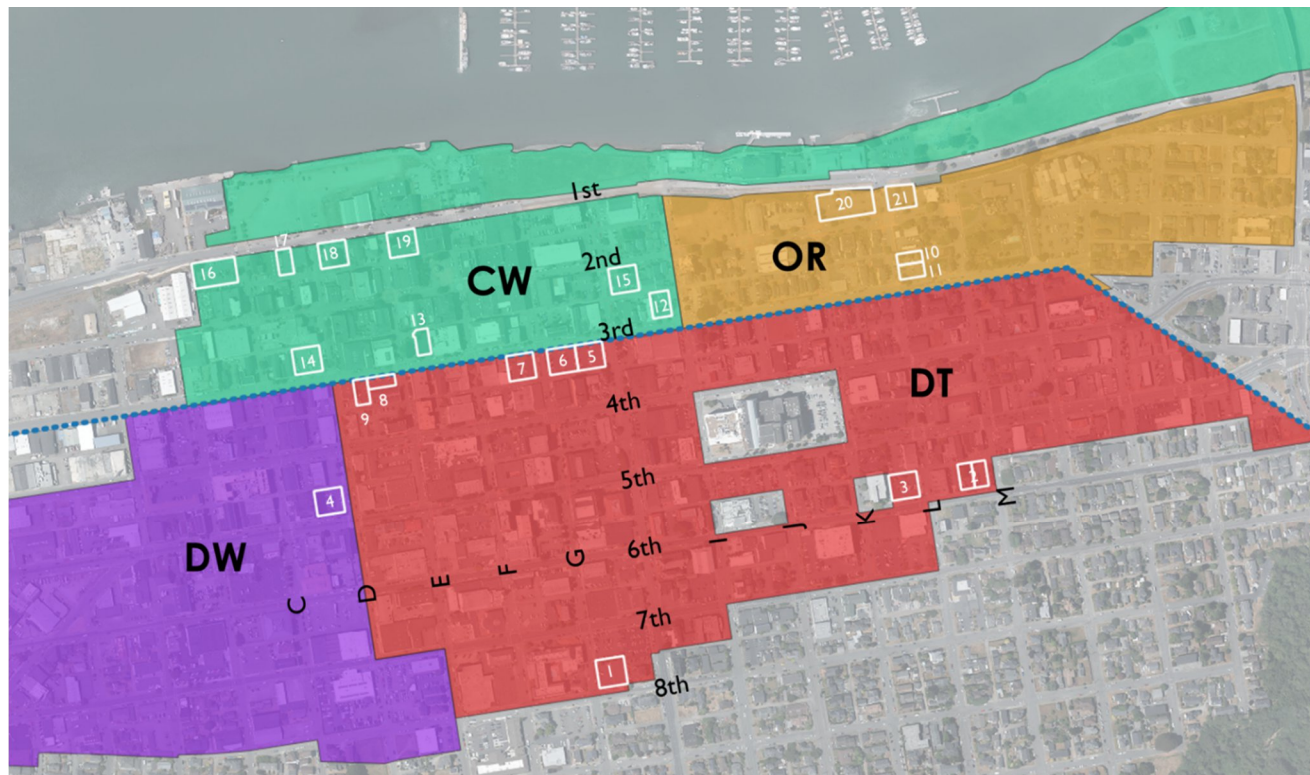


# Appendix F. Implicated Zoning Districts

## 21 PARKING LOTS

The initiative would add a policy to the Mobility Element of the City’s 2040 General Plan requiring 21 identified City-owned off-street parking lots to remain available for public parking in perpetuity, limiting future uses to public parking and high-density residential development with street-level or garaged public parking. Twelve implicated parcels are in the coastal zone, while nine (seven if the Wiyot site are not included) are outside of the coastal zone. The parcels span four zoning districts: two inland districts (Downtown - DT and Downtown West - DW) and two coastal districts (Waterfront Commercial - CW and Office Residential - OR).

### Implicated Parking Lots’ Zoning Districts



The following table lists the allowed uses in each district, followed by relevant development standards applicable to each district:

	<b>INLAND DOWNTOWN (DT)</b>	<b>INLAND DOWNTOWN WEST (DW)</b>	<b>COASTAL WATERFRONT COMMERCIAL (CW)</b>	<b>COASTAL OFFICE &amp; MULTI-FAMILY RESIDENTIAL (OR)</b>
<b>PERMITTED</b>	<ul style="list-style-type: none"> <li>- Accessory dwelling unit</li> <li>- Multi-family dwellings</li> <li>- Non-medical care housing</li> <li>- Single family attached home (townhome)</li> <li>- Existing single family detached home</li> <li>- Bars and nightclubs</li> <li>- General retail – indoor, small</li> <li>- Mobile vendors</li> <li>- Restaurants, cafes, and beverage sales</li> <li>- Vehicle sales and rental (indoor)</li> <li>- Car share facility</li> <li>- Commercial lodging</li> <li>- Day care facility</li> <li>- Family day care home</li> <li>- Fitness, dance, or health facility</li> <li>- General services</li> <li>- Medical offices and clinics</li> <li>- Offices</li> <li>- Personal service</li> <li>- Manufacturing, artisan</li> <li>- Civic institutions</li> <li>- Colleges and trade schools (upper floor)</li> <li>- Instructional services</li> <li>- Government facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Accessory dwelling unit</li> <li>- Multi-family dwellings</li> <li>- Non-medical care housing</li> <li>- Single family attached home (townhome)</li> <li>- Existing single family detached home</li> <li>- Bars and nightclubs</li> <li>- General retail – indoor, small</li> <li>- Mobile vendors</li> <li>- Restaurants, cafes, and beverage sales</li> <li>- Vehicle sales and rental (indoor)</li> <li>- Business services and heavy commercial</li> <li>- Car share facility</li> <li>- Commercial lodging</li> <li>- Day care facility</li> <li>- Family day care home</li> <li>- Fitness, dance, or health facility</li> <li>- General services</li> <li>- Medical offices and clinics</li> <li>- Offices</li> <li>- Personal service</li> <li>- Manufacturing, artisan</li> <li>- Civic institutions</li> <li>- Colleges and trade schools (upper floor)</li> <li>- Instructional services</li> <li>- Government facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Hotels and motels</li> <li>- Boat launching</li> <li>- Coastal dependent and coastal-related uses</li> <li>- Offices related to or dependent upon coastal-dependent or coastal-related uses</li> <li>- Commercial fishing facilities</li> <li>- Docks, piers, and wharfs</li> <li>- Ice vending stations</li> <li>- Marine and boat sales, services and repairs</li> <li>- Accessory uses and structures located on the same site as a permitted use</li> <li>- Public and commercial recreation</li> <li>- Recreational boating facilities;</li> <li>- Antique shops</li> <li>- Art and artists' supply stores</li> <li>- Art galleries and stores selling objects of art</li> <li>- Bakeries baking for retail sale on the premises only</li> <li>- Bars and taverns</li> <li>- Bicycle shops</li> </ul>	<ul style="list-style-type: none"> <li>- Any permitted uses in the Multi-Family Residential District</li> <li>- Administrative, business, and professional offices, including medical offices</li> <li>- Mobile vendors</li> <li>- Parking facilities, including fee parking facilities Accessory structures and uses located on the same site as a permitted use</li> </ul>

**INLAND  
DOWNTOWN (DT)**

**INLAND DOWNTOWN  
WEST (DW)**

**COASTAL  
WATERFRONT  
COMMERCIAL (CW)**

**COASTAL OFFICE &  
MULTI-FAMILY  
RESIDENTIAL (OR)**

- Non-commercial places of assembly
- Parks and playgrounds
- General cannabis use
- Wireless telecommunication facilities, 100 feet or more from residential district
- Accessory uses (accessory to primary use)
- Home occupations (within a residence)
- Temporary Uses

- Non-commercial places of assembly
- Parks and playgrounds
- General cannabis use
- Wireless telecommunication facilities, 100 feet or more from residential district
- Accessory uses (accessory to primary use)
- Home occupations (within a residence)
- Temporary Uses

- Book stores and newsstands
- Candy stores/shops
- Clothing shops, boutique
- Dairy products manufacturing for retail sales on the premises only
- Day or destination spas
- Florists
- Garden shops
- Gift shops
- Jewelry stores
- Leather goods and luggage stores
- Mobile vendors occupying 5% or less of the spaces in an existing off-street parking lot
- Music, record, and CD stores
- Picture framing shops
- Restaurants (not including drive-in establishments)
- Shoe shops, boutique
- Sporting goods stores that primarily include rental and sales of equipment, gear, clothing, and other goods, for coastal-

	<b>INLAND DOWNTOWN (DT)</b>	<b>INLAND DOWNTOWN WEST (DW)</b>	<b>COASTAL WATERFRONT COMMERCIAL (CW)</b>	<b>COASTAL OFFICE &amp; MULTI-FAMILY RESIDENTIAL (OR)</b>
			dependent or –related recreation activities - Stamp and coin stores - Stationery shops - Theaters, small - Toy shops - Variety shops - Wireless telecommunication facilities located more than 100’ from a Residential District	
<b>ALLOWED WITH CONDITIONAL USE PERMIT</b>	<ul style="list-style-type: none"> <li>- Medical care housing</li> <li>- Micro/shared housing</li> <li>- Drive-thru facility, non-food serving</li> <li>- General retail – indoor, large</li> <li>- General retail – outdoor existing as of 6.20.2019</li> <li>- Check cashing</li> <li>- Outdoor commercial recreation</li> <li>- Parking lots and structures</li> <li>- Vehicle repair</li> <li>- Colleges and trade schools (ground floor)</li> <li>- Schools, public and private</li> <li>- Social services</li> <li>- Public utility</li> </ul>	<ul style="list-style-type: none"> <li>- Medical care housing</li> <li>- Micro/shared housing</li> <li>- Drive-thru facility, food-serving</li> <li>- General retail – indoor, very large</li> <li>- General retail – indoor, large</li> <li>- General retail – outdoor</li> <li>- Heavy equipment sales and service</li> <li>- Check cashing</li> <li>- Kennel-animal boarding</li> <li>- Warehousing, wholesale, and distribution</li> <li>- Colleges and trade schools (ground floor)</li> <li>- Schools, public and private</li> <li>- Social services</li> <li>- Public utility</li> </ul>	<ul style="list-style-type: none"> <li>- Administrative, business, and professional offices, except medical and dental offices</li> <li>- Arts and crafts schools and colleges</li> <li>- Bakeries</li> <li>- Banks</li> <li>- Barber shops and beauty shops</li> <li>- Bus depots, provided all buses shall not be stored on the site and no repair work or servicing of vehicles shall be conducted on the site</li> <li>- Business, professional, and trade schools and colleges</li> <li>- Cannabis General Use</li> <li>- Cannabis Retail</li> </ul>	<ul style="list-style-type: none"> <li>- Nursing homes</li> <li>- Private schools and colleges, including music and dance studios not less than one hundred fifty (150’) feet from a Residential District</li> <li>- Public utility and public service pumping stations, power stations, equipment buildings and installations, drainage ways and structures, storage tanks, and transmission lines found by the Planning Commission and to be necessary for the public health, safety, or welfare</li> </ul>

**INLAND  
DOWNTOWN (DT)**

**INLAND DOWNTOWN  
WEST (DW)**

**COASTAL  
WATERFRONT  
COMMERCIAL (CW)**

**COASTAL OFFICE &  
MULTI-FAMILY  
RESIDENTIAL (OR)**

- Wireless telecommunication facilities, within 100 feet of a residential district
- Cannabis retail

- Wireless telecommunication facilities, within 100 feet of a residential district
- Cannabis retail

- Charitable institutions
- Christmas tree sales lot
- Religious institutions
- Cigar stores
- Cleaning, coin-operated
- Clothing and costume rental establishments
- Clothing stores
- Conference center
- Dance halls
- Department stores
- Finance companies
- Food stores and supermarkets
- Furniture stores
- Gunsmiths
- Gymnasiums
- Hardware stores
- Health clubs, neighborhood
- Ice storage houses
- Interior decorating shops
- Laundries, self-service type
- Liquor stores
- Locksmiths
- Massage and physical culture studios
- Medical and dental offices
- Medical and orthopedic appliance stores
- Meeting halls

- Accessory structures and uses located on the same site as a conditional use
- Family care homes and halfway houses
- Cannabis general use
- Charitable institutions
- Churches and other religious institutions
- Nursery schools
- Private noncommercial clubs and lodges
- Mortuaries
- Motels and hotels and
- Art and artists' supply stores
- Art galleries and stores selling objects of art
- Banks and savings and loan offices
- Bail bonding establishments
- Bars not less than one hundred fifty (150') feet from a Residential District
- Barber shops and beauty shops
- Book stores and rental libraries
- Candy stores
- Finance companies;
- Florists;

**INLAND  
DOWNTOWN (DT)**

**INLAND DOWNTOWN  
WEST (DW)**

**COASTAL  
WATERFRONT  
COMMERCIAL (CW)**

**COASTAL OFFICE &  
MULTI-FAMILY  
RESIDENTIAL (OR)**

- Messengers' offices
- Music and dance studios
- Musical instrument repair shops
- Office and business machine stores
- Offices and office buildings
- Oil and gas pipelines
- Optician and optometrical shops
- Parking facilities, including fee parking facilities
- Passenger railroad stations
- Pet and bird stores
- Photographic supply stores and studios
- Post offices
- Prescription pharmacies and dental and optical laboratories
- Pressing establishments
- Printing shops, including lithographing and engraving
- Public utility service pumping stations, power stations, equipment buildings and installations, drainage ways and structures,

- Gift shops
- Interior decorating shops
- Prescription pharmacies provided at least eighty (80%) percent of the interior display area of a pharmacy shall be used for the sale of prescription or trade drugs and provided liquor shall not be sold
- Restaurants and soda fountains, not including drive-in establishments, not less than one hundred fifty (150') feet from a Residential District;
- Telegraph offices; towers and other support structures, commercial satellite dishes, antennas, and equipment buildings necessary for wireless telecommunication facilities
- Travel agencies
- Timber harvest of less than three acres
- Wireless telecommunication facilities

**INLAND  
DOWNTOWN (DT)**

**INLAND DOWNTOWN  
WEST (DW)**

**COASTAL  
WATERFRONT  
COMMERCIAL (CW)**

**COASTAL OFFICE &  
MULTI-FAMILY  
RESIDENTIAL (OR)**

- storage tanks, and transmission lines found by the Planning Commission to be necessary for the public health, safety or welfare
- Radio and television broadcasting studios; towers and other support structures, commercial satellite dishes, antennas, and equipment buildings necessary for a wireless telecommunication facility
- Realtors and real estate offices
- Recreational vehicle parks;
- Residential uses permitted in the Multi-Family Residential District
- Saving and loan offices
- Scientific instrument shops
- Skating rinks
- Sporting goods stores
- Sports arenas within buildings
- Stationery stores
- Stenographic services
- Telegraph offices

	<b>INLAND DOWNTOWN (DT)</b>	<b>INLAND DOWNTOWN WEST (DW)</b>	<b>COASTAL WATERFRONT COMMERCIAL (CW)</b>	<b>COASTAL OFFICE &amp; MULTI-FAMILY RESIDENTIAL (OR)</b>
			<ul style="list-style-type: none"> <li>- Television and radio sales and repair stores;</li> <li>- Theaters and auditoriums within buildings</li> <li>- Toy stores</li> <li>- Variety stores</li> <li>- Warehouses</li> <li>- Watch and clock repair shops</li> <li>- Wholesale establishments without stocks</li> <li>- Wireless telecommunication facilities located within 100' of a Residential District</li> </ul>	
<b>ALLOWED WITH MINOR USE PERMIT</b>		<ul style="list-style-type: none"> <li>- Drive-thru facility, non-food serving</li> <li>- Fuel and service stations</li> <li>- Outdoor commercial recreation</li> <li>- Parking lots and structures</li> <li>- Vehicle repair</li> <li>- Manufacturing, light</li> </ul>		
<b>MINIMUM LOT AREA</b>	No minimum	No minimum	6,000 sf	6,000 sf
<b>MAXIMUM RESIDENCES/ACRE</b>	No maximum*	No maximum*	No maximum*	1,000 sf of site area per dwelling unit
<b>FLOOR AREA RATIO (FAR)</b>	<ul style="list-style-type: none"> <li>• 1.0 minimum</li> <li>• 6.0 maximum</li> </ul>	<ul style="list-style-type: none"> <li>• 1.0 minimum</li> <li>• 6.0 maximum</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• 2.5 maximum</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• 2.5 maximum</li> </ul>
<b>BUILDING HEIGHT</b>	<ul style="list-style-type: none"> <li>• 2-story minimum</li> </ul>	<ul style="list-style-type: none"> <li>• 2-story minimum</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum</li> </ul>



	<b>INLAND DOWNTOWN (DT)</b>	<b>INLAND DOWNTOWN WEST (DW)</b>	<b>COASTAL WATERFRONT COMMERCIAL (CW)</b>	<b>COASTAL OFFICE &amp; MULTI-FAMILY RESIDENTIAL (OR)</b>
	<ul style="list-style-type: none"> <li>• 100 ft. maximum</li> </ul>	<ul style="list-style-type: none"> <li>• 80 ft. maximum</li> </ul>	<ul style="list-style-type: none"> <li>• 100 ft. maximum</li> </ul>	<ul style="list-style-type: none"> <li>• 100 ft. maximum</li> </ul>
FRONT SETBACKS	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• 10 ft. maximum</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• 10 ft. maximum</li> </ul>	No minimum or maximum	No minimum or maximum
SIDE SETBACKS	No minimum or maximum	No minimum or maximum	No minimum or maximum	No minimum or maximum
REAR SETBACKS	No minimum or maximum	No minimum or maximum	No minimum or maximum	<ul style="list-style-type: none"> <li>• 10 ft. minimum</li> <li>• No maximum</li> </ul>
MAXIMUM SITE COVERAGE	No maximum	No maximum	No maximum	No maximum
OPEN SPACE REQUIREMENT	No open space required	No open space required	200 sf of group usable open space per dwelling unit (does not apply to residences located above a permitted nonresidential use)	200 sf of group usable open space per dwelling unit (does not apply to residences located above a permitted nonresidential use)
PARKING REQUIREMENT	<b>Dwelling units:</b> <ul style="list-style-type: none"> <li>• 0 spaces for deed restricted affordable units (80% or less of area median income), including 1 market rate manager's unit</li> <li>• 0 spaces for 8 or fewer market rate units; for units in excess of 8: 1 space per unit</li> </ul>	<b>Dwelling units:</b> <ul style="list-style-type: none"> <li>• 0 spaces for deed restricted affordable units (80% or less of area median income), including 1 market rate manager's unit</li> <li>• 0 spaces for 8 or fewer market rate units; for units in excess of 8: 1 space per unit</li> </ul>	<b>Dwelling units:</b> <p>1 space per dwelling unit (could be reduced/waived for affordable housing per State Density Bonus Law)</p>	<b>Dwelling units:</b> <p>1 space per dwelling unit (could be reduced/waived for affordable housing per State Density Bonus Law)</p>
	<b>Commercial space:</b> <p>0 spaces for all new non-residential construction</p>	<b>Commercial space:</b> <p>0 spaces for all new non-residential construction</p>	<b>Commercial space:</b> <p>0 spaces (all CW parcels identified by the initiative are in a parking assessment district)</p>	<b>Commercial space:</b> <ul style="list-style-type: none"> <li>• 1 space per 300 sf of retail gross floor area</li> <li>• 1 space per 300 sf of offices and business services</li> </ul>

	<b>INLAND DOWNTOWN (DT)</b>	<b>INLAND DOWNTOWN WEST (DW)</b>	<b>COASTAL WATERFRONT COMMERCIAL (CW)</b>	<b>COASTAL OFFICE &amp; MULTI-FAMILY RESIDENTIAL (OR)</b>
				<ul style="list-style-type: none"> <li>• 1 space per 200 sf of medical and dental offices</li> <li>• 1 space per 200 sf of restaurants, bars, cafes (onsite sale and consumption of food or beverage)</li> </ul>
<b>PARKING REDUCTIONS</b>	Parking reductions allowed for fourteen reasons including but not limited to transit proximity, bus passes, extra EV charging stations, extra bicycle/motorcycle spaces, carpool spaces, infill incentive permit reductions, etc. (All parking requirements, exemptions, and reductions are contained in <a href="#">EMC 155.324.020</a> , <a href="#">155.324.030</a> , and <a href="#">155.324.040</a> )	Parking reductions allowed for fourteen reasons including but not limited to transit proximity, bus passes, extra EV charging stations, extra bicycle/motorcycle spaces, carpool spaces, infill incentive permit reductions, etc. (All parking requirements, exemptions, and reductions are contained in <a href="#">EMC 155.324.020</a> , <a href="#">155.324.030</a> , and <a href="#">155.324.040</a> )	Pay \$7,500 in lieu of each required parking spot	Pay \$7,500 in lieu of each required parking spot

\*While there is no maximum residential density in any of the subject districts, the number of residential units on a lot will be limited by the maximum FAR, maximum building height, required parking, minimum unit size requirements in the building code (150 sf efficiency unit), and other applicable development standards.

**JACOBS MIDDLE SCHOOL SITE**

The Jacobs Site implicated by the initiative is located in the Inland Public Facilities zoning district.

**INLAND PUBLIC FACILITIES (PF)**

PERMITTED	<ul style="list-style-type: none"> <li>- Mobile vendors</li> <li>- City owned or operated only Parking Lots and Structures</li> <li>- Public only Colleges and trade schools</li> <li>- Civic Institutions</li> <li>- Government Facilities</li> <li>- Instructional Services</li> <li>- Parks and Playgrounds</li> <li>- Public Schools</li> <li>- Airport</li> <li>- Public Agency Corporation Yard</li> <li>- Accessory uses</li> <li>- Temporary uses</li> </ul>
ALLOWED WITH CONDITIONAL USE PERMIT	<ul style="list-style-type: none"> <li>- Social services</li> <li>- Public Utility</li> <li>- Recycling Collection Facility</li> <li>- Wireless Telecommunication Facilities</li> </ul>
FLOOR AREA RATIO (FAR)	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• 4.0 maximum</li> </ul>
BUILDING HEIGHT	<ul style="list-style-type: none"> <li>• No minimum</li> <li>• 75 ft. maximum</li> </ul>
FRONT SETBACKS	No minimum or maximum
SIDE SETBACKS	No minimum or maximum (except there is a 10 ft. minimum interior side setback when abutting a residential zone)
REAR SETBACKS	No minimum or maximum (except there is a 20 ft. minimum rear setback when abutting a residential zone)
MAXIMUM SITE COVERAGE	No maximum
OPEN SPACE REQUIREMENT	No open space required

### INLAND PUBLIC FACILITIES (PF)

PARKING REQUIREMENT	<ul style="list-style-type: none"><li>• Colleges and Trade Schools - 1 per every 4 fixed seats or 1 per 200 sq. ft of classroom area, whichever is less</li><li>• Parks and Playgrounds – None required</li><li>• Airport – As determined by parking demand study approved by the Director</li><li>• Public Agency Corporation Yard - 1 per 2,500 sq. ft</li><li>• Public Utility - None required</li><li>• Recycling Collection Facility - 1 per 750 sq. ft.</li></ul>
PARKING REDUCTIONS	Parking reductions allowed for 14 reasons including but not limited to transit proximity, bus passes, extra EV charging stations, extra bicycle/motorcycle spaces, carpool spaces, infill incentive permit reductions, etc. (All parking requirements, exemptions, and reductions are contained in <a href="#">EMC 155.324.020</a> , <a href="#">155.324.030</a> , and <a href="#">155.324.040</a> )