

11 G Street Zoning is T4N 30/40

Table 2.3.070.A Use Table (Continued)		Form-Based Zones					
	T4				T5		
	N	N-O	MS	MS-O	N	N-O	MS
Commercial							
Animal Retail Sales, excluding exterior kennel, pen or run ⁷	P ²	P ²	P	P	P ²	P ²	P
Artisan/ Craft Production	P ²	P ²	P	P	P ²	P ²	P
Building Materials and Supplies ⁸	P ²	P ²	P	P	P ²	P ²	P
Convenience Market ⁹	CZ	A	CZ	A	CZ	A	CZ
Grocery Store and Supermarket ⁹	P	P	P	P	P	P	P
Gun Shop	-	-	-	-	-	-	-
Kiosk ¹⁰	A ²	P ²	A	P	A ²	P ²	A
Liquor Store	P ²	P ²	P	P	P ²	P ²	P
Retail							
Retail General ^{8,11}	P ²	P ²	P	P	P ²	P ²	P
Curbside pick up	P	P	P	P	P	P	P
Drive-thru service ²⁴	-	-	-	-	-	-	-
Secondhand Store, Pawnshop ¹²	CZ ²	A ²	CZ	A	CZ ²	A ²	CZ
Entertainment							
Bar/ Cocktail Lounge/ Nightclub	CZ ²	A ²	CZ	A	CZ ²	A ²	CZ
Recreational Facility, indoors or outdoors							
Bowling Alley ¹³	-	-	-	-	C	CZ	-
Game Center ¹⁴	-	-	C ¹	CZ ¹	C ¹	CZ ¹	-
Poolhalls/ Billiard, Theater ¹⁵	P	P	P	P	P	P	P
Food							
Indoor Eating Area							
Food Service Establishment	P	P	P	P	P	P	P
Food Service Establishments with Alcohol Sales	A	A	P	P	A	A	P
Key							
P = Permitted by Right	A = Administrative Use Permit	CZ = Conditional Use Permit/ Zoning Administrator	C = Conditional Permit/ Planning Commission	- = Not Allowed			

Table 2.3.070.A Use Table (Continued)		Form-Based Zones						
		T4				T5		
		N	N-O	MS	MS-O	N	N-O	MS
Food (Continued)								
Curbside pick up		P	P	P	P	P	P	P
Drive-thru service ^{16,24}		-	-	-	-	-	-	-
Outdoor Eating Area ^{17,1}		A ¹	P ¹	P ¹	P ¹	A ¹	P ¹	P ¹
Lodging								
Bed and breakfast inn		C	CZ	C	CZ	C	CZ	C
Hotel/ Motel		C	CZ	C	CZ	C	CZ	C
Medical Office								
Medical Service		P ²	P ²	P ³	P ³	P ²	P ²	P ³
Office								
Laboratory		CZ	A	CZ ³	A ³	CZ	A	CZ ³
Research and Development		CZ	A	CZ ³	A ³	CZ	A	CZ ³
Office, General		P ^{1,2}	P ^{1,2}	P ^{1,3}	P ^{1,3}	P ^{1,2}	P ^{1,2}	P ^{1,3}
Services								
Animal Care								
Animal Hospital		C	CZ	C ³	CZ ³	C	CZ	C ³
Indoor/Outdoor kennels		C	CZ	C ³	CZ ³	C	CZ	C ³
Veterinary Clinic		CZ	A	CZ ³	A ³	CZ	A	CZ ³
Business Sales and Services		P ²	P ²	P	P	P ²	P ²	P
Catering Establishment		P	P	CZ ³	A ³	P	P	CZ ³
Financial Service and Institution		P ¹	P ¹	P ^{1,3}	P ^{1,3}	P ¹	P ¹	P ^{1,3}
Hospital/Major Medical Facility		C	CZ	-	-	C	CZ	-
Outdoor Storage, including temporary or permanent storage containers		CZ	A	-	-	CZ	A	-
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		T4				T5		
		N	N-O	MS	MS-O	N	N-O	MS
Services, Personal								
Day Care Center (14 or more children or adults)		CZ	A	CZ	A	CZ	A	CZ
Dry Cleaning Establishment, with on-site processing		CZ	A	CZ	A	CZ	A	CZ
Family Day Care								
14 children or less, if within residence		P	P	P	P	P	P	P
Small Day Care Facility, 14 children or less not in a residence		P	P	P	P	P	P	P
Large Day Care Facility, over 14 children		CZ ¹	A ¹	CZ ¹	A ¹	CZ ¹	A ¹	CZ ¹
Fitness/ Recreation Facility								
Less than 2,500 sf		P	P	P	P	P	P	P
2,500 sf or more		A	A	A	A	A	A	A
Fortunetelling ¹⁸		-	-	A ^{1,3}	A ^{1,3}	A ¹	A ¹	A ^{1,3}
Funeral and Interment Services, including mortuary, but excluding crematory		CZ	A	-	-	CZ	A	-
Music Rehearsal/ Recording Studio		CZ	A	CZ ³	A ³	CZ	A	CZ ³
Personal Service ^{9,19}		P	P	P	P	P	P	P
Personal Service, Drive-thru		-	-	-	-	-	-	-
School								
Parochial, Private		C	CZ ²	C	CZ ²	C	CZ ²	C
Public		P	P	P	P	P	P	P
Specialized Education and Training								
Less than 2,000sf		P	P	P	P	P	P	P
2,000sf or more		CZ	A	CZ	A	CZ	A	CZ
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		T4				T5	
		N	N-O	MS	MS-O	N	N-O
Public Assembly							
Religious Institution (church, temple, mosque, place of worship)	C	CZ ²	C	CZ ²	C	CZ ²	C
Public and Quasi-Public							
Community Garden	P ¹	P ¹	-	-	P ¹	P ¹	-
Club/ Lodge, including youth group	C	CZ	P	P	C	CZ	P
Public Park, Playground, and Recreational Facility	P	P	P	P	P	P	P
Public and Utility Facility	C	CZ	C	CZ	C	CZ	C
Public Facility, Other (Police, Fire Department, Paramedic, Post Office, etc.)	C	CZ	C	CZ	C	CZ	C
Residential							
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P
Animal Keeping	A ¹	A ¹	A ^{1,3}	A ^{1,3}	A ¹	A ¹	A ^{1,3}
Boarding House	A	A	A ^{1,3}	A ^{1,3}	A	A	A ^{1,3}
Caretaker's Residence	A	A	A ^{1,3}	A ^{1,3}	A	A	A ^{1,3}
Emergency Shelter for the Homeless							
Temporary	C	CZ	C	CZ	C	CZ	C
Home Occupation ²⁰	P	P	P ¹	P ¹	P	P	P ¹
Live/ Work ²¹	P	P	P	P ¹	P	P	P
Residential ²¹	P	P	P ³	P ³	P	P	P ³
Residential Care Facility for the disabled in dwelling unit ²¹	P	P	P	P	P	P	P
Residential Care Facility, Other							
Small (0—6 residents)	P	P	P	P	P	P	P
Large (7 or more residents)	C	CZ	C	CZ	C	CZ	C
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	T4				T5		
	N	N-O	MS	MS-O	N	N-O	MS
Temporary Use							
Temporary Use ²²	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹
Transportation							
Bus Station	-	-	-	-	C	CZ	C
"Park and Ride" Facility	CZ	A	-	-	CZ	A	CZ
Parking Facility, commercial or municipal	CZ	A	CZ	A	CZ	A	CZ
Rideshare Station ²³	C	CZ	-	-	C	CZ	C
Transit Station, public or transitway	C	CZ	-	-	C	CZ	C
Other Uses							
Wireless Telecommunication Facilities ²⁵	A	A	A	A	A	A	A
¹ See SRMC Chapter 14.21 (Administrative Use Permits) Performance Standards for additional requirements.							
² Max. 2,500 sf per building.							
³ Not allowed on the ground floor within 30' of the sidewalk. Allowed on ground floor along side street if at least 15' from the front of the lot.							
⁴ Shall not be located within one thousand feet (1,000') from: schools (public and private elementary, junior high, and high schools), public parks, public libraries, arcades, youth/teen centers, community/recreation centers, licensed day care centers for children, shopping malls, and houses of worship with organized youth programs, as measured from the property lines of each parcel.							
⁵ See SRMC Section 14.16.160 (Gasoline Stations)							
⁶ See SRMC Section 14.17.090 (Motor Vehicle Repair Uses)							
⁷ See SRMC Chapter 10.24 (Dog Kennels and Pet Shops)							
⁸ See SRMC Section 14.17.120 (Outdoor Storage)							
⁹ Operating after eleven p.m. (11:00 p.m.) requires a use permit (CZ)							
¹⁰ See SRMC Section 14.16.115 (Emergency Shelters - Permanent)							
¹¹ See SRMC Chapter 10.16 (Auctions)							
¹² See SRMC Chapter 10.20 (Pawnbrokers and Secondhand Dealers)							
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¹³ See SRMC Chapter 10.32 (Bowling Alleys)

¹⁴ See SRMC Section 14.17.070 (Game Arcades)

¹⁵ CZ applies if there is a liquor sales use with no food service.

¹⁶ This use allowed in West End Village and Montecito Commercial.

¹⁷ For outdoor eating areas on private property, see SRMC Section 14.17.110 (Outdoor Eating Areas Proposed in Conjunction with Food Service Establishments) standards. For outdoor seating areas located on city sidewalks or rights-of-way, see SRMC Section 14.16.277 (Use Of City Sidewalks and Rights-of-way for Outdoor Eating Areas) standards.

¹⁸ See SRMC Section 14.17.060 (Fortunetelling)

¹⁹ See SRMC Chapter 8.34.

²⁰ See SRMC Section 14.16.220 (Home Occupations)

²¹ See SRMC Section 14.17.100 (Residential Uses in Commercial Districts)

²² See SRMC Section 14.17.130 (Temporary Uses)

²³ See SRMC Chapter 10.60 (Vehicles for Hire)

²⁴ Existing as of December 31, 2020.

²⁵ Subject to stealth design requirements.

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