

DRAFT Permitted Activities by Zones

		RU-4	RU-5	CN-1	CN-2	CN-3	CN-4	CC-1	CC-2	CC-3	CR-1	Additional Regs.
Residential Activities												
Permanent	<i>Single-family or multi-family housing, depending on density</i>	P	P	P(L1)(L2)	P(L1)(L2)	P(L1)(L3)	P(L1)(L3)	P(L4)	P(L1)(L2)	--	P(L1)(L2)	
Residential Care Occupying a One-Family Dwelling	<i>Licensed care for 7 or more individuals</i>	P	P	P(L1)(L2)	P(L1)(L2)	P(L1)(L3)	P(L1)(L3)	P(L4)	P(L1)(L2)	C	P	17.102.212
Residential Care Not Occupying a One-Family Dwelling Residential Facility	<i>Licensed care for 7 or more individuals</i>	C	C	C(L2)	C(L2)	C(L3)	C(L3)	C(L4)	C(L1)(L2)	C	C	17.102.212
Service-Enriched Permanent Housing	<i>Supportive Housing</i>	C	C	C(L2)	C(L2)	C(L3)	C(L3)	C(L4)	C(L1)(L2)	C	C	17.102.212
Transitional Housing	<i>Housing limited by duration and population, licensed by State.</i>	C	C	C(L2)	C(L2)	C(L3)	C(L3)	C(L4)	C(L1)(L2)	C	C	17.102.212
Emergency Shelter	<i>Shelters for the homeless</i>	C	C	C(L2)	C(L2)	C(L3)	C(L3)	C(L4)	C(L1)(L2)	C	C	17.102.212
Semi-Transient	<i>Medium to long-term lodging (ex. SRO Hotels)</i>	--	--	--	--	--	--	--	--	--	--	
Bed and Breakfast	<i>Short-term lodging offered in owner-occupied housing</i>	P	P	C(L2)	C(L2)	C(L3)	C(L3)	P	P	P	P	
Civic Activities												
Essential Service	<i>Infrastructure, such as utilities or police and fire stations, also community gardens</i>	P	P	P	P	P	P	P	P	P	P	
Limited Child-Care Activities	<i>Child care for less than 14 children, licensed by the State.</i>	P(L5)(L6)	P(L5)(L6)	P(L1)(L6)	P(L1)(L6)	P	P	P(L4)	P(L1)	C	P	
Community Assembly	<i>Churches, recreation centers and public gyms</i>	C	C	C	C	C	C	C	C	C	P	
Recreational Assembly	<i>Playgrounds and non-profit festivals</i>	P(L5)(L6)	P(L5)(L6)	P	P	P	P	P	P	P	P	
Community Education	<i>Schools; day care for more than 15 children</i>	P(L5)(L6)	P(L5)(L6)	C	C	P(L7)	C	P	P	P	P	
Nonassembly Cultural	<i>Libraries, museums</i>	P(L5)(L6)	P(L5)(L6)	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	
Administrative	<i>Government offices</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L1)(L6)	P(L6)	P(L6)	P	P	P	P	
Health Care	<i>Hospitals, clinics and "adult day care centers"</i>	P(L5)(L6)(L8)	P(L5)(L6)	P(L1)(L6)	P(L1)(L6)	P(L6)	P(L6)	P	P	P	P	
Special Health Care	<i>Drug treatment and needle exchange</i>	--	--	C	C	C	--	C	C	C	C	17.102.410
Utility and Vehicular	<i>Substations; publicly operated parking lots</i>	C	C	C	C	C	C	C	C	C	C	
Extensive Impact	<i>Airports, and transmission lines</i>	C	C	C	C	C	C	C	C	C	C	17.10.240

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Commercial Activities												
General Food Sales	<i>Supermarkets, bakeries, and health food stores</i>	P(L4)(L6)	P(L6)(L9)	P(L6)	P(L6)	P(L7)	P(L6)	P	P	P	P	
Full Service Restaurants	<i>Restaurants with table service</i>	P(L6)(L8)	P(L6)(L9)	C	P(L6)	P(L6)	P(L6)	P	P	P	P	
Limited Service Restaurant and Café	<i>Cafes</i>	P(L6)(L8)	P(L6)(L9)	C	P(L6)	P(L6)	P(L6)	P	P	P	P	
Convenience Market	<i>Sale of food and small convenience items (i.e. 7-11)</i>	--	C	C	C	C	C	C	C	C	C	17.102.210
Fast-Food Restaurant	<i>Fast food and "taco trucks"</i>	--	C	C	C	C	C	C	C	C	C	17.102.210 and 8.09
Alcoholic Beverage Sales	<i>Liquor stores or bars</i>	C	C	C	C	C	C	C	C	C	C	17.102.210 and 17.102.040
Mechanical or Electronic Games	<i>Video arcades</i>	--	C	C	C	C	C	P	C	P	C	
Medical Service	<i>Private doctor's offices and medical testing</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	
General Retail Sales	<i>Bookstores, hardware stores, office supply, other retail</i>	P(L6)(L8)	P(L6)(L9)	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	
Large-Scale Combined Retail and Grocery Sales	<i>"Big Box" stores over 100,000 square feet</i>	--	--	--	--	--	--	--	--	--	--	
Consumer Service	<i>Hair salons, nail salons, tattoo parlors, cleaners and laundromats</i>	P(L6)(L8)	P(L6)(L9)	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	
Consultative and Financial Service	<i>Banks, real estate agents, tax preparers</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L1)(L6)	P(L6)	P(L6)	P	P	P	P	
Check Cashier and Check Cashing	<i>Check cashing businesses</i>	--	--	--	--	--	--	C	C	C	--	17.102.430
Consumer Cleaning and Repair Service	<i>Cleaning or repair of appliances, furniture</i>	P(L6)(L8)	P(L6)(L9)	P(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	
Consumer Dry Cleaning Plant	<i>Places where actual dry cleaning is done</i>	C	C	C	C	C	C	P	C	P	P	
Group Assembly	<i>Night clubs, gyms with more than 2000 sf, theaters holding more than 300 people</i>	C(L8)	C(L9)	C	C	C	C	C	C	C	C	

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Citywide Zoning Update Community Workshops
November 7 and 12, 2009

		RU-4	RU-5	CN-1	CN-2	CN-3	CN-4	CC-1	CC-2	CC-3	CR-1	Additional Regs.
Commercial Activities (continued)												
Personal Instruction and Improvement Services	<i>Yoga studios and gyms less than 2000 square feet; theaters less than 300 people</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L6)	P(L6)	P(L6)	P	P	P	P	
Administrative	<i>Offices for law firms, non-profits, accounting, advertising, etc.</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L1)(L6)	P(L6)	P(L6)	P	P	P	P	
Business, Communication, and Media Services	<i>Photocopying, printing, video editing</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L1)(L6)	P(L6)	P(L6)	P	P	P	P	
Broadcasting and Recording Services Commercial Activities	<i>Video and radio recording studios</i>	P(L6)(L8)	P(L6)(L9)	P(L1)(L6)	P(L1)(L6)	P(L6)	P(L6)	P	P	P	P	
Research Service	<i>Laboratories and R&D</i>	P(L6)(L8)	P(L6)(L9)	C	C	P(L6)	P(L6)	P	P	P	P	
General Wholesale Sales	<i>Storage and sale of bulk goods</i>	--	--	--	--	--	--	C	C	P	C	
Transient Habitation	<i>Hotels and motels</i>	--	--	--	--	--	--	--	--	--	C	17.102.370
Wholesale and Professional Building Material Sales	<i>Plumbing, landscaping, mechanical equipment and supplies</i>	--	--	--	--	--	--	--	--	C	C	
Automobile and Other Light Vehicle Sales and Rental	<i>Auto and light trucks (less than 14,000 lbs) sales and rental</i>	--	--	--	--	--	--	P	P	P	C(L10)	
Automobile and Other Light Vehicle Gas Station and Servicing	<i>Gas stations, tire and battery services</i>	--	--	--	--	--	C	C	C	P	C	
Automobile and Other Light Vehicle Repair and Cleaning	<i>Minor repair or painting of autos or light trucks</i>	--	--	--	--	--	--	C	C	P	C(L10)	
Taxi and Light Fleet-Based Services	<i>Passenger transportation and paratransit yards</i>	--	--	--	--	--	--	--	--	--	C(L10)	
Automotive Fee Parking	<i>For-profit parking lots</i>	C (L11)	C	C	C	C	C	P	P	P	--	
Transport and Warehousing	<i>This category has been modified and moved to Industrial Activities</i>											
Animal Boarding	<i>Boarding and breeding of pets</i>	--	--	--	--	--	--	C	C	C	C	
Animal Care	<i>Veterinarians</i>	--	--	C	C	C	C	P	P	P	C	
Undertaking Service	<i>Funeral homes, cremaortoria</i>	--	--	--	--	--	--	C	C	C	--	

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Industrial Activities												
Custom Manufacturing	<i>Beverage and food production (less than 10,000 sf); art objects and jewelry</i>	--	--	C(L11)	C(L11)	C(L11)	C(L11)	C	C	P	C(L10)	17.102.040
Light Manufacturing	<i>Manufacture of furniture, pharmaceuticals or food production (over 10,000 sf)</i>	--	--	--	--	--	--	--	--	C	C(L10)	17.102.040
General Manufacturing	<i>Tire retreading, glass and metal manufacturing</i>	--	--	--	--	--	--	--	--	--	C(L10)	17.102.040
Heavy/High Impact	<i>Bio-tech involving haz mat; cement and asphalt production; explosives</i>	--	--	--	--	--	--	--	--	--	--	
Research and Development	<i>Prototypes, plans and designs for R&D</i>	--	--	--	--	--	--	--	--	C	P	
Construction Operations	<i>Storage and cutting of stone; roofing and plumbing supply storage</i>	--	--	--	--	--	--	--	--	--	--	
Warehousing, Storage, and Distribution												
A. General Warehousing, Storage and Distribution	<i>Warehouses which are enclosed</i>	--	--	--	--	--	--	--	--	C	C(L10)	
B. General Outdoor Storage	<i>Goods stored outside, i.e. pallets and fork lifts</i>	--	--	--	--	--	--	--	--	--	C(L10)	
C. Self- or Mini Storage	<i>Self storage for the public</i>	--	--	--	--	--	--	--	--	--	C(L10)	
D. Container Storage	<i>Shipping containers on open lots</i>	--	--	--	--	--	--	--	--	--	C(L10)	
E. Salvage/Junk Yards	<i>Storage and dismantling of vehicles and equipment</i>	--	--	--	--	--	--	--	--	--	--	
Regional Freight Transportation	<i>Seaports and rail yards</i>	--	--	--	--	--	--	--	--	--	C(L10)	
Trucking and Truck-Related	<i>Freight terminals, truck yards, truck repair and sales</i>	--	--	--	--	--	--	--	--	--	C(L10)	
Recycling and Waste-Related												
A. Satellite Recycling Collection Centers	<i>Kiosks for the public to donate or sell cans and bottles</i>	--	--	--	--	--	--	--	--	--	C(L10)	17.10.040
B. Primary Recycling Collection Centers	<i>Larger recycling facilities, sorting and condensing materials</i>	--	--	--	--	--	--	--	--	--	C(L10)	
Hazardous Materials Production, Storage, and Waste Management	<i>Hazardous materials treatment and storage</i>	--	--	--	--	--	--	--	--	--	--	see 17.10.587

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Agriculture and Extractive Activities												
Plant nursery	<i>Propagation of plants for landscaping</i>	--	--	C	C	C	C	C	C	P	P(L10)	
Crop and animal raising	<i>Keeping, grazing animals; raising food and fiber crops</i>	--	--	C	C	C	C	C	C	C	--	see 17.10.610
Mining and Quarrying	<i>Sand and gravel pits</i>	--	--	--	--	--	--	--	--	--	--	
Other												
Accessory off-street parking serving prohibited activities		C	C	C	C	C	C	P	P	P	P	17.102.100
Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof.		C	C	C	C	C	C	C	C	C	C	17.102.110

LIMITATIONS

- L1– CUP required if located on the ground floor, except retail bank branches are permitted on the ground floor by right in CN-2.
- L2-- No new ground floor residential facilities are allowed.
- L3-- New ground floor residential construction only allowed on an interior (non-corner) lot; on a corner lot, allowed with a conditional use permit
- L4– New construction must be part of a predominantly non-residential development
- L5– Conditional use permit required above the ground floor
- L6– Establishments more than 5,000 sf requires a conditional use permit
- L7-- Establishments more than 15,000 sf requires a conditional use permit
- L8– Only allowed: 1) on a corner lot or 2) an existing non-residential facility established prior to ____.
- L9– Only allowed: 1) on a ground floor or 2) an existing non-residential facility established prior to ____.
- L10– Limited to businesses without frontage on Hegenberger Road
- L11– Only allowed in an enclosed facility.

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