearns: jkearns@suisun.com).

Presentation was given by Development Services Director Bermudez.

The applicant, Callie Huff with Engstrom Properties Inc., presented the Overall Site Plan.

Chairperson Adams opened Public Comment.

Steve Olry commented that he would encourage the city to fast track the Starbucks development as it seems like a quality asset for the community.

Commissioners commented and asked clarifying questions.

Traffic Consultant Mark Spencer, Development Engineer Callie Huff and Director Bermudez answered questions.

Motion made by Commissioner Borja to adopt Resolution and seconded by Commissioner Pooni. Motion passed by the following vote:

AYES: Borja, Pooni, Adams

NOES: None

ABSTAIN: Tewari

ABSENT: Enault

GENERAL BUSINESS:

4. Commission Adoption of Resolution PC22-05: A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Future Sale of Real Property (located along Lotz Way between Main Street and Civic Center Boulevard) Owned by the Successor Agency to the Former Redevelopment Agency of the City of Suisun City (Assessor's Parcel Number 0032-061-390) – (Kearns: jkearns@suisun.com).

Presentation given by Development Services Director Bermudez.

George Guynn commented the last council meeting where the item was discussed wasn't clear about what they wanted to do with the property at the time. It sounded like the building would be torn down and now it sounded like it will be restored. With its historical significance it could be an asset to the city.

Chairperson Adams asked clarifying questions and Director Bermudez answered.

Steve Olry commented that item 4 was vague; can't get a visual of exactly where the parcel is. Bermudez gave enough details that he is satisfied with the commercial development, and it will be revenue for the city.

Motion made by Commissioner Tewari to adopt Resolution and seconded by Commissioner Borja. Motion passed by the following vote:

AYES: Tewari, Borja, Pooni, Adams

NOES: None

ABSENT: Enault

5. Zoning Ordinance Update: Planning Commission Workshop to Discuss the Comprehensive Zoning Ordinance Update Process – (Bermudez: jbermudez@suisun.com).

Presentation given by Development Services Director Bermudez.

Commissioners asked clarifying questions and provided feedback to the Zoning Ordinance Update. Director Bermudez answered questions and responded to feedback.

Steve Olry complimented the dialogue that was presented. The last couple of months have been dysfunctional. Ideas can be presented but the commission needs to get their act together and decide what we need. Doesn't like hearing affordable housing for Suisun City. The City needs to get out

of the red financially. Be careful with the elevation as we don't want another Marina Project. Limit the four stories for industrial sites and shouldn't have anything more than 3 stories in the city.

REPORTS: (Informational items only.)

6. a. Commission Members:
Commissioner Borja asked for information on development for a Railroad Crossing to be presented at the next Planning Commission meeting.
- b. Commission Chairperson: None.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:01 p.m.

Bianca Vasquez
Administrative Assistant



Planning Commission Agenda Report

October 25, 2022

<p>DATE: October 25, 2022</p> <p>TO: Planning Commission</p> <p>FROM: Jim Bermudez, Development Services Director</p> <p>RE: Zoning Ordinance Update: Planning Commission Public Workshop on Proposed Amendments to the Zoning Ordinance Regarding Zoning Districts and Allowable Uses in Residential and Commercial Zones</p>	<p>Files:</p>
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RECOMMEND ACTION

It is respectfully recommended that the Planning Commission allow staff to present changes to the Zoning Ordinance, receive comments and direction, take public comments, and inform the community that a public hearing will occur at a future date.

BACKGROUND

In April 2021, staff and our Planning Consultant prepared a presentation to kick off an update to Title 18 "Zoning" of the Suisun City Municipal. Staff met with the Planning Commission at its last meeting to provide an overview of the zoning ordinance and request feedback on how to proceed with the Zoning Code update. The Commission supported the staff's recommendation to proceed by having a series of workshops on various elements of the Zoning Code. Following these workshops, which include feedback and public comment, staff would schedule a public hearing with the Commission to recommend adoption of the various code sections by the City Council.

The direction provided to staff at the last Commission meeting was to commence the Zoning Ordinance update workshop series by focusing on the various permitted and prohibited uses within each Zoning District. The proceeding analysis and associated attachments includes Zoning District definitions and permitted/allowable uses within each zoning district.

DISCUSSION/ANALYSIS

Zoning regulations are intended to guide the development of the City in an orderly manner, based on the adopted general plan, to protect and enhance the quality of the natural and built environment, and to promote the public health, safety, and general welfare by regulating the use of land and buildings and the location and basic form of structures.

Zoning Districts

The Zoning Ordinance distinguishes this orderly manner by establishing Zoning Districts. Specific qualities and characteristics then define these districts. Ultimately, the use of the property is guided by a focused land use table which includes acceptable and permitted types of uses within each zoning district. The following table below reflects the City's current Zoning Ordinance districts.

Suisun City Zoning Districts	
RL	Low-Density Residential
RM	Medium-Density Residential
RH1	High-Density Residential 1
RH2	High-Density Residential 2
RMU	Residential Mixed Use
CR	Commercial Retail
CSF	Commercial Services and Fabricating
CMU	Commercial Mixed Use
O	Business and Professional Office
APS	Agriculture Production and Sales
OS	Open Space
P	Park
PQP	Public/Quasi-Public
PUD	Planned Unit Development
DWSP	Waterfront District Specific Plan

The current zoning districts are consistent with the present General Plan. In the proposed update, the above Zoning Districts will remain unchanged except for adding a new section that includes the General Plan Land Use Designation. This shows consistency with the General Plan (Attachment 1).

The Zoning Ordinance includes a definition for each of the listed districts above. This definition describes each district's qualities and characteristics to establish the appropriate land use within each district. The proposed update in Attachment 1 will show subtle minor non-substantive language edits to various definitions, which also includes recent State law changes for Accessory Dwelling Units and Junior Accessory Dwelling Units for residential districts.

Allowable Uses

The Allowable Uses for each Zoning District are located within a table in the Zoning Ordinance (Attachment 1 – Section 18.08-01). The use types are currently classified as Residential and Commercial uses. Staff recommends blending all use types into a single table to simplify the review and process, as reflected in Attachment 1. This change will help streamline the review for applicants and residents. Additionally, a significant and major overhaul of the allowed uses listed in the table is the modernization of the table by adding new types of uses to keep pace with the emerging and changing marketplace. Staff determined the current Allowable Uses Table is antiquated, so some use types have been removed or expanded to keep pace with changes in the market.

An essential element of the Allowable Use Table is the identification of permitted and prohibited uses within the Zoning Districts. The proposed update to the table considered the out-of-date listing of various use types. Staff determined an update was needed to distinguish between different types of commercial services based on their operational characteristics and where the zoning regulations allow them to be located. This exercise includes an evaluation of the Zoning Map (Attachment 2) and consists of an understanding of the General Plan goals, policies, and factors in the location and compatibility with surrounding uses.

Conclusion

While the revised Zoning District definitions are an important element of this update, the various districts' modifications and assessment of appropriate uses are critical and should be evaluated carefully. In reviewing the proposed changes, the Planning Commission may find that there is consensus on some land use types that fit certain zoning districts, but there may be some allowable use types that the Commission considers questionable and require some discretionary review or outright not permitted. This is the staff's first pass at updating the Allowable Use Table, which we believe demands a significant assessment of how planned uses complement and are compatible with their surroundings.

CEQA REVIEW

The Zoning Code Update itself will be subject to CEQA and staff will complete the appropriate environmental review for the project when considering the Planning Commission's recommendation of approval.

ATTACHMENTS

1. Zoning Ordinance – Zoning Districts
2. Suisun City Zoning Map

ARTICLE II – ZONING DISTRICTS

Chapter 18.06 – DISTRICTS AND MAP

18.06.010 – Establishment of zoning districts.

Several districts have been established in the [City](#) and are shown in Table 18.06.01, Suisun City Zoning Districts [and General Plan Land Use Designations](#). [This table also references the General Plan land use designations to demonstrate consistency in accordance with California Government Code § 65860\(a\).](#)

Table 18.06.01. Suisun City Zoning Districts [and General Plan Land Use Designations](#)

Zoning District Classification		General Plan Land Use Designation
RL	Low-Density Residential	Low-Density Residential
RM	Medium-Density Residential	Medium-Density Residential
RH1	High-Density Residential 1	High-Density Residential
RH2	High-Density Residential 2	High-Density Residential
RMU	Residential Mixed Use	Mixed Use
Commercial/Retail/Office		
CR	Commercial Retail	Commercial Mixed Use
CSF	Commercial Services and Fabricating	Commercial Mixed Use
CMU	Commercial Mixed Use	Commercial Mixed Use
O	Business and Professional Office	Commercial Mixed Use
Park/Public/Other		
APS	Agriculture Production and Sales	Agriculture and Open Space
OS	Open Space	Civic, Park, or Agriculture and Open Space
P	Park	Civic or Park
PQP	Public/Quasi-Public	Civic or Park
PUD	Planned Unit Development	Any Zone
DWSP	Waterfront District Specific Plan	Downtown Waterfront Specific Plan

18.06.020 – Zoning map adopted.

The districts, described in Section 18.06.010, are established insofar as the designations, locations, and boundaries are set forth and indicated in this section and in other sections of this title, which describe the districts and consists of a map, entitled “Zoning Map City of Suisun City, California,” dated November 2008. The zoning map in Section 18.06.050 and all notations, references, data, and other information shown within it are adopted and made a part of this title. The zoning map is on file in the office of [the City](#) clerk.

18.06.030 – Boundary uncertainties.

Where uncertainty exists as to the boundaries of any of the districts, as described in this chapter or as shown on the sectional maps, written application shall be made to the [development services](#)

~~director~~Director for review of mapping, which may include assessor's parcel maps and zoning district maps, among others, to determine the location of zoning district boundaries. If the boundaries of parcels, contributing to a zoning district are unclear or unknown due to a lack of available data or boundary line revisions, the ~~development services director~~Director may request a survey to ascertain the precise boundaries of a zoning district in a specified area.

The ~~development services director~~Director's decision may be appealed in writing to the Planning Commission or the Planning Commission may, upon its own motion, request a hearing of zoning district boundaries. The Planning Commission determination may be appealed to the City Council, in accordance with Chapter 18.84, "Appeals."

18.06.040 – Annexed land.

- A. Any land within the incorporated limits of the City, now or in the future, and not designated or indicated on the zoning map, shall be placed in the proper zoning district by initiation of amendments procedure, as set forth in Chapter 18.74 "Amendments by the Planning Commission."
- B. Under the direction of the City Council, the Planning Commission may consider and recommend appropriate zoning for all land contained in the annexation proceedings.
- C. When no action is taken by the Planning Commission and City Council to place land in a specified zoning district identified in this title, then it shall be placed in a zoning district, consistent with general plan land use designation identified for that property's location.

Chapter 18.08 – RESIDENTIAL DISTRICTS

18.08.010 – Low-density residential (RL).

The low-density residential (RL) zoning district is applicable to parcels, where dwellings developed in the 4 to 10 dwelling units per gross acre range, are the primary land use. Residential dwelling types in the RL [zoning district](#) may include single-family detached dwellings on small or standard lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), and other dwellings within the specified density and intensity range, as identified in Section 18.08.050. Other residential uses, as well as secondary, public/quasi-public, and commercial uses may be permitted in this [zoning district](#), as indicated in Table 18.08.02, “Allowable Uses in Residential Zones.” The RL [zoning district](#) is consistent with the low-density residential land use designation in the [General Plan](#). [Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.020 – Medium-density residential (RM).

The medium-density residential (RM) zoning district is applicable to parcels, where dwellings developed in the 10.1 to 20 dwelling units per gross acre range, are the primary land use. Residential dwelling types in the RM [zoning district](#) may include single-family detached dwellings on small lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), multi-family apartments and condominiums, and other dwellings within the specified density and intensity range, as identified in Section 18.08.050. Other residential uses, as well as secondary, public/quasi-public, and other uses may be permitted in this [zoning district](#), as defined in Table 18.08.02, “Allowable Uses in Residential Zones.” The RM [zoning district](#) is consistent with the medium-density residential land use designation in the [General Plan](#). [Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.030 – High-density residential 1 (RH1).

The high-density residential 1 (RH1) zoning district is applicable to parcels, where dwellings developed in the 20.1 to 30 dwelling units per gross acre range, are the primary land use. Dwelling types in the RH1 zoning district may include multi-family dwellings in a variety of formats, including attached townhomes and garden court formats, and representing surface and tuck-under parking arrangements. Other dwelling types within the specified density range and meeting the standards, identified in Section 18.08.050, may be included in this zoning district. Nonresidential uses may be permitted, as indicated in Table 18.08.02, “Allowable Uses in Residential Zones.” The RH1 zoning district is consistent with the high-density residential land use designation in the [General Plan](#). [Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.040 – High-density residential 2 (RH2).

The high-density residential 2 (RH2) zoning district is applicable to parcels, where dwellings developed in the 20.1 to 45 dwelling units per gross acre range, are the primary land use. Dwelling types in the RH2 zoning district may include multi-family dwellings in a variety of formats, including townhomes and garden court apartments, with surface, tuck-under, and podium parking arrangements. Other dwelling types within the specified density range and meeting the standards, identified in Section 18.08.050, may be included in this zoning district. Nonresidential uses may be permitted, as indicated in Table 18.08.02, “Allowable Uses in Residential Zones.” The RH2 zoning district is consistent with the high-density residential land use designation in the

[General Plan. Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.050 – Residential mixed use (RMU).

The residential mixed use (RMU) zoning district is applicable to parcels, where a variety of residential dwelling types and complementary nonresidential uses are desired in proximity. Dwellings in the RMU [zoning district](#) will be developed in the 10 to 45 dwelling units per gross acre range and nonresidential intensities within the 0.3 to 1.0 floor area ratio range, with residential uses as the primary use and nonresidential as a secondary use. Nonresidential uses are not required on any given parcel, but are permitted on the ground floor to increase the likelihood of their economic viability and contribute to the goods and services available to the neighborhood. All uses must meet density and intensity standards in Section 18.08.050. The RMU [zoning district](#) is consistent with the mixed use land use designation in the [General Plan. Additional dwelling units may be allowed as provided in Section 18.30.320 of this Zoning Code, and California Government Code §§ 65852.1 and 65852.22 \(relating to Accessory and Junior Accessory Dwellings\) and §§ 65852.21 and 66411.7 \(regarding additional dwelling units\) as may be amended from time to time.](#)



18.08.060 – Densities and intensities in residential zones.

Table 18.08.01, Densities and Intensities in Residential Zones, shows the minimum and maximum build-out possible in each residential zone.

Table 18.08.01. Densities and Intensities in Residential Zones

Zone	Residential Density Minimum – Maximum	Nonresidential Floor Area Ratio Minimum/Maximum	General Plan Designation
RL	4 – 10 du/ac (gross)	N/A	Low-Density Residential
RM	10.1 – 20 du/ac (gross)	N/A	Medium-Density Residential
RH1	20.1 – 30 du/ac (gross) ¹	N/A	High-Density Residential
RH2	20.1 – 45 du/ac (gross) ¹	N/A	High-Density Residential
RMU	10 – 45 du/ac	0.3 to 1.0	Mixed Use
Key: RL Low-Density Residential RM Medium-Density Residential RH1 High-Density Residential 1 RH2 High-Density Residential 2 RMU Residential Mixed Use			
Notes: ¹ Per the City's Housing Element. Notwithstanding any other provision of this chapter (or code), all development shall be consistent with the adopted current version of the Travis Air Force Base Land Use Compatibility Plan, which as of writing of this document is the one adopted on October 8, 2015 (Resolution 15-17).			

18.08.070 – Allowable uses in residential zones.

Table 18.08.02 identifies the ~~residential and nonresidential~~ and uses allowed in residential zoning districts in the City. "P" means the use is permitted, "A" means the use is subject to an administrative use permit in accordance with Chapter 18.73, and "UP" means the use is subject to a use permit from the Planning Commission in accordance with Chapter 18.73. Uses not listed here, but consistent with the character and density and intensity of zoning districts, defined in Sections 18.08.010 through 18.08.040, shall be determined by the Director in accordance with Section 18.02.070. The last column of this table either refers to the particular section in the Zoning Code for particular requirements or specific standards are noted in the footnote references at the end of the table. Beyond those requirements and standards identified for each use, other requirements shall be observed in other sections of this Zoning Code, such as off-street parking, signage, landscaping, and fencing and walls. may be permitted through the administrative review process.

Table 18.08.012. Allowable Uses in Residential Zones

(New/updated table to be inserted here. Do not delete this line reference please. Part of TOC auto generation. Thank you. Editor /jv

NEW TABLE 18.08.02 CURRENTLY REMAINS A SEPARATE FILE, PER GP. EDITOR WILL REPLACE FOLLOWING TABLE DURING NEXT ROUND OF DOC EDITS.

Table 18.08.02 Allowable Uses in Residential Zones						
Residential Use Types	RL	RM	RH1	RH2	RMU	Refer to Notes below Table 18.28.02 Special Use Section
Residential						
Accessory buildings	P	P	P	P	P	
Assisted Living Facilities/Congregate Care	UP	UP	UP	UP	UP	
Cohousing	-	P	P	P	P	Refer to C and D in Notes
Community care facility, small	P	P	P	P	P	Refer to F in Notes
Community care facility, large	CUPUP	CUPUP	CUPUP	CUPUP	CUPUP	
Dwelling, single-family (including manufactured home)	P	P	P	P	P	Refer to C and D in Notes
Dwelling, two-family (duplex)	P	P	P	P	P	
Dwelling, multi-family	—	CUPUP	P	P	P	See E in Notes 18.30.120
Dwelling, second or accessory	P	P	P	P	P	18.30.330
Electric vehicle charging stations						18.30.250
Emergency shelters/Low barrier navigation centers	UP	UPP	UPP	UPP	P	18.30.360
Family day care, small and large	P	P	P	P	P	18.30.280
Family day care, large	CUP	CUP	CUP	CUP	CUP	
Farm w/worker h/Housing	P	P	P	P	P	Refer to Definitions, Section 18.04
Home occupations	P	P	P	P	P	18.30.270
Live-work units	—	P	P	P	P	18.30.310
Mobile home, single	P	P	P	P	P	Refer to C and D in Notes
Mobile home, park	CUPUP	CUPUP	CUPUP	CUPUP	CUPUP	Refer to Definitions-18.04
Rooming, lodging, and boarding house	—	—	UPP	UPP	UPP	
Senior independent living facilities	A	A	A	A	A	
Senior citizen housing development	P	P	P	P	P	Refer to Definitions – 18.04
Single-room occupancy units	—	—	P	P	P	
Transitional and Supportive housing	P	P	P	P	P	18.30.190 Refer to E
Office, accessory	A	A	A	A	A	
Vacation Rentals	A	A	A	A	UP	18.30.300
Public/Quasi-Public						

Table 18.08.02 Allowable Uses in Residential Zones						
Residential Use Types	RL	RM	RH1	RH2	RMU	Refer to Notes below Table 18.28.02 Special Use Section
Cemetery, crematory, mausoleum, columbarium	—		—	—	—	
Community center	A	A	P	P	P	
Community facility	CUPUP	A	A	A	A	
Community garden	PA	PA	PA	PA	PA	
Educational facility	CUP	A	A	A	A	
Private clubsLodges, fraternal groups, and clubs	CUPUP	A	A	A	P	
Public safety and fire substations (except incarceration)	P	P	P	P	P	
Roadway and utility easements	P	P	P	P	P	
Power generating facilities, on-site power use primary	P	P	P	P	P	
Power generating facilities, off-site power use primary	CUP	CUP	CUP	CUP	CUP	
Religious facility	CUPUP	A	A	A	A	
Schools (below)						
Primary and secondary	UP	UP	UP	UP	UP	Refer to R
College/university/vocational-tech	UP	UP	UP	UP	UP	Refer to R
Wireless Telecommunications Facilities (below):						
Attached Facilities	=	=	=	=	UP	18.30.260
Non-Stealth Freestanding Facilities	=	=	=	=	=	18.30.260
Stealth Freestanding Facilities	=	=	=	=	UP	18.30.260
Telecommunications facilities	A	A	A	A	A	
Commercial						
Professional office	—	CUP	CUP	CUP	P	
Bed and Breakfast	A	A	A	A	A	18.30.290040
Café, coffee shop, restaurant	CUP	CUP	CUP	A	P	
Convenience store	—	—	—	—	A	
Medical, hospital	—	CUP	CUP	CUP	CUP	
Key: P Permitted (allowed by right) A Administrative Review (subject to approval by Director) CUP Conditional Use Permit (subject to approval by Planning Commission) — Not Permitted						
1 Live-work units shall be subject to the special use regulations in Section 18.30.100.						

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Residential Use Types					
Accessory buildings	P	P	P	P	
Assisted Living Facilities/Congregate Care	UP	UP	UP	UP	
Community care facility, small	—	—	P	—	
Community care facility, large	—	—	P	—	
Dwelling, single-family	—	—	—	—	
Dwelling, duplex	—	—	—	—	
Dwelling, multi-family	—	—	P	—	18.30. 300420
Dwelling, second or accessory	—	—	P	—	18.30. 330470
Emergency shelters/Low barrier navigation centers	CUPUP	P	CUPUP	CUPUP	18.30.360
Family day care, small	—	—	P	P	
Family day care, large	—	—	CUP		
Home occupations	P	P	P	P	18.30.270
Farmworker housing	P	P	P	P	See Definitions-18.04
Live-work units	—	A	P	P	18.30.310
Mobile home, single	—	—	—	—	18.54
Manufactured and Mobile home, park	—	—	—	—	18.54
Rooming and boarding house	—	UP	A	—	
Senior independent living facilities	UP	UP	UP	UP	
Supportive and transitional housing	UP	UP	UPP	UP	Refer to F 18.30.
Single room occupancy dwellings	P	P	P	UP	Refer to S
Vacation Rentals	A	A	A	UP	18.30.300

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Transitional housing	—	—	P	—	18.30.
Retail Use Types					
Amusement center	P	P	P	UP	
Auto, motorcycle, RV, sales or rental	P	P	CUP P	—	
Auto parts, sales without repair	P	P	P	—	
Auto repair and service	CUP	P	CUP	—	
Building materials, garden supplies, >40,000 sq. ft.	P	P	—	—	
Bakery	P	P	P	UP	Refer to I
Building materials, garden supplies, <40,000 sq. ft.	P	P	P	—	
Convenience market	CUP	CUP	CUP		
Farm equipment and supplies	P	P	—	—	
Furniture sales	P	P	P	—	
Food sales, specialty	P	A	P	—	
Food sales, full service grocery	P	—	P	—	
Gasoline service station	P	P	—	—	
Nightclub	CUP P	CUP P	CUP P	—	Refer to I 18.30.080
Nursery (plants)	P	P	A	—	
Restaurant, drive-through	P	A	—	—	18.42.080 (drive-through facilities) 18.30.080
Restaurant, full service	P	P	P	—	
Restaurant, accessory to primary use	P	P	P	P	
Retail store, general merchandise (such as art and crafts, antiques & collectables, books, clothing, florist,	P	P	P	—	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
pharmacy) <5,000 sq. ft.					
Retail store, 05,000—40,000 sq. ft.	P	P	P	—	Refer to L
Retail store, 40,000—100,000 sq. ft.	CUPU P	CUPU P	CUPU P	—	Refer to L
Retail store, accessory to primary use	P	P	P	P	Refer to N
Wholesale, <10,000—40,000	CUPU P	P	—	—	
Wholesale, 40,000—100,000	—	P	—	—	
Wine tasting facility (wine-tasting room)	P	P	P	A	
Commercial Service Use Types					
Adult business					18.30.17018.48
Automated teller machine	P	P	P	P	
Auto Sound Installation	A	A	A	—	Refer to N
Auto repair and service	CUPU P	PUP P	CUPU P	—	Refer to I
Animal boarding (kennel)	UP	P	UP	—	Refer to Chapter 6.15 of the City Code
Bank, teller	P	—	P	P	
Bank, drive-through	P	—	P	P	18.42.080 (drive-through facilities) 18.30.080
Bed and Breakfast	—	—	A	—	18.30.290
Business support services	P	P	P	P	
Car wash, full service	AP	AP	CUPU P	—	18.30.070
Car wash, self-service	AP	AP	UPA	—	18.30.070
Catering	P	P	P	P	
Circus, fair, revival	AT	AT	AT	—	18.03018.30.01018.30.050
Community social service	P	P	P	P	
Drive-in or outdoor theater	—	CUPU P	—	—	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Drive-through facilities	UP	UP	UP	UP	18.30.080
Educational services, tutoring, art/dance/music schools	P	P	P	P	
Health club, gym spa	P	P	P	A	
Hotel/motel	P	A	P	UP	
Indoor shooting range	UP	UP	UP	=	
Kennel, animal boarding	CUP	P	CUP	=	
Kennels, dogs or cats	UP	UP	=	=	Refer to G and Section 6.15 of the City Code
Landscaping service	UP	P	UP	=	Refer to 18.030 18.30.020
Laundromat and cleanersy and dry cleaning	P	P	A	A	Refer to J 18.30.030
Manufacturing	A	P	A	=	Refer to P
Medical, clinic/lab	=	P	P	P	
Medical, extended care	=	CUPUP	P	=	
Medical, office	=	P	P	P	
Medical, health care facility	=	CUPUP	P	P	
Medical, hospital	=	CUPUP	CUPUP	CUPUP	
Mortuary, funeral home	=	UPP	UPP	=	
Office, professional	A	=	P	P	In the CR zone, an Administrative Use Permit is required for office uses on the ground floor. Refer to O.
Office, accessory	P	P	P	P	
Parking facility	P	P	P	P	
Pawn Shop or Pawnbroker	UP	UP	UP	UP	18.30.090
Personal services	P	P	P	P	
Rifle ranges	UP	UP	UP	=	
Schools (below)					
Elementary/Secondary	UP	UP	UP	UP	Refer to R

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
College/university/vo-tech	UP	UP	UP	UP	Refer to R
Tattoo Parlor	UP	UP	UP	=	
Veterinary clinic, animal hospital (small animals)	—	P	P	CUP UP	Refer to H18.30.020
Veterinary clinic, animal hospital (large animals)	UP	UP	UP	UP	Refer to H
Telecommunication Facilities	A	A	A	A	
Wireless Telecommunication Facilities (below):					
Attached Facilities	P	P	P	P	18.30.260
Non-Stealth Freestanding Facilities	UP	UP	UP	UP	18.30.260
Stealth Freestanding Facilities	A	A	A	A	18.30.260
Manufacturing, Processing, and Warehousing					
Composting Facility		UP			
Concrete and asphaltic plants		UP			Refer to J
Contractor's equipment and corporation yard	—	P	—	—	Refer to J
Food processing, bakery, creamery	—	P	—	—	Refer to J18.30.030
General services and repair (auto repair, cabinet shop, plumbing, welding)	—	P	—	—	Refer to I
Junk yard, auto wrecking or salvage yards	—	CUP UP	—	—	
Lumber and storage yards	UP	UP	UP	UP	
Manufacturing/processing, light	—	P	—	—	Refer to P
Mini-storage	—	P	CUP UP	—	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
			P		
Recycling collection facility (small)	—	A	A	A	18.30.180
Recycling collection facility (large)	—	CUP P	—	—	18.30.180
Research and development	—	P	P	A	
Reverse vending machines outside the building	UP	UP	UP	=	18.30.090 and 18.30.180
Warehousing and distribution less than 20,000 square feet in building area	UP	P	—	—	
Warehousing greater than 20,000 square feet in building area, including Logistics/Distribution Centers	=	UP	=	=	
Public/Quasi-Public/Other					
Agri-Tourism	A	A	A		
Amusement center	CUP P	CUP P	CUP P	—	Refer to I 18.30.010
Auditorium, stadiums , and meeting halls	—	P	P	—	Refer to K 18.30.180
Childcare facility		CUP P	CUP P	A	Refer to F
Community center	A	A	P	P	
Driving range	UP	UP	UP	UP	
Educational facility		P	P	CUP	
Electrical vehicle charging stations	A	A	A	A	18.30.250
Health/fitness club	P	P	P	P	
Indoor amusement/entertainment center	CUP P	P	CUP P	—	Refer to I

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Library	—	—	P	P	
Mineral extraction	—	—	—	—	18.30.050
Private clubs, lodges, fraternal groups, and clubs	CUPU P	P	P	P	
Museum	—	—	P	P	
Outdoor recreation center	—	CUPU P	—	—	18.30.180 (stadiums)
Park	P	P	P	P	
Public safety and fire substations	P	P	P	P	
Public utilities					18.30.020
Religious facility	CUPU P	P	CUPU P	P	
Theater, live entertainment	P	P	P	—	Refer to K
Theater, motion picture (1—3 screens)	P	UP	P	—	
Theater, motion picture (4+ screens)	CUPU P	UP	CUPU P	—	
Winery	UP	UP	UP	---	18.30.110
Communications and Transportation					
Roadway and utility easements	P	P	P	P	
Power generating facilities, on-site power renewable fuel – use primary	P	P	P	P	
Power generating facilities, off-site power renewable fuel use primary	A	A	A	A	
Power generating facilities, on-site and off-site power-fossil fuel	UP	UP	UP	UP	

Table 18.20.02 Allowable Uses in Commercial Zones					
Commercial Use Types	CR	CSF	CMU	O	Refer Notes below Table 18.28.02 to Special Use Section
Sanitary landfill	=	UP	=	=	
Truck stop, truck repair, truck terminal	CUPUP	UPP	UP—	—	
Waste Transfer Station	=	UP	=	=	
Winery	UP	UP	UP	UP	18.30.110
Key: P Permitted (allowed by right) A Administrative Review (subject to approval by Director) CUP Conditional Use Permit (subject to approval by Planning Commission) T Temporary Use Permit — Not Permitted					

~~18.30.110 – Minerals or natural materials removal.~~

~~Removal of minerals or natural materials, including building and construction materials to be used for commercial purposes, may be allowed for a limited period in any district provided a conditional use permit is first secured in each case.~~

~~18.30.130 – Printing or blueprinting.~~

~~A newspaper or commercial printing shop, or blueprinting shop shall:~~

~~A. Be entirely enclosed within a building;~~

~~B. Provide off-street loading space in proportion to the number of truckloads per day, as defined in Chapter 18.42, "Parking and Loading Areas;"~~

~~C. Show that adequate controls or measures will be taken to prevent offensive noises or vibration, as defined in Chapter 18.66, "Performance Standards."~~

~~18.30.180 – Stadium or auditorium.~~

~~A stadium or auditorium shall:~~

~~A. Have multiple points of access and accommodate pedestrian, bicycle, and transit access;~~

~~B. Provide parking as required in Chapter 18.42; and~~

~~C. Show that adequate controls or measures will be taken to prevent offensive noise or light as defined in Chapter 18.66, "Performance Standards."~~

~~18.30.200 – Warehouse:~~

~~A warehouse shall provide parking as required in Chapter 18.42 and shall show that any stored material will not constitute a hazard to surrounding property.~~

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Agricultural Use Types					
Agricultural accessory structures	P	—	A	—	
Agriculture, crop production	P	—	—	—	
Agriculture, animal, poultry	P	—	—	—	
Agriculture, animal — grazing	P	—	CUPUP	—	
Agriculture, animal — dairy	P	—	—	—	
Agriculture, apiary	P	—	CUPUP	—	
Farmworker Agricultural housing	CUPUP	—	—	—	Refer to Definitions 18.04
Agricultural processing, products produced on premises	P	—	—	—	
Agricultural processing, products produced off premises	A	—	—	—	
Composting Facility	UP	=	=	=	Refer to Definitions 18.04
Greenhouses/hothouses	P	UP	UP	UP	
Health club	UP	UP	UP	UP	
Mobile food vendors	P	P	P	P	18.30.085
Nursery, plants	P	—	A	—	
Stable, arena, riding academy	P	A			18.30.130
Winery	UPP	—	—	—	18.30.110
Residential Use Types					
Assisted Living Facilities/Congregate Care	UP	=	=	=	
Dwelling, single-family	P	—	—	—	
Dwelling, two-family	P	—	—	—	
Dwelling, second or accessory	P	—	—	—	18.030 18.30.330
Emergency shelters/low barrier navigation centers	UP	UP	UP	UP	18.30.360
Senior independent living facilities	UP	UP	UP	UP	Refer to F
Single-room occupancy units	A	UP	UP	UP	Refer to S

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this tableSpecial Use Section
Vacation Rentals	UP	UP	UP	UP	18.30.300
Commercial Use Types					
Kennels, dogs or cats	P	—	—	—	Refer to G and Section 6.15 of the City Code
Retail sales of agricultural products, products produced on premises (1,000-sq. ft. or less)	P	—	—	—	Refer to I
Retail sales of agricultural products, products produced off-site (1,000-sq. ft. or less)	P	—	—	—	
Bed and breakfast inn	A	—	—	—	18.30.280940
Café, coffee shop, bakery	P	A	—	P	
Gallery	P	A	—	P	
Farm supply store	P	—	—	—	Refer to L
Tasting facility	P	—	—	—	
Winery	AP	—	—	—	18.30.110
Recreational Use Types					
Campground	CUPUP	A	CUPUP	UP	Refer to Chapter 12.24 of the City Code
Childcare facility	CUP	CUP	—	P	
Circus, fair, revival	T	T	—	T	Refer to 18.03018.30.010 18.30.050
Drive-in or outdoor theater	CUPUP	CUPUP	—	CUPUP	18.03018.30.080
Driving range	UP	UP	UP	UP	
Educational facility	P	CUP	—	P	
Indoor amusement/entertainment center	CUPUP	P	—	P	Refer to I
Lodges (excluding hotels and motels), swimming, fishing, boating, hunting	UP	A	UP	UP	
Outdoor amusement/recreation center, including stadium	A	A	UP	A	
Park	A	P	A	P	
Playground	A	P	—	P	

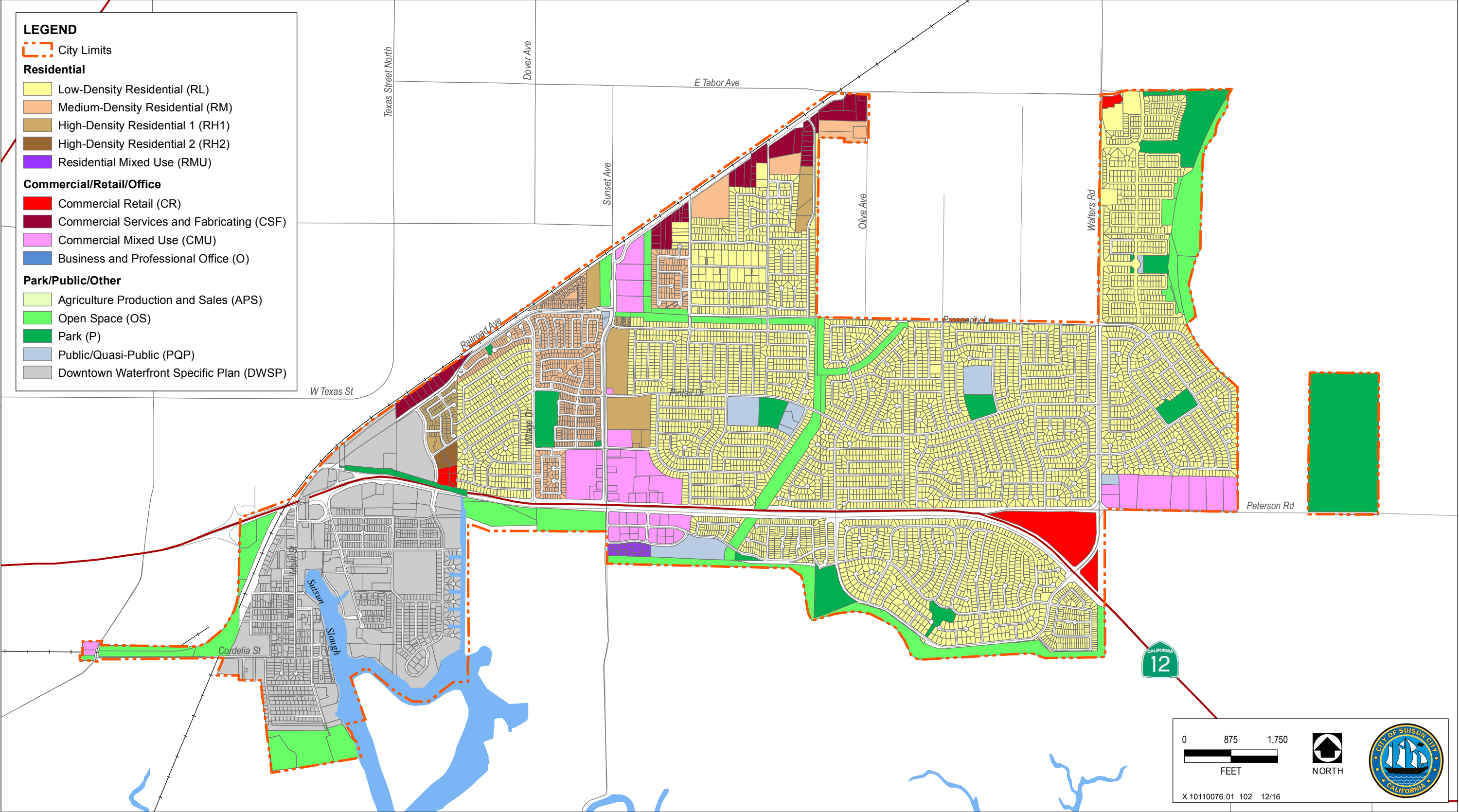
Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Open Space Use Types					
Resource protection and restoration	A	A	A	A	
Resource related recreation	P	P	A	P	
Public/Quasi-Public Use Types					
Aquarium	—	A	—	P	
Auditorium	—	P	—	P	Refer to 18.30.180
Cemetery, crematory, mausoleum	CUPUP	—	—	CUPUP	
Community center and private club	A	A	—	P	
Community garden	P	A	—	A	
Electric vehicle charging stations					18.30.250
Family day care large and small	P	P	P	P	18.30.280
Hospital	—	—	—	CUPUP	
Library	—	A	—	P	
Private club Lodges, fraternal groups, and clubs	A	A	UP	A	
Museum	—	A	—	P	
Public safety and fire substations	P	P	—	P	
Religious facility	—	—	—	P	
School, elementary/secondary	—	—	—	P	
Schools (below)					
Elementary/secondary	UP	UP	UP	UP	Refer to R
College/university/vo-tech School, university	UP	UP	UP	UPP	Refer to R
Transportation, Communications, and Other					
Airport or heliport	CUPUP	—	—	—	
Electrical vehicle charging stations	P	P	P	P	18.30.250
Junkyard, wrecking yard	CUPUP	—	—	CUPUP	
Minerals Mineral's extraction — natural minerals removal	—	—	P	—	18.30.050 110
Power generating facility, emergency	P	P	—	P	

Table 18.28.02 Allowable Uses in Civic/Park/Other Zones					
Use Types	APS	P	OS	PQP	Refer to Notes below this table Special Use Section
Power generating facility, general	CUPUP	—	—	CUPUP	
Power generating facility, renewable	A	A	A	A	18.60 — 18.62
Public utilities					18.30.020
Roadway and utility easements	P	P	A	P	
Waste Transfer Station	UP	—	—	—	
Telecommunications facilities	A	A	A	A	
Key: P Permitted A Administrative Review CUP Conditional Permit T Temporary Permit — Not Permitted					

Editor has assumed that these Notes are specifically related to Table 18.28.02 and will append them (similar to a Key or footnotes) to the new table once inserted. If these are standalone, please advise. /jv

Notes:

- A. [Interpretation of use listing.](#) These regulations are intended to permit similar types of uses within each zone. The Director, subject to the appeal procedures of Section 18.02.070, shall determine whether uses which are not listed shall be deemed allowed or allowed subject to use permit approval in a certain zone. This interpretation procedure shall not be used as a substitute for the amendment procedure as a means of adding new types of uses to a zone. (New)
- B. [Specific plan consistency.](#) Some land subject to City zoning is also subject to one of several Specific Plans, which are intended to provide additional direction for the development of those areas. Land within Specific Plans, designated by the SP zoning, may be subject to further restrictions. The list of uses and permit requirements in the Specific Plan shall prevail. (New)
- C. [Manufactured homes are allowed where single family houses are allowed and subject to the same development standards as single-family houses in accordance with state law except that the date of construction of a manufactured home shall not be more than 10 years prior to the permit application date; trailer and other moving devices shall be removed before an Certificate of Occupancy permit is issued. Refer to Chapter 18.31.](#) (New)



Source: AECOM 2016

Zoning Map