Building Permit #:	
Planner:	

TOWN OF MAMMOTH LAKES COMMERCIAL ZONING COMPLIANCE EVALUATION

Parcel Information	
Owner:	Zoning:
Address:	General Plan:
APN:	Proposed Use:
Lot:	Evaluation Date:

Uses Permitted: Circle one below (See attachment 1)

Active Frontages: Circle one below (See attachment 2)

Secondary

n/a

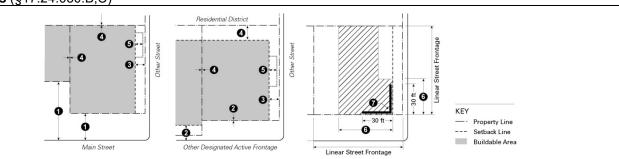
Primary

lse is: P Use Requires an: A U Use is: NP

Density and Intensity (§17.24.030.A)

Table 17.24.030-1		Requirement by Zone		ne
	Proposed	D	OMR	MLR
Floor Area Ratio (FAR) (all projects w/in Commercial zones)		Maximum 2.0,	applicable to entire	e development

Setbacks (§17.24.030.B,C)



Active Frontage:

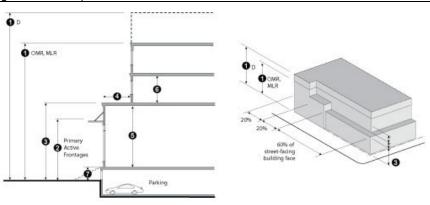
		Linear Street 1101	itage			
Table 17.24.030-2		Requirement by Zone			Additional	
Development Feature	Proposed	Proposed D		MLR	Regulations	
Minimum Setbacks (measured from property li	ne unless otherwise sta	ted)				
Main Street and Frontage Road			0 feet (B)			1
Other Designated Active Frontage Areas		Property line from back whichever is	of curb;	n/a	17.36.090 (Screening and Buffer); 17.36.100	2
All Other Streets		10 feet; (B)		(Setback	3	
Interior Side and Rear		0 feet; 15 feet adjacent to residential district		Requirements and	4	
Projections into Setbacks		Awnings, overhangs and other elements of a covered walkway, plaza, or outdoor seating area may project up to 8' into setback.		Exceptions); 17.52.170 (Mixed-Use Development)	5	
Build-to Requirement						
Primary Active Frontage		Min: 60% of	linear street	frontage (C)		6
Secondary Active Frontage		Min: 40% of	linear street	frontage (C)		6
Corner Build Area			30 feet (C)			7

B. Frontage Improvements

- 1. Except where occupied by a building or used for building access, the property frontage, for a depth of 10 feet from the property line, shall be improved so that it functions as a wider public sidewalk; utilized for active outdoor uses such as outdoor dining, or improved with landscaping, public art, and/or pedestrian amenities such as outdoor seating.
- C. Required Building Areas, Active Frontage Areas (See attachment 2)
 - 1. Build-to Requirements: Building facades shall be located within 5' of the required setback line along Designated Active Frontages for the percent of linear street frontage identified in Table 17.24.030-2
 - 2. Corner Build Area: Buildings on corner lots along Designated Active Frontages shall be located at or within 5' of the required setbacks on each street frontage within 30' of the corner.
 - 3. Exception: The requirements above may be modified or waived by the Director upon finding that:
 - a. Plaza, courtyards or outdoor seating areas that function as publicly accessible open space are located between the build-to line and building, provided that buildings are built to the edge of the plaza.
 - b. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.
 - c. A larger setback is required to preserve existing mature trees or landscape.

Scr	eening between Retail and Service Uses and Residential Land Uses (17.36.090.B)
	Retail and service uses shall maintain a minimum 15' setback as a buffer area from a residential district.
	Buffer area between retail and service uses and residential districts shall be landscaped and may include fencing to provide a reasonable buffer between the two uses. No structures, paving, or snow storage are permitted in this area.
Med	chanical Equipment, Loading Docks, and Refuse Areas (17.36.090.C)
	Ground level mechanical equipment, loading docks, refuse and recyclable materials storage areas, and utility services shall be screened from public view from adjoining public streets and rights-of-ways as determined by the Director.
	Rooftop mechanical equipment shall be combined and/or collected together on slopes of roofs and screened form public view from adjoining public streets and rights-of-ways as determined by the Director.
	The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style as determined by the Director.
	All mechanical equipment screening shall be subject to review and approval by the Director and the MLFPD.

Height Standards (§17.24.030.D)



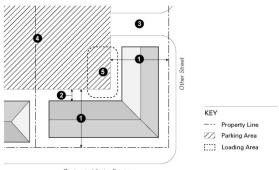
 Maximum street wall heights determined by feet and not by stories. Residential buildings may achieve two stories within the 25 foot limit.

Table 17.24.030-3		Req	Requirement by Zone			#
Development Feature	Proposed	Proposed D		MLR	Regulations	
Maximum Overall Building Height		55 feet	45 feet	45' for lots with slopes < 10%; 55' for lots with slopes ≥ 10%	See 17.36.060 (Height Measurement and Exceptions) *	1
Minimum Building Face Height		20', applicable only to Primary Active Frontages				2
Maximum Building Face Height Along All Streets and Adjacent to Residential Districts		25' for 60% of the building face; 35' for 20% of the building face: 45' for 20% of the building face (D)				3
Stepback		Min. 10' from the building face below (D)			4	
Ground Floor, Nonresidential Units		Min. 14' clear from floor to ceiling			5	
Ground Floor, Residential Units		Min. 8'	from floor to	ceiling		
Upper Floors	_	Min. 8' cle	ear from flooi	to ceiling		6
Parking Podium			height visible rom finished			7

- D. Building Face Height: Along street frontages and adjacent to residential districts, the building face shall have a maximum wall height as identified in Table 17.24.030-3 with a minimum stepback of 10' from that building face to the next higher story, except as provided below.
 - 1. A max 20% of the length of the building face may exceed the maximum building face height by up to 10' w/out a stepback.
 - 2. An additional 20% of the length of the building face height may exceed the maximum building face height by up to 20' w/out a stepback.

* Height Measurement

- 1. Building Height Calculation: Maximum height shall be measured from the finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.
- 2. Alternative Building Height Calculation: For lots where the average slope calculated over the entire lot is ≥ 10%, the building height can be calculated by measuring the height at the four most outermost corners of the structure form finished grade to a horizontal plane which intersects the topmost point of the building and dividing that total by four (A+B+C+D = X/4 = height)



		Designated Active Fron	ntage				
Table 17.24.030-4			Requirement by Z	one	Additional	#	
Development Feature	Propos	ed	D OMR	MLR	Regulations	<i>π</i>	
Setback from Street Property Line			<u> </u>		See Chapter	1	
Setback from Buildings and Public Plazas		8';	5' walkway plus 3' landscapin to above ground pa	17.44 (Parking and Loading Standards)	2		
Buildings shall be placed as close to the street as possible, with parking underground, behind a building, or on the interior side or rear of the site. Parking may be located within the required setback, subject to the requirements listed in M.C. §17.24.030.E.							
Access should be from side street, alley, or rear of property wherever possible.						3	
to the rear of the property. The re	Properties fronting onto Main Street that redevelop to claim an existing frontage road shall incorporate a re-routed access road to the rear of the property. The re-routed access road shall be designed to be continuous with those of adjacent properties, and to provide adequate circulation and emergency access.						
Parking facilities shall be designed	ed to accommo	date cross-acc	cess to/from adjacent propertie	s.		4	
Loading/Service areas shall be o	n the side or re	ear of lot and m	nust be screened from the pub	lic ROW.		5	
Required Parking Spaces	Required	Proposed					
Number of Parking Spaces		'	See parking requirements ta	able below			
Number of Disabled Parking Spaces			As required by the California Building Standards Code. These s count towards required number of spaces				
Number of Motorcycle Parking Spaces		Required for lots w/ 50 or more parking spaces at a ratio of 1motorcycle space per 50 vehicle spaces or fraction thereof					
Off-street tour bus parking and lo	Indicately and a family operate annotation of the family of the family operated annotation of the family ope						
Electricity hook-up shall be provi	ded for each to	ur bus parking	space.				
Oversize vehicle parking shall be rental use.	provided for n	ew hotel, mote	el, and multi-family residential p	orojects intended pr	edominantly for niç	ghtly	
modification, shall be deemed to rather shall retain conforming sta	No existing use of land or existing structure, where parking for said use or structure was conforming at the time of establishment or modification, shall be deemed to be nonconforming solely because of the lack of parking facilities prescribed by Chapter 17.44, but rather shall retain conforming status for as long as the use of the structure remains unmodified. For additional information please reference M.C. §(s) 17.44.030.F and G.						
Bicycle parking shall be provided	Bicycle parking shall be provided in accordance with M.C. §17.44.090.						
Delivery loading space shall be p	Delivery loading space shall be provided in accordance with M.C. §17.44.120.						
Parking Design and Development Standards							
Enclosed and Unenclosed Parking							
Multi-family residential			At least 50% of required par	king shall be enclos	ed.		
Hotel or motel			At least 50% of required par	king shall be enclos	ed.		
Other uses			Enclosed parking is encoura	aged, but not require	ed.		
Parking space and lot dimensions	Required	Proposed					
Outdoor spaces	10' x 20'						
Garage spaces if more than 1 spaces is required and each space is not separated by walls or obstructions.	9' x 18'						

obstructions.

24' back-up aisle widths in parking	lots					
All spaces and driving aisles must be paved						
No more than 3 cars can back out	onto the street					
Landscaping of Parking Lots						
Area		10% of the gross area of the parking lot shall be landscaped				
Number of trees		1 tree per 5 parking spaces (species consistent w/ TOML Plant List)				
Location of landscaping shall be provided as part of a landscape plan. Irrigation shall be provided for landscaped areas. * All landscaping shall be installed and maintained pursuant to Chapter 17.40 (Water-Efficient Landscape Regulations)						
Parking Requirements						
Required Parking Spaces for Mult	i-Family Residential Use (Classifications (Table 17.44.030(A))				
Number of Bedrooms/Unit	Required Parking Space	es				
Studio and 1 bedroom	1					
2 – 3 Bedrooms	2					
4 or more Bedrooms	3					
Guest Parking	2 spaces for each 4 units	s up to 12 units				
	1 space for each 4 units	for the 13 th to the 48 th units				
	1 space for each addition	nal 6 units above the 48 th unit				

Parking Requirements for Non-Residential Uses (17.44.030.B.2)

<u> </u>	Zor	ne 1	Zone 2		Zon	e 3
Land Use	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Industrial, Manufacturing, & Processing Use Classifications (spaces/1,000 sf Gross Leasable Area)	n/a	n/a	n/a	n/a	1.6	4.0
Retail Use Classifications (except restaurant) (spaces/1,000 sf Gross Leasable Area)	3.0	7.0	3.5	7.5	4.0	8.0
Restaurant (spaces/1,000 sf Gross Leasable Area)	6.6	9.0	11.2	13.5	12.5	15.0
Service Use Classifications (except lodging) (spaces/1,000 sf Gross Leasable Area)	3.0	6.0	3.5	6.5	4.0	7.0
Lodging (spaces/room)	1.0	1.5	1.0	1.5	1.0	1.5
All Other Non-residential Uses	Shall be established by special review and approved by the review authority.					

- . Parking Zones (17.44.030.B.1)

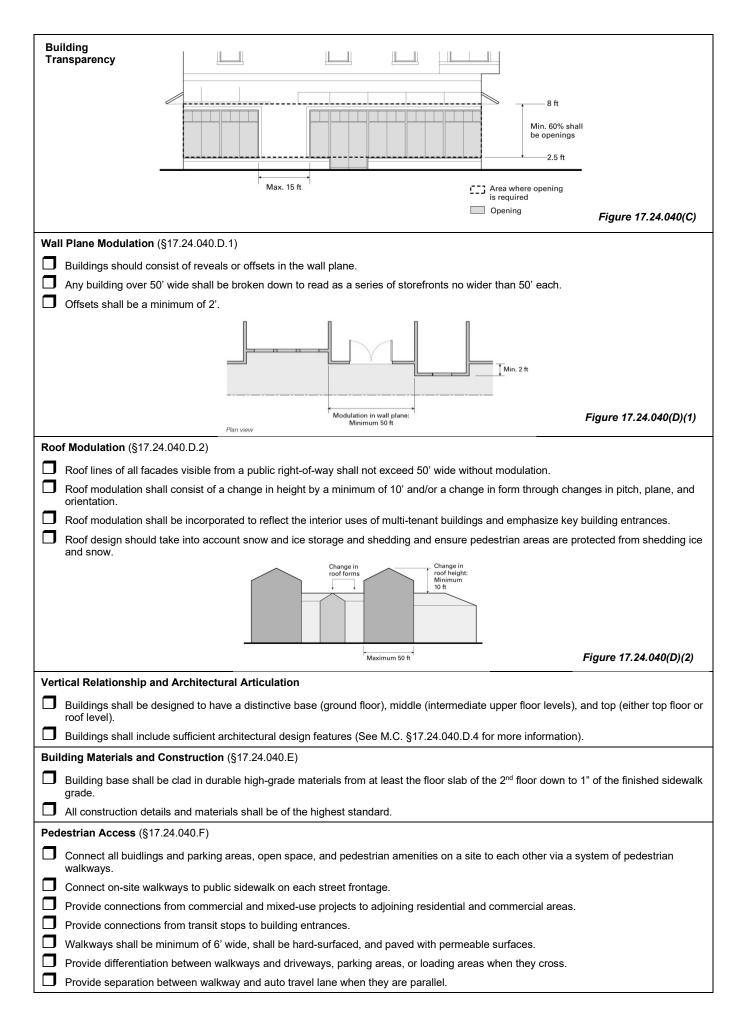
 - a) Parking Zone 1: Includes the Downtown (D) and Old Mammoth Road (OMR) Commercial Zoning District.
 b) Parking Zone 2: Includes the Mixed Lodging Residential (MLR) Zoning District and the Lodestar Master Plan.
 - c) Parking Zone 3: Represents all other areas within Town.
- Gross Leasable Area shall mean gross leasable square footage of floor area measured in square feet, including balconies, basements, mezzanines, or upper floors, but excluding common areas such as elevators, stair wells, bathrooms, shared hallways, and lobbies. This shall apply to single and multiple occupant/tenant structures.
- If a fractional number is obtained in calculations, 1 additional space shall be provided if fractional unit is ≥ .50, and no additional space shall be provided if fractional unit is < .50.

Alternative Parking Provisions (17.44.040)

For alternative parking options, see M.C. §17.44.040-050

Supplemental Standards (17.24.040)

	Proposed							
Block Length (§17.24.040.A)		Max 350'; 600' is allowed when a mid-block pedestrian connection is provided or the Director makes the findings found in M.C. §17.24.040.A						
Buildings on a public street shall	Buildings on a public street shall be oriented toward, and have their primary entrance facing the public street.							
Building entrances shall be emph	asized with special architectu	ral, modulation of roof lines, or landscape treatments.						
Snow shall not shed freely into e	ntrances and the buildup of ic	e and snow within pedestrian areas is minimized.						
Building Transparency for Non-Residential Uses: Applicable to exterior walls facing and within 20' of a street, park, plaza, pedestrian walkway, or other public outdoor space. (§17.24.040.C) (see graphic on next page)								
Include windows, doors, or other openings for at least 60% of the building wall area located between 2.5' – 8' above the level of the sidewalk.								
No wall may run in a continuous horizontal plane for more than 15' without an opening.								
Openings shall have transparent	Openings shall have transparent glazing and provide views 10' in depth or into window displays that are at least 3' deep.							
Windows on the ground level buil	Windows on the ground level building façade facing a street shall not be opaque.							



Public Open Space (§17.24.040.G): Applicable to developments w/ 50,000 sf or more of nonresidential floor area on sites two acres or more in size.
Provide 40 sf of public open space for every 1,000 sf of nonresidential floor area for the first 100,000 sf of nonresidential floor area plus 20 sf of public open space for every 1,000 sf of nonresidential floor area over 100,000 sf.
Public space is visible and accessible from a public street. Area can be located within setback areas.
Public spaces adjacent to the street shall not be elevated or sunken more than 2' from the level of the adjacent sidewalk.
Shall have a minimum dimension of 40'.
Obstructions that impair visibility within the space shall not be permitted unless it is a plaza design feature.
☐ Variety of well-designed and comfortable seating types shall be included.
Amenities shall be included that enhance the comfort, aesthetics, or usability of the space.
Surface shall be provided that allows convenient use for outdoor activity, recreation, and public gathering.Max slope shall not exceed 10%.
Property Line Visible and accessible Min. 40 ft., Max. 10% grade Figure 17.24.040(F)(2)
Snow Storage Areas (17.36.110)
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Square feet of uncovered required parking and driveway areas x sf of required snow storage area sf of required snow storage area x sf of required snow storage area must be at least 10' wide by 10' deep. Snow storage area must be accessible, unpaved, and clear of obstacles. Located near the sides or rear of parking areas and driveways, away from the street. Located so that snow moving equipment is not required to enter the public streets to move snow to the storage area. Located in a manner to preserve sight lines for vehicles entering or exiting driveways. Designed to provide adequate drainage and prevent formation of ice, and are required to have oil/water separators. **Snow storage area may be reduced if criteria in M.C. §17.36.110.B.3.a is met.** **Propane Tanks** (17.36.080)** Not located in the front or street side yard setback area(s), unless authorized by the CEDD Director and Public Works Director
Square feet of uncovered required parking and driveway areas x sf of snow storage area proposed sf of required snow storage area must be at least 10' wide by 10' deep Snow storage area must be accessible, unpaved, and clear of obstacles Located near the sides or rear of parking areas and driveways, away from the street Located so that snow moving equipment is not required to enter the public streets to move snow to the storage area Located in a manner to preserve sight lines for vehicles entering or exiting driveways Designed to provide adequate drainage and prevent formation of ice, and are required to have oil/water separators. **Propane Tanks** (17.36.080)* Not located in the front or street side yard setback area(s), unless authorized by the CEDD Director and Public Works Director Shall be painted tan or light green.
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Square feet of uncovered required parking and driveway areasx for equired show storage area proposeds for equired snow storage area must be at least 10' wide by 10' deep
Square feet of uncovered required parking and driveway areas x 60 = sf of required snow storage area

П	No wood stoves shall be installed in any multi-family residential project
	One pellet stove per dwelling is allowed in any new multi-family residential project
	Any number of gas appliances is permitted.
	Existing properties with one or more existing wood burning fireplace or wood or pellet stove may not install additional wood or pellet stoves.
	Existing properties with no existing wood burning fireplace or wood or pellet stove may install only one EPA Phase 2 certified stove or one pellet stove.
	Existing properties that are upgrading permitted noncompliant solid fuel burning appliances may install up to the same number of certified solid fuel burning appliances (e.g., EPA Phase 2 certified stoves or pellet stoves).
	No increase in habitable area shall be allowed for a structure that has not complied with the woodstove changeout requirements upon property sale (M.C. §8.30.050.C)
Fer	nces and Walls (17.36.040)
	3' maximum height in front and street side yard setback areas.
	6' maximum height elsewhere, including side and rear yard setback areas.
	No barbed wire, chain link or electrical fencing permitted anywhere.
	Retaining walls visible from off-site must be made of split faced rock, faced with rock, or similarly treated to be attractive.
Gra	ading and Clearing (17.36.050)
	•
2	Limited to the area required for construction of the structure, utilities, driveways, and access to the structure.
	Existing trees and vegetation shall be preserved to the maximum extent possible.
Des	sign Review (17.88)
	All projects in the Commercial Zoning District require design review, unless they are exempt pursuant to M.C. §17.88.020.A.
Sig	ins (17.48)
	All new or changes to commercial signs require a sign permit, with the exception of routine maintenance of a sign.
	Banners are not allowed, except for a 'Grand Opening' banner subject to a maximum time limit of 30 days.
Ext	terior Lighting (17.36.030)
	All exterior lighting shall be shielded, downward directed, and the source of all lighting shall not be visible from any point off the property, including streets. The minimum amount of lighting necessary for the exterior of the building shall be utilized with minimal lighting intensity. All lighting shall comply with the standards in M.C. §17.36.030.
Sta	andards for Specific Land Uses and Activities (17.52)
See	specific code section for additional information regarding:
	- Accessory Uses and Structures – General Standards (17.52.030)
	 Accessory Uses and Structures – Accessory Retail Uses (17.52.050) Adult Businesses (17.52.060)
	- Animal Care and Boarding (17.52.070) - Bed and Breakfast Inns (17.52.080)
	- Caretaker Housing – Non-Residential zones (17.52.090)
	- Child Day Care Facilities (17.52.100) - Condominium Conversions (17.52.110)
	- Fractional/Timeshare Developments (17.52.120)
	- Home Occupations (17.52.140) - Live/Work Units (17.52.150)
	- Medical Marijuana Cooperatives (17.52.160)
	 Mixed-Use Development (17.52.170) Mobile Businesses (17.52.180)
	- Mobile Homes and Manufactured Homes (17.52.200)
	 Multi-Family Residential Projects (17.52.210) Outdoor Dining (17.52.220)
	- Outdoor Display and Sales Standards (17.52.230)
	 Outdoor Storage and Work Areas (17.52.240) Recycling Facilities (17.52.250)
	- Residential Care and Assisted Living Facilities (17.52.260)
	- Telecommunications Facilities (17.52.280) - Transitional and Supportive Housing (17.52.290)

Attachment 1: Allowed Uses (Table 17.24.020)

Land Uses	D	OMR	MLR	See Specific Use Regulations
Residential Use Classifications				
Single Family Dwelling				
Multi-family Residential	P(1)	P(1)	Р	See 17.52.210 (Multi-Family Residential Projects) See 17.52.110 (Condominium Conversion)
Assisted Living Facility		P(1)	Р	See 17.52.260 (Residential Care and Assisted Living Facilities)
Convalescent Home		U(1)		
Emergency Housing/Shelter		P(1)		
Family Day Care home, Small, and Large	Р	Р	Р	See 17.52.100 (Child Daycare Facilities)
Live/Work Unit	P(1)	P(1)	P(1)	See 17.52.110 (Condominium Conversion) See 17.52.150 (Live Work Units)
Residential Care Facility	See subclassi	ifications below	ı	
General		A(1)	А	See 17.52.260 (Residential Care and Assisted Living Facilities)
Limited	P(1)	P(1)	Р	, , , , , , , , , , , , , , , , , , ,
Single Room Occupancy		U(1)	U	
Supportive Housing	See 17.52.290) (Transitional a	and Supportive	Housing)
Transitional Housing) (Transitional a	- ''	O,
Recreation, Education, & Public Assembly U				
Commercial Recreation Facility	P(2)	P(2)	P(2)	
Community Assembly	P(1)	P(1)	P	
Conference/Convention Facility	P(6)	P(6)	P(6)	
Fitness/Health Facility	P(6)	P(6)	P(6)	
Instructional Services	P(3)	P	P	
Parks and Playgrounds, Public	P	Р	Р	
Private Residential Recreational Facility	P(1)	P(1)	P(1)	
Public Recreational and Cultural Facility	P(2)	P(2)	P(2)	
Schools, Public or Private	U(1)	U(1)		
Theater, Cinema or Performing Arts	Р	P	Р	
Retail Use Classifications				
Artisan Shop	Р	Р	Р	
Auto and Vehicle Sales and Rental	U(9)	U(9)		
Bars/Taverns/Nightclubs	А	Α	U	
General Retail	Р	Р	Р	
Nurseries and Garden Centers	P(9)	P(9)	P(9)	
Restaurant, Café, Coffee Shop	Р	Р	Р	See 17.52.220 (Outdoor Dining)
Tasting Room	Р	Р	Р	
Service Use Classifications				
Animal Care and Boarding	See subclassi	fications below		See 17.52.070 (Animal Care and Boarding)
Pet Day Care	P(10)	P/A(10)	P/A(10)	
Pet Grooming	P(3)	Р	Р	
Veterinary Services	P(1)	P(1)	Р	
Banks and Financial Services	P/A(2)	Р	Р	
Day Care Centers	Р	Р	Α	See 17.52.100 (Child Daycare Facilities)
Food Preparation	P(1)	P(1)		
Government Offices	P(1)	Р		
Lodging	See subclassifications below			
Hotels and Motels	Р	Р	Р	See 17.52.120 (Hotels and Motels)
Medical Marijuana Cooperatives	U(1)	U(1)		See 17.52.160 (Medical Marijuana Cooperatives)
Medical Services	See subclassi	ifications below		
Hospital		U(1)		

Automated Teller Machine (ATM) Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Mixed-Use) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Sales A A A See 17.52.230 (Mixed-Use Development) Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Businesses A A A See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems							
Personal Services	Clinics and Laboratories	A(1)	P(1)	A(9)			
Public Safety Facilities	Offices	P(7)	P(7)	P(7)			
Vehicle Services See subclassifications below Fueling Stations (4) U(1) (4) Repair, Major U(1,5) Services and Repair, Minor A(1,5) A(1,5) Washing A(1) Warehousing, Storage, and Distribution See subclassifications below Personal Storage A(1) A(1) Industry, Manufacturing, & Processing Use Classifications A(1) Handicraft/Custom Manufacturing A(1) Transportation, Communications, Infrastructure Use Classifications A(1) Parking, Public or Private P(8) P(8) P(8) P(8) Transportation Passenger Facilities U U U U Other Applicable Types Accessory Use P P P See 17.52.030 (Accessory Use Automated Teller Machine (ATM) P P P P P P P See 17.52.120 (Fractional/Times Development) Development) U<	Personal Services	Р	Р	Р			
Fueling Stations (4) U(1) (4) Repair, Major U(1,5) Services and Repair, Minor A(1,5) A(1,5) Washing A(1) Warehousing, Storage, and Distribution See subclassifications below Personal Storage A(1) A(1) Industry, Manufacturing, & Processing Use Classifications A(1) Handicraft/Custom Manufacturing A(1) Transportation, Communications, Infrastructure Use Classifications A(1) Parking, Public or Private P(8) P(8) P(8) Transportation Passenger Facilities U U U Other Applicable Types A P(8) P(8) Accessory Use P P P See 17.52.030 (Accessory Use Automated Teller Machine (ATM) P P P P See 17.52.120 (Fractional/Times Development U U U See 17.52.120 (Fractional/Times Development	Public Safety Facilities	A(1)	A(1)	Α			
Repair, Major U(1,5) Services and Repair, Minor A(1,5) A(1,5) Washing A(1) Warehousing, Storage, and Distribution See subclassifications below Personal Storage A(1) A(1) Industry, Manufacturing, & Processing Use Classifications A(1) Handicraft/Custom Manufacturing A(1) Transportation, Communications, Infrastructure Use Classifications Parking, Public or Private P(8) P(8) P(8) Transportation Passenger Facilities U U U Other Applicable Types A P(8) P(8) Accessory Use P P P See 17.52.030 (Accessory Use Automated Teller Machine (ATM) P P P P Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P	Vehicle Services	See subclassi	fications below				
Services and Repair, Minor Washing	Fueling Stations	(4)	U(1)	(4)			
Washing A(1) Warehousing, Storage, and Distribution See subclassifications below Personal Storage A(1) A(1) Industry, Manufacturing, & Processing Use Classifications A(1) Handicraft/Custom Manufacturing A(1) Transportation, Communications, Infrastructure Use Classifications Parking, Public or Private P(8) P(8) P(8) Parking, Public or Private P(8) P(8) P(8) P(8) Transportation Passenger Facilities U U U Other Applicable Types P P P See 17.52.030 (Accessory Use Automated Teller Machine (ATM) P P P P Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Development) Home Occupations P P P P See 17.52.170 (Mixed-Use Development) Mixed-Use P<	Repair, Major		U(1,5)				
Warehousing, Storage, and Distribution See subclassifications below Personal Storage A(1) A(1) Industry, Manufacturing, & Processing Use Classifications A(1) Handicraft/Custom Manufacturing A(1) Transportation, Communications, Infrastructure Use Classifications Parking, Public or Private P(8) P(8) P(8) Transportation Passenger Facilities U U U Other Applicable Types Accessory Use P P P See 17.52.030 (Accessory Use Automated Teller Machine (ATM) P P P P Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Development) Mixed-Use P P P P See 17.52.170 (Mixed-Use Development) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Events) Mobile Businesses A A A A See 17.52.180 (Mobile Business)	Services and Repair, Minor	A(1,5)	A(1,5)				
Personal Storage	Washing		A(1)				
Industry, Manufacturing, & Processing Use Classifications Handicraft/Custom Manufacturing	Warehousing, Storage, and Distribution	See subclassi	fications below				
Handicraft/Custom Manufacturing A(1) Transportation, Communications, Infrastructure Use Classifications Parking, Public or Private P(8) P(8) P(8) Transportation Passenger Facilities U U U Other Applicable Types P P P Accessory Use P P P P Automated Teller Machine (ATM) P P P Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation) Mixed-Use P P P P See 17.52.140 (Mixed-Use Development) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Display and Sales) Temporary Uses and Events See Chapter 17.56, Temporary Uses and Events See 17.52.180 (Mobile Businesses) Mobile Businesses A A A See 17.52.180 (Mobile Businesses) Telecommunications Facilities See 17.52.300 (Wind Energy	Personal Storage	A(1)	A(1)				
Transportation, Communications, Infrastructure Use Classifications Parking, Public or Private P(8) P(8) P(8) Transportation Passenger Facilities U U U Other Applicable Types Accessory Use P P P See 17.52.030 (Accessory Use Automated Teller Machine (ATM) P P P Fractional or Timeshare Development U U U Sees 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Mixed-Use P P P See 17.52.170 (Mixed-Use Development) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Businesses) Telecommunications Facilities See 17.52.230 (Wind Energy Conversion Systems (WECS)	Industry, Manufacturing, & Processing Use 0	Classifications					
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Transportation Passenger Facilities U U U U Other Applicable Types Accessory Use Accessory Use Automated Teller Machine (ATM) Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Development) Mixed-Use P P P P See 17.52.170 (Mixed-Use Development) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and See 17.52.180 (Mobile Business Mobile Businesses A A A See 17.52.180 (Mobile Business Telecommunications Facilities) See 17.52.300 (Wind Energy Conversion Systems (WECS)	Transportation, Communications, Infrastruct	ure Use Classifi	cations				
Other Applicable Types Accessory Use Automated Teller Machine (ATM) Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Development) Mixed-Use P P P P See 17.52.170 (Mixed-Use Development) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Sales Development) Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Businesses) Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems	Parking, Public or Private	P(8)	P(8)	P(8)			
Accessory Use Automated Teller Machine (ATM) P P P P P P P P P P P P P P P P P P	Transportation Passenger Facilities	U	U	U			
Automated Teller Machine (ATM) P P P P P Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P P See 17.52.140 (Home Occupation Mixed-Use) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Sales) Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Businesses) Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) See 17.52.300 (Wind Energy Conversion Systems (WECS)	Other Applicable Types						
Fractional or Timeshare Development U U U See 17.52.120 (Fractional/Times Development) Home Occupations P P P See 17.52.140 (Home Occupation Mixed-Use Development) Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Events See Chapter 17.56, Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Businesses Telecommunications Facilities) Wind Energy Conversion Systems V See 17.52.230 (Wind Energy Conversion Systems (WECS)	Accessory Use	Р	Р	Р	See 17.52.030 (Accessory Uses)		
Home Occupations P P P See 17.52.140 (Home Occupation Mixed-Use P P P See 17.52.170 (Mixed-Use Develop Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Business Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Automated Teller Machine (ATM)	Р	Р	Р			
Mixed-Use P P P See 17.52.170 (Mixed-Use Develop Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Temporary Uses and Events See Chapter 17.56, Temporary Uses and Events Mobile Businesses A A A See 17.52.280 (Mobile Business Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Fractional or Timeshare Development	U	U	U	See 17.52.120 (Fractional/Timeshare Development)		
Outdoor Display and Sales A A A See 17.52.230 (Outdoor Display and Temporary Uses and Events See Chapter 17.56, Temporary Uses and Events Mobile Businesses A A A See 17.52.180 (Mobile Business Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Home Occupations	Р	Р	Р	See 17.52.140 (Home Occupations)		
Temporary Uses and Events Mobile Businesses A A A See Chapter 17.56, Temporary Uses and Events A A See 17.52.180 (Mobile Business Telecommunications Facilities) Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Mixed-Use	Р	Р	Р	See 17.52.170 (Mixed-Use Development)		
Mobile Businesses A A A See 17.52.180 (Mobile Business Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Outdoor Display and Sales	Α	Α	Α	See 17.52.230 (Outdoor Display and Sales)		
Telecommunications Facilities See 17.52.280 (Telecommunication Facilities) Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Temporary Uses and Events	See Chapter 17.56, Temporary Uses and Events					
Wind Energy Conversion Systems See 17.52.300 (Wind Energy Conversion Systems (WECS)	Mobile Businesses	Α	Α	Α	See 17.52.180 (Mobile Businesses)		
	Telecommunications Facilities	See 17.52.280 (Telecommunication Facilities)					
(WEGS)	Wind Energy Conversion Systems (WECS)	See 17.52.300 (Wind Energy Conversion Systems (WECS)					

Specific Limitations:

- Limited to no more than 75% of the ground floor area when located along Primary and Secondary Active Frontages. A minimum of 25% of the ground floor area shall be occupied by uses permitted by right or by Administrative Permit (i.e. active uses) and shall occupy the building or structure's frontage for a minimum depth of 20 feet (Administrative Permit required for depths less than 20 feet).
- 2. Limited to establishments with a gross floor area of 5,000 square feet or less when located on the ground floor along Designated Active Frontages. Administrative Permit required if greater than 5,000 square feet.
- 3. Limited to establishments with a gross floor area of 1,200 square feet or less when located on the ground floor along Designated Active Frontages.
- 4. Permitted if existing, no new fueling stations allowed.
- 5. Use shall be completely enclosed in a building of soundproof construction.
- 6. At least 50 percent of the ground floor Designated Active Frontages shall be occupied by retail or food service uses.
- 7. Limited to walk-in clientele when located on the ground floor along Designated Active Frontages.
- 8. Shall be located behind buildings or in structures where other uses are located in the portion of the structure along Designated Active Frontages.
- 9. Limited to establishment with a gross floor area of 5,000 square feet or less.
- Allowed only as accessory to a hotel or motel or other lodging use. Administrative Permit required if primary use in OMR and MLR districts.

Attachment 2: Active Frontages (Figure 17.24.020)

