

Proposed Zoning Text Amendments for the General Plan Amendment for Change Area 12

**City Council Public Hearing Draft
November 13, 2018**

General Plan Change Area 12: Draft Zoning Amendments

Article 15.04.104 Key Terms and Definitions

Note to Reader: Additions are underlined and deletions are in ~~strike through~~ format.

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Animal Husbandry. Breeding and raising of ~~small-domesticated~~ animals for sale, or in order to use or sell products such as meat, honey, milk, eggs, and fibers. This use classification includes day-to-day care, selective breeding, and the raising of commercial livestock.

Article 15.04.206 Open Space and Shoreline Conservation Districts

Sections:

15.04.206.010	Purpose
15.04.206.020	Land Use Regulations
15.04.206.030	Development Standards
15.04.206.040	Supplemental Regulations

15.04.206.010 Purpose

The purpose of the Open Space and Shoreline Conservation districts is to protect open space and conserve natural resources and, more specifically, to implement the General Plan classifications of “Open Space” and “Shoreline Conservation”.

OS Open Space District. ~~The~~ OS Open Space District provides ~~s~~ land for development of open ~~;~~ space uses, consistent with the General Plan. More specifically, this zoning district is intended for undeveloped publicly-owned lands, visually significant open lands, water areas, and wildlife habitat. These areas are set aside as permanent open space preserves and may include trails, trail heads, agricultural uses (such as 4H), and other facilities for low-impact public recreational uses. This zoning district includes wetlands, mudflats, creek corridors, and other natural preservation areas, as well as private lands deed-restricted for open space preservation.

SC Shoreline Conservation District. ~~The~~ SC Shoreline Conservation District provides land for activities that relate to the shoreline and the natural environment, ensures reasonable economic returns for landowners, and is compatible with shoreline resources and development constraints, including flood and seismic hazards, future sea level rise, and risks associated with extreme tides. More specifically, this districts provides for a mix of public and private open space, parks and recreational uses and associated concessions, agricultural uses, outside resource conservation/buffer areas, including cannabis cultivation and processing, and appropriate low-intensity/low impact public, cultural, and institutional uses, including utilities, subject to standards to ensure resource protection and conservation of open space. Buildings and facilities must be temporary in nature, built for no more than a 20-year horizon. Small-scale take-out food service and bike rentals located adjacent to the Bay Trail are conditionally allowed uses.

15.04.206.020 Land Use Regulations

Table 15.04.206.020 below prescribes the land use regulations for the OS Open Space and SC Shoreline Conservation Districts~~Districts~~. These regulations are established by letter designations as follows:

“P” designates permitted uses.

“A” designates use classifications that are permitted after review and approval of an administrative use permit by the Zoning Administrator.

“C” designates use classifications that are permitted after review and approval of a conditional use permit by the Planning Commission.

“L#” designates numbered limitations listed at the end of the table.

“x” designates uses that are not permitted.

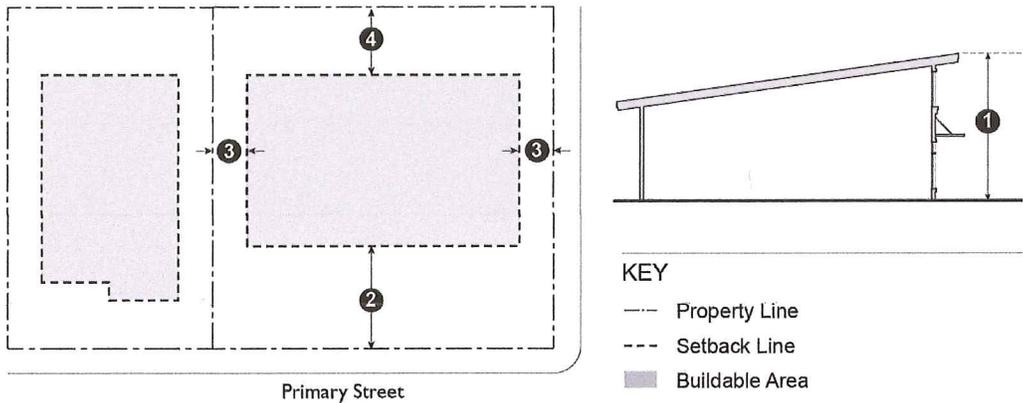
Use classifications are defined in Article 15.04.104, Key Terms and Definitions. In cases where a specific land use or activity is not defined, the Zoning Administrator shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to other sections of this Ordinance.

TABLE 15.04.206.020: LAND USE REGULATIONS – OPEN SPACE AND SHORELINE CONSERVATION DISTRICTS			
Uses	OS	SC	Additional Regulations
COMMERCIAL			
Animal Sales and Service	See subclassification below		See § 15.04.610.070, Animal Keeping
<i>Riding Schools and Stables</i>	C	<u>C</u>	
<u>Eating and Drinking Establishment</u>	<u>See subclassification below</u>		
<u>Restaurant, Limited Service</u>	x	<u>L1</u>	
INDUSTRIAL			
<u>Marijuana Cultivation Facility</u>	x	<u>C</u>	<u>See § 15.04.610.270, Medical Marijuana uses</u>
INSTITUTIONAL AND COMMUNITY FACILITIES			
Park and Recreation Facility	C	<u>L2</u>	
TRANSPORTATION, COMMUNICATION, AND UTILITIES			
Utilities, Major	C	<u>C</u>	
Utilities, Minor	P	<u>P</u>	
AGRICULTURE			
Agricultural Production and Services	C	<u>C</u>	
Animal Husbandry	P	<u>A</u>	See § 15.04.610.070, Animal Keeping
Outdoor Agriculture	P	<u>P</u>	
OTHER			
Accessory Uses and Structures	See § 15.04.601.010, Accessory Uses and Structures		
Nonconforming Uses	See Article 15.04.606, Nonconforming Uses, Structures, and Lot		
Temporary Use	See Article 15.04.807, Temporary Use Permits		
<u>Notes:</u>			
<u>L1 Allowed with up to 500 square feet, only adjacent to the San Francisco Bay Trail.</u>			
<u>L2 Publicly-owned facilities are permitted; privately-owned facilities require an administrative use permit. Renovation of a pre-existing outdoor sporting club is allowed with a conditional use permit only for eating and drinking facilities, members' quarters, club offices and ancillary space, and meeting rooms.</u>			

15.04.206.030 Development Standards

Table 15.04.206.030 prescribes the development standards for the Open Space Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Ordinance. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 15.04.206.030: DEVELOPMENT STANDARDS – OPEN SPACE AND SHORELINE CONSERVATION DISTRICTS



District	OS	SC	Additional Regulations	#
Lot Size; Building Form and Location				
Minimum Lot Size	n/a	n/a		
Minimum Lot Width (ft.)	n/a	n/a		
Maximum Height (ft.)	35	25; 35 with a conditional use permit	See § 15.04.601.050, Exceptions to Height Limits	①
Minimum Setbacks (ft.)				
Front	20% of lot depth, not to exceed 40 ft.		Play structures are allowed in setback areas; See also § 15.04.601.020, Building Projections into Yards	②
Side	10% of lot depth, not to exceed 20 ft.			③
Rear	20% of lot depth; not to exceed 20 ft.			④
Maximum Floor Area Ratio (FAR)	0.5-0.1	0.1; plus up to 0.25 for greenhouses, nurseries, and similar temporary structures		
Maximum Density (net units/acre)	n/a	n/a		

15.04.206.040 Supplemental Regulations

- A. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened so as not to be visible from public streets or residential properties.
- B. **Abutting Residential Districts.** When a lot abuts a Residential zoning district, the setbacks of the abutting district apply.

Article 15.04.207 Agricultural Districts

Sections:

15.04.207.010	Purpose
15.04.207.020	Land Use Regulations
15.04.207.030	Development Standards
15.04.207.040	Supplemental Regulations

15.04.207.010 Purpose

The purpose of the Agricultural Districts is to provide land for agricultural uses and maintain a character appropriate to the natural setting that promotes environmental stewardship. Two Agricultural Districts implement the General Plan classifications of “Agriculture” and “Industrial Agriculture”.

AG Agricultural. ~~More specifically, this-~~ The Agricultural zoning district-District is intended to create, preserve, and enhance agricultural uses and activities in areas which ~~are~~ are, which are capable of and generally used for livestock and/or the production of food, fiber, and plant materials.

IA Industrial Agriculture. The Industrial Agriculture District is intended for agricultural uses, such as grazing and crop production, hydroponics and aquaculture, agricultural research and development, artisanal manufacturing, and limited industrial and manufacturing facilities related to agricultural activities, accessory business services and offices for agricultural uses and related activities, cannabis cultivation within greenhouses, on-site cannabis processing and ancillary uses, micro-breweries, small-scale health/fitness facilities for employees, communication facilities, and utilities. Buildings and facilities must be small-scale and low-impact, with a greater intensity only allowed for structures that are temporary in nature and generally built for no more than a 20-year horizon, such as greenhouses, nurseries, and other temporary facilities for agricultural production and industrial processing of agricultural products grown on-site. Small-scale eating facilities with take-out food service and bike rentals located adjacent to the San Francisco Bay Trail also are conditionally allowed.

15.04.207.020 Land Use Regulations

Table 15.04.207.020 below prescribes the land use regulations for the Agricultural District. The regulations are established by letter designations as follows:

“P” designates permitted uses.

“A” designates use classifications that are permitted after review and approval of an administrative use permit by the Zoning Administrator.

“C” designates use classifications that are permitted after review and approval of a conditional use permit by the Planning Commission.

“L#” designates numbered limitations listed at the end of the table.

“x” designates uses that are not permitted.

Use classifications are defined in Article 15.04.104, Key Terms and Definitions. In cases where a specific land use or activity is not defined, the Zoning Administrator shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to other sections of this Ordinance.

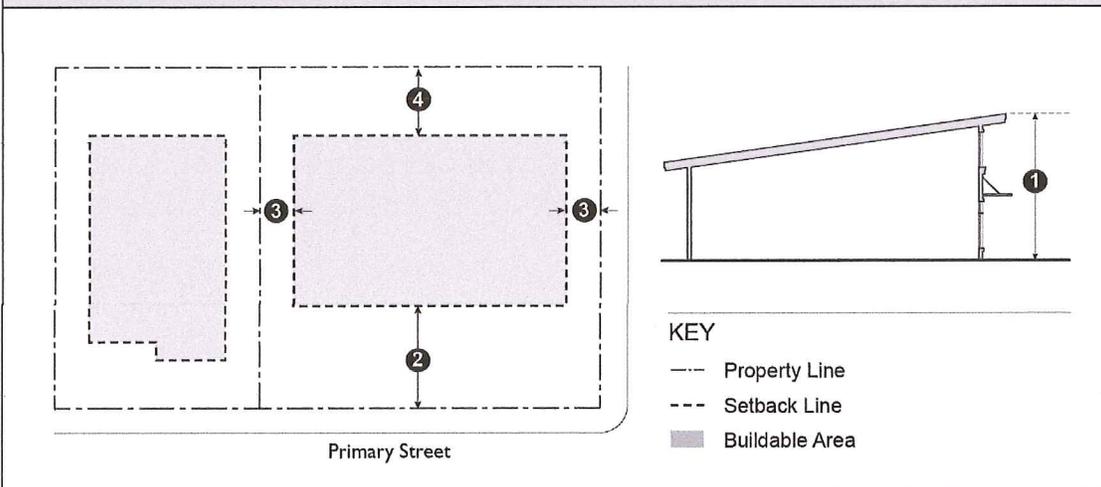
TABLE 15.04.207.020: LAND USE REGULATIONS – AGRICULTURAL AND INDUSTRIAL AGRICULTURAL DISTRICTS			
Uses	AG	IA	Additional Regulations
COMMERCIAL			
Animal Sales and Service	See subclassification below		See § 15.04.610.070, Animal Keeping
<i>Riding Schools and Stables</i>	C	x	
<u>Business Services</u>	x	L2	
<u>Commercial Entertainment and Recreation</u>	See subclassification below		
<i>Small-scale Facility</i>	x	P	
<u>Eating and Drinking Establishments</u>	See subclassification below		
<i>Restaurant, Limited Service</i>	x	A	
<u>Maintenance and Repair</u>	x	L2	
<u>Nursery and Garden Center</u>	x	L3	
<u>Offices, Business and Professional</u>	x	L4	
<u>Personal Services</u>	See subclassification below		
<i>Health/Fitness Facility</i>	x	L5	
INSTITUTIONAL AND COMMUNITY FACILITIES			
<u>College and Trade School</u>	x	L6	
<u>Community Garden</u>	x	P	
Park and Recreation Facility	LI	x	
INDUSTRIAL			
<u>Artisanal/Small-scale Manufacturing</u>	x	L7	
<u>Limited Industrial</u>	x	L2	
<u>Marijuana Cultivation Facility</u>	x	C	
<u>Marijuana Product Manufacturer</u>	x	C	
<u>Marijuana Testing Laboratory</u>	x	C	
<u>Micro-brewery</u>	x	P	
<u>Research and Development</u>	x	L8	
TRANSPORTATION, COMMUNICATION AND UTILITIES			
<u>Communications Facility</u>	See subclassification below		
<i>Antennas and Transmission Towers</i>	x	C	
<i>Equipment within Buildings</i>	x	C	
Utilities, Major	C	C	
Utilities, Minor	P	P	
AGRICULTURE			

TABLE 15.04.207.020: LAND USE REGULATIONS – AGRICULTURAL AND INDUSTRIAL AGRICULTURAL DISTRICTS			
Uses	AG	IA	Additional Regulations
Agricultural Production and Services	P	P	
Animal Husbandry	P	A	See § 15.04.610.070, Animal Keeping
Indoor Agriculture	C	A	See § 15.04.610.430, Urban Agriculture
Outdoor Agriculture	P	P	
OTHER			
Accessory Uses and Structures	See § 15.04.601.010, Accessory Uses and Structures		
Nonconforming Uses	See Article 15.04.606, Nonconforming Uses, Structures, and Lot		
Temporary Use	See Article 15.04.807, Temporary Use Permits		
Notes:			
<u>L1 Publicly--accessible trails are permitted; all other park and recreational facilities are not allowed.</u>			
<u>L2 Only businesses and services that are directly related to and support agricultural activities undertaken within the city, including crop production, cannabis cultivation and processing, agricultural food services, aquaculture, and hydroponics are allowed.</u>			
<u>L3 -Centers that primarily sell wholesale or “to the trade” are allowed with an administrative use permit.</u>			
<u>L4 Offices that are accessory to an allowed industrial or agricultural use are allowed with an administrative use permit, provided they occupy less than 20 percent of the total floor area in permanent structures.</u>			
<u>L5 Only small-scale facilities, occupying less than 1,500 square feet, are allowed with an administrative use permit.</u>			
<u>L6 Only trade schools teaching skills and training required for agriculture or renewable energy facilities, including cannabis cultivation and processing, are allowed with an administrative use permit.</u>			
<u>L7 Limited to manufacturing of food products.</u>			
<u>L8 Permitted only if related to agriculture, maritime or water-related activities, resource conservation, -or sustainable resource development practices.</u>			

15.04.207.030 Development Standards

Table 15.04.207.030 prescribes the development standards for Agricultural Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Ordinance. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 15.04.207.030: DEVELOPMENT STANDARDS – AGRICULTURAL DISTRICT



District	AG	IA	Additional Regulations	#
Lot Size; Building Form and Location				
Minimum Lot Size	0.5 acre	7,500 sq. ft.		
Minimum Lot Width (feet)	150	75		
Maximum Height (feet)	35; 50 for barns; 20 for greenhouses	25; 20 for greenhouses	See § 15.04.601.050, Exceptions to Height Limits	①
Minimum Setbacks (feet)				
Front	15	20	See § 15.04.601.020, Building Projections into Yards	②
Street Side	15; 7.5-10 for greenhouses and non-habitable accessory structures			③
Interior Side and Rear	7.5	10		④
Maximum Floor Area Ratio (FAR)	0.35 for greenhouses, nurseries, and similar temporary structures; 0.1 for all other structures	0.35 for greenhouses, nurseries, and similar temporary structures; 0.2 for all other structures		
Maximum Density (net units/acre)	0.20	n/a		
Maximum Lot Coverage (% of lot)	7.5; 40 for greenhouses, nurseries, and similar temporary structures	15; 45 for greenhouses, nurseries, and similar temporary structures	Additional lot coverage may be approved with a conditional use permit	

15.04.207.040 Supplemental Regulations

- | C. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened so as not to be visible from public streets or residential properties.

- D. **Abutting Residential Districts.** When a lot abuts a Residential zoning district, the setback standards of the abutting district apply. Barns and animal enclosures shall be at least 50 feet from a Residential district.

Article 15.04.610 Standards for Specific Uses and Activities

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15.04.610.010 Animal Keeping

Animal Keeping establishments must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zoning Districts:

- A. **Where Allowed.** Animal keeping is allowed as an accessory use to a residential use subject to the standards of this section. Animal husbandry is allowed in Open Space and Agricultural Districts.