

Current Industrial and Potential Residential Zoning Districts

M-S Zoning District

The current M-S (Industrial and Service) Zoning District is reserved for the construction, use and occupancy of buildings and facilities for offices, research, limited manufacturing, hotels and motels, restaurants, financial uses, retail sales and services, professional services and other uses compatible with the district.

R-3 Zoning District

The R-3 medium density residential district is reserved for the construction, use and occupancy of not more than 24 dwelling units per acre. Many of the townhouse developments north of the subject properties along N. Fair Oaks are within this zoning District. Other R-3 zoned sites include condominium multi-unit building development. Apartments are also a permissible use within R-3 zoning. Allowable density bonuses through state law and the City's green building program allow up to 34 units per acre

R-4 Zoning District

The applicant has proposed the use of the R-4 Zoning District for the site. The R-4 Zoning District would permit up to 36 units per acre. Allowable density bonuses through state law and the City's green building program allow up to 50 units per acre. The prospective development for the site is a 4-story apartment building. A mix of recently built R-3 and R-4 development lies further north of the subject sites on formerly industrially occupied properties.

R-5 Zoning District

Besides the Downtown Specific Plan Area, the highest density permitted is the Very High Density (R-5) Zoning District. The R-5 zoning allows up to 45 dwelling units per acre. Allowable density bonuses through state law and the City's green building program allow up to 63 units per acre.

Combining Districts

PD Combining District

The PD combining district allows for flexibility in meeting the City's development standards while achieving a well-designed project that meets the City's design guidelines. Increased standards are sometimes required to offset flexibility in other standards. The City Council Policy Guideline for approving a PD zoning request states that the purpose is "to allow for a proposed use that is compatible with the neighborhood but requires deviations from development standards for a successful project." The Zoning Code (Section 19.26.020) further elaborates on the purpose as follows:

"The purpose of the PD combining district is to provide modifications, additions and limitations to other zoning districts to meet special conditions and situations concerning properties within such zoning districts that cannot otherwise be handled satisfactorily.

This district is also intended to provide opportunities for creative development approaches and standards that will achieve superior community design, environmental preservation and public benefit . . .”

POA Combining District

The POA combining district is to allow uses that may include sensitive populations which are otherwise not permitted in the M-S zoning district. The property at 520 E. Weddell Drive was rezoned M-S POA in 2006 when the combining district was created. The POA Combining District allows the underlying zoning designation to remain, while providing the opportunity for additional Places of Assembly and Recreation uses through the permitting process.