

# WHAT'S CHANGING?

## § 30-3. DEFINITIONS **REVISED**

In a zoning code, a definition explains exactly what certain words mean so everyone understands the rules the same way.

## § 30-7. RESIDENTIAL ZONES AND STANDARDS **REVISED**

Establishes rules for different residential zones. The goal is to provide a variety of housing options while ensuring new developments are compatible with existing neighborhoods by setting standards for uses, lot size, and building height.

## § 30-8. ACCESSORY DWELLING UNITS **REVISED**

Allows and regulates the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) on residential properties to provide more flexible housing options while maintaining neighborhood character.

## § 30-9. MIXED USE ZONES AND STANDARDS (MU-1, MU-2, MU-TOD) **NEW CODE**

Regulations for each zone, detailed description on uses, building height and open space requirements. The purpose is to create more walkable, vibrant communities with a variety of housing

## § 30-10. COMMERCIAL AND INDUSTRIAL ZONES AND STANDARDS **REVISED**

Establishes rules for commercial and industrial zones, from small-scale retail to heavy manufacturing. Its purpose is to guide business development while ensuring compatibility with nearby neighborhoods and protecting public safety.

## § 30-11. OPEN SPACE, PUBLIC/QUASI PUBLIC, AND AIRPORT ZONES **NEW CODE**

This zoning code section creates rules for three special zones: Open Space (OS), Public Facility (PF), and Airport (A). These zones are designed to protect and regulate land for specific purposes, such as parks, public buildings, and airport uses.

## § 30-12. GENERAL REGULATIONS AND EXCEPTIONS **REVISED**

Outlines the general rules and exceptions that apply across all zoning categories. It addresses a variety of topics, including lot size exceptions, rules for projections into required yards, building height limitations, and standards for trash storage and outdoor displays. The purpose is to provide clear, uniform regulations that apply regardless of the zone.

## § 30-13. COMMUNITY BENEFITS **NEW CODE**

Provides guidelines that encourage developers to include amenities like affordable housing, job creation, and public spaces in new mixed-use and multi-unit projects.

## § 30-14. OBJECTIVE DESIGN STANDARDS **NEW CODE**

Provides detailed design standards for new multi-unit residential and mixed-use developments. It sets clear, measurable rules for everything from building placement and architectural features to parking and trash disposal to ensure new construction is well-designed and integrates smoothly with the existing neighborhood.

## § 30-16. REASONABLE ACCOMODATIONS **NEW CODE**

Provides a process for people with disabilities to request a reasonable accommodation to the City's zoning laws. The goal is to remove barriers and ensure fair housing opportunities, consistent with state and federal laws.

## § 30-21. OFF-STREET PARKING AND LOADING **REVISED**

Establishes rules for off-street parking and loading facilities for all land uses and buildings. Outlines requirements for number, size, and location of parking spaces/areas. The goal is ensure adequate parking, prevent traffic interference, and create a functional flow for vehicles and pedestrians.

## § 30-24. PERFORMANCE STANDARDS **REVISED**

Establishes performance standards to prevent any business or activity from harming public health and safety. It sets rules to control things like noise, air pollution, and fire hazards, ensuring that all activities within the city remain compatible with their surroundings.

## § 30-47. DENSITY BONUS **REVISED**

Creates a program that encourages affordable housing by offering density bonuses and other incentives to developers. Based on California law (Government Code § 65915), it allows more housing units or other benefits when a project includes homes for very low-, low-, or moderate-income households.

## § 30-49. EMERGENCY SHELTER AND LOW-BARRIER NAVIGATION CENTER REGULATIONS **REVISED**

Sets rules for where and how Emergency Shelters and Low-Barrier Navigation Centers can be built and operated. It explains what these facilities are, includes basic design and operating standards, and describes how they can be approved. The goal is to meet state requirements and allow these facilities in the right areas while respecting neighborhood needs.