

ATTACHMENT 3

Implementation Program Section 22.62.080, Tables 5-3-c, 5-3-d, 5-3-e and 5-3-f

TABLE 5-3-c - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit requirements and Standards in Section
	C-VCR Village Commercial Residential (3), (4)	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RESIDENTIAL USES						
Affordable housing	P, <u>PP</u>	U	U	P	P (9)	
Group homes, 6 or fewer residents	P, <u>PP</u>	U	—	P	—	22.32.080
Group homes, 7 or more residents	U	U	—	U	—	22.32.080
Guest houses	P, <u>PP</u>	U	—	P	—	22.32.090
Home occupations	P, <u>PP</u>	U	—	P	—	22.32.100
Multi-family dwellings	U	U	U	P	—(9)	22.32.150
Organizational houses	U	U	—	U	—	
Residential accessory uses and structures	P, <u>PP</u>	U	—	P	—	22.32.130
Residential Second Units	P, <u>PP</u>	P	P	P	—	22.32.140
Room rentals	P, <u>PP</u>	U	—	P	—	
Single-family dwellings	P, <u>PP</u>	U	U	P	—(9)	22.32.150
Tennis and other recreational uses	U	U	U	P	—	22.32.130
Two-family dwellings	U	U	U	P	—(9)	22.32.150

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirements	Procedure is in Section:
PP	Principal permitted use	
P	Permitted use. (2)	
U	Conditional use, Use Permit required. (2)	Chapter 22.48
—	Use not allowed. (See 22.02.020.E regarding uses not listed.)	

Notes:

- (1) Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- (2) Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.
- (3) Within the mapped village commercial core area of the C-VCR zone, Commercial shall be the principal permitted use of the C-VCR zone shall be commercial and Residential shall be a permitted use. In this area Residential shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property within the commercial core area (i.e. the central portion of each village that is predominantly commercial). Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed provided that the development maintains and/or enhances

the established character of village commercial core areas. ~~Existing legally established residential uses in the C-VCR zone on the ground floor and road-facing side of the property can be maintained.~~

The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

(4) Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.

(8) All dwellings in these zoning districts shall be accessory to the primary commercial use. See 22.32.150 (Residential Uses in Commercial/Mixed Use Areas).

(9) Employee housing is permitted with Design Review requirements independent of and in addition to Coastal Permit requirements. See Chapter 22.42 (Design Review). Such housing would be a Conditional Use.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

TABLE 5-3-d - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
	C-VCR Village Commercial Residential (3), (4)	C-H1 Limited Roadside Business	C-CP Planned Commercial	C-RMPC Residential Commercial Multiple Planned	C-RCR Resort and Commercial Recreation	
RETAIL TRADE USES						
Accessory retail uses	PP, <u>P</u>	U	PP	PP	—	22.32.020
Auto, mobile home, vehicle and parts sales, new	U	—	—	U	—	
Auto sales, used	U	—	—	U	—	
Bars and drinking places	U	—	U	U	U	
Building material stores	U	U	U	U	—	
Farmers' markets	U	U	U	U	—	
Fuel and ice dealers	U	U	U	U	—	
Furniture, furnishings, and equipment stores	PP, <u>P</u>	U	PP	PP	—	
Grocery stores	PP, <u>P</u>	U	PP	PP	—	
Liquor stores	PP, <u>P</u>	U	PP	PP	—	
Outdoor retail sales and activities	U	U	U	U	—	
Outdoor retail sales, temporary	U	U	U	U	—	
Restaurants, 40 patrons or less	PP, <u>P</u>	PP	PP	PP	U	
Restaurants, more than 40 patrons	U	U	U	U	U	
Restaurants, with liquor and/or entertainment	U	U	U	U	U	
Restaurants, take-out, fast food	U	U	U	U	U	
Retail stores, general merchandise	PP, <u>P</u>	U	PP	PP	—	
Retail stores, visitor/collector	U	U	U	U	—	
Second hand stores	U	U	U	U	—	

Shopping centers	U	U	U	U	—	
Tobacco retail establishments	—	U	U	—	—	22.32.170

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Notes:

- Listed land uses must be consistent with definitions in Article VIII (Development Code Definitions).
- Design review requirements are contained in Chapter 22.42 rather than in the LCP and such design review requirements apply independent of, and in addition to, coastal permit requirements.
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The maintenance and repair of any legal existing residential use shall be exempt from the above provision and shall be permitted.

- Outside of the mapped village commercial core area of the C-VCR zone, Residential shall be principal permitted use.

Development shall also be consistent, as applicable, with Chapters 22.130 (Definitions), 22.32 (Standards for Specific Land Uses), 22.64 (Coastal Zone Development and Resource Management Standards), 22.65 (Coastal Zone Planned District Development Standards), 22.66 (Coastal Zone Community Standards), and 22.68 (Coastal Permit Requirements).

TABLE 5-3-e - ALLOWED USES AND PERMIT REQUIREMENTS FOR COASTAL COMMERCIAL/MIXED USE DISTRICTS (Continued)

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT					See Permit Requirements and Standards in Section
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SERVICE USES						
Automatic teller machine (ATM), not at bank	PP,P	P	PP	PP	P	
Banks and financial services (no drive-thru)	PP,P	—	PP	PP	—	
Bed and breakfast, 3 or fewer guest rooms	PP,P	U	—	PP	—	22.32.040
Bed and breakfast, 4 or 5 guest rooms	U	U	—	U	—	22.32.040

Business support services	P	—	P	P	—	
Cemeteries, columbariums and mortuaries	—	U	—	U	—	
Child day-care centers	U	U	U	U	—	22.32.050
Child day-care, large family day-care homes	P	P	P	P	—	22.32.050
Child day-care, small family day-care homes	P	P	P	P	—	22.32.050
Construction yards	—	—	—	U	—	
Homeless shelters	—	—	P	—	—	22.32.095
Hotels and motels	U	U	U	U	PP	
Medical services - Clinics and laboratories	U	U	U	U	—	
Medical services - Hospitals and extended care	U	U	U	U	U	
Offices	PP, P	U	PP	PP	—	
Personal services	PP, P	—	PP	PP	—	
Public utility or safety facilities	U	U	U	U	U	
Repair and maintenance – consumer products	P	—	P	P	—	
Repair and maintenance – vehicles	U	U	U	U	—	
Service stations	U	U	U	U	U	22.32.160
Storage, accessory	P	P	P	P	U	
Veterinary clinics and animal hospitals	U	U	U	U	—	
Warehousing	U	—	U	U	—	

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TRANSPORTATION & COMMUNICATIONS USES						
Commercial parking and vehicle storage	U	—	U	U	—	
Harbors	U	—	U	U	U	
Marinas	U	—	U	U	U	
Pipelines and utility lines	U	U	U	U	U	
Telecommunications facilities	U	U	U	U	U	22.32.165
Transit stations and terminals	U	—	U	U	U	
Transit stop shelters	PP, PP	P	P	P	P	
Vehicle and freight terminals	—	—	P	U	—	

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