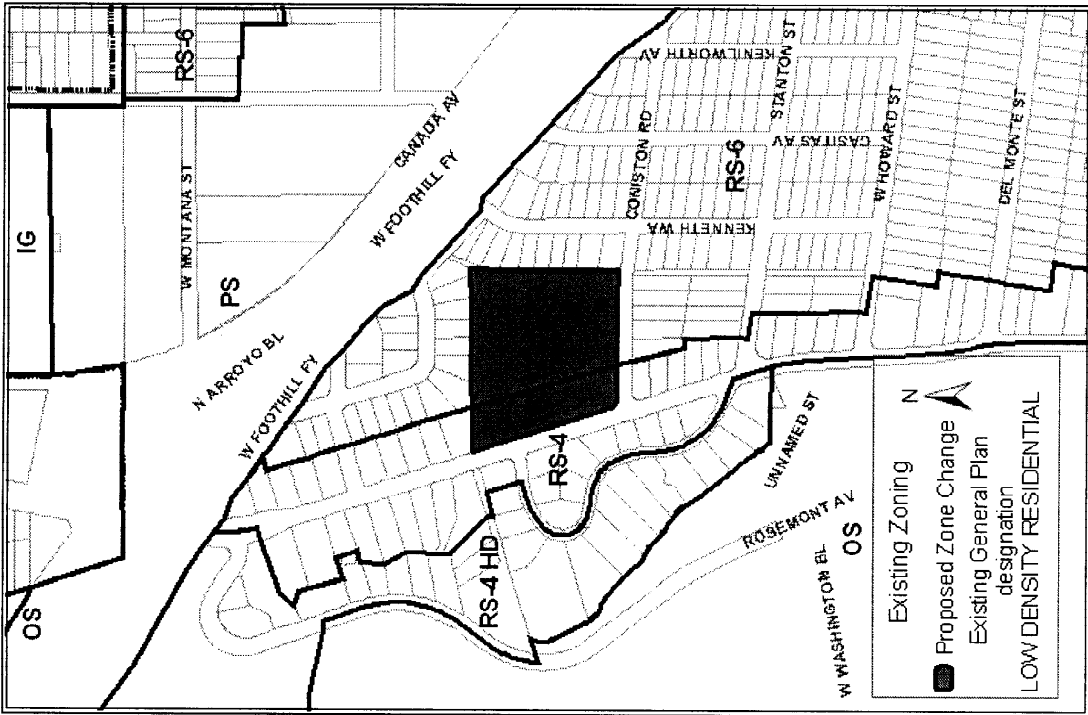
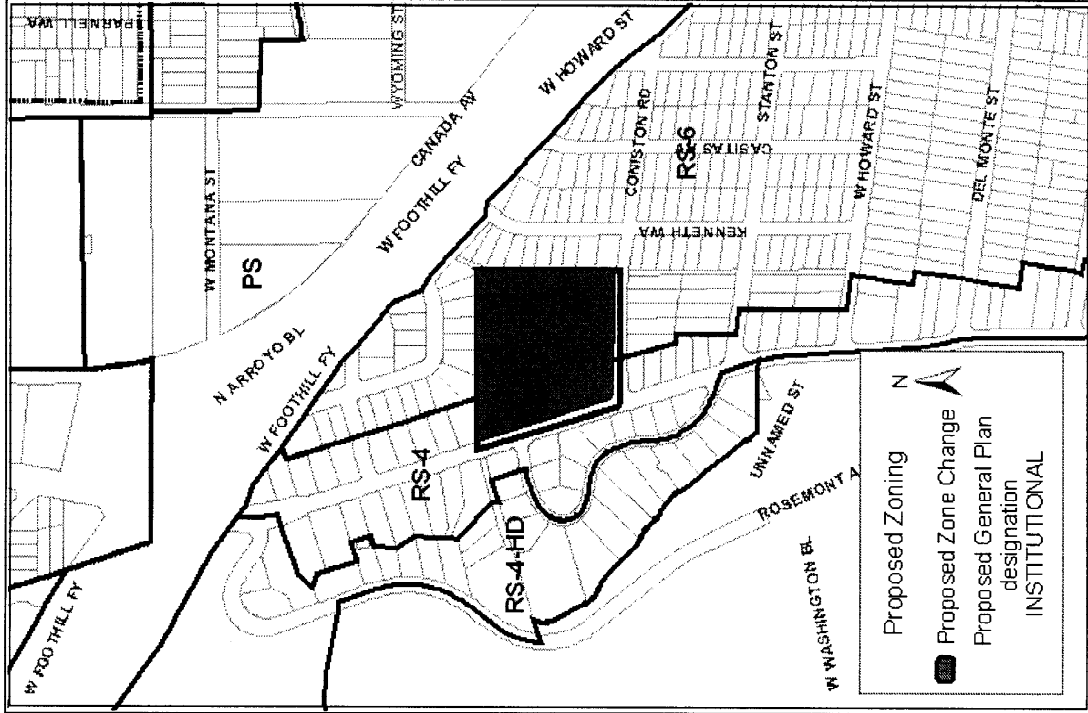
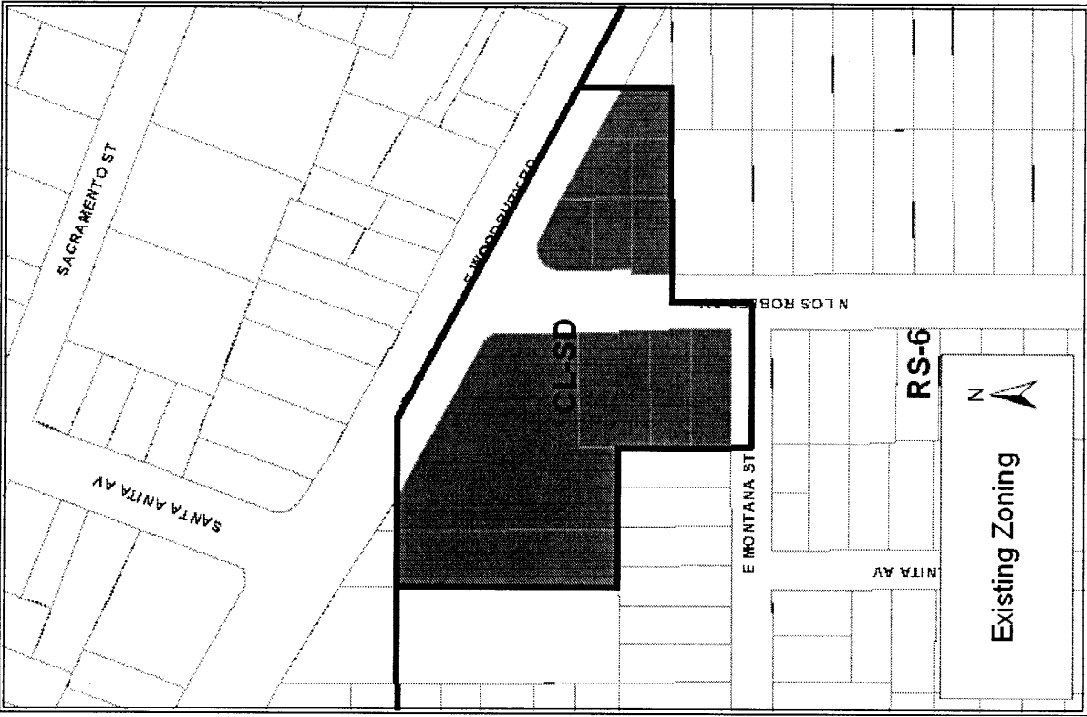
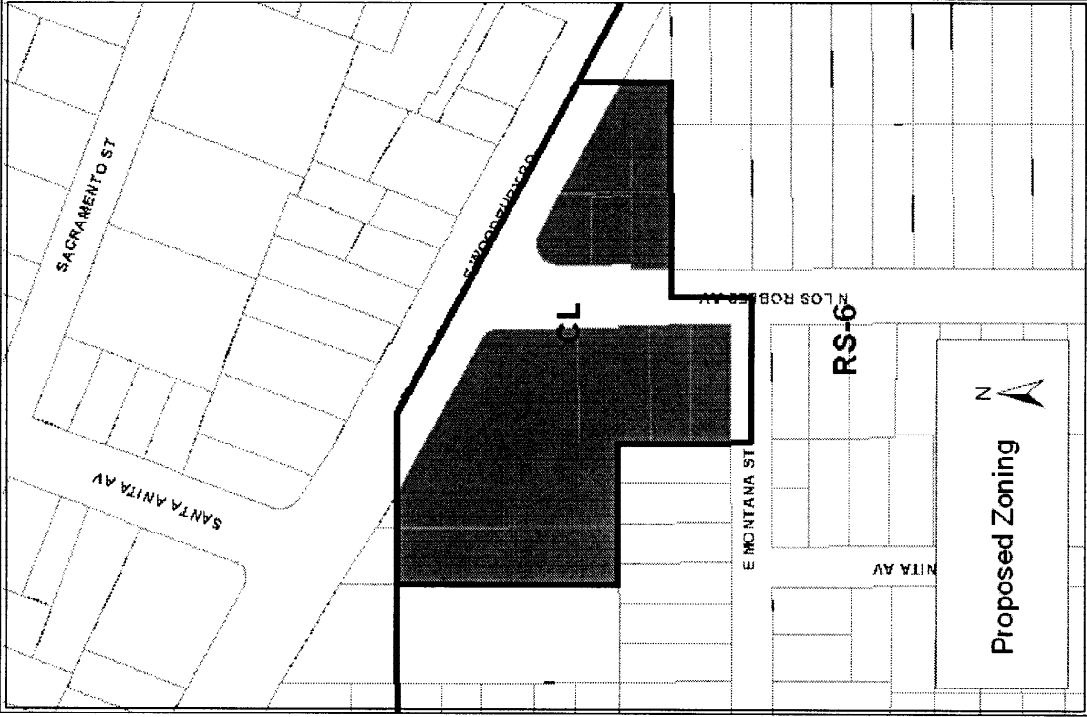
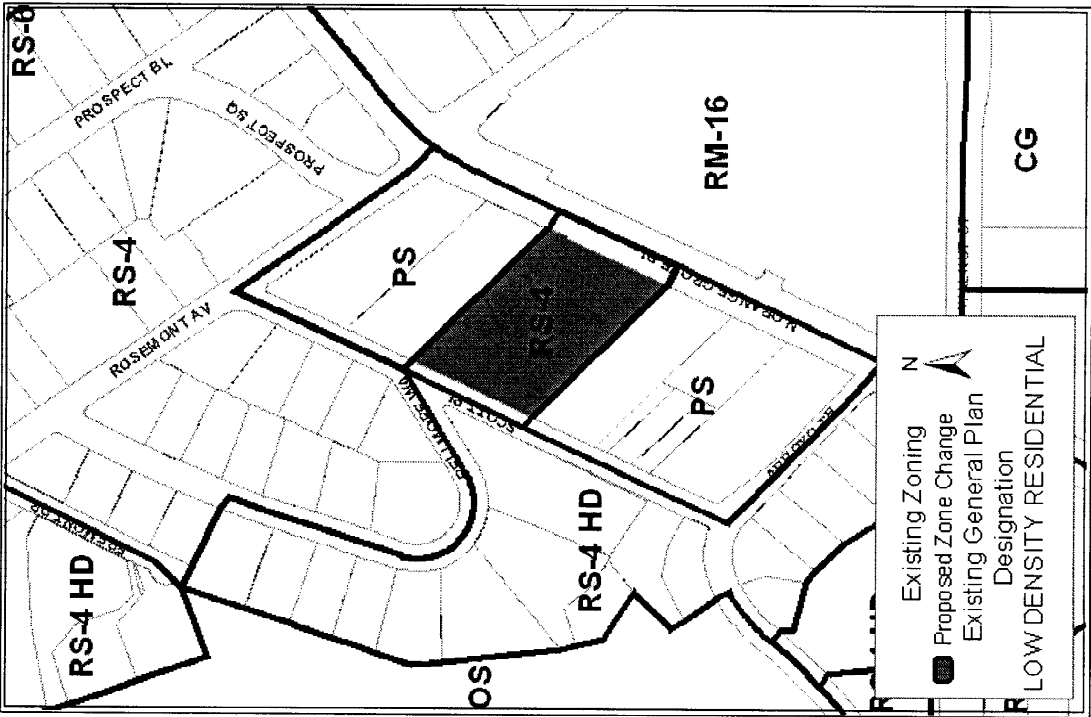
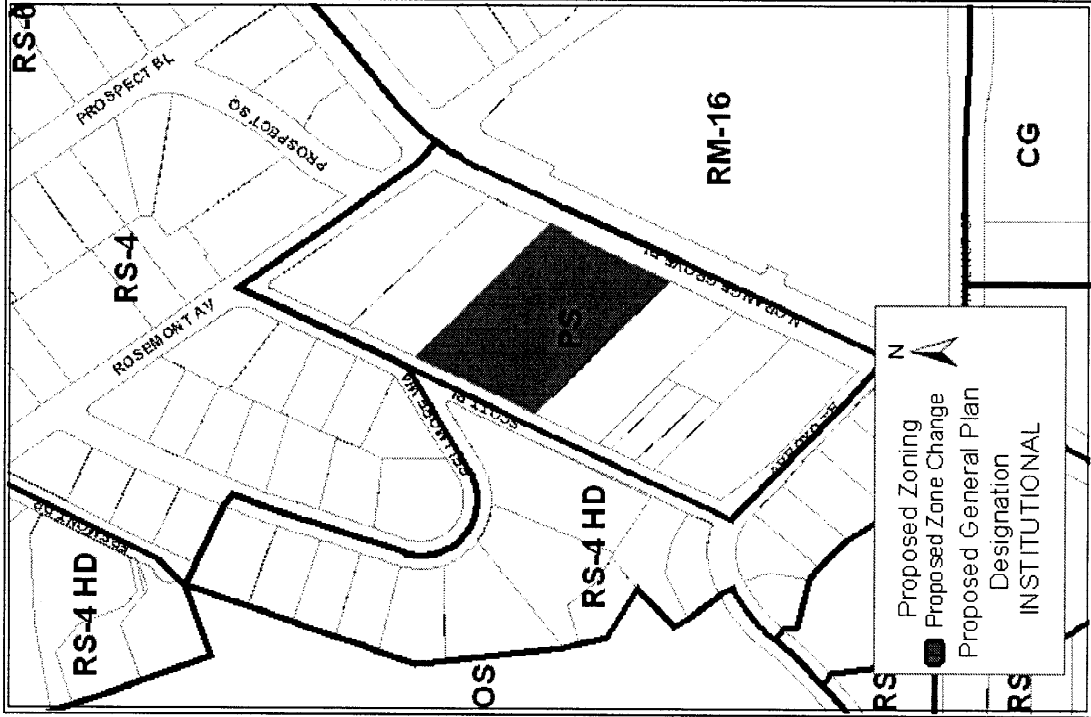
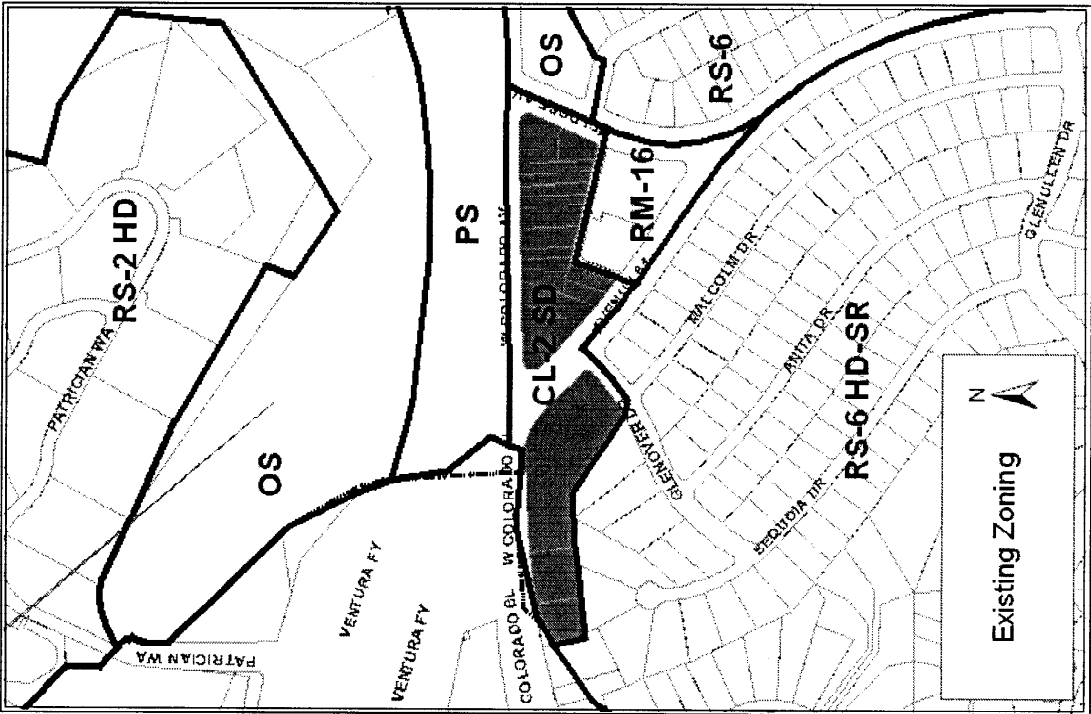
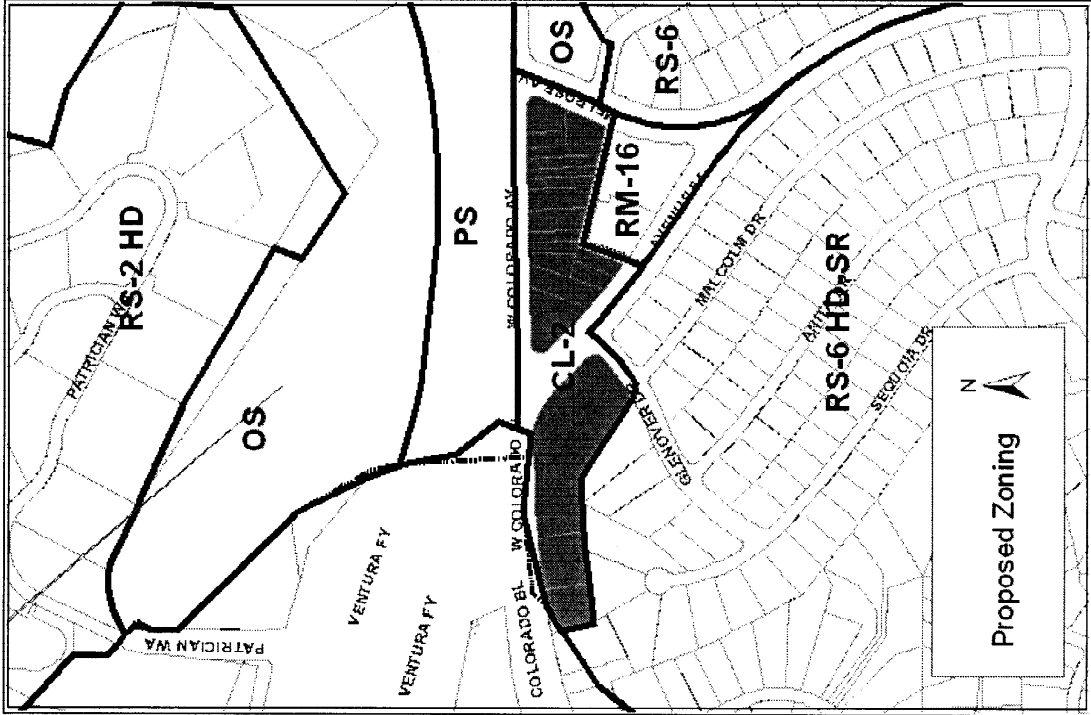


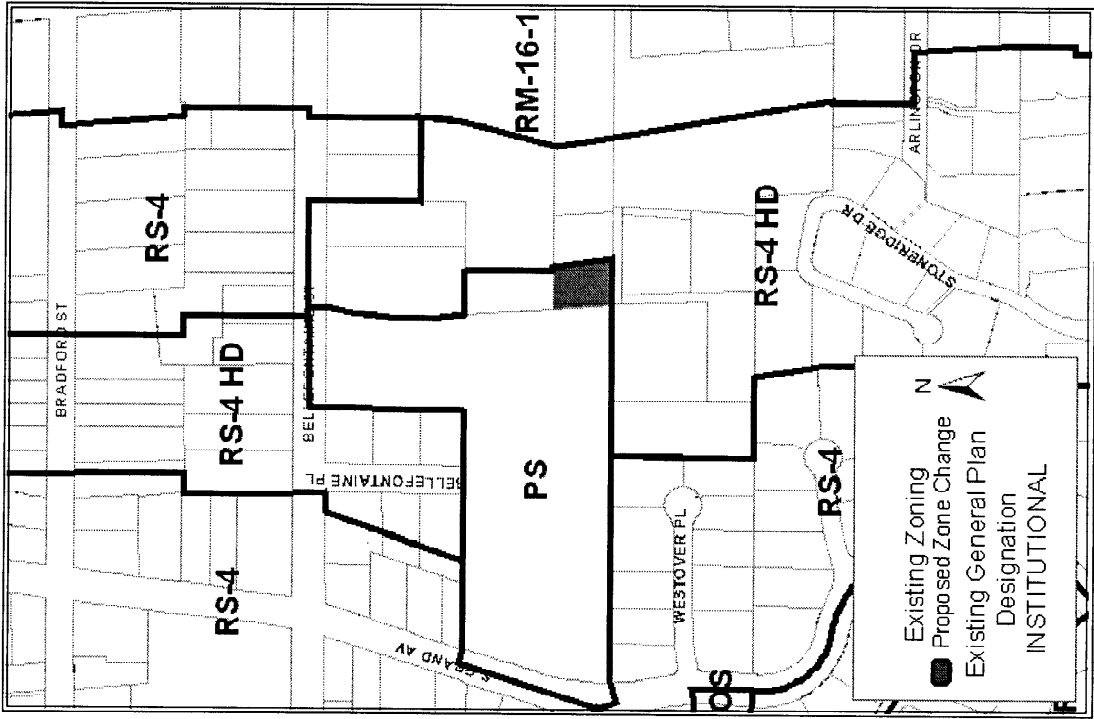
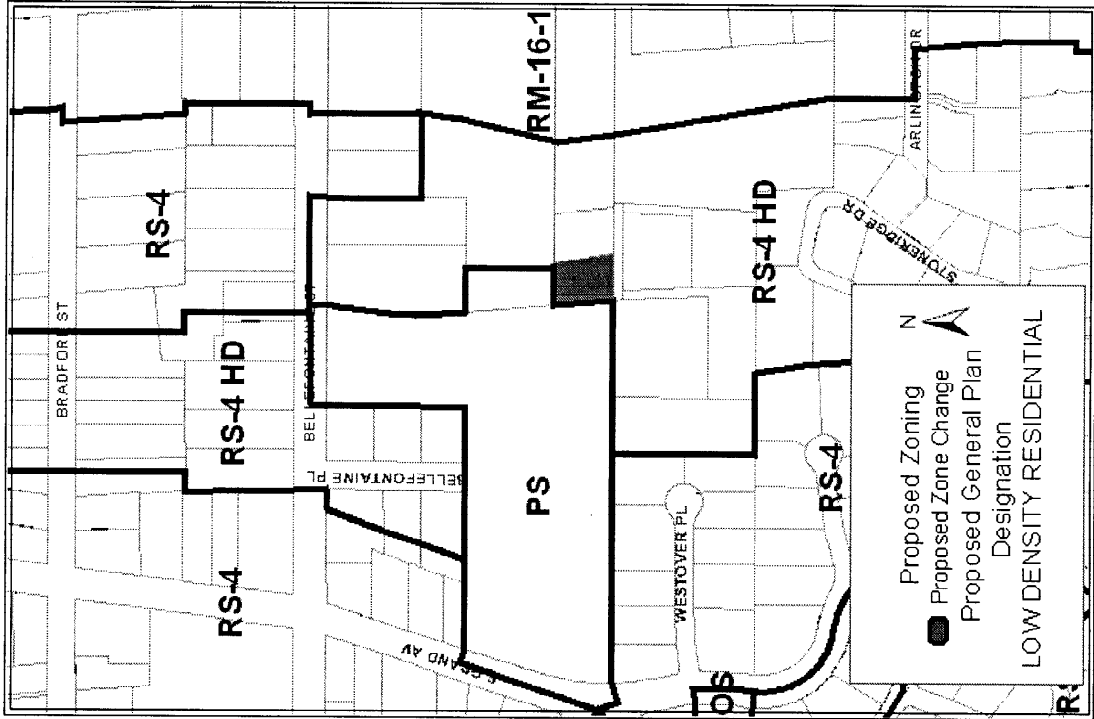
Exhibit 1

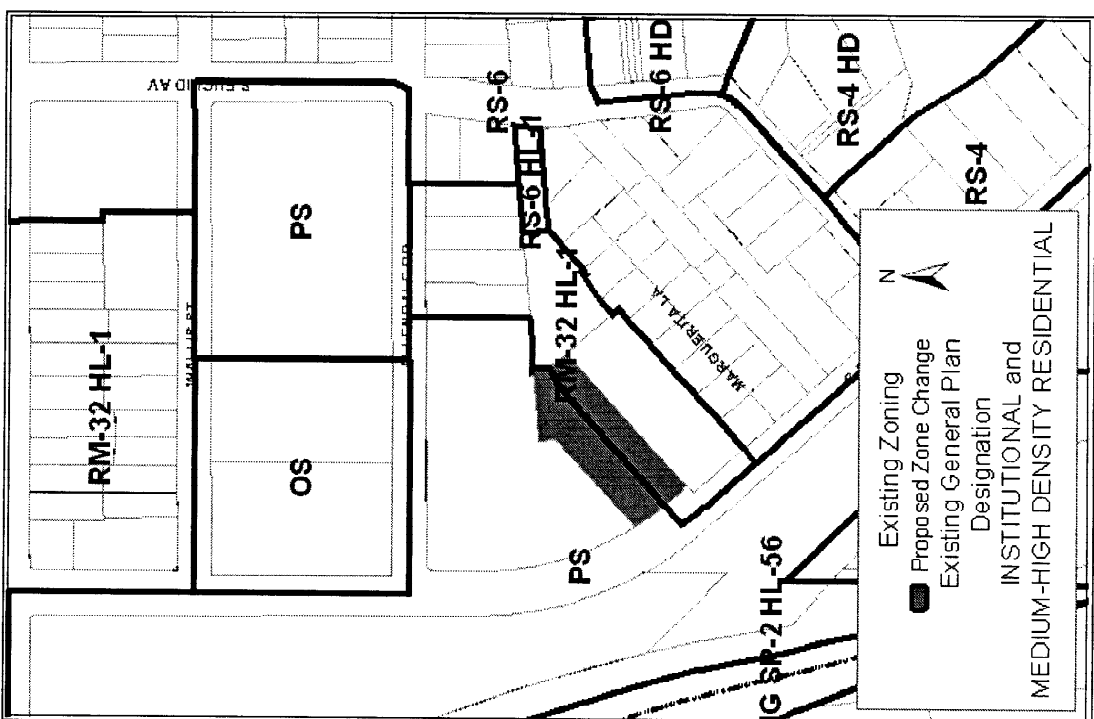
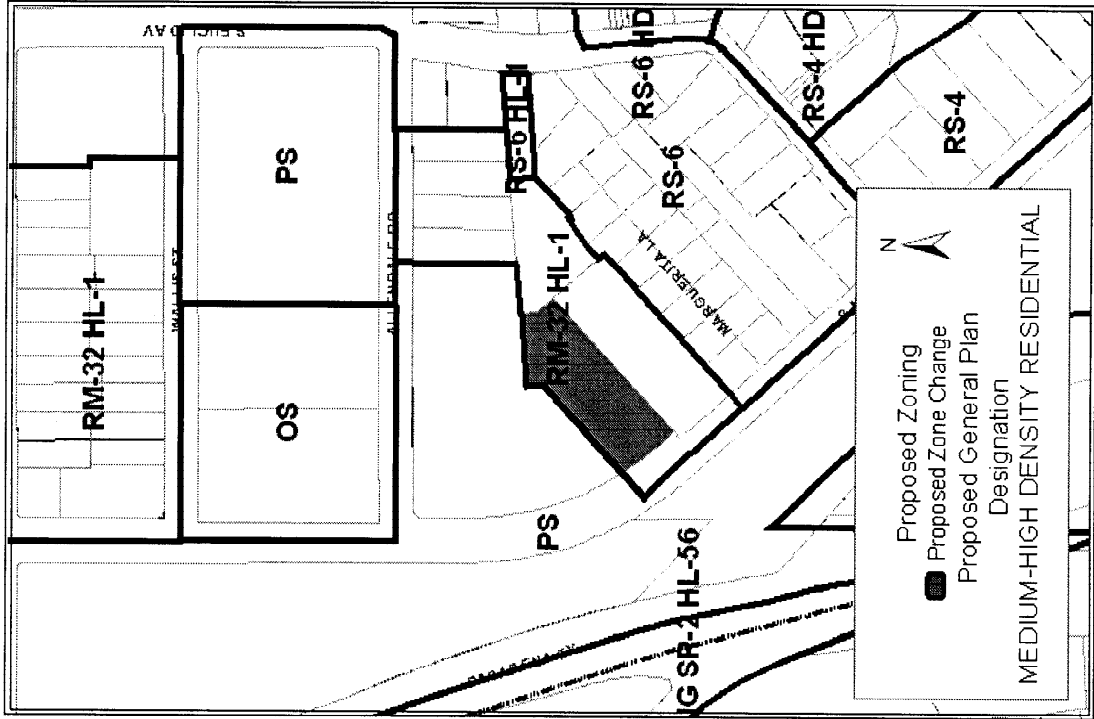


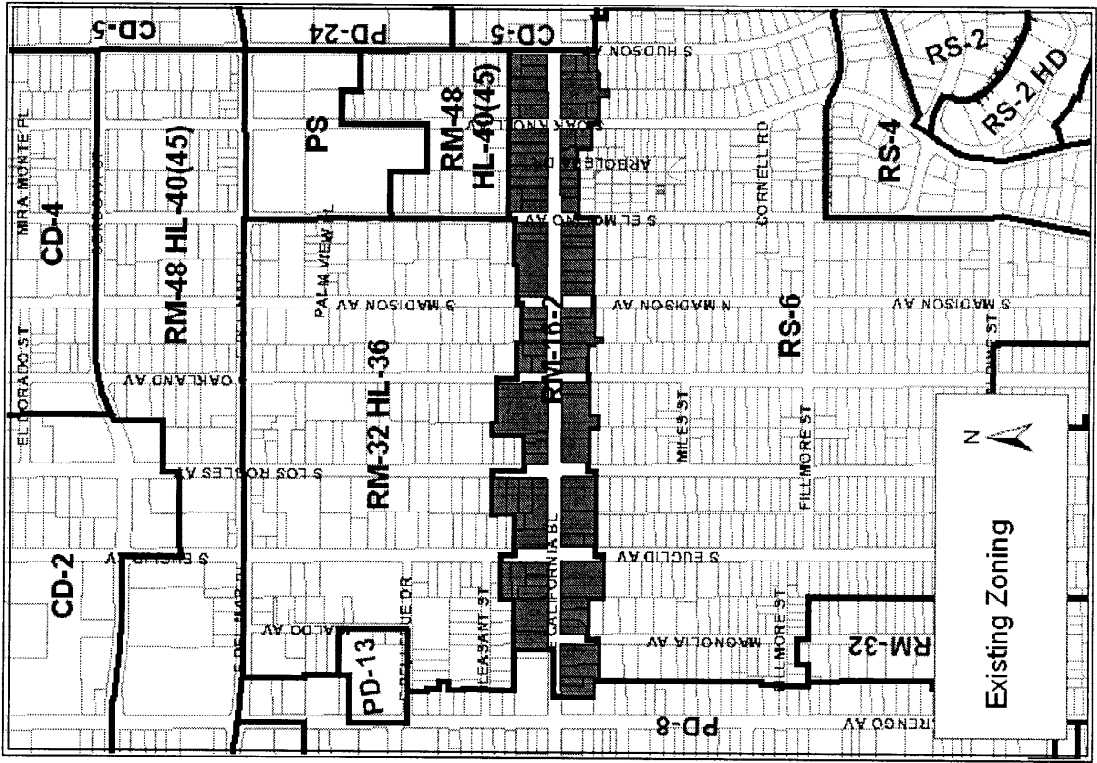
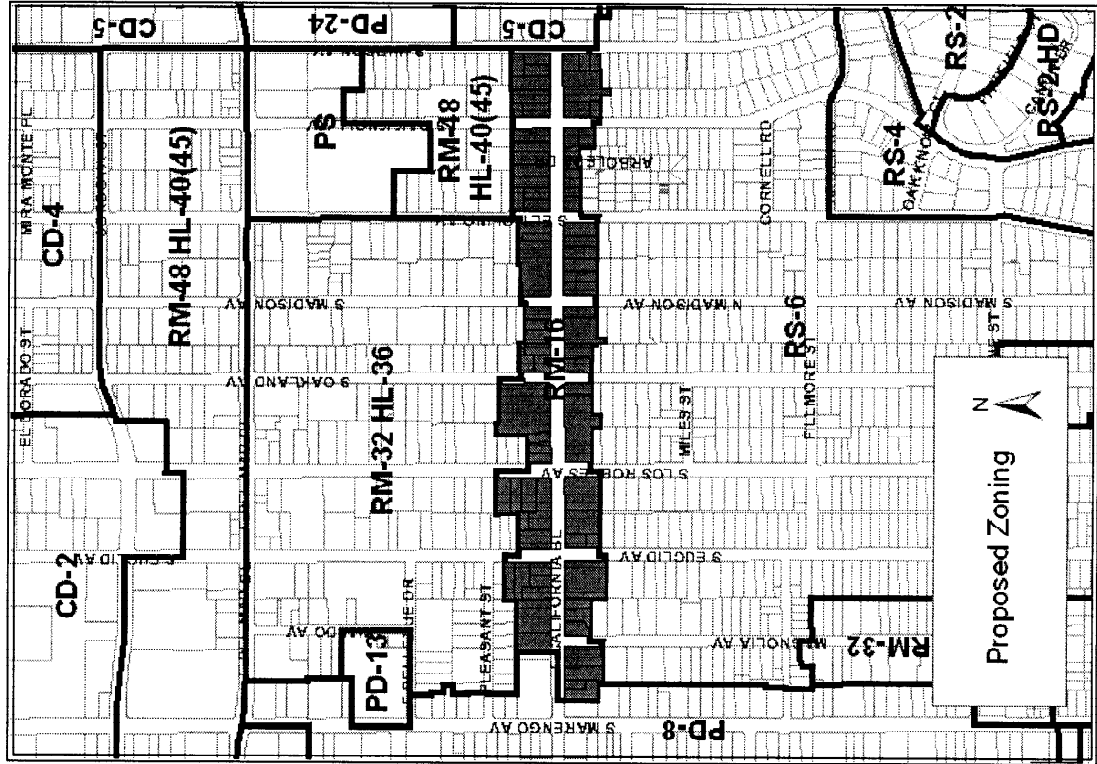


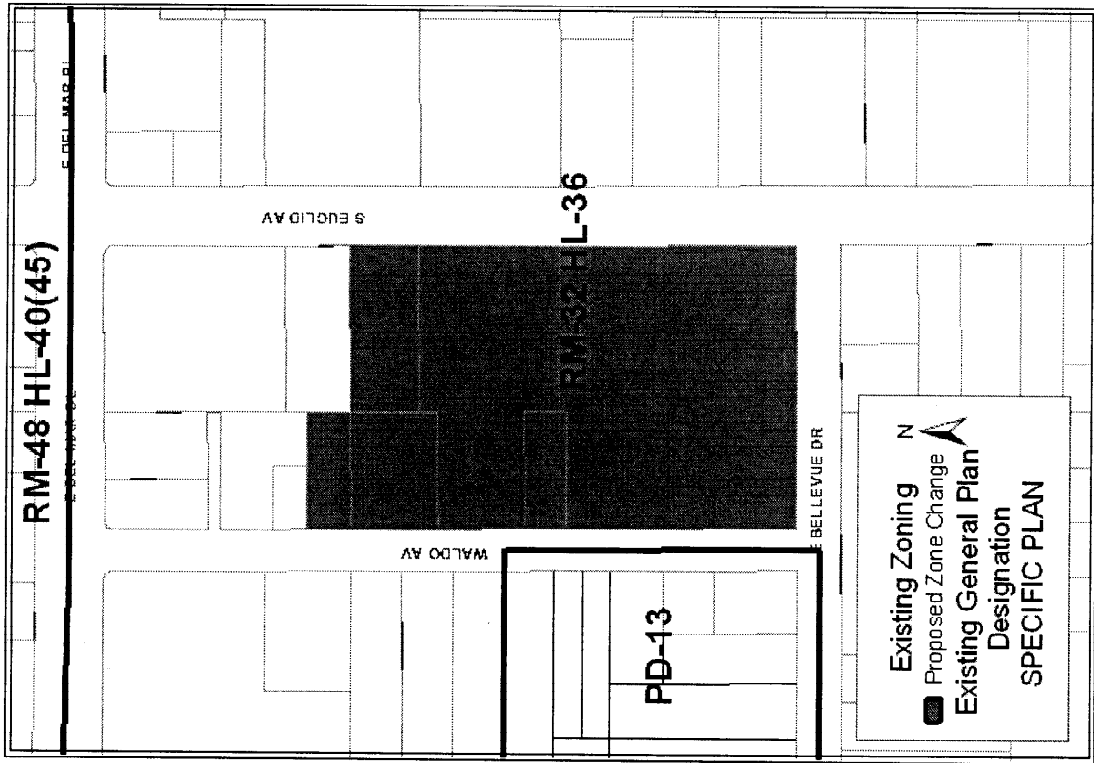
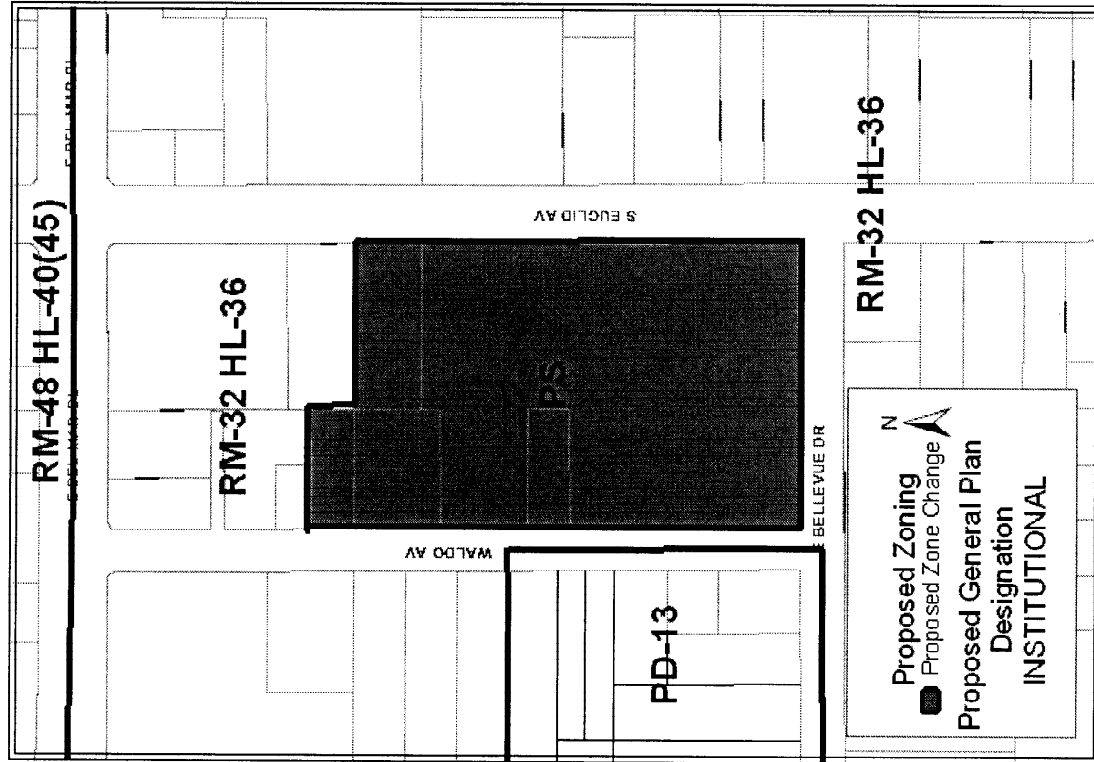


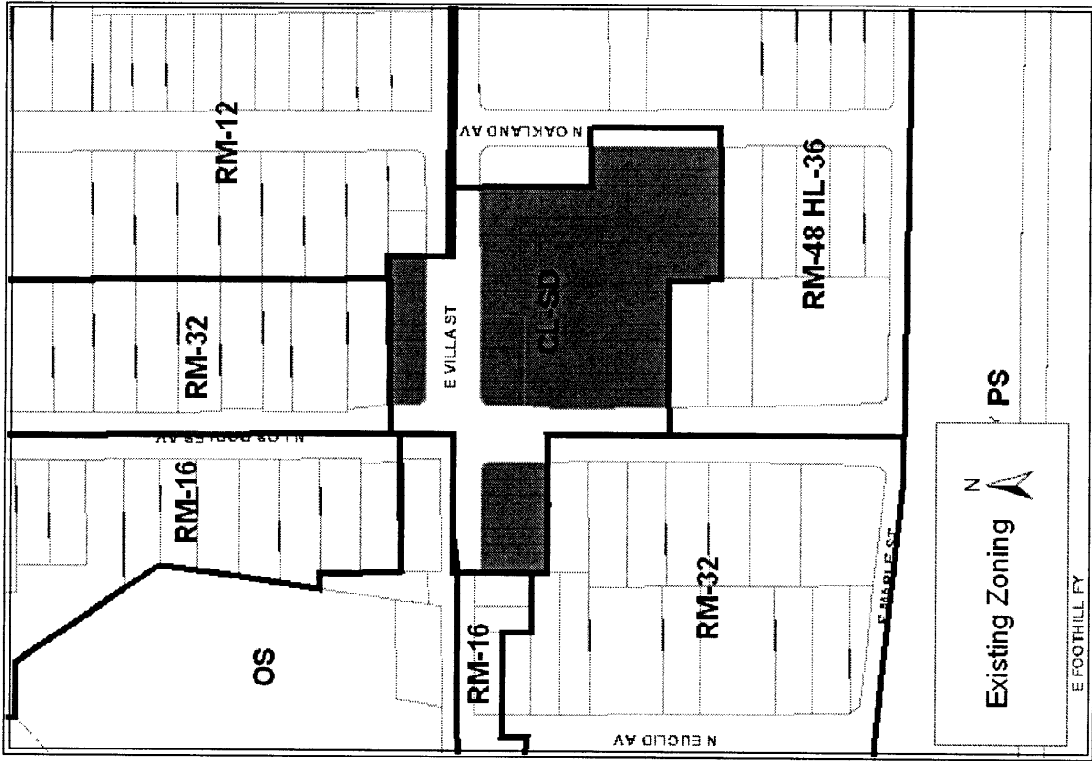
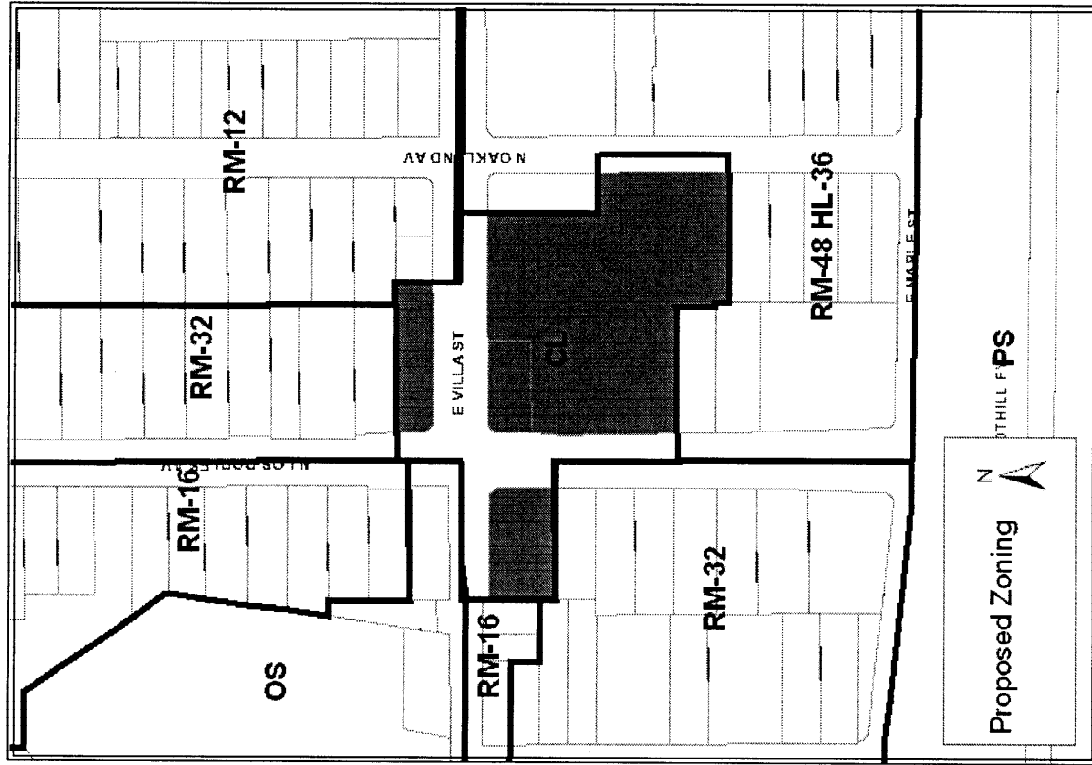


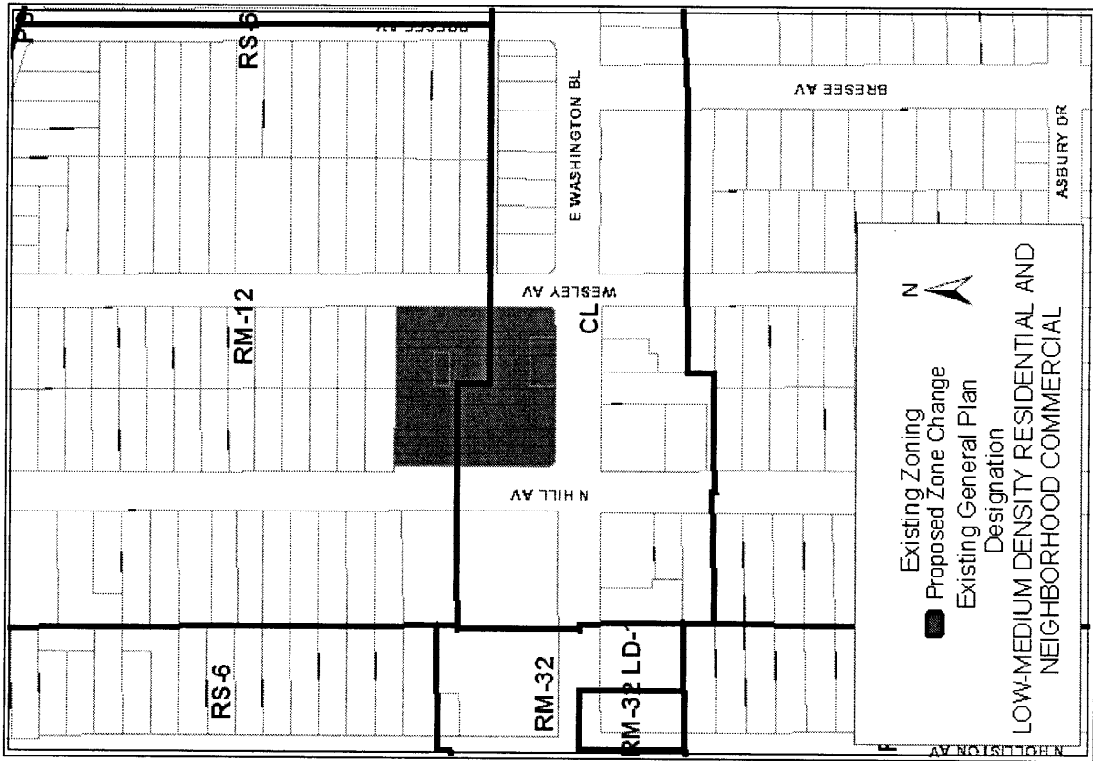
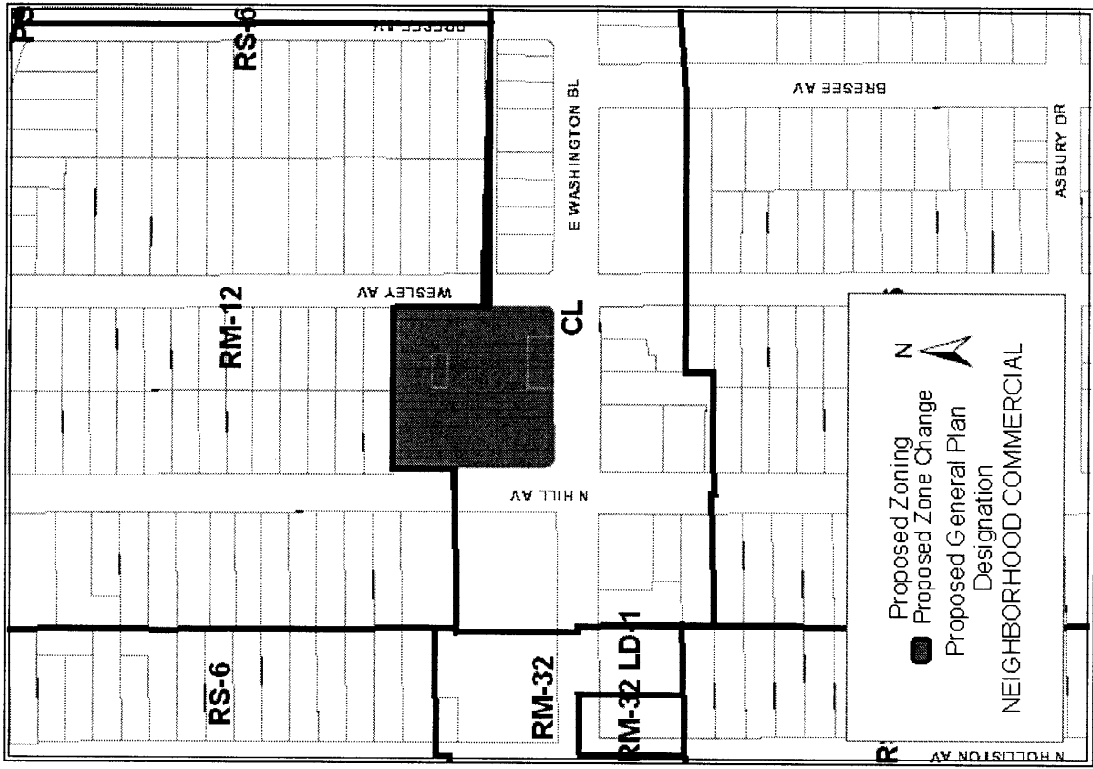


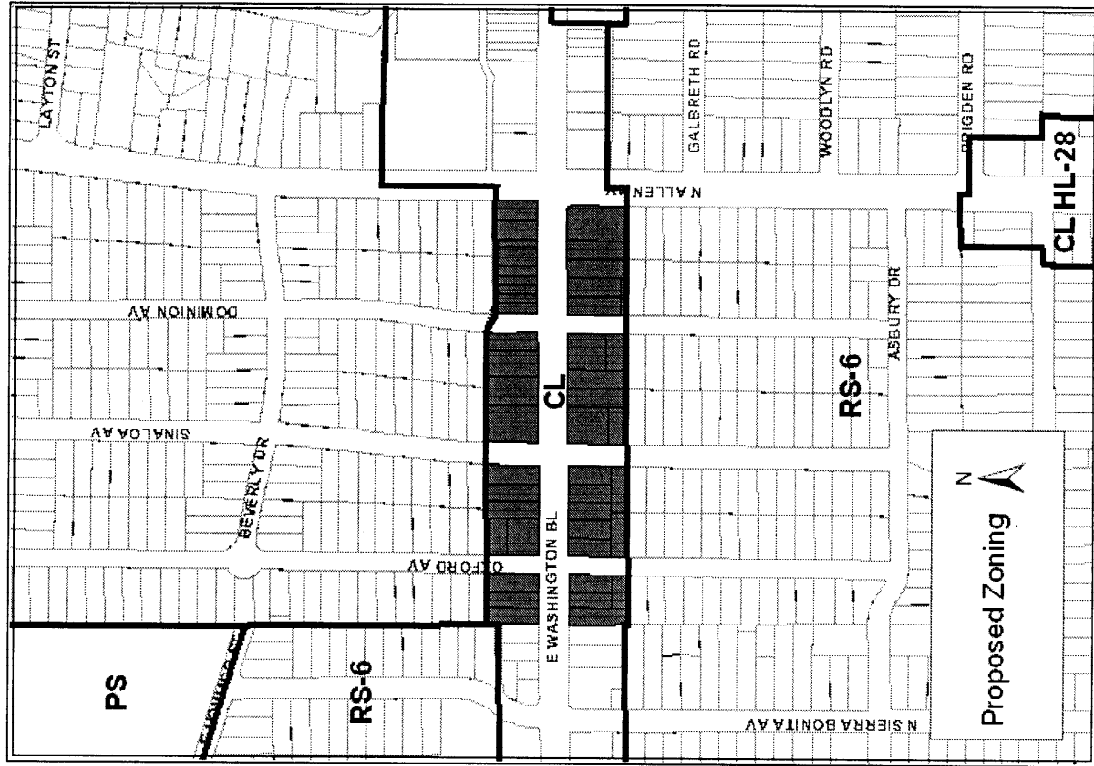


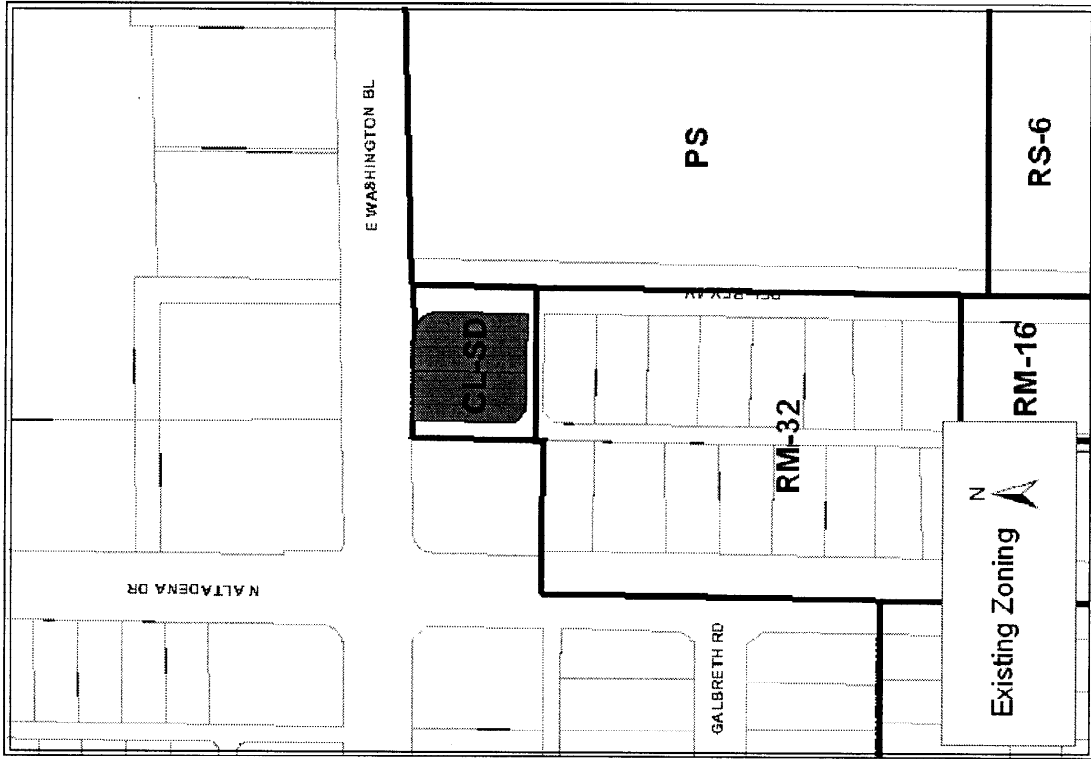
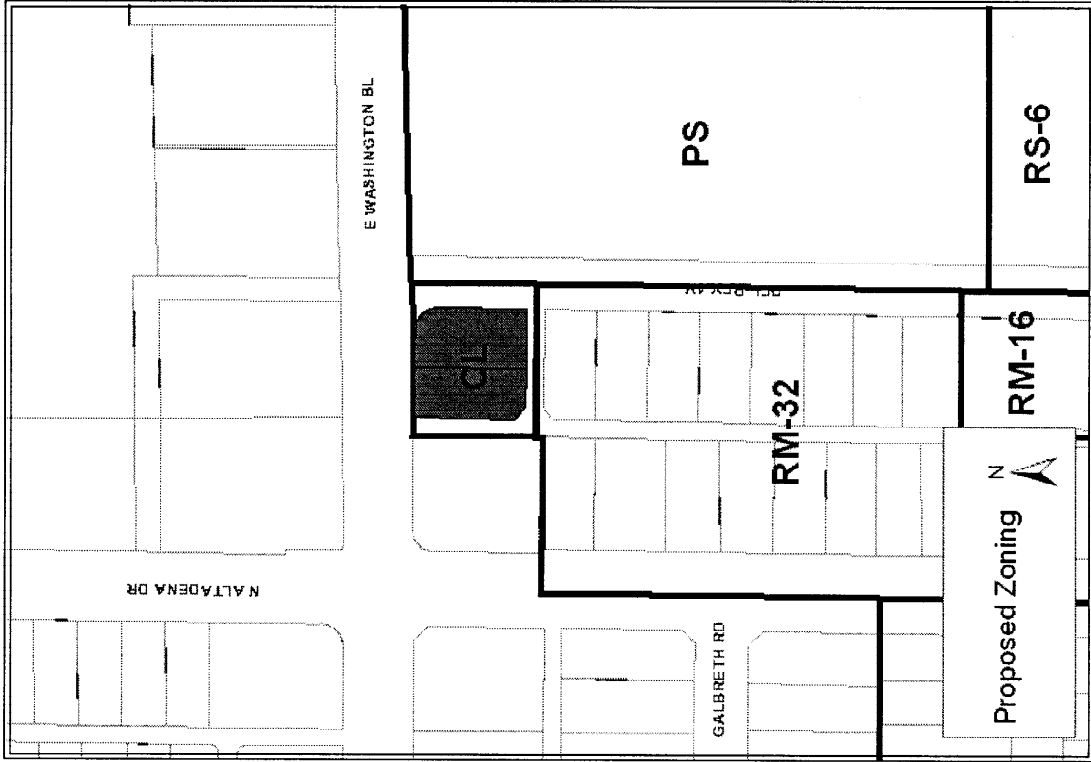


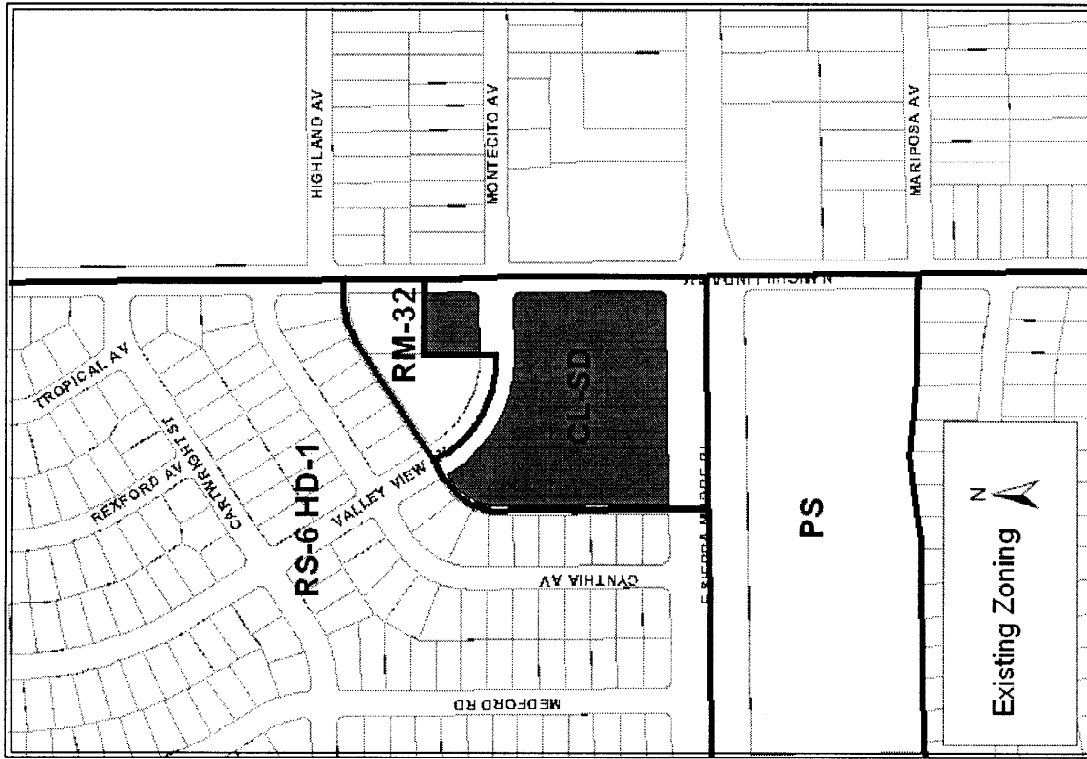


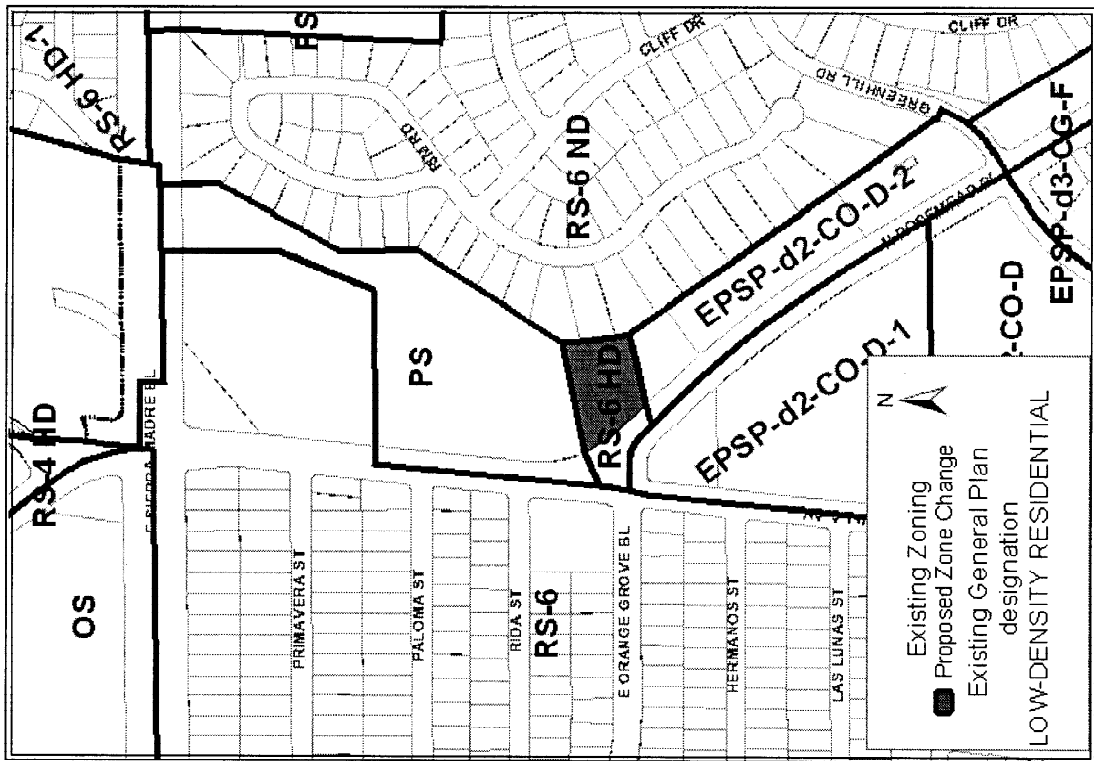
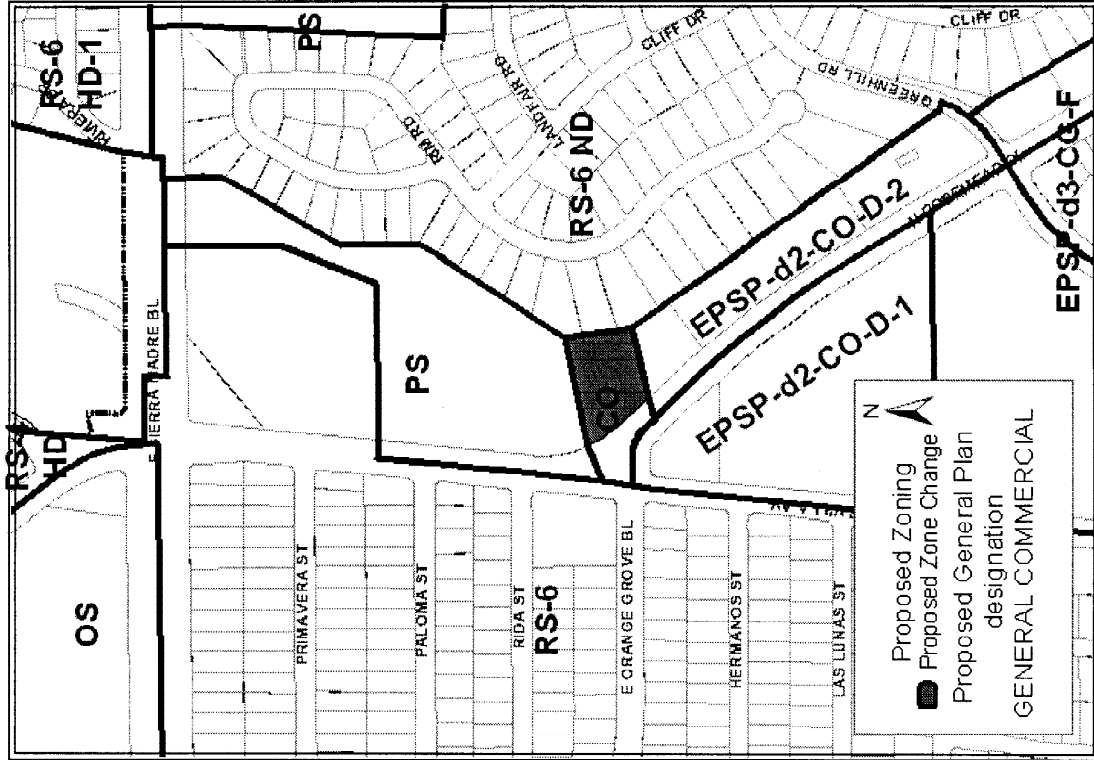


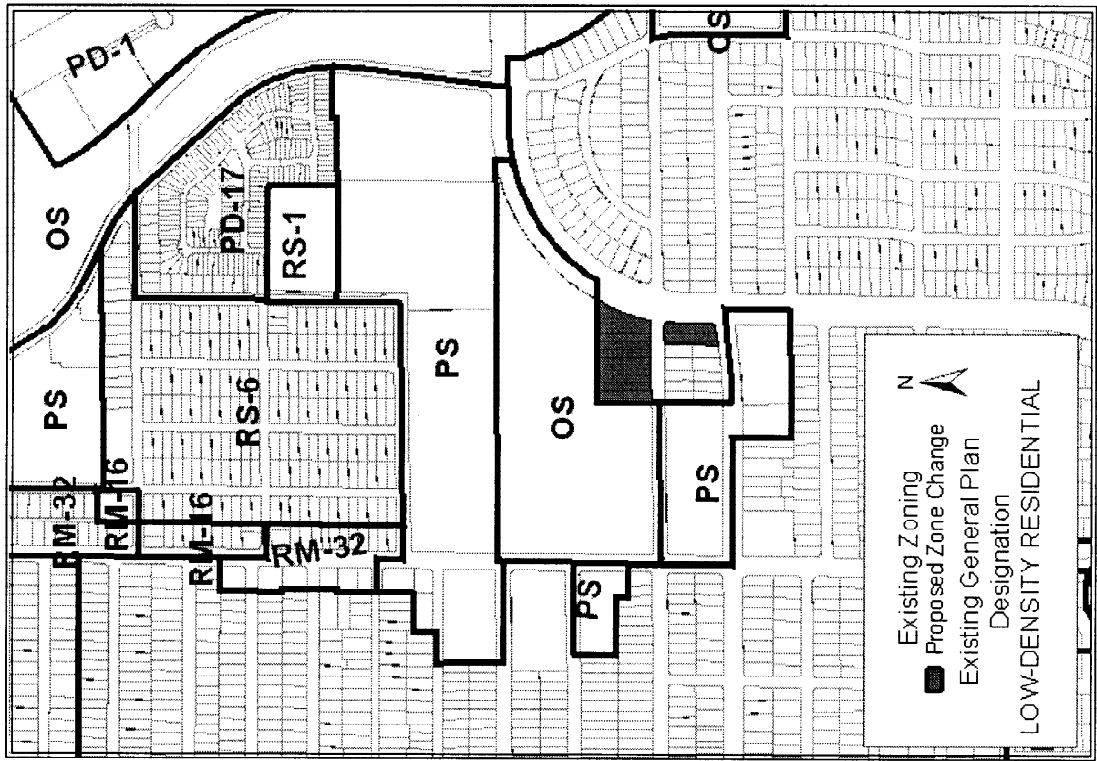
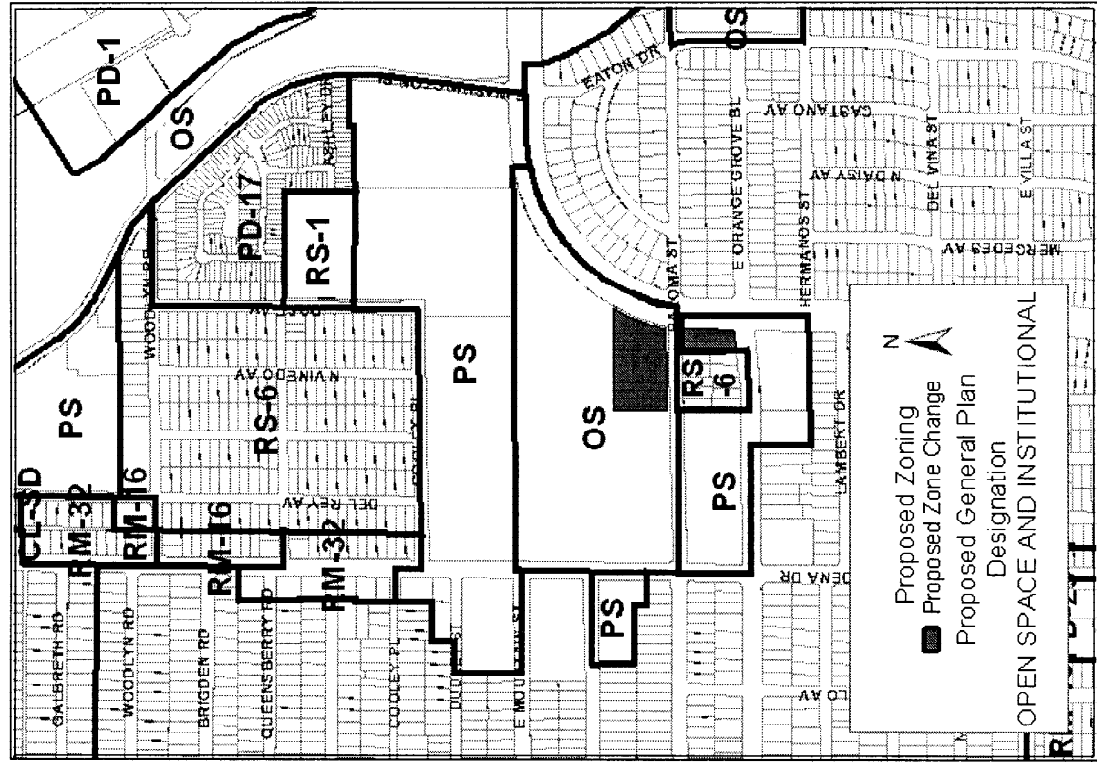


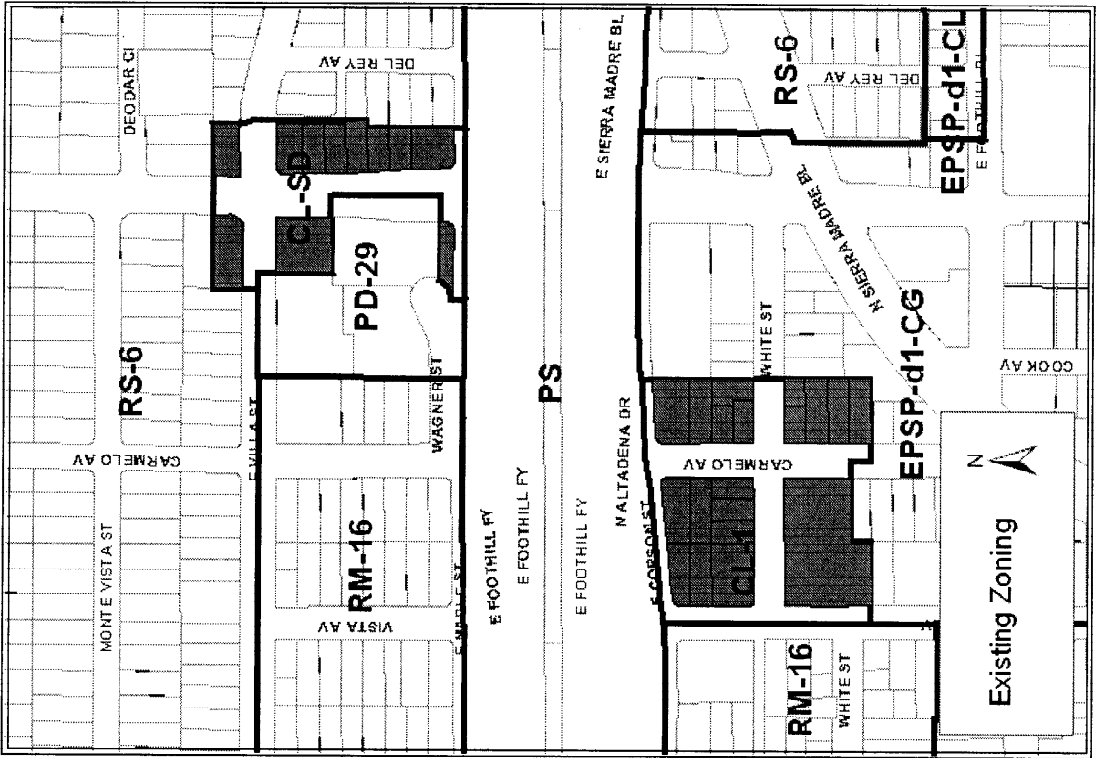
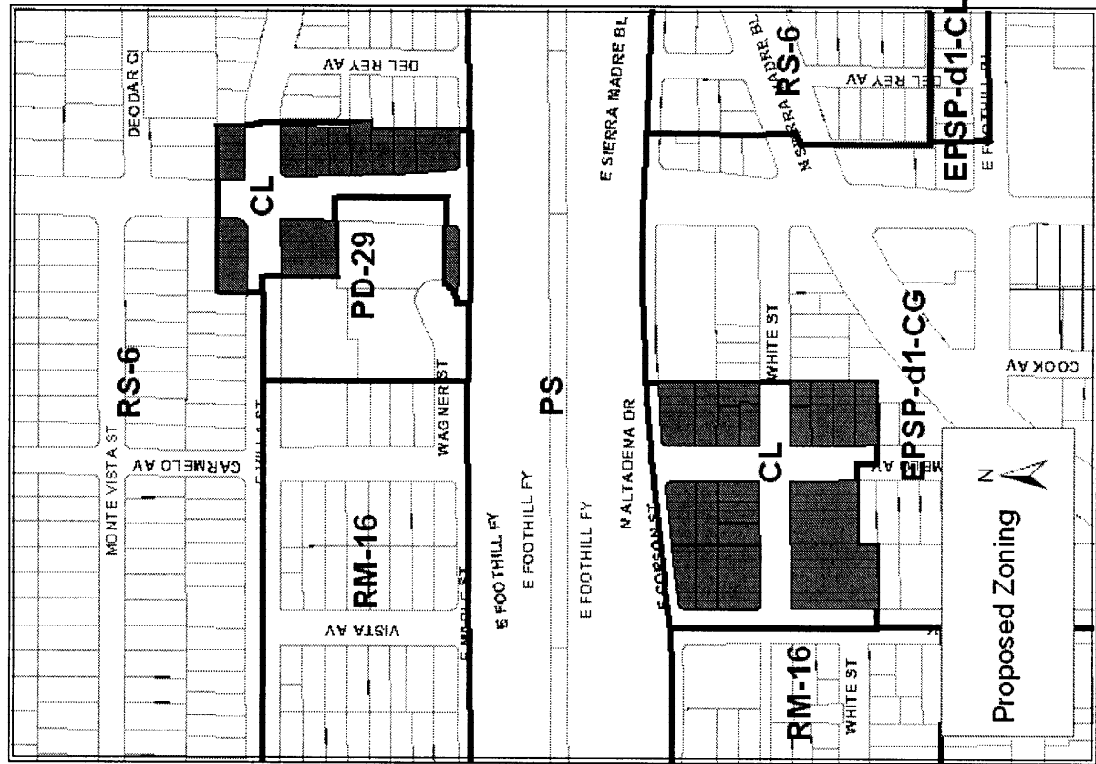


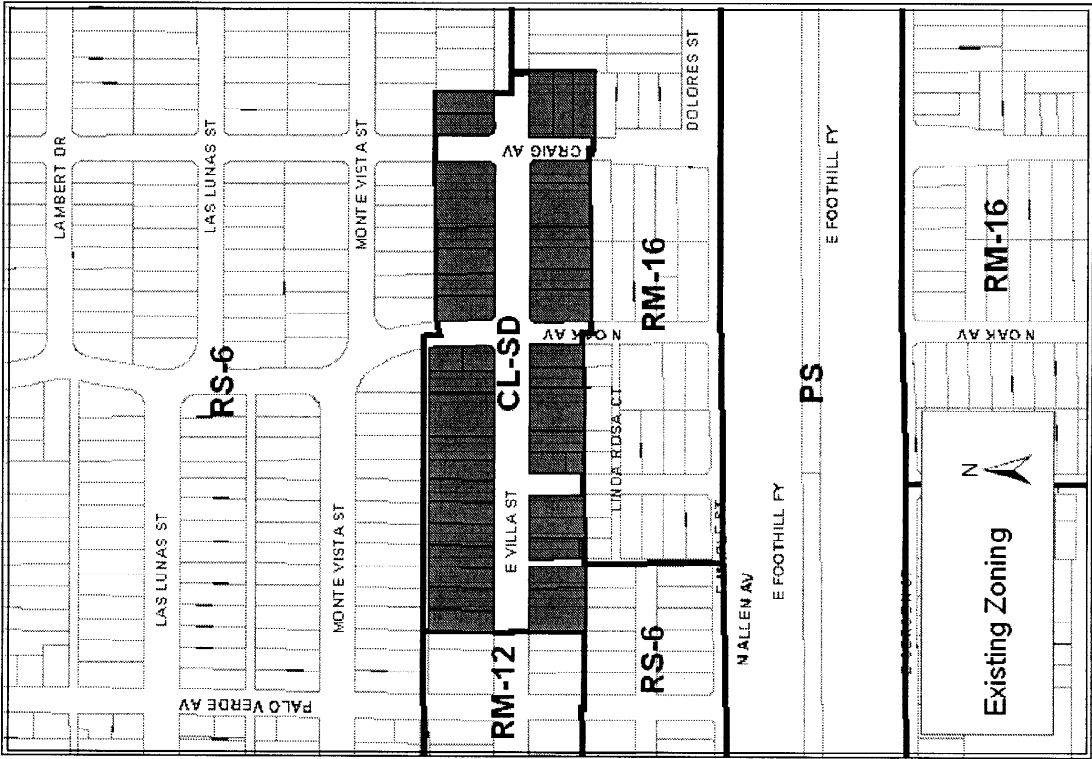
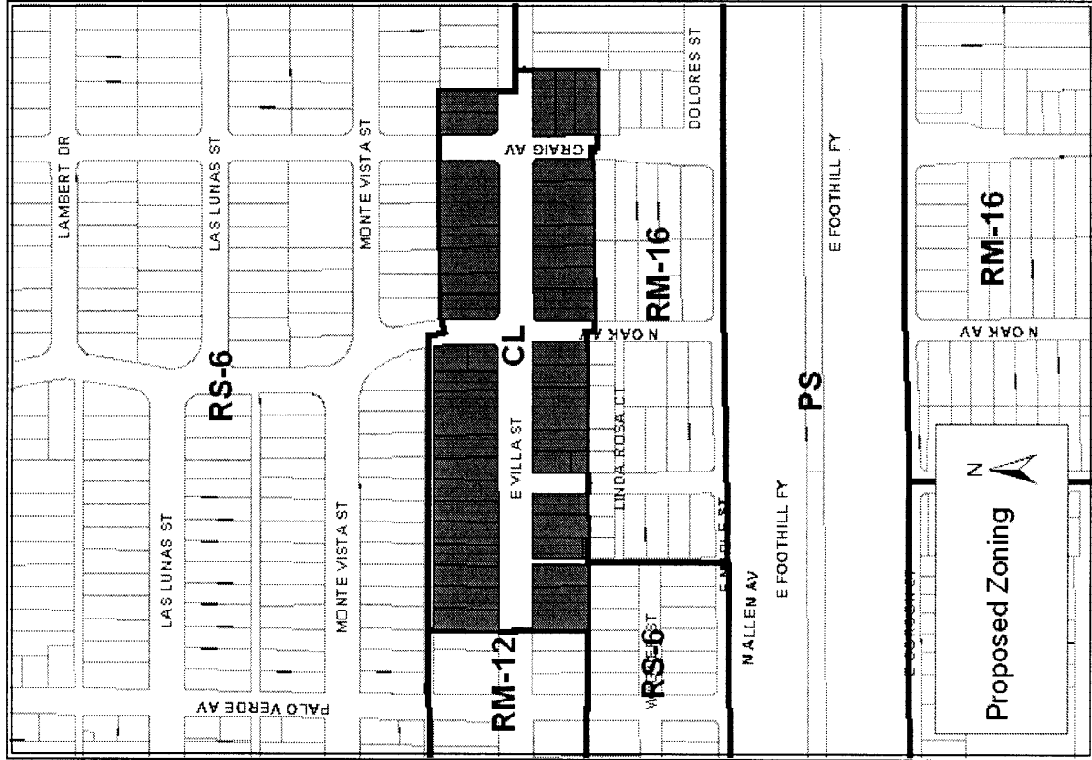


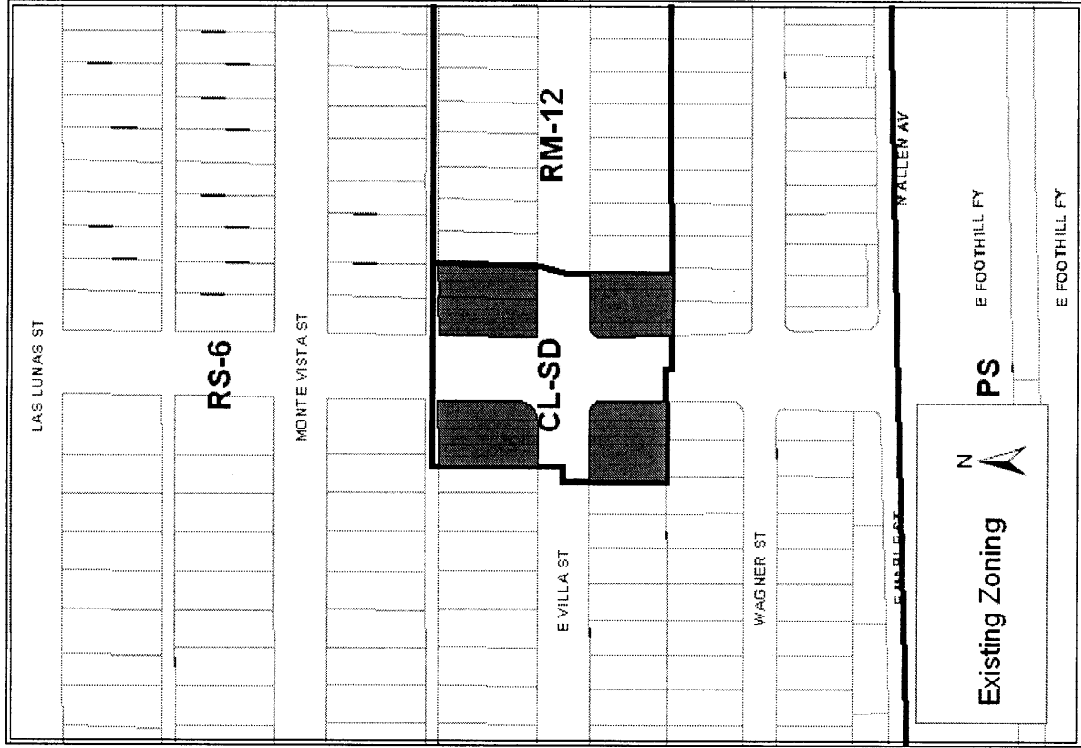
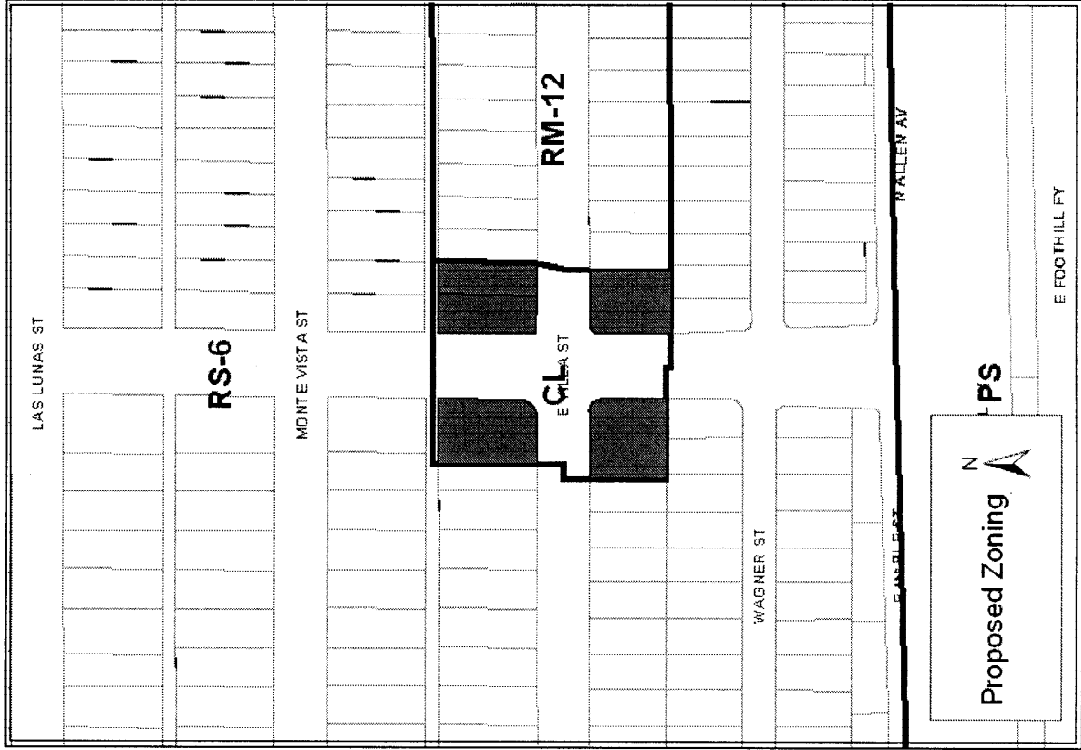












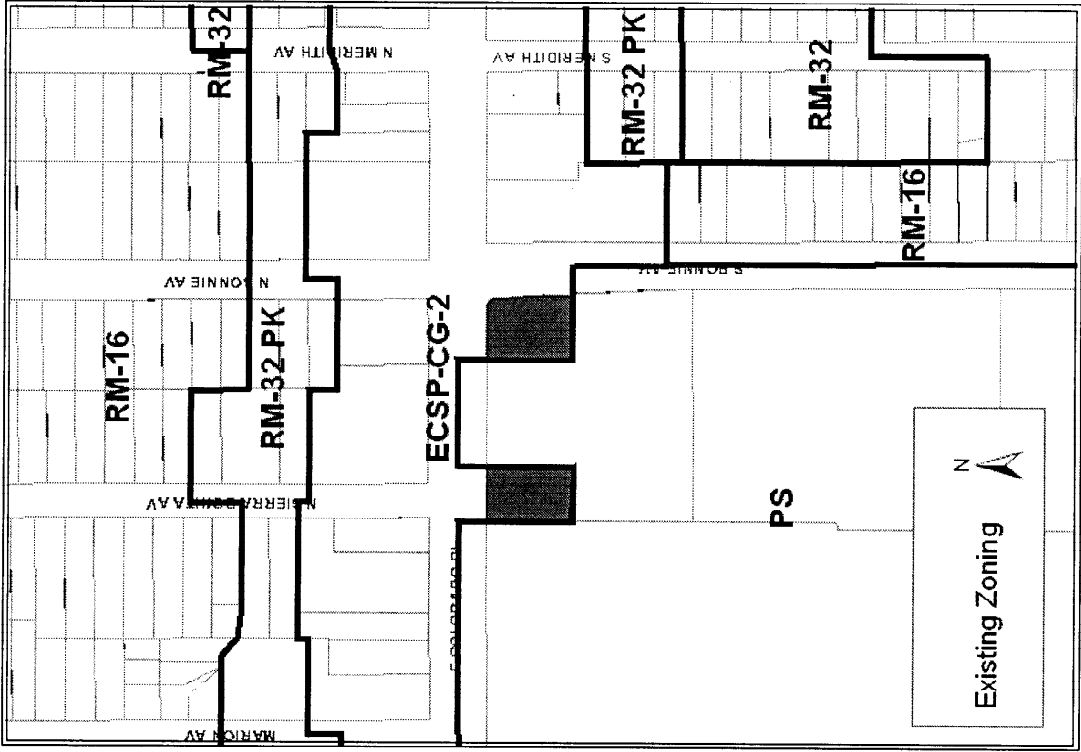
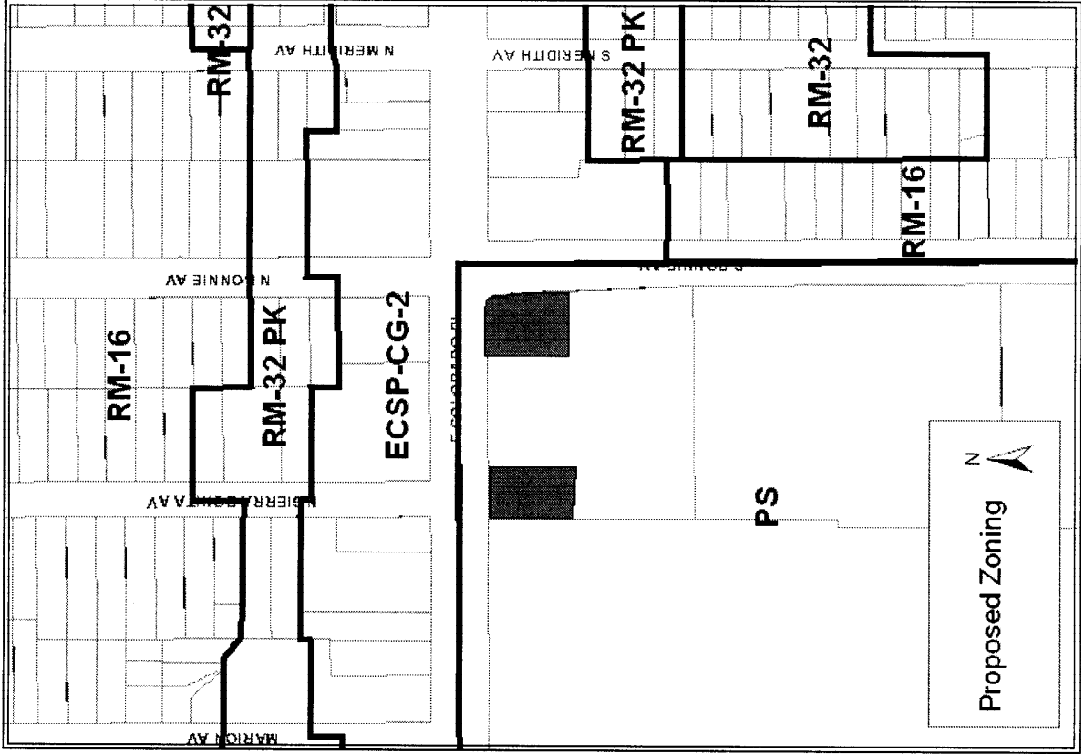


Exhibit 2

TABLE 2-4 - MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	RM-16 RM-16-2	RM-16-1	RM-32	RM-48
Minimum lot size	<i>Minimum area and width for new parcels.</i>			
Minimum area (2)	7,200 sf	12,000 sf	10,000 sf	
Width (2)	55 ft	75 ft	60 ft	
Maximum density (1)	<i>Minimum lot area in square feet required for each dwelling unit. See 17.22.070.</i>			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
			See Section 17.22.070.A.2	
Setbacks	<i>Minimum setbacks required. See Section 17.50.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	See 17.22.070.B	40 ft	See Section 17.22.070.B	
Sides	5 ft to within 20 ft from rear property line; none required in the rear 20 ft.; if adjoining an RS district, 5 ft. and structure shall not project within an encroachment plane (17.40.160.D.4).	10 ft	5 ft. for a distance of 40 ft. behind the front setback line, otherwise none required; if adjoining an RS district, 5 ft., and structure shall not project within an encroachment plane (17.40.160.D.4).	
Corner side	15 ft	30 ft	15 ft	
Rear	None required unless adjoining an RS district, then 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B).	20 ft	None required; unless adjoining an RS district, then 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B).	
Rear, Corner lots	5 ft for a distance of 40 ft. behind the corner side yard setback, unless adjoining to an RS district, then 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B).	20 ft	5 ft for a distance of 40 ft. behind the corner side yard setback, unless adjoining an RS district, then 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B).	

Exhibit 3

“2. Minimum garden area. The main garden rectangle and total area of garden on each site shall comply with the following minimum area requirements, based on the width of the lot.”

Lot Width	Requirement by Zoning District			
	RM-16 RM-16-2	RM-16-1	RM-32	RM-48

Minimum area of main garden rectangle (% of site area)

Less than 80 ft	19%	19%	19%	19%
Between 80 and 160 ft	17%	17%	17%	17%
More than 160 ft	20%	20%	20%	20%

Minimum total garden space on site (% of site area)

Less than 80 ft	35%	35%	N.A.	N.A.
Between 80 and 160 ft	32%	32%	N.A.	N.A.
More than 160 ft	37%	37%	N.A.	N.A.

Minimum total garden space for surface parking and parking with dwelling above (% of site area)

Less than 80 ft	N.A.	N.A.	32%	32%
Between 80 and 160 ft	N.A.	N.A.	29%	29%
More than 160 ft	N.A.	N.A.	34%	34%

Minimum total garden space for fully and partially subterranean parking (% of site area)

Less than 80 ft	N.A.	N.A.	35%	35%
Between 80 and 160 ft	N.A.	N.A.	32%	32%
More than 160 ft	N.A.	N.A.	37%	37%

Scored language deleted.

Exhibit 4

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

RESIDENTIAL USES

Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	
Home occupations	P	P	—	—	17.50.110
Mixed-use projects	P (8, 9)	P (8, 9)	—	—	17.50.160
Multi-family housing	P	P	—	—	
Residential accessory uses and structures	P	P	—	—	17.50.210, 250
Residential care facilities, general	C (3)	C (3)	—	—	
Residential care facilities, limited	P	P	—	—	
Single-room occupancy	—	—	P (12)	—	17.50.300
Single-family housing	P (4)	P (4)	—	—	
Transition housing	P (5)	P (5)	—	—	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., ~~CL-1~~, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

Scored language deleted.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (8, 10)					
Adult businesses	—	—	E (12)	—	17.50.030
Clubs, lodges, private meeting halls	C	C (6)	P	P	
Colleges - Nontraditional campus setting	P (9)	P (9)	P (9)	P (9)	
Colleges - Traditional campus setting	C (3)	C (3)	C (3)	—	
Commercial entertainment	—	E (9)	E (9)	E (9)	17.50.130
Commercial recreation - Indoor	—	—	C (9)	C (9)	17.50.130
Commercial recreation - Outdoor	—	—	C (9)	C (9)	17.50.130
Cultural institutions	P (3)	P (3)	P (3)	P (3)	
Electronic game centers	—	—	C (9) (12)	C (9)	17.50.100
Internet access studios	—	—	C (9)	C (9)	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (3)	C (3)	MC (3, 7)	—	17.50.230
With columbarium	P (3)	P (3)	P (3)	—	17.50.230
With temporary homeless shelter	C	P	P	—	17.50.230
Schools - Specialized education and training	—	P (9)	P (9)	P (9)	
Schools - Public and private	—	C (3)	C (3)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., ~~CL-1~~, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

Scored language deleted.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (8, 10)

Automated teller machines (ATM)	P	P	P (13)	P	17.50.060
Banks and financial services	P (9)	P (9)	P (9)	P (9)	
With walk-up services	P	P	P	P	17.50.060
Business support services	—	P (9)	P (9)	P (9)	
Offices - Accessory to primary use	P	P	P	P	
Offices - Administrative business professional	P (9)	P (9)	P (9)	P (9)	
Offices - Governmental	P (3)	P (3)	P (3)	C (3)	
Offices - Medical	P (9)	P (9)	P (9)	P (9)	
Research and development - Offices	P (9)	P (9)	P (9)	P (9)	17.50.240
Work/live units	—	—	C	—	17.50.370

RETAIL SALES (8, 10)

Alcohol sales - Beer and wine	C	C	C (11)	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C (11)	C	17.50.040
Animal services - retail sales	—	P (9)	P (9)	P (9)	
Bars or taverns	—	C (9)	C (9) (12)	C (9)	17.50.070
With live entertainment	—	C	C (12)	C	17.50.130
Building materials and supplies sales	—	—	P (14)	P	
Commercial nurseries	C (9)	C (9)	P (9)	P (9)	17.50.180
Convenience stores	C	C	C	C	
Firearm sales	—	—	—	C (9)	
Food sales	P (9)	P (9)	P (9)	P (9)	
Internet vehicle sales	—	C (9)	C (9)	C (9)	
Liquor stores	C	C	C (12)	C	17.50.070
Pawnshops	—	—	C (9) (12)	C (9)	17.50.200

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., ~~CL-1~~, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
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- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

Scored language deleted.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

RETAIL SALES - CONTINUED (8, 10)

Restaurants	—	P (9)	P (9)	P (9)	17.50.260
With live entertainment	—	P	P	P	
Restaurants, fast food	—	P (9)	P (9)	P (9)	17.50.260
Restaurants, formula fast food	—	P (9)	P (9)	P (9)	17.50.260
Retail sales	C (9)	P (9)	P (9)	P (9)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (9)	C (9)	17.50.330
Swap meets	—	—	C (9)	C (9)	
Temporary Uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (9)	P (9)	P (9)	
Vehicle services - Sales and leasing	—	—	P	P	17.50.360
Vehicle services - Sales and leasing - limited	—	—	P	P	17.50.360
Vehicle services - Service stations	—	C (9)	C (9)	C (9)	17.50.360

SERVICES (8, 10)

Adult day care, limited	P	P	P	—	
Adult day care, general	C (3)	C (3)	C (3) (12)	C (3)	
Animal services - Boarding	—	—	P (9)	P (9)	
Animal services - Grooming	—	P (9)	P (9)	P (9)	
Animal services - Hospitals	—	—	P (9)	P (9)	17.50.050
Catering services	—	P (9)	P (9)	P (9)	
Charitable institutions	C (3)	C (3)	C (3)	C (3)	
Child day-care centers	P	P	P	C	17.50.080
Child day care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
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- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

Scored language deleted.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
0					
SERVICES - CONTINUED (8, 10)					
Child day care, small care homes, 1 to 8 persons	P	P	P	—	
Detention facilities	—	—	—	C (3)	
Drive-through business - Nonrestaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Laboratories	C (9)	P (9)	P (9)	P (9)	
Life/care facilities	—	C	C	—	17.50.120
Lodging - Bed and breakfast inns	C (9)	C (9)	C (9)	—	17.50.140
Lodging - Hotels, motels	—	—	C (9)	C (9)	17.50.150
Maintenance and repair services	—	P (9)	P (9)	P (9)	
Medical services - Extended care	C (3)	C (3)	—	—	
Medical services - Hospitals	—	—	C (3) (12)	—	
Mortuaries, funeral homes	—	P (9)	P (9)	P (9)	
Personal improvement services	—	P (9)	P (9)	P (9)	
Personal services	—	P (9)	P (9)	P (9)	
Personal services, restricted	—	—	C (9)	C (9)	17.50.200
Printing and publishing	—	C (9)	P (9)	P (9)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (3)	C (3)	
Public safety facilities	C (3)	C (3)	C (3)	C (3)	
Vehicle services - Vehicle equipment repair	—	—	C (9)	C (9)	17.50.360
Vehicle services - Washing and detailing	—	—	C (9)	C (9)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., ~~CL-1~~, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

INDUSTRY, MANUFACTURING & PROCESSING USES (8, 10)

Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (9)	C (9)	
Industry, restricted, small scale	—	P	P (14)	P	
Industry, standard	—	—	—	P (9)	
Recycling centers - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling centers - Large facilities	—	—	C (9)	C (9)	17.50.220
Research and Development - Non-offices	C (9)	C (9)	P (9)	P (9)	17.50.240
Wholesaling, distribution, & storage	—	—	C (9)	P (9)	
Wholesaling, distribution, & storage, small-scale	—	—	P (14)	P	

Notes:

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**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES					
Alternative fuel/recharging facilities (8, 9, 10)	—	C	C	C	
Accessory antenna array	P	P	P	P	
Communications facilities (8, 9, 10)	—	—	P	P	
Commercial off-street parking (8, 10)	C	C	C	C	
Heliports	—	—	C	C	
Transportation dispatch facility	—	—	C (9)	C (9)	
Transportation terminals	—	—	C	C	
Trucking terminals	—	—	—	C (7)	
Utility, major	C (3)	C (3)	C (3)	C (3)	
Utility, minor	P	P	P	P	
Vehicle storage (8, 9)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
TRANSIT-ORIENTED DEVELOPMENT					
Transit-oriented development (8, 9)	P	P	P	P	17.50.340

Notes:

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