# ARTICLE 15.5 "ESD" EAST STREET DISTRICT

SEC. 25-15.5-01 PURPOSE.

To provide standards for properties located within the boundaries of the East Street Corridor specific plan. (Ord. No. 1314, § 12.)

SEC. 25-15.5-10 PERMITTED USES.

All permitted uses per the East Street Corridor specific plan. See land use area matrix. (Ord. No. 1314, § 12.)

SEC. 25-15.5-20 AREA DEVELOPMENT STANDARDS.

Per the East Street Corridor specific plan. See the "area development standards." (Ord. No. 1314, § 12.)

SEC. 25-15.5-30 OTHER REQUIRED CONDITIONS.

- A. All projects located within this zone must comply with the city East Street Corridor specific plan. Where standards are not specified in the East Street Corridor specific plan, the requirements of the Zoning Ordinance shall be followed.
- B. All development within this zone must comply with the design guidelines contained in the East Street Corridor specific plan. (Ord. No. 1314, § 12.)

#### SEC. 25-15.5-40. LAND USE MATRIX.

The purpose of the Land Use Matrix is to designate the uses permitted within each area of the East Street Corridor specific plan. To determine in which area a particular use is allowed:

- 1. Find the use in the left-hand column. Read across the matrix until either a "letter" or an "x" appears in one of the columns.
- 2. If an "x" appears in a column, the use is allowed by right within that area.
- 3. If a "letter" appears, this means that the use is allowed in the area represented by that column, but only if the following conditions are complied with:

#### **Letter Condition**

- a. Accessory use, incidental to principal use.
- b. Conditional use permit required if for more than six guests, persons or dwelling units.
- c. Conditional use permit required.
- d. Conditional use permit required if abutting any residential zone.
- e. Conditional use permit required if gross floor area exceeds two thousand five hundred square feet.
- f. Temporary outdoor uses: See Section 25-13-30 of the Zoning Ordinance for specific requirements.
- g. Conditional use permit required. A list of permitted uses may be approved with the use permit.
- h. Conditional use permit required and subject to the following restrictions:
  - ii. Such use must be located more than seven hundred and fifty (750) feet from any of the following zones: A-1, O-S, R-1, R-2, R-M, MB, N-P and Areas A, B and C.
  - iii. Such use must be located more than one thousand feet from any other adult bookstore or adult motion picture theater.
  - iv. Conditional use permit required and subject to the following restrictions if required by Section 15.30 of the municipal code to obtain a license.
  - v. Such use must be located more than seven hundred fifty feet from any of the following zones: R-1, R-2, R-M, or N-P and Areas A, B and C.
- i. Refer to Article VI of Chapter 13 of the municipal code for specific requirements.

- j. Conditional use permit required if associated with gasoline sales, and/or sales of alcoholic beverages or open between 10:00 P.M. and 7:00 A.M. subject to location requirements as follows:
  - 1. Not allowed within five hundred feet of a public, or private school (K-12) or playground.
- k. Refer to land use matrix (Areas A & B) of the downtown specific plan. Applied only to commercial and indoor facilities.
- 1. Refer to the downtown specific plan and the land use area matrix contained in Article 14.5.
- m. Conditional use permit required and subject to the following restrictions:
  - 1. Such use must be located more than one thousand feet from any other such use.
- n. Subject to Section 25-21-50 of the zoning ordinance.
- o. The addition shall not exceed ten percent of existing living area. "Living area" means the interior inhabitable area of a dwelling unit including basements and attics and shall not include a garage or any accessory structure. Subject to approval of the Zoning Administrator. May be approved without public hearing.
- p. Existing uses in N-P zone on December 6, 1979. These uses may be replaced with new structures containing the same number of, but no additional, dwelling units, rooms or beds than existed on December 6, 1979. Nursing and convalescent homes may be expanded or enlarged by conditional use permit.
- q. Office must be converted to residences when sales activity ceases.
- r. Conditional use permit subject to Section 25-21-30 of the Zoning Ordinance.
- z. Zoning administrator permit required.

- 4. If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column.
- 5. The planning commission shall interpret the appropriate zone for any land use not specifically listed in the table, based on a finding of consistency with the purpose of the zone and that use is of the same general character as that of the uses permitted in that zone.
- 6. Nonconforming uses are subject to Section 25-21-55 of the Zoning Ordinance with the following exception: the planning commission may grant a one time extension of one year to continue the nonconforming use.

## EAST STREET DISTRICT AREAS ESD AREA DEVELOPMENT STANDARDS

	A	B*	C*	D*	E*	F*
Height	40'	30'	40'	65'	35'	35'
Parking	Per Zoning	Per Zoning	Per Zoning	Per Zoning	Per Zoning	Per Zoning
	Ordinance	Ordinance	Ordinance	Ordinance	Ordinance	Ordinance
Lot Coverage	DU3.0	DU8.0	DU0.0	DU0.0	DU0.0	DU0.0
Residential	to 8.0	to 25.0	to 25.0	to 25.0	to 25.0	to 25.0
Nonresidential		50%	60% to 150%	80% to 150%	60% to 150%	50% to 150%

DU--Dwelling Units per Acre

### Setbacks. Building shall be setback from property lines as follows:

	STREET	TFRONT	SIDE YARD	REAR
USE	Minimum	Maximum	Minimum	Minimum
Retail	A	В	С	С
Office	A	В	С	С
Industrial	D	В	С	С
Multi-family	10 feet	20 feet	10 feet	Е
Single-family	F	25 feet	5 feet	20 feet

NOTES:

- A. Where a parkway planter between the sidewalk and street exist or is to be built as part of the project, the minimum front yard setback is to be 0'. Where a parkway planter does not exist the frontage minimum setback 8'-0". Setbacks between 0' and 8'-0" are not allowed.
- B. See section 4.4.A.2., Figure 4.8, of the East Street Corridor specific plan.
- C. 20'-0' where adjacent to residential, 5'-0' elsewhere.
- D. 8'-0" for buildings up to 100' long. Add 1'-0" to the setback for each additional 10' in building length.
- E. Where multifamily buildings have rear yards or buildings with one plan dimension 1.5 time or greater than the other dimension a setback of 15'-0" for the rear yard or from the long side of the building shall be provided.
- F. 15'0" for the habitable space (excluding an open porch without enclosed space above it) and 20'-0" for the garage. (Ord. No. 1314 Sec. 12).

<sup>\*</sup>Buildings within 800 feet of the intersection of East Street and East and East Main Street and outside of the area A may be four stories in height or sixty feet.

USES	ZONES					
	A	В	C	D	E	F
Accessory buildings and uses customarily appurtenant to a permitted use	X	х	Z	х	х	х
Adult bookstores				h	h	h
Adult motion picture theaters				h	h	h
Ambulance service					с	х
Antique stores			х	х	х	
Apartments and multifamily dwellings	p		С			
Appliance sales, service, and supply			z	Х	Х	Х
Auto sales, new and used, including RV, trailer and motor					с	С
Auto rental or lease agency, including and trailer rental and limousine service					с	с
Auto parts and accessory store, including radio, stereo, or CB shop			c		X	X
Auto and truck service stations			с		d/z	х
Auto—minor service and repair. Includes such uses as tire sales and service radiator replacement; brake service; diagnosis and tune-up; glass installation and smog inspection					<u>c</u>	<u>X</u>
Auto—major service and repair. Includes such uses as transmission rebuild; radiator rebuild; starter/generator rebuild; body repair; paint shop and machine shop					с	С
Auto—lube shop					с	С
Bakeries			х	Х	х	х
Barber and beauty shops			х	Х	X	Х
Bars, Cocktail lounges, and taverns			С	С	с	С
Bed and breakfast facilities	Z		z		с	с
Boarding and rooming houses	p				b	
Bowling alleys					с	С
Bus depot			с	с	с	С
Cabinet, carpenter, and woodworking					С	С

USES	ZONES					
	A	В	C	D	E	F
Cafes, coffee shops and restaurants, except drive through facilities			х	Х	Х	Х
Card rooms					С	С
Car washes					z	Х
Churches		с			с	с
Clothes cleaning and laundry pick-up stations			z	z	Х	Х
Commercial recreation facilities, other than listed in Table 2.4			С	z	С	С
Communication and public utility service facilities					с	с
Dance halls					С	с
Day care centers		С	С	с	С	
Deep lot development		r	r			
Drive-in, fast foods, self service, take-out restaurants			С		с	с
Drug stores and pharmacies		Х	х	Х	Х	
Electrical sales, service, and supply			С		х	X
Family day care homes max/ 14 children	х	Х	х			
Film processing pick-up stations			х	х	Х	Х
Financial institutions, without drive-through facilities			х	х	Х	Х
Financial institutions, with drive-through facilities			С	С	с	с
Fire extinguisher sales and service			С		с	Х
Florists			Х	Х	Х	Х
Flea markets						с
Food & grocery store			Z	z	х	Х
Fortunetelling				m	m	m
Foster homes, residential care homes	b					

USES		ZONES					
	A	В	С	D	E	F	
Funeral homes and mortuaries			Z	Z	х		
Gift shops, curio			X	Х	X		
Glass sales, service, and supply			Z		х	Х	
Hardware stores			Х	х	Х	Х	
Heating and air conditioning sales, service and supply			Z		X	Х	
Home occupations	q	q	q				
Hospitals					с	С	
Hotels and motels			c	С	с	С	
Hydraulic equipment, well drilling sales service and supply						С	
Janitorial					с	Х	
Laundromats			Z	Z	х	Х	
Laundry, dry cleaning plants					с	С	
Liquor sales, on and off sale			С	С	с	С	
Live/work units			Z	Z	Z		
Locksmiths			Z	х	X	Х	
Machine Shops						С	
Massage Establishment				i	i	i	
Medical and Dental Clinics			Х	Х	X	х	
Medical laboratories			Х	Х	Х	Х	
Mini marts			c	С	j	j	
Miniature golf						с	
Mobile Homes on Permanent Foundation	n	z					
Mobile home parks	n	z					

USES	ZONES					
	A	В	C	D	E	F
Multi-use developments			g	g	g	g
Newspaper/Publishing			с	с	х	х
Nursing and convalescent homes	P		С			
Offices			X	х	х	Х
Opticians			X	х	х	Х
Parking facilities, including truck parking and park and ride lots					a	a
Parking facilities, off-site			С	С	с	С
Passenger terminals			С	С	с	С
Pet grooming			С	С	с	X
Pipe sales, service, and supply					х	X
Plant nurseries and green houses			Z	z	х	X
Plumbing sales, service, and supply					Х	X
Pool halls			с	с	с	с
Pool service and supply					Х	X
Prescription pharmacies			X	Х	Х	X
Printer/copies			X	х	х	Х
Produce stands			X	х	Х	Х
Public and private schools		С	С	С	С	с
Public and quasi-public buildings and uses appropriate to the area			c	х	С	С
Public scales						с
Pump sales, service, and supply					Х	Х

USES		ZONES					
	A	В	C	D	E	F	
Recreational vehicle and boat storage					с	с	
Recoiling service center						с	
Research and Development			С		с	Z	
Residential – single-family/duplex/split lot	х		z	z	z	Z	
Residential – multiple family	p		b	с	с	с	
Residential hotels			С	с	с		
Residence for a caretaker or watchman			Z				
Retail stores and shops (not otherwise listed)			х	Х	Х	С	
Rice storage, excluding processing						с	
Second attached residential unit	О		О				
Shoe repair			Х	Х	Х	х	
Shopping centers			С	с	с	с	
Sign companies			Z	с	z	х	
Skating rinks				С	с	С	
Social halls, lodges, fraternal			z	х	Х	х	
Studios art and craft/dance			Z	х	Х	х	
Swimming, tennis, and racquetball clubs, health clubs			С	с	Х	х	
Taxi cab service			с		Х	х	
Tattoo establishments					с	С	
Technical, trade & craft schools and studios				Х	Х	Х	
Temporary construction storage yards					a	a	
Temporary outdoor uses			f		f	f	
Temporary tract offices		q	q				

USES	ZONES					
	A	В	С	D	E	F
Theaters				z		
Tire recapping						Х
Travel trailer parks and overnight campgrounds						c
Upholstery			z	z	Z	Х
Variety Stores			X	X	X	Х
Veterinary offices and clinics			Z	Z	Z	Х
Video game centers				Z	с	с
Video games when incidental to a permitted use			a	х	a	a
Welding shops						c
Wholesale and distributing businesses						х
Youth oriented entertainment			с	Z	с	c