

ORDINANCE NO. 739 N.S.

ZONING CODE AMENDMENT 97-004
 AN AMENDMENT TO THE ZONING AND MUNICIPAL CODES
 OF THE CITY OF EL PASO DE ROBLES
 WITH REGARDS TO STREAMLINING THE DEVELOPMENT REVIEW PROCESS
 (CITY OF PASO ROBLES)

WHEREAS, the City of Paso Robles has initiated Zone Change 97-004 to consider the appropriate amendments to the City's Zoning and Municipal Code, with the purpose and intent of streamlining the development review process; and

WHEREAS, streamlining the development review process is consistent with the City's adopted Economic Development Strategy and the goals discussed at the Streamlining Roundtable Discussion held on April 14, 1997; and

WHEREAS, the Zoning Code Amendment that is currently under consideration focuses on a review of what land uses are permitted in the respective zones, with the emphasis on examining what land uses should be "by right" versus land uses that should be subject to issuance of a Conditional Use Permit.

WHEREAS, public hearings were conducted by the Planning Commission on June 24, 1997 and by the City Council on July 1, 1997 to consider facts as presented in the staff report and to accept public testimony regarding this proposed Zoning Code / Municipal Code Amendment; and

WHEREAS, the City Council will be considering adoption of a Negative Declaration of environmental impact in conjunction with this Code Amendment; and

WHEREAS, at its meeting of July 1, 1997, the City Council considered the proposed Code Amendment and referred the subject to the Streamlining Subcommittee for review and recommendations; and

WHEREAS, at its meeting of December 16, 1997, after consideration of information received at a noticed public hearing, the City Council determined to approve Zoning Code Amendment 97-004 and the City Council gave first reading to this ordinance; and

WHEREAS, at its meeting of January 6, 1998, the City Council gave second reading to this ordinance, and

WHEREAS, this ordinance shall go into effect on February 5, 1998.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This code amendment is not inconsistent with the General Plan.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does ordain as follows:

1. The Zoning Code of the City of El Paso de Robles, Title 21 et seq., is hereby amended with regards to permitted and conditionally permitted land uses, adding Table 21.16.150 and modifying Table 21.16.200 in the manner described in the attached Exhibit "A".

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LAND USE R30 CP C-1 C-2 C-3 RC M PM AP

2. Transmission & receiving stations
 (not including ham operators, private
 microwave and radio dispatch)..... N N C C C C C C C

E. PRIVATE CLUB AND COMMERCIAL RECREATION

1. Indoor Facilities:

a. Amusement arcades (video/electronic
 games*, pinball, etc.)..... N P P P P P N N N
 b. Bowling alleys..... N N P P P P N N N
 c. Card rooms..... N N C C C N N N N
 d. Dance halls, dance schools..... N N C C C N N N N
 e. Gyms, health spas, etc..... N N P P P P P P P
 f. Pool/billiard halls..... N N P P P P N N N
 g. Racquetball, handball courts..... N N P P P P P P P
 h. Shooting Range..... N N N N P N P N P
 i. Skating Rink (ice, roller)..... N N P P P P N N N
 j. Theaters..... N C** P C** C** C** N N N

* 4 or more video/electronics games constitutes an arcade.

** Requires a finding that a theater will not be detrimental to the City's efforts to revitalize the historic downtown.

2. Outdoor facilities:

a. Amusement parks (permanent)..... N N N C C C C N N
 b. Ballfields, playgrounds, stadiums and
 amphitheaters..... N N N C C C C N C
 c. Carnivals, circuses, fairs, festivals,
 concerts, etc..... T T T T T T T T T
 d. Golf courses, driving ranges..... N N C P P P P P P
 e. Miniature auto/go-cart courses..... N N N N C C C N N
 f. Miniature golf..... N N P P P P C N C
 g. Off-road vehicle courses..... N N N N N N N N N
 h. Pools, waterslides..... N N N C C C C N C
 i. Shooting ranges..... N N N N C C N N C
 j. Tennis courts..... N N N P P P P P C

F. RETAIL COMMERCIAL

1. Automobiles, motorcycles, recreational
 vehicles, trucks, boats, farm equipment:

a. Parts sales (indoors, without
 installation)..... N N P P P P P N P
 b. Vehicle Sales (including auto service
 as ancillary use):
 (1) New and 25 percent or less used... N N N P P P P N P
 (2) More than 25% used..... N N N C C C C N C

2. Building Materials..... N N P P P P P P C

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LAND USE	R30	CP	C-1	C-2	C-3	RC	M	PM	AP
3. Cocktail Lounges & bars.....	N	C	C	C	C	C	C	N	C
4. Food & beverage sales (includes groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores).....	N	P	P	P	P	P	P	P	P
5. Fuel Dealers (includes propane, butane, fuel oil, gasoline, diesel fuel).....	N	N	N	C	C	C	C	N	C
6. Furniture, appliances, home furnishings..	N	N	P	P	P	P	P	P	P
7. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.)...	N	P	P	P	P	P	P	N	P
8. Mobile home sales.....	N	N	N	N	C	C	P	N	C
9. Nurseries (retail and wholesale).....	C	P	P	P	P	P	P	P	P
10. Outdoor sales:									
a. Peddlers.....	N	C	C	C	C	C	C	N	N
b. Parking lot sales and other promotional events where only on-site businesses are participating (if longer than seven days)	T	T	T	T	T	T	T	T	T
c. Parking lot sales and other promotional events where only on-site business are participating (seven days or less)	P	P	P	P	P	P	P	P	P
11. Pet stores.....	N	N	P	P	P	P	N	N	N
12. Restaurants:									
a. Drive-through.....	N	N	N	P*	P*	P*	P*	P*	P*
b. Sit-down and/or walk-up.....	N	P**	P**	P**	P**	P**	P**	P**P**	P**
c. Outdoor seating.....	N	P	P	P	P	P	P	P	P
d. Where liquor is served.....	N	P	P	P	P	P	P	P	P
e. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (greater than seven days).....	T	T	T	T	T	T	T	T	T
f. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (seven days or less).....	P	P	P	P	P	P	P	P	P

LAND USE _____ R30 CP C-1 C-2 C-3 RC M PM AP

H. TRANSIENT LODGINGS

1. Bed & breakfast inns.....	C	N	P	P	P	P	P	N	P
2. Campgrounds.....	N	N	N	C	C	C	C	N	C
3. Hotels & motels.....	N	N	P	P	P	C*	P	N	P
* Requires a finding that a hotel or motel will not be detrimental to the City's efforts to revitalize the historic downtown.									
4. Recreational vehicle parks.....	N	N	N	P	P	C	P	N	C

I. WHOLESALE AND STORAGE

1. Mini-storage facilities.....	N	N	N	N	P	N	P	P	P
2. Temporary construction yards in conjunction with valid building permit on the site of the building permit or on the immediately adjacent property.....	P	P	P	P	P	P	P	P	P
3. Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property).....	T	T	T	T	T	T	T	T	T
4. Warehousing.....	N	N	N	P	P	N	P	P	P
5. Wholesale & distribution (not including truck terminals and fuel dealers).....	N	N	N	P	P	N	P	P	P
6. Vehicle storage lots (automobiles, recreational vehicles, boats, trailers, trucks and construction and farm equipment as freestanding, commercial businesses).....	N	N	N	N	C	N	C	N	C

J. MANUFACTURING & PROCESSING

1. Apparel manufacturing.....	N	N	N	N	P	N	P	P	P
2. Chemical products manufacturing and processing.....	N	N	N	N	C	N	C	C	C
3. Concrete, gypsum & plaster products manufacturing and processing.....	N	N	N	N	N	N	C	C	P
4. Electrical equipment, electronic & scientific instruments manufacturing and assembly.....	N	N	N	N	P	N	P	P	P

LAND USE	R30	CP	C-1	C-2	C-3	RC	M	PM	AP
5. Food & kindred products processing (includes wholesale bakeries; does not include crop processing & packaging or meat packing/slaughterhouse).....	N	N	N	N	P	N	P	P	P
6. Furniture & fixtures manufacturing (does not include cabinet shops).....	N	N	N	N	P	N	P	P	P
7. Glass products manufacturing (does not include stained glass and glassblowing by artisans).....	N	N	N	N	P	N	P	P	P
8. Lumber & wood products manufacturing, processing & assembly:									
a. Cabinet shops.....	N	N	N	N	P	N	P	P	P
b. Prefabricated walls & trusses, fire- wood, plywood & veneer mills.....	N	N	N	N	P	N	P	P	P
9. Machinery, motor vehicle and transportation equipment manufacturing & assembly.....	N	N	N	N	P	N	P	P	P
10. Meat Packing, slaughterhouse.....	N	N	N	N	N	N	N	N	N
11. Metal industries: primary (includes foundries, smelting, refining, extruding, casting and plating).....	N	N	N	N	N	N	C	C	C
12. Metal fabrication (indoors only, includes sheet metal, machine shops, welding).....	N	N	N	N	P	N	P	P	P
13. Mobile home & modular building manufac- turing & assembly (indoors only).....	N	N	N	N	P	N	P	P	P
14. Outdoor manufacturing and assembly.....	N	N	N	N	C	N	C	C	C
15. Paper products manufacturing & assembly..	N	N	N	N	P	N	P	P	P
16. Paving materials manufacturing & processing (including roofing tar creosoted wood).....	N	N	N	N	N	N	C	C	C
17. Plastics, fiberglass, and rubber products manufacturing, processing & assembly.....	N	N	N	N	P	N	P	P	P
18. Recycling & scrap processing (includes auto dismantlers).....	N	N	N	N	N	N	C	N	C
19. Small scale manufacturing & assembly (includes artisans, jewelry, toys, brooms & brushes, etc.).....	N	N	N	N	P	N	P	P	P

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LAND USE	R30	CP	C-1	C-2	C-3	RC	M	PM	AP
20. Stone & cut stone products processing....	N	N	N	N	P	N	P	P	P
21. Structural clay & pottery-related products manufacturing.....	N	N	N	N	P	N	P	P	P
22. Testing laboratories (soils & materials testing, research and development).....	N	N	N	N	P	N	P	P	P
23. Textile mills.....	N	N	N	N	N	N	C	C	C
K. RESOURCE EXTRACTION									
1. Sand & gravel mining.....	N	N	N	N	C	C	C	C	N
2. Fill dirt mining.....	N	N	N	N	C	C	C	C	N
L. TRANSPORTATION									
1. Airport, landing strip, helicopter operations.....	N	N	N	N	N	N	N	N	P
2. Bus stations:									
a. Public.....	N	P	P	P	P	P	P	P	P
b. Private.....	N	N	C	C	C	C	C	C	C
3. Parking lots:									
a. Public (including park & ride lots)...	C	P	P	P	P	P	P	P	P
b. Private Off-street parking for commercial and industrial uses.....	C	P	P	P	P	P	P	P	P
4. Truck terminals.....	N	N	N	N	C	N	C	N	C
5. Truck stops.....	N	N	N	C	C	N	C	N	N
6. Multi-modal center.....	N	P	P	P	P	P	P	P	P
M. GENERAL ACCESSORY USES COMMON TO MOST ZONES									
1. Canopies & structures which project into the public right-of-way (subject to approval of an encroachment permit).....	N	P	P	P	P	P	P	N	N
2. Outdoor storage of materials and equipment*:									
a. If property and adjacent streets are improved and storage is screened as specified in Section 21.21.110....	P	P	P	P	P	P	P	P	P
b. If property and adjacent streets are not improved and storage is screened as specified in Section 21.21.110....	C	C	C	C	C	C	C	C	C

* This subsection addresses outdoor storage as an accessory use and not as a primary use, such as for retail building materials and equipment rental.

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LAND USE	R30	CP	C-1	C-2	C-3	RC	M	PM	AP
3. Outdoor display of merchandise for sale or rental in accordance with Section 21.21.120.....	P	P	P	P	P	P	P	P	P
4. Non-conforming uses and buildings (in conformance with Sections 21.20.340 and 21.20.350):									
a. Replace existing non-conforming use with a new, less non-conforming use.....	C	C	C	C	C	C	C	C	C
b. Additions to existing buildings containing a non-conforming use.....	C	C	C	C	C	C	C	C	C
c. Restoration of destroyed residential non-conforming use.....	C	C	C	C	C	C	C	C	C
d. Restoration of destroyed residential non-conforming building to previous state of non-conformity.....	C	C	C	C	C	C	C	C	C
e. Lot line adjustment between two buildings with non-conforming setbacks.....	C	C	C	C	C	C	C	C	C
5. Signs (subject to compliance with sign regulations contained within Chapter 21.19 including DRC approval):									
a. Wall-mounted, projecting, etc.....	P	P	P	P	P	P	P	P	P
b. Freestanding no more than 6 feet in height and no more than 32 square feet in area.....	P	P	P	P	P	P	P	P	P
c. Highway-oriented (higher than 6 feet and larger than 32 square feet).....	P	P	P	P	P	P	P	P	P
d. Billboards.....	C	C	C	C	C	C	C	C	C
e. Real estate directional signs.....	P	P	P	P	P	P	P	P	P
6. Trailer/temporary building use:									
a. For a construction office (within approved development projects).....	P	P	P	P	P	P	P	P	P
b. For a place of business/office:									
(1) in conjunction with an existing on-site business (two year maximum)..	T	T	T	T	T	T	T	T	T
(2) in conjunction with the construction of a building and with available paved parking (maximum of one year).....	P	P	P	P	P	P	N	N	N
(3) permanent.....	N	N	N	N	N	N	N	N	N

N. USES SIMILAR TO ANY OF THE ABOVE-LISTED USES

Any use not specifically listed above is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted or conditional use within a particular zoning district.

Table 21.16.160

DEVELOPMENT STANDARDS FOR THE AG, R-A, R-1, 4-2, R-3, R-4, R-3-O, OP, AND POS DISTRICTS
 (Please See Respective Zone Chapters for Specific Limitations)

Maximum Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard Street Side	Minimum Side Yard Interior	Minimum Rear Yard	Maximum Lot Coverage
32 feet ¹	20 acres	none	50 feet	50 feet	25 feet	25 feet	2 dwellings
30 feet ¹	3 acres	100 feet	25 feet	20 feet	20 feet	20 feet	40 percent
see R-1 Chap 21.16E	see R-1 Chap 21.16E	see R-1 Chap 21.16E	see R-1 Chap 21.16E	see R-1 Chap 21.16E	see R-1 Chap 21.16E	see R-1 Chap 21.16E	see R-1 Chap 21.16E
see MFR Chap 21.16I	see MFR Chap 21.16I	see MFR Chap 21.16I	see MFR Chap 21.16I	see MFR Chap 21.16I	see MFR Chap 21.16I	see MFR Chap 21.16I	see MFR Chap 21.16I
40 feet ³	6,000 corner 5,000 interior	60 ft. corner 50 ft. interior	15 feet	10 feet	5 feet	10 feet	75 percent
35 feet ³	7,000 sq. ft. ⁴	50 feet	15 feet	10 feet	5 feet	10 feet ⁵	75 percent
Chap 21.16F	Chap 21.16F	Chap 21.16F	Chap 21.16F	Chap 21.16F	Chap 21.16F	Chap 21.16F	Chap 21.16F

Minimum height for non-habitable buildings and structures: 50 feet

Accessory Buildings: side yard setback on rear 1/2 of lot: 3 feet; rear yard 3 feet; min. bldg area in R-3-0 Zone: 2,175 sq ft per d.u.

Building Height Maximums for Accessory Structures: 20 feet

in the OP Zone are a minimum of 140 feet in depth

Yards: 5 feet for detached accessory garage; 3 feet for other detached accessory structures

EXHIBIT B

2. The Zoning Code of the City of El Paso de Robles, Title 21 et seq., is hereby amended with regards to development requirements for the R-A and R-3-0 Districts, by deletion of Table 21.16.010 (R-A District) and Table 21.16.060 (R-3-0 District), and adding Table 21.16.160 (Development Standards) in the manner described in the attached Exhibit "B".

Section 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

Section 2. Effective Date. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.


Section 3. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinance, motions, resolutions, rules and regulations are hereby repealed.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared invalid or unconstitutional.

Introduced at a regular meeting of the City Council held on 16 December 1997, and passed and adopted by the City Council of El Paso de Robles on the 6th day of January 1998, by the following roll call vote, to wit:

AYES: Iversen, Macklin, Swanson, and Picanco
NOES: None
ABSENT: Baron


QUANE PICANCO, MAYOR
City of El Paso de Robles

ATTEST:


MADELYN PAASCH, CITY CLERK

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Table 21.16.150
PERMITTED LAND USES: AGRICULTURAL, RESIDENTIAL
AND OPEN SPACE ZONING DISTRICTS

EXPLANATION OF CODES USES IN THIS CHART:

P – (permitted use) indicates a land use that does not require a Conditional Use Permit

C – (conditional use) indicates a land use that requires a Conditional Use Permit

N – (non-permitted use) indicates a land use that is not permitted

Note: All uses are subject to compliance with the general regulations and performance standards contained in Chapters 21.20 and 21.21, and specific limits / restrictions contained in the respective Chapters of the Zoning Code. The listed uses are “primary uses” of the property; accessory uses are as provided for in the respective zoning code provisions. Please also note overlay district provisions.

<u>LAND USE</u>	<u>AG</u>	<u>R-A</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-3-O</u>	<u>R-4</u>	<u>OP</u>	<u>POS</u>
Animal hospitals, veterinary clinics (includes overnight boarding as an accessory use), kennels	P	C	N	N	N	N	N	N	N
Animal keeping and raising (subject to AG Zone limits)	P	N	N	N	N	N	N	N	C
Animal Husbandry (except commercial dairies, goat or hog farms, commercial poultry farms, animal hospitals, kennel or veterinary)	P	P	N	N	N	N	N	N	C
Bed and Breakfast *With restrictions	C	C	C*	C*	C*	C*	C*	C*	C
Boarding houses and rooming houses	N	N	N	C	C	C	C	N	N
Café, restaurant, tea rooms on Spring St.	N	N	N	N	N	N	N	P	N
Caretaker dwelling units (appurtenant to a commercial business) * Req. DRC approval	P	N	N	N	N	N	N	P*	P*
Churches	N	C	C	C	C	C	C	C	N

EXHIBIT A

ABJ657

LAND USE	AG	R-A	R-1	R-2	R-3	R-3-O	R-4	OP	POS
Composting, green waste recycling	C	N	N	N	N	N	N	N	N
Convalescent care or skilled nursing facilities	N	N	N	C	C	C	C	N	N
Conversion of apartments to condominiums	N	N	N	P	P	P	P	N	N
Crop Production (dry and irrigated farming, orchards, vineyards)	P	P	C	N	N	N	N	N	P
Day care centers (six or fewer children)	P	P	P	P	P	P	P	P	P
Day care centers for more than six children	C	C	C	C	C	C	C	C	C
Detached accessory buildings greater than specified height and size * DRC Approval	P	P	P*	P*	P*	P*	P*	P*	P*
Duplexes and two-unit dwelling groups	N	N	N	P	P	P	P	C	N
Feed and Sales Yards (not to include slaughter houses or yards)	C	C	N	N	N	N	N	N	N
Florist, incl. outdoor disp.	N	N	N	N	N	N	N	C	N
Grazing of horses, cattle sheep	P	P	N	N	N	N	N	N	P
Guest house without kitchen facilities	N	N	C	P	P	P	P	P	N
Horse stables, commercial dairies, equestrian facil.	C	C	N	N	N	N	N	N	C
Horticultural Uses	P	P	N	N	N	N	N	N	P
Medical and dental offices, specifically excluding clinics, social services facilities, hospitals, emergency/urgent care and outpatient services	N	N	N	N	N	N	N	P	N
Mining for sand, gravel and/or fill dirt	C	C	N	N	N	N	N	N	C

LAND USE	AG	R-A	R-1	R-2	R-3	R-3-O	R-4	OP	POS
Residential care facilities for elderly, handicapped for six or fewer residents	N	N	P	P	P	P	P	N	N
Residential care facilities for elderly, handicapped for more than 6 residents	N	N	C	C	C	C	C	N	N
Sales of agricultural products (temporary)	P	N	N	N	N	N	N	N	P
Sales of agricultural products (year round)	C	N	N	N	N	N	N	N	C
Senior housing unit ("Granny unit") *DRC Approval	P*	P*	P*	P*	P*	P*	P*	P*	P*
Single Family Dwelling *Requires DRC approval **20 Acre Min Lot Size or requires a CUP	P	P	P	P	P	P	P	P*	P**
Temporary farm labor housing	C	N	N	N	N	N	N	N	N
Trailer/temporary building as a construction office or temporary place of business Less than 90 days More than 90 days * Temp. Use Permit	P*	P*	P*	P*	P*	P*	P*	P*	P*
Transmission and receiving stations (not including ham operators, private microwave and radio dispatch)	P	N	N	N	N	N	N	N	N
Wineries	P	C	N	N	N	N	N	N	C
Wine-tasting room	P	C	C	N	N	N	N	N	P

LAND USE	
5. Equestrian facilities (includes stables, riding, training and showing facilities).....	N N N N N N N
7. Outdoor sales of agricultural products and certified farmers' Christmas tree and pumpkin stands (including Christmas tree and pumpkin stands with a caretaker unit T)	N P T N P T N P T N P T N
7. Outdoor sales of agricultural products; year-round roadside produce stands	N P T N P T N P T N P T N
6. Feed lots, livestock auctions/sales yards.....	C G P C G P C G P C G P C
B. RESIDENTIAL	
1. Boardinghouse, roominghouse.....	C C C C C C C C C C C C C
2. Caretaker apartments and other residences in commercial and industrial zones: <ul style="list-style-type: none"> a. One per facility/business..... b. More than one per facility/business 	C C C C C C C C C C C C C C
3. Convalescent care facilities/nursing homes.....	C C C C C C C C C C C C C
4. Group homes (convents, monasteries, fraternalism, sororities).....	P P P P P P P P P P P P P
5. Home occupations on individual lots to regulate business conforming <ul style="list-style-type: none"> a. As permanent caretaker units during construction of a permanent building b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
6. Mobile homes <ul style="list-style-type: none"> a. Permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
7. Mobile home parks.....	P P P P P P P P P P P P P
8. Multiple family (2 or more residential units per lot as a primary land use): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N
9. Residential care facilities (for the elderly, handicapped, etc.): <ul style="list-style-type: none"> a. As permanent residential construction b. As temporary caretaker units during construction of a permanent building 	P N P N P N P N P N P N P N

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c. Second units for related senior citizens.....	P*	N	N	N	N	N	N	N	N	N
d. Guest house without kitchen facilities.....	P*	N	N	N	N	N	N	N	N	N

* Not to be in addition to the maximum permissible density.

C. INSTITUTIONAL, PUBLIC & QUASI-PUBLIC

1. Cemeteries (including pet cemeteries)....	N	N	N	N	N	N	N	N	N	P*
* In Airport Clearzone only.										
2. Churches (including meeting halls & Sunday schools as accessory uses).....	C	N	C	C	C	N	C	N	N	
3. Day care centers:										
a. 6 children or less.....	P	P	P	P	P	P	P	P	P	P
b. More than 6 children.....	C	C	C	C	C	C	C	C	C	C
4. Libraries, museums and art galleries (private).....	P	P	P	P	P	P	P	P	P	P
5. Convention centers (private).....	N	N	P	P	P	P	P	P	P	P
6. Public facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.).....	C	P	P	P	P	P	P	P	P	P
7. Public parks, playgrounds, ballfields....	C	P	P	P	P	P	P	P	P	P
8. Public utilities facilities:										
a. Wells, pump stations, switching and relay boxes.....	P	P	P	P	P	P	P	P	P	P
b. Pipelines & power transmission lines..	P	P	P	P	P	P	P	P	P	P
c. Water tanks, electrical substations...	C	C	C	C	C	C	C	C	C	C
9. Retreat houses.....	N	N	N	N	N	N	N	N	N	N
10. Schools:										
a. Public, all levels.....	P	P	P	P	P	P	P	P	P	P
b. Private preschool - 12th grade.....	C	C	C	C	C	N	C	C	C	C
c. Business, trade, dance schools.....	N	N	P	P	P	P	P	P	P	P
11. Social halls, clubs, lodges, scouts and fraternal organizations.....	C	C	P	P	P	C	P	P	P	P

D. COMMUNICATIONS

1. Broadcasting studios.....	N	N	P	P	P	P	P	P	P	P
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