

Southeast Development Area Specific Plan – Use Regulations and Development Standards (DRAFT)

SEDA Residential Districts

Rural Cluster Residential (RCR): The RCR district is intended to preserve the continuity and viability of the surrounding land for active recreation, habitat conservation and agricultural uses. The RCR district will be used as a transitional buffer between more intense urban uses within the SEDA and the commercial agricultural operations outside the Plan Area.

Rural Residential (RR): The RR district is intended to preserve the existing low-density rural residential homes, small farms, and ranchettes currently in the SEDA. Upon future annexation to the City, the existing land use on these parcels will remain protected under the SEDA Annexed Overlay District, which allows rural residential uses to continue upon annexation to the City until such time as the properties are further developed consistent with the base district.

Neighborhood Residential (NR): The NR district is intended to surround Neighborhood Town Centers and support the retail, employment and other services provided throughout the SEDA. Neighborhood Residential areas include a diversity of detached and attached single-unit housing types, as well as some multi-unit housing options.

Mixed Residential (MR): The MR district is intended to support the Regional and Community Town Centers with a variety of medium and higher density housing, including a diverse mix of attached and detached single-unit and multi-unit dwellings.

SEDA Mixed-Use Districts

Neighborhood Town Center (NTC): The NTC district is intended to serve as focal points of adjacent areas and will include some employment and residential uses, but primarily provide the majority of SEDA residents with essential walk, bike, transit and short-drive access to civic services and amenities, including elementary schools, local parks, community gardens and other services.

Community Town Center (CTC): The CTC district is intended to provide commercial, civic and other services to meet the needs of multiple neighborhoods. The CTC districts will feature grocery stores and personal and business services, and a variety of medium density housing options. Some CTC districts will be focused around major rapid transit stations.

Regional Town Center (RTC): The RTC district is intended to serve as the primary mixed-use employment center, retail destination, and host to major cultural attractions in the SEDA. The RTC districts will be located south of State Highway 180 and along the realigned Kings Canyon Arterial. The RTC district will be focused around one or more major transit stations linked to the regional rapid transit network. SEDA region serving civic amenities and medium to higher density housing will help foster a complete and vibrant mixed-use environment.

SEDA Employment and Institutional Districts

SEDA Office Center (SOC): The SOC district is intended to accommodate professional office and compatible commercial uses such as restaurants, coffee shops, cafes, banks, book shops and dry cleaners. The SOC districts will be focused around adjacent Regional and Community Town Centers or along regionally significant transportation corridors.

Flexible Research and Development (FRD): The FRD district is intended to contain uses such as research and development, light manufacturing, advanced manufacturing, product testing centers and office development. The area could also include compatible commercial uses such as restaurants, coffee shops, cafes, printing and publishing, dry cleaners and supporting businesses. FRD districts are located south of Jensen Avenue. Residential uses are not permitted in this district.

SEDA Institutional (SI): The SI district is intended to include existing and planned educational facilities. The SI districts will include K-12 schools and university or state community college functions, and professional and trade schools while providing a limited but compatible series of commercial uses.

TABLE 15-1702: USE REGULATIONS— SEDA RESIDENTIAL DISTRICTS					
Use Classifications	RCR	RR	NR	MR	Additional Regulations
Residential Use Classifications					
Residential Housing Type					
Single-Unit Dwelling, Detached	P	P	P	P	§ 15-2738, Manufactured Homes; § 15-2754, Second/Accessory Dwelling Units (ADUs)
Single-Unit Dwelling, Attached	-	-	P	P	§ 15-2754, Second/Accessory Dwelling Units (ADUs)
Cottage Housing Development	P	P	P	P	§ 15-2723, Cottage Housing Developments (Pocket Neighborhoods)
Duplex	P	P	P	P	§ 15-906, Duplex and Multi-Unit Residential Standards; § 15-2754, Second/Accessory Dwelling Units (ADUs)
Multi-Unit Residential	-	-	P	P	§ 15-906, Duplex and Multi-Unit Residential Standards; § 15-2754, Second/Accessory Dwelling Units (ADUs)
Adult Family Day Care					
Small (6 clients or less)	P	P	P	P	
Large (7 to 12 clients)	-	-	C	C	
Domestic Violence Shelter					
Small (6 persons or less)	-	P	P	P	
Large (7 persons or more)	-	-	C	C	
Elderly and Long-Term Care	-	-	C	C	
Family Day Care					
Small (8 children or less)	P	P	P	P	§ 15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	-	-	C	C	

Group Residential					
Small (6 persons or less)	P	P	P	P	
Large (7 persons or more)	-	-	P	P	
Re-Entry Facility	-	-	C	C	
Residential Care Facilities					
Residential Care, General	-	C	C	C C C	
Residential Care, Limited	P	P	P	P P P	
Residential Care, Senior	-	-	C	C	
Single Room Occupancy	-	-	C	C	
Public and Semi-Public Use Classifications					
Colleges and Trade Schools, Public or Private	-	-	C(1)	C(1)	
Community and Religious Assembly (less than 2,000 square feet)	-	-	P	P	§ 15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	-	-	C(1)	C(1)	
Community Garden	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Cultural Institutions	-	-	C	C	
Day Care Centers	-	-	C	C	§ 15-2725, Day Care Centers and Family Child Care Homes
Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	C	C	C	C	
Schools, Public or Private	-	-	P	P	
Social Service Facilities	-	-	C	C	
Commercial Use Classifications					
Animal Care, Sales, and Services					
Grooming and Pet Stores	-	-	-	C	
Kennels	C	C	-	-	
Veterinary Services	C	-	-	-	
Corner Commercial	-	-	P	P	§ 15-2722, Corner Commercial
Eating and Drinking Establishments					
Restaurant with Alcohol Sales	-	-	C	C	

Restaurant without Alcohol Sales	-	-	P	P	
Food and Beverage Sales					
Farmer's Markets	-	-	-	P(3)	§ 15-2730, Farmer's Markets
General Market	-	-	P(2)	P(2)	
Healthy Food Grocer	-	-	P(2)	P(2)	
Lodging					
Bed and Breakfast	P	P	P	P	§ 15-2713, Bed and Breakfast Lodging
Offices					
Business and Professional	-	-	P(4)	P(4)	
Medical and Dental	-	-	P(4)	P(4)	
Walk-In Clientele	-	-	P(4)	P(4)	
Retail Sales					
Convenience Retail	-	-	P(5)	P(5)	
General Retail	-	-	P(5)	P(5)	
Nurseries and Garden Centers	P	P	P	P	
Industrial Use Classifications					
Warehousing, Storage, and Distribution					
Personal Storage	-	-	C	C	§ 15-2747, Personal (Mini) Storage
Custom Manufacturing	C	C	-	-	
Transportation, Communication, and Utilities Use Classifications					
Communication Facilities					
Antenna and Transmission Towers	See § 15-2759, Telecommunications and Wireless Facilities				
Photovoltaic / Solar Farm					
Small (sites under 5 acres)	C	C	-	-	
Large (sites over 5 acres)	P	P	-	-	
Utilities, Major	C	-	-	-	
Utilities, Minor	P	P	P	P	
Agricultural and Extractive Use Classifications					
Agricultural Accessory Storage, Structures and Uses	P	P	-	-	
Agricultural Labor Housing	P	-	-	-	
Agricultural Processing	C	-	-	-	
Agricultural Support Services	P	-	-	-	
Agricultural Product Sales, Produced On-Site	P	P	-	-	
Animal Raising	C	C	-	-	

Beekeeping	P	P	-	-	
Crop Cultivation	P	P	P	P	§ 15-2716, Crop Cultivation
Crop Production	P(7)	P(7)	-	-	
Dairy	P(6)	-	-	-	
Distilleries	C	C	-	-	
Horticulture/Greenhouses, Private	P	P	-	-	
Horticulture/Greenhouses, Public	P	P	-	-	
Mining and Quarrying	C	-	-	-	
Produce Stand	P	P	P	P	§ 15-2752, Roadside Fruit Stands / Grower Stands
Sales Lot, Feed Lot, Stockyard	C	-	-	-	
Stables, Commercial	C	C	-	-	
Stables, Private	P	P	-	-	
Tasting Room	C	C	C	C	
Urban Farm	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Winery	C	C	-	-	
Other Applicable Types					
Accessory Uses and Structures	§ 15-2703, Accessory Uses				
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping				
Home Occupations	§ 15-2735, Home Occupations				
Animal Keeping	§ 15-2708, Animal Keeping				
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots				
Temporary Use	§ 15-2760, Temporary Uses				
Transitional and Supportive Housing	§ 15-2762, Transitional and Supportive Housing				
Specific Limitations:					
1. Only on parcels with direct access from a major street.					
2. Limited to sites that are a minimum of five acres and 1,500 square feet of sales area.					
3. Off-street Farmer's Markets are permitted only on non-residential sites, such as schools and religious institutions.					
4. Limited to 1,500 square feet in size if on the ground floor.					
5. Limited to 2,500 square feet in size					
6. Only on lots 40 acres or more in size					
7. Only on sites larger than 5 acres					

TABLE 15-1703-1: LOT AND DENSITY STANDARDS – SEDA RESIDENTIAL DISTRICTS

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- a. This does not apply to existing Rural Residential uses at the time of Specific Plan adoption.

TABLE 15-1703-2: BUILDING FORM AND LOCATION STANDARDS - SEDA RESIDENTIAL DISTRICTS						
District	RCR	RR	NR	MR	Additional Regulations	#
Maximum Height (ft.)	35	35	40	50	§ 15-2012, Heights and Height Exceptions	①
Maximum Height, Accessory Structures (ft.)	-	25	-	-		
Minimum Setbacks (ft.)						
Front (min./max.)	35	35	10/20	10/20	§ 15-313, Determining Setbacks and Yards § 15-1704-C.1, Additional Setback Regulations § 15-1704-C.2, Enhanced Streetscape § 15-2004, Accessory Buildings and Structures § 15-2014, Projections/Encroachments into Yards	②
Front, curve lots/cul-de-sacs	-	25	-	-		
Front, with Enhanced Streetscape	-	-	-	-		
Interior Side (min.)	20	20	8 total, min.3/side	5		③
Street Side	35	25	-	-		④
Street Side (min.) (Parcel<125ft. in depth)	-	-	10	10		
Street Side (min.) (Parcel>125ft. in depth)	-	-	15	15		
Reversed Corner (street side)	-	25	-	-		
Rear (min.)	20	20	20	15		⑤
Alley (min.)	-	20	20	3		⑥
Freeway/Railroad	-	50	50	-		
Minimum distance between structures housing livestock and poultry to human habitation	-	40	-	-		
Garage, from back of sidewalk or curb	-	-	35	-		⑧
Garage, from primary façade	-	-	4	-		⑦

Parking, from back of sidewalk or curb (min.)			30	30		
Minimum Frontage Coverage (%)						
Residential Blocks	-	-	-	-		
Mixed Use Blocks	-	-	50	50		
Minimum Frontage Coverage (% of lot)	-	-	50	50		
Maximum Lot Coverage (% of Lot)	5	30 (1)	60	50	§ 15-311, Determining Lot Coverage	
Minimum On-Site Open Space for Multi-Unit Residential (% of Lot Area)	-	-	20	-		
Minimum On-Site Open Space (% of Lot Area)	-	-	-	15		
1. Existing structures can retain existing lot coverage at time of Specific Plan adoption.						

TABLE 15-1706: USE REGULATIONS—SEDA MIXED-USE DISTRICTS				
Use Classifications	NTC	CTC	RTC	Additional Regulations
Residential Use Classifications				
Residential Housing Types				
Single-Unit Dwelling, Detached	P	P	-	
Single-Unit Dwelling, Attached	P	P	P	§ 15-2754, Second/Accessory Dwelling Units (ADUs)
Second Dwelling Unit	P	P	P	
Cottage Housing Development	P	P	P	
Duplex	P	P	-	
Multi-Unit Residential	P	P	P	§ 15-2754, Second/Accessory Dwelling Units (ADUs)
Adult Family Day Care				
Small (6 clients or less)	P(1)	P(1)	P(1)	
Large (7 to 12 clients)	P(1)	-	-	
Caretaker Residence	P(1)			
Domestic Violence Shelter				
Small (6 persons or less)	P(1)			
Large (7 persons or more)	P(1)	P(1)	P(1)	
Elderly and Long-Term Care	P(1)	P(1)	P(1)	
Family Day Care				
Small (8 or fewer children)	P(1)	P(1)	P(1)	§ 15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	P(1)	P(1)	P(1)	
Group Residential				
Small (6 persons or less)	P(1)	P(1)	P(1)	
Large (7 persons or more)	P(1)	P(1)	P(1)	
Lodging-to-Dwelling Conversion	C	C	C	§ 15-2737.5 Lodging-to-Dwelling Conversion Requirements
Residential Care Facilities				
Residential Care, Limited	P(1)	P(1)	P(1)	
Residential Care, Senior	P(1)	P(1)	P(1)	
Single Room Occupancy	C	C	C	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	C	C	C	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	§ 15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	P	P	P	
Community Garden	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Conference/Convention Facility	C	C	C	
Cultural Institutions	P	P	P	

Day Care Centers	P	P	P	§ 15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	-	-	P	§ 15-2729, Emergency Shelters
Government Offices	P(1)	P(1)	P(1)	
Hospitals and Clinics				
Hospital	-	C(2)	C(2)	
Clinic	P	P	P	
Substance Abuse Treatment Clinic	C(3)	C(3)	C(3)	
Instructional Services	P	P	P	
Park and Recreation Facilities, Public	P	P	P	
Parking, Public or Private	-	C(4)	C(4)	
Public Safety Facilities	C	C	C	
Schools, Public or Private	P	P	P	
Social Service Facilities	P(1)	P(1)	P(1)	
Commercial Use Classifications				
Animal Care, Sales and Services				
Grooming and Pet Stores	P	P	P	
Veterinary Services	-	C(6)	C(6)	
Artist's Studio	P	P	P	
Automobile/Vehicle Sales and Services				
Automobile/Vehicle Sales and Leasing	C	C	C	§ 15-2709, Automobile and Motorcycle Retail Sales and Leasing
Automobile Rentals	C(5)	C(5)	C(5)	
Automobile/Vehicle Repair, Major	C(5)	C(5)	C(5)	
Automobile/Vehicle Service and Repair, Minor	C(5)	C(5)	C(5)	
Automobile Washing	C(5)	C(5)	C(5)	
Service Station	C	C	C	§ 15-2755, Service Stations
Banks and Financial Institutions				
Banks and Credit Unions	P	P	P	
Banquet Hall	C	C	C	§ 15-2712, Banquet Hall
Business Services	P	P	P	
Eating and Drinking Establishments				
Bars/Nightclubs/Lounges	C	C	C	§ 15-2743, Outdoor Cooking for Commercial Purposes; § 15-2744, Outdoor Dining and Patio Areas; § 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges
Restaurant with Alcohol Sales	C	C	C	
Restaurant without Alcohol Sales	P	P	P	
Entertainment and Recreation				
Cinema/Theaters	P	P	P	
Cyber/Internet Cafe	C	C	C	§ 15-2724, Cyber/Internet Cafes

Large-Scale	-	C	C	
Small-Scale	P	P	P	§ 15-2708, Arcades, Video Games, and Family Entertainment Centers, § 9-1801, Billiard Rooms
Food and Beverage Sales				
Farmer's Markets	P	P	P	§ 15-2730, Farmer's Markets
General Market	P	P	P	§ 15-2744, Outdoor Dining and Patio Areas; § 15-2745, Outdoor Retail Sales
Healthy Food Grocer	P	P	P	
Liquor Stores	C(5)	C(5)	C(5)	§ 15-2707, Alcohol Sales; § 15-2745, Outdoor Retail Sales
Food Preparation	P(1)	P(1)	P(1)	
Funeral Parlors and Internment Services	P(1)	P(1)	P(1)	§ 15-2714, Body Preparation and Funeral Services
Live/Work	P	P	P	
Lodging				
Bed and Breakfast	P	P	P	
Hotels and Motels	P(8)	P(8)	P	
Maintenance and Repair Services	P	P	P	
Offices				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Walk-in Clientele	P	P	P	
Personal Services				
General Personal Services	P(9)	P	P	
Tattoo or Body Modification Parlor	P(9)	P	P	§ 15-2758, Tattoo or Body Modification Parlor
Retail Sales				
Building Materials and Services	-	C	C	§ 15-2745, Outdoor Retail Sales
Convenience Retail	P	P	P	§ 15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
General Retail	P	P	P	§ 15-2733, Hobby Stores; § 15-2745, Outdoor Retail Sales
Large-Format Retail	P	P	P	§ 15-2737, Large-Format Retail; § 15-2745, Outdoor Retail Sales
Nurseries and Garden Centers	P	P	P	§ 15-2745, Outdoor Retail Sales
Second Hand/Thrift Stores	P	P	P	
Swap Meet/Flea Market	C	C	C	§ 15-2730, Flea Markets
Industrial Use Classifications				
Custom Manufacturing	C(5)	C(5)	C(5)	
Limited Industrial	C(7)	C(7)	C(7)	
Recycling Facility				
Reverse Vending Machine	P	P	P	§ 15-2750, Recycling Facilities

Warehousing, Storage, and Distribution				
Personal Storage	C	C	C	§ 15-2747, Personal (Mini) Storage
Transportation, Communication, and Utilities Use Classifications				
Airports and Heliports	-	-	C(10)	
Communication Facilities				
Antenna and Transmission Towers	See Section 15-2759, Telecommunications and Wireless Facilities			
Transportation Passenger Terminals	-	-	C	
Utilities, Minor	P	P	P	
Agricultural and Extractive Use Classifications				
Produce Stand	P	-	-	§ 15-2752, Roadside Fruit Stands/Grower Stands
Tasting Room	C	C	C	
Urban Farm	P	-	-	§ 15-2719, Community Gardens/Urban Farms
Other Applicable Types				
Accessory Uses and Structures	§ 15-2703, Accessory Uses			
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping			
Home Occupations	§ 15-2735, Home Occupations			
Animal Keeping	§ 15-2707, Animal Keeping			
Drive-In and Drive-Through Facilities	C(11)	C(11)	C(11)	§ 15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§ 15-2766, Walk-Up Facilities			
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots			
Temporary Use	§ 15-2760, Temporary Uses			
Transitional and Supportive Housing	§ 15-2762, Transitional and Supportive Housing			

Specific Limitations:

1. Not allowed on the ground floor within 200ft of an intersection (measured from the lot line of two or more major streets with the exception of main building entrances and active community spaces).
2. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.
3. Must include an indoor waiting area
4. Shall be below grade or in structures faced with active uses along the street
5. Not allowed within 500 feet of an existing or planned Bus Rapid Transit stop.
6. Provided that such use shall be completely enclosed in a building of soundproof construction
7. Must take place entirely within a building
8. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.
9. Limited to establishments with a gross floor area of 5,000 square feet or less.
10. Limited to heliports used as accessory to a hospital.

11. Not allowed within 100 feet of a planned or existing Bus Rapid Transit station and not allowed between a building and a sidewalk.

TABLE 15-1707: DENSITY, INTENSITY, AND MASSING STANDARDS—MIXED-USE DISTRICTS

Standard Lot Alley Lot					
District	NTC	CTC	RTC	Additional Regulations	#
Floor Area Ratio (max.)	1/	1.5	2.0	§ 15-309, Determining Floor Area Ratio	
Residential Density, du/ac	12-30	16-55	30-70	§ 15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route	
Maximum Height (ft.)	40	60	75	§ 15-1708-B, NR Transition Standards and § 15-2012, Heights and Height Exceptions	①
Setbacks (ft.)					
Front (min./max.)	-/10	-/10	-/10	§ 15-313, Determining Setbacks and Yards	②
Interior Side (min.)	-	-	-		③
Street Side (min.)	-	-	-	§ 15-1708-B, NR Transition Standards	④
Rear (min.)	-	-	-	§ 15-1708-D, Parking Setback	⑤
Alley (min.)	3	3	3	§ 15-2305, Areas to be Landscaped	⑥
Parking, from back of sidewalk or curb (min.)	30	30	30		⑦
Minimum Frontage Coverage (%)	60	70	80	§ 15-317, Determining Frontage Coverage	
Corner Frontage (ft., measured from property corner)	15	30	50	§ 15-1708-C, Corner Frontage	⑧

Minimum On-Site Open Space (% of Lot Area)	15	10	8	§ 15-1708-E, On-Site Open Space	
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TABLE 15-1710: LAND USE REGULATIONS— SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS				
Use Classifications	SOC	FRD	SI	Additional Regulations
Residential Use Classifications				
Caretaker Residence	-	P(1)		
Multi-Unit Residential	-	-	P(13)	
Public and Semi-Public Use Classifications				
Cemetery			C	
Colleges and Trade Schools, Public or Private	P(2)	P	P	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	§ 15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	P	P	P	
Community Garden	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Conference/Convention Facility	C	C	P	
Cultural Institutions	P	P	P	
Day Care Centers	P	P	P	§ 15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	-	P	P	§ 15-2729, Emergency Shelters
Government Offices	P	P	P	
Hospitals and Clinics				
Hospital	C(3)	C(3)	P(3)	
Clinic	P	P	P	
Substance Abuse Treatment Clinic	C(4)	C(4)	C(4)	
Instructional Services	P	P	P	
Park and Recreation Facilities, Public	P	P	P	
Parking, Public or Private	P	P	C	
Public Safety Facilities	P	P	P	
Schools, Public or Private	P	P	P	
Social Service Facilities	C	C	P	
Commercial Use Classifications				
Animal Care, Sales and Services				
Kennels	-	P	C(5)	
Veterinary Services	C	P	-	
Artist's Studio	P	-	-	

Automobile/Vehicle Sales and Services				
Automobile Rentals	P	P	-	§ 15-2709, Automobile and Motorcycle Retail Sales and Leasing
Automobile/Vehicle Sales and Leasing	-	P	-	§ 15-2709, Automobile and Motorcycle Retail Sales and Leasing
Automobile/Vehicle Repair, Major	P	P	-	§ 15-2710, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Service and Repair, Minor	P	P	-	
Large Vehicle and Equipment Sales, Service and Rental	P	P	-	
Service Station	P	P	-	§ 15-2755, Service Stations
Washing	P	P	-	§ 15-2711, Automobile/Vehicle Washing
Banks and Financial Institutions				
Banks and Credit Unions	P	P	-	
Business Services	P	P	-	
Banquet Hall	C	C	-	§ 15-2712, Banquet Hall
Eating and Drinking Establishments				
Restaurant with Alcohol Sales	C	C	C	§ 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; § 15-2744, Outdoor Dining and Patio Areas
Restaurant without Alcohol Sales	P	P	P	§ 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; § 15-2744, Outdoor Dining and Patio Areas
Entertainment and Recreation				
Small-Scale	C	C	-	
Food and Beverage Sales				
Farmer's Market	P	P	-	

General Market	P	P	-	§ 15-2744, Outdoor Dining and Patio Areas; § 15-2745, Outdoor Retail Sales
Healthy Food Grocer	-	P	-	
Food Preparation	-	P	-	
Funeral Parlors and Internment Services	-	P	-	§ 15-2714, Body Preparation and Funeral Services
Lodging				
Hotels and Motels	P	P	-	
Maintenance and Repair Services	-	P	-	
Offices				
Business and Professional	P	P	-	
Medical and Dental	P	P	-	
Walk-In Clientele	P	P	-	
Personal Services				
General Personal Services	P	P	-	
Retail Sales				
Convenience Retail	P(7)	P(7)	-	§ 15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
General Retail	P	P	P	§ 15-2733, Hobby Stores; § 15-2745, Outdoor Retail Sales
Large-Format Retail	-	P(8)	-	§ 15-2737, Large-Format Retail; § 15-2745, Outdoor Retail Sales
Industrial Use Classifications				
Construction and Material Yards	-	P(9)	-	§ 15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Custom Manufacturing	-	C(8)	-	
Limited Industrial	-	C(8)	-	
General Industrial	-	C(8)	-	
Recycling Facility				
Reverse Vending Machine	P	P	-	§ 15-2750, Recycling Facilities
CRV Recycling Center	-	C	-	
Recycling Processing Facility	-	P	-	
Research and Development				

Advanced Manufacturing	P	P	-	
Green Technology	P	P	-	
Warehousing, Storage, and Distribution				
Indoor Warehousing and Storage	-	P	-	
Outdoor Storage	-	C	-	§ 15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Personal Storage	C	P	-	§ 15-2747, Personal (Mini) Storage
Wholesaling and Distribution	-	C	-	
Transportation, Communication, and Utilities Use Classifications				
Airports and Heliports	-	C(10)	C(11)	
Communication Facilities				
Antenna and Transmission Towers	§ 15-2759, Telecommunications and Wireless Facilities			
Facilities within Buildings	P	P	P	
Freight/Truck Terminals and Warehouses	-	P	-	
Light Fleet-Based Services	C	P	-	
Photovoltaic/Solar Farm				
Large (sites over 5 acres)	C	C	C	
Small (sites under 5 acres)	C	C	C	
Utilities, Major	-	C	P	
Utilities, Minor	P	P	P	
Waste Transfer Facility	-	-	C(12)	
Agricultural and Extractive Use Classifications				
Agricultural Processing	-	C	-	§ 15-2732, Hazardous Waste Management Facilities
Agricultural Support Services	-	P	-	
Agricultural Product Sales, Produced On-Site	P	P	-	
Distilleries	C	C	-	
Horticulture/Greenhouses, Public	-	P	-	
Microbreweries	C	C	-	
Tasting Room	-	C	-	
Other Applicable Types				

Accessory Uses and Structures	§ 15-2703, Accessory Uses		
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping		
Animal Keeping	§ 15-2707, Animal Keeping		
Drive-In and Drive-Through Facilities	C	C	- § 15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§ 15-2766, Walk-Up Facilities		
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots		
Temporary Use	§ 15-2760, Temporary Uses		

Specific Limitations:

1. One caretaker dwelling is allowed where having a caretaker living on the site is necessary for the conduct of the on-site business.
2. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.
3. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.
4. Must include an indoor waiting area.
5. Limited to government or non-profit animal shelters located a minimum of 100 feet from a residential use or district.
6. Limited to gift shops, cafes, and restaurants that are an accessory to cultural institutions, community and religious assembly, and conference/convention centers.
7. Limited to establishments with a gross floor area of 6,000 square feet or less.
8. Outdoor storage shall be incidental to a primary use and screened from public view.
9. A courtesy notice will be provided to all properties within 1,000 feet of these uses when approved.
10. Limited to heliports used as accessory to a hospital.
11. Heliports used as accessory to a hospital are permitted by right and shall not require a Conditional Use Permit.
12. Must not be located within 500 feet of an existing or planned school facility.
13. Limited to on-campus housing operated by an accredited school.

TABLE 15-1711-1: LOT AND INTENSITY STANDARDS – SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS					
District	SOC	FRD	SI	Additional Regulations	#
Minimum District Size	-	2 acres	-		
Minimum Lot Size (sq. ft.)	7,500	-	-		
Minimum Lot Width (ft.)	65	150	-		①
Minimum Lot Depth (ft.)	110	200	-		②
Maximum Floor Area Ratio (FAR)	2.0	1.0	-	§ 15-309, Determining Floor Area Ratio	

TABLE 15-1711-2: BUILDING FORM AND LOCATION STANDARDS – SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS					
District	SOC	FRD	SI	Additional Regulations	#
Maximum Density (du/ac)	-	-	45		
Maximum Height (ft.)	60	60	35	§ 15-2012, Heights and Height Exceptions § 15-1712-A, Residential Transition Standards § 15-1712-B, Exceptions to Maximum Height the FRD district	①
Minimum Setbacks (ft.)				§ 15-313, Determining Setbacks § 15-1712-A, Residential Transition Standards § 15-1712-C, Enhanced Streetscape § 15-1712-D, Parking	

				Setbacks § 15-2014, Projections/ Encroachments into Yards § 15-2305, Areas to be Landscaped	
Front (Major Street)	15	15	20		②
Front (Major Street), with Enhanced Streetscape	-	-	-		
Front (Local Street)	-	-	-		
Side	-	-			③
Interior Side	-	-	15		
Street Side	-	-	20		
Rear	-	-	15		④
Parking, from back of sidewalk or curb	15	15	-		
Maximum Lot Coverage (%)	-	-	35		