

ATTACHMENT B

SUMMARY OF ZONING CODE & SPECIFIC PLAN AMENDMENTS

Below is a detailed summary of the recommended Zoning Code and Specific Plan Amendments.

1. Predevelopment Plan Reviews (PPRs) – PMC Section 17.60.040.C

Update the PPR thresholds to the following:

Existing Threshold	Proposed Threshold
1. Multifamily projects with 10+ units	Make optional
2. Nonresidential projects with 25,000+ SF of gross floor area (GFA)	No change
3. Master Plans or Master Plan Amendments	For Master Plan Amendments, clarify it is only required when new construction is proposed
4. Projects with street vacations	Clarify it is only required when new construction is proposed
5. Projects in Hillside Development (HD) overlays that require a Hillside Development Permit (HDP)	No change
6. Subdivisions in HD overlays and all other subdivisions of 5+ lots	
7. Projects with affordable housing on religious facilities sites	
8. Other projects as determined by the Director	

Update other PPR standards to the following:

- Make the PPR meeting between the applicant and staff optional.
- For projects of Communitywide Significance, provide the City Council with a summary of the written report. The Director or a member of the City Council may request the PPR be presented to the City Council as an information item.

2. Design Review – PMC Section 17.61.030

Update the Design Review thresholds to the following:

Existing Threshold	Proposed Threshold
1. New construction – Nonresidential: <u>Central District:</u> <5,000 SF – Director >5,000 SF – Design Commission <u>Outside the Central District:</u> 5,000 to 25,000 SF – Director >25,000 SF – Design Commission	No changes

2. New construction – Multifamily Residential: ≤10 units – Director >10 units – Design Commission	No changes
3. Major Rehabilitation to Existing Structures: <u>Central District:</u> ≤10,000 SF – Director >10,000 SF – Design Commission <u>Outside the Central District:</u> ≤25,000 SF – Director >25,000 SF – Design Commission	<u>Central District:</u> ≤25,000 SF – Director >25,000 SF – Design Commission <u>Outside the Central District:</u> 5,000 to 50,000 SF – Director >50,000 SF – Design Commission
4. Minor Rehabilitation to Existing Structures <u>Central District:</u> In-Town Residential – Not required Walnut, only historic buildings – Director All other Subareas, all buildings – Director <u>Outside the Central District:</u> Not required	<u>Central District:</u> In-Town Residential and Walnut, only historic buildings – Director All other Subareas, all buildings – Director <u>Outside the Central District:</u> Not required
5. Signs <u>Central District:</u> New signs – Director Building ID signs – Design Commission <u>Outside the Central District:</u> New signs – Projects requiring Design Review (at Director or Design Commission level)	<u>Central District:</u> New signs on historic resources – Director Building ID signs – Director Other new signs – Not required <u>Outside the Central District:</u> Building ID signs – Director Other new signs – Not required

Update other Design Review thresholds to the following:

- Count the square footage of above grade parking structures towards the design review threshold.
- Have multifamily projects where 50% or more of the units are affordable automatically qualify for Consolidated Design Review.

Remove language on 50% Design Review (which has been replaced by Preliminary Consultation).

Add the following related to Preliminary Consultation:

- Purpose: An opportunity to receive high-level design review comments early in the process, prior to formal approval of zoning or design entitlements.
- Exemptions: The Director may waive Preliminary Consultation for smaller-scale projects such as signs, storefront alterations or minor building alterations.
- Procedures: Applications before the Design Commissions shall require public noticing to all property owners within 500 feet; following the process, the Director shall issue a letter summarizing all comments.
- Period of Validity: The comments shall be valid for 3 years; the time period may be extended by the Director.

Add the following to the purpose for Design Review Subsection:

- Amend #1: Specify that the design principles include design-related goals and policies in the General Plan and Specific Plans and other design guidelines adopted by the City Council.

- Add #9: Complete environmental review per the California Environmental Quality Act (CEQA).
- Add #10: Ensure public improvements with an essential nexus and rough proportionality to the project are incorporated with regards to mobility, accessibility, public safety, landscaping/trees, and infrastructure.

Add the following under conditions of approval or changes to a project:

- Design Review approvals may include conditions of approval to ensure that public improvements with an essential nexus and rough proportionality to the project are incorporated with regards to mobility, accessibility, public safety, landscaping/trees, and infrastructure.

3. Signs and Awnings – PMC Chapters 17.48 and 17.50

Amend the different sections of the Sign Ordinance as follows:

Sign Exceptions – PMC Section 17.48.050

- Change the review authority from the Hearing Officer to the Director.
- Remove the public notification requirements.
- Maintain the same findings and distribution list. Continue to allow decisions to be called up or appealed to the Board of Zoning Appeals.

Sign Standards by Zoning Districts – PMC Section 17.48.090

- Residential Zoning Districts:
 - Building Identification Signs: Clarify the number, size, height and location of signs.
 - Commercial Signs: Clarify the size and location of wall signs. Clarify the height of monument signs.
 - Noncommercial Signs: Clarify the height of monument signs.
- Special Purpose Zoning Districts:
 - Wall and Monument Signs: Clarify the type and area of signs.
- Central District Specific Plan:
 - Business Identification Signs – Primary Occupancy Frontage: Clarify the area of signs for ground floor, upper floor and basement occupants.
 - Clarify that one business directory sign for multi-tenant buildings is permitted for each building entrance.
 - Business Identification Signs – Multi-frontage Occupancy: Clarify the number of signs for ground floor and upper floor occupants.
 - Business Identification Signs – Buildings 75+ Feet High: Clarify the number of signs.
- Office and Other Nonresidential Zoning Districts:
 - Consolidate sign tables for office and commercial zoning districts.
 - Business Identification Signs – 1-2 Story Buildings: Create separate standards for number, area and height of signs.
 - Business Identification Signs – 3+ Story Buildings: Create new standards for number, area, height and location of signs.
 - Building Identification Signs – Buildings 75+ Feet High: Clarify size of signs.

- Window Signs – Shall not count towards the overall number of signs permitted.

Standards for Specific Sign Types – PMC Section 17.48.110

- Awning Signs: Shall not count towards the overall number of signs permitted.
- Neon Signs: Add language to allow neon tubing.
- Architectural Projection Signs:
 - Use the words “sign feature” instead of “sign projection.”
 - Require signs attached to a feature be comprised of dimensional letters.
 - Allow signs attached to the face of a feature be internally illuminated.
- Temporary Window Signs:
 - Shall not exceed 25% of each window area.
 - Shall not count towards the overall number or square footage of signs permitted.
- Miscellaneous Signs:
 - Exempt certain vehicle-oriented directional signs from the Sign Ordinance.
 - Establish standards for drive-through menu boards.

Design Review and Awnings – Add new Sections within Chapters 17.48 and 17.50

Signs – Add the following Design Standards:

- Drill attachments into mortar joints on brick or other masonry facade.
- Remove all remnants from old signs and clean up/restore façade before installing new signs.
- Conceal all mechanical/electrical equipment, junction boxes and conduit from public/exterior view.
- Projecting and freestanding signs shall have dimensionality (i.e., routed or push-through lettering/graphics).
- Establish standards for electrical raceways (e.g., requiring slim designs, having a minimum sign height to raceway height ratio and matching the color of the building wall).
- Remove the requirement for signs to be in the middle 70% of a building elevation (allowing the sign to respond to the building’s architecture).

Awnings – Add the following Design Standards:

- Require shed awnings to have open ends (although arched openings without transoms could have half-dome awnings installed).
- Install within individual window & door openings (i.e., not span across multiple openings).
- Mount within openings (not on the wall surrounding the openings).
- Install awning below the transom (when applicable).

4. Outdoor and Temporary Uses – PMC Sections 17.50.180, 17.50.320 & 17.61.040

Update the Zoning Code Sections to the following:

Existing Section Contents	Proposed Section Contents
<u>Section 17.50.180</u> – Outdoor Display, Storage & Seasonal Sales. - Includes outdoor display & storage, which are ongoing uses. - Includes outdoor seasonal sales, which are temporary uses.	<u>Section 17.50.180</u> – Outdoor Display & Storage. - Include outdoor display & storage, which are ongoing uses. - Provide development and operational standards. - Update permitted zoning districts to reflect the new Specific Plans.
<u>Section 17.50.320</u> – Tents. Includes information on temporary tents.	<u>Section 17.50.320</u> – Temporary Uses. List all temporary uses, including outdoor seasonal sales & tents. Identify if a TUP is required.
<u>Section 17.61.040</u> – TUPs. - Lists temporary uses that may or may not require a TUP. - Outlines the TUP process.	<u>Section 17.61.040</u> – TUPs. - Outline the TUP process. - Allow TUPs to allow uses needed to respond to a declared emergency. - Allow Zoning Administrator to defer decisions to the Hearing Officer (instead of Planning Commission).

Update the Temporary Use Section to the following:

Existing Section Contents	Proposed Section Contents
<u>All Temporary Uses</u> Section does not exist.	<u>All Temporary Uses</u> - Shall be limited to non-residentially zoned and used properties. - Shall not occupy disabled parking spaces, required landscaping or loading spaces. - Site clean-up shall be completed within 24 hours.
<u>Car Washes</u> - Must be held by a qualified sponsoring organization. - Shall not exceed 72 hours for each event; a maximum of 4 events annually.	<u>Car Washes</u> No changes proposed.
<u>Construction Yards</u> - On-site: Shall not exceed the length of project construction. - Off-site: Maximum of 12 months; TUP required.	<u>Construction Yards</u> - On-site: No changes proposed. - Off-site: Increase to 24 months; TUP required.
<u>Model Homes or Real Estate Offices</u> Maximum 18 months; TUP required.	<u>Model Homes or Real Estate Offices</u> Increase to 24 months; TUP required.

<u>Outdoor Events</u> • Farmers Markets: Once weekly for 12 months. • Outdoor meetings: 12 consecutive days or less within a 90-day period. • TUP required for any outdoor event.	<u>Outdoor Events</u> • Flea markets and swap meets: Add new category at 1 day per month. • Farmers Markets: No changes proposed. • All other Events: Change to 4 events and 12 days annually. • TUP required for any outdoor event.
<u>Outdoor Sales</u> • 2 weekend events and 6 days per year; TUP required.	<u>Outdoor Sales</u> • Change to 4 events and 8 days per year; TUP required.
<u>Seasonal Merchandise – Small Scale</u> • New category.	<u>Seasonal Merchandise – Small Scale</u> • Limited to merchandise for holidays such as Valentine's Day, Easter Sunday, Mother's Day and New Year's Eve/Day. • Shall not exceed 200 square feet.
<u>Seasonal Merchandise – General</u> • Includes Christmas tree lots, pumpkin patches and the sale of other seasonal merchandise. • Maximum 45 consecutive days.	<u>Seasonal Merchandise – General</u> • No changes proposed.
<u>Structures</u> • Maximum of 12 months; TUP required.	<u>Structures</u> • Increase to 24 months; TUP required.
<u>Tents</u> • Nonresidential: Maximum 800 square feet; 36 hours; 5 times in a 30-day period. • Residential: Maximum 800 square feet; 36 hours. 2 times annually.	<u>Tents</u> • Nonresidential: Change to 48 hours; 12 times annually. • Residential: Change to 48 hours; 2 times annually.
<u>Other Temporary Uses</u> • As determined by the Director.	<u>Other Temporary Uses</u> • No changes proposed.

5. ADUs – PMC Section 17.50.275

Update the ADU Ordinance as follows:

- ADUs for Multifamily: Recently adopted SB 1211 allows additional detached ADUs for existing multifamily properties. The number of detached ADUs shall not exceed the number of existing multifamily units and an overall maximum of eight detached ADUs.
 - Amend Ordinance to comply with new legislation.
- Government Code Sections: The current Ordinance references Government Code Sections that were recently removed or renumbered.
 - Amend Ordinance to reference updated Sections.
- Number of Units, Single-Family Lots: The current Ordinance does not clearly state that the following is permitted: one converted ADU; one detached, new construction ADU; and one Junior ADU.
 - Amend Ordinance to provide for all ADU combinations.
- Front Yard Setbacks: The current Ordinance limits attached ADUs of 800 square feet from encroaching within front setbacks. However, state law only allows cities to require minimum four-foot side and rear yard setbacks.

- Amend Ordinance to remove the limitation.
- Height for New Construction Attached ADUs: The current Ordinance states ADUs shall not exceed 25 feet and two stories in height, or what is permitted in the underlying zone, whichever is less. In addition, second story windows should be permitted for Exempt ADUs.
 - Amend Ordinance to clearly state second story ADUs are permitted. Allow second story windows for Exempt ADUs.
- Height for New Construction Detached ADUs: The current Ordinance states the maximum height of ADUs shall be measured using the Zoning Code, which compares the lowest point of the ADU to highest point of ADU (from existing grade).
 - Amend Ordinance to allow applicants to continue using the Zoning Code or the California Building Code, which calculates the average height of a structure. This would provide more flexibility in measuring height on properties with grade changes.
- Parking. The current Ordinance does not indicate that parking standards do not apply to ADUs on multifamily properties.
 - Amend Ordinance to clarify when parking is not required.
- Measuring Gross Floor Area of ADUs: The current Ordinance states the gross floor area of ADUs shall be measured using the Zoning Code, which measures from the *outside edge* of the exterior walls of the structure.
 - Amend Ordinance to use the California Building Code, which measures the measures from the *inside edge* of the exterior walls of the structure. This would result in larger size ADUs.

6. Parking and Transit-Oriented Developments (TODs) – PMC Chapters 17.46 & 17.50 and Specific Plan Parking Sections

Parking Requirements – PMC Chapter 17.46 and Specific Plan Parking Sections

Update parking standards table Citywide to the following (the column on the far right would be the new parking requirement for all SPs and nonresidential zones citywide):

Land Use	Current Standards (Non-SP Areas)	Current Standards (New SPs) (1)	Proposed Standards (Citywide) (2)
Residential Uses			
Single-family; multi-family; urban housing	Varies	Same as PMC	No change
Office, Professional & Business Support Uses			
Bank and Financial Services	3 per 1,000 SF	2 per 1,000 SF (3)	2 per 1,000 SF
Business Support Services			
Office, Administrative Business Professional			
Office, Government			
Office, Medical	4 per 1,000 SF	1.5 per unit	1.5 per unit
Research and Development	2 per 1,000 SF		
Work/Live Units	3 per 1,000 SF		

Recreation, Education & Public Assembly Uses			
Adult Businesses; Clubs, Lodges and Private Meeting Halls; Commercial Entertainment; Commercial Recreation (Indoor/Outdoor); Conference Centers; Cultural Institutions; Electronic Game Centers; Internet Access Studios; Park and Recreation Facilities; Religious Facilities; Schools/Universities.	Varies	Same as PMC	No change
Retail Sales Uses			
Animal Sales and Service (Animal Retail Sales)	2.5 per 1,000 SF	2 per 1,000 SF (3)	2 per 1,000 SF
Bars or Taverns	10 per 1,000 SF		
Building Materials and Supplies Sales	1 per 1,000 SF of site area	1 per 1,000 SF of site area	1 per 1,000 SF of site area
Commercial Nurseries	2.5 per 1,000 SF	2 per 1,000 SF (3)	2 per 1,000 SF
Convenience Stores	4 per 1,000 SF		
Firearm Sales	3 per 1,000 SF		
Food Sales	4 per 1,000 SF		
Internet Vehicle Sales	3 per 1,000 SF		
Liquor Stores	4 per 1,000 SF		
Pawnshops	3 per 1,000 SF		
Restaurants (4)	10 per 1,000 S		
Restaurant, Fast Food (4)			
Up to 1,500 SF	4 per 1,000 SF	2 per 1,000 SF (3)	2 per 1,000 SF
1,501 to 1,999 SF	4 per 1,000 SF for the first 1,500 SF and then 3 per 100 SF after that up to a maximum of 20 spaces		
2,000 SF and more	10 per 1,000 SF		
With Drive-Thru	10 per 1,000 SF + queuing	2 per 1,000 SF (3)	2 per 1,000 SF + queuing
Retail Sales	3 per 1,000 SF		2 per 1,000 SF
Significant Tobacco Retailers			
Vehicle Service – Service Stations			
Full Service	1 per 1,000 SF of open site area + accessory uses	Not specified	1 per 2,000 SF of open site area + accessory uses
Minimum Service	1 per 2,000 SF of open site area + accessory uses		
Vehicle Services – Sales and Leasing	1 per 1,000 SF	1 per 1,000 SF	1 per 1,000 SF

Service Uses			
Adult Daycare, General	2 per 1,000 SF	2 per 1,000 SF (3)	2 per 1,000 SF
Animal Sales and Service (Boarding, Grooming, Hospitals, Shelters)	2.5 per 1,000 SF		
Animal Shelters	Per CUP		
Catering Services	2.5 per 1,000 SF		
Charitable Institutions	Per CUP		
Child Daycare Centers	2 per 1,000 SF		
Emergency Shelters	1 per 2 staff members		
Detention Facilities	Per CUP		Per CUP
Hospitality Home			
Life/Care Facilities			
Laboratories	2 per 1,000 SF		2 per 1,000 SF
Lows Barrier Navigation Centers	1 per 2 staff members		
Maintenance and Repair Service	2 per 1,000 SF		
Massage Establishment	3 per 1,000 SF		
Medical Services – Extended Care	1 per 5 beds		1 per 5 beds
Medical Services – Hospitals	3 per bed		3 per bed
Mortuaries, Funeral Homes	1 per 5 fixed seats or 28 per 1,000 SF without fixed seats		1 per 5 fixed seats or 28 per 1,000 SF without fixed seats
Personal Improvement Services	3 per 1,000 SF		2 per 1,000 SF
Personal Fitness Clubs	5 per 1,000 SF		
Personal Services	3 per 1,000 SF		
Personal Services, Restricted			
Printing and Publishing	2 per 1,000 SF		
Public Maintenance & Service Facilities			
Public Safety Facilities	Per CUP		Per CUP
Vehicle Services – Automobile Rental	2.5 per 1,000 SF	2 per 1,000 SF (3)	2 per 1,000 SF
Vehicle Services, Vehicle Equipment Repair	4 per 1,000 SF + queuing		2 per 1,000 SF + queuing
Vehicle Services – Washing and Detailing	2 per 1,000 SF + queuing		
Vehicle Services – Washing and Detailing, Small-Scale			
Lodging – Bed and Breakfast Inns	1 per room + 10 per 1,000 SF for assembly, banquet or meeting space	0.5 per room + 5 per 1,000 SF for assembly, banquet or meeting space; no parking for first 15,000 SF of banquet facility	0.5 per room + 5 per 1,000 SF for assembly, banquet or meeting space; no parking for first 10,000 SF of banquet facility
Lodging – Hotels and Motels			

Industry, Manufacturing & Processing Uses			
Industry, Restricted	2 per 1,000 SF	2 per 1,000 SF	2 per 1,000 SF
Industry, Restricted, Small-scale			
Industry, Standard			
Recycling Centers – Small	2 per 1,000 SF + 1 per bin	2 per 1,000 SF + 1 per bin	2 per 1,000 SF + 1 per bin
Recycling Centers – Large			
Wholesaling, Distribution & Storage	2 per 1,000 SF	2 per 1,000 SF	2 per 1,000 SF
Transportation, Communications & Utility Uses			
Various	All require 2 spaces per 1,000 SF or less or per CUP	Per PMC	No change

- (1) New SPs include Lincoln, East Colorado, South Fair Oaks, Central District and Lamanda Park.
- (2) Citywide includes all new SPs, existing SPs and non-residential areas outside SPs.
- (3) For the Lincoln Avenue SP, parking requirements of 3 per 1,000 SF are required for all office and most retail and service uses south of Wyoming Street.
- (4) For restaurant uses, parking is not required for the first 500 SF of outdoor dining area.

Update other parking standards Citywide to the following:

- Remove additional parking requirements for a change of use within designated historic resources and structures built prior to 1970.
- Remove additional parking requirement for a change of use within designated historic resources and for structures *greater than 50 years old*, except for the following:
 - Additional parking shall still be required for recreation, education and assembly uses.
 - Additional parking shall be required for building additions.
 - Existing parking spaces shall not be reduced except to provide required disabled parking and access, electric vehicle charging spaces and/or bicycle parking.

TODs – PMC Sections 17.46.040 & 17.50.340

Update TOD parking section and citywide parking caps:

Existing Parking in TOD Areas	Proposed Parking Citywide
• Office (minimum required): 3/1,000 SF • Reduction (voluntary): -25 to 35% of PMC • Cap (mandatory): -25% of PMC	• Office, Retail and Medical (minimum required): 2/1,000 SF • Reduction: Further reduction will require an Administrative Minor CUP • Cap: (voluntary) +50% of PMC; anything additional requires an Administrative Minor CUP
• Retail: 3/1,000 SF • Reduction: -10 to 20% • Cap: -25%	
• Medical: 4/1,000 SF • Reduction: -10 to 20% • Cap: -10%	
• Restaurant: 10/1,000 SF • Reduction: -10 to 20% • Cap: -10%	
• All Other Uses: Varies • Reduction and CAP: -10%	

Existing Caps Outside TOD Areas	
• Cap (voluntary): +50%	• See above

6. Implementation of New State Legislation

AB 1308: Parking for Single-Family Additions – PMC Chapter 17.46

Amendment Parking Ordinance to the following:

- Remove requirement to provide additional parking when proposing a single-family addition, unless the resulting dwelling exceeds the maximum height, lot coverage or floor area.

AB 2632: Secondhand Stores and Donation Facilities – PMC Chapter 17.50

Revise the following definitions:

- Retail Sales with Donation Drop-off: Add new definition for use:
 - **Retail Sales with Donation Drop-off.** *A retail sales use that includes regularly staffed drop-off facilities for clothing and household goods as an ancillary use.*
- Charitable Institutions: Update definition:
 - **Charitable Institutions (land use).** *A not-for-profit use that distributes or facilitates the giving of goods and services for the relief of the needy. This use classification includes soup kitchens, ~~regularly staffed drop-off facilities for clothing and household goods~~ and food banks.*

Update the use tables to allow Retail Sales with Donation Drop-off as a use by-right in all zones where Retail Sales is permitted by-right.

Add new Section within Chapter 17.50 with the following operation standards for Retail Sales with Donation Drop-off use:

- Prohibit the sale or drop-off of vehicles, automotive parts, chemicals, hazardous materials and large household appliances such as stoves and refrigerators.
- The drop-off facility shall be within a designated area within the building. It shall not occupy more than 25% of the gross floor area of the Retail Sales use.
- Donations shall only be accepted during business hours.
- The drop-off facility shall be staffed by employees of the Retail Sales use.
- Exterior lighting shall be provided at the drop-off facility entrance.
- Signage shall be placed strictly prohibiting the drop-off of goods outside the building during nonbusiness hours.
- Parking spaces may be reserved for the drop-off of goods.
- Retail Sales with Donation Drop-off and Donation Collection Facilities (i.e., drop-off bins in parking areas) shall not be located on the same property.

AB 2904: Public Noticing – PMC Chapter 17.76

Add the following to the notification requirements:

- Require minimum 20-day Planning Commission public noticing for Zoning Code Amendments that affect the permitted uses of real property. This includes notices that are published, posted, mailed, delivered or advertised.

Employee Housing Act: Requirements for Employee and Farmworker Housing

Add the following definitions:

- ***Employee Housing, Agricultural.*** A housing accommodation that consists of 36 beds or less in group quarters, or 12 units or less designed for use by a single-family or household.
- ***Employee Housing.*** Any portion of any housing accommodation with 6 or fewer people in connection with any work or place where work is being performed, whether or not rent is involved.

Allow Employee Housing, Agricultural as an accessory use to Commercial Growing Areas with a Conditional Use Permit (CUP) in all residential and open space zoning districts and by-right in commercial and industrial zoning districts.

7. Other Miscellaneous Updates

Meeting Continuances – PMC Section 17.76.040

Amend section that discusses meeting re-noticing to the following:

- Only require meeting re-noticing when a public hearing is continued to a date uncertain.

Animal Grooming and Animal Hospital Uses – PMC Chapters 17.24, 17.31 & 17.35

Amend the permitted use tables to the following:

	CL Zone	C Zone	CG Zone	G Zone	N Zone
East Colorado SP					
Grooming	N/A	Add by-right	N/A	Add by-right	Add by-right
Hospitals				Permitted	
South Fair Oaks SP					
Grooming	Add by-right	Permitted	N/A	Permitted	Permitted
Hospitals		Add by-right		Add by-right	Requires a CUP; allow by-right
East Pasadena SP					
Grooming	Permitted	N/A	Permitted	N/A	N/A
Hospitals	Add by-right		Add by-right		
North Fair Oaks/Orange Grove SP					
Grooming	Permitted	Add by-right	N/A	Permitted	Permitted
Hospitals					
Non SP Areas					
Grooming	Permitted	N/A	Permitted	N/A	N/A
Hospitals	Add by-right				

Glossary – PMC Chapter 17.80

Amend the glossary to the following:

- Accessory or Incidental Use: Update definition to be listed as Use, Accessory.
- Alter or Alteration: Clarify terms used for building rehabilitations.
- Charitable Institutions: Update definition:
 - **Charitable Institutions (land use).** *A not-for-profit use that distributes or facilitates the giving of goods and services for the relief of the needy. This use classification includes soup kitchens, ~~regularly staffed drop-off facilities for clothing and household goods~~ and food banks.*
- Employee Housing: Add new definitions:
 - **Employee Housing, Agricultural.** *A housing accommodation that consists of 36 beds or less in group quarters, or 12 units or less designed for use by a single-family or household.*
 - **Employee Housing.** *Any portion of any housing accommodation with 6 or fewer people in connection with any work or place where work is being performed, whether or not rent is involved.*
- Hospital Homes or Hospitality Housing: This use and definition was part of the 2004 Hospitality Home Overlay. However, it was not codified in the Zoning Code. Add the original definition:
 - **Hospitality Home.** *A facility owned or operated by a nonprofit organization intended to be used solely for the temporary occupancy of patients being treated at a local hospital or outpatient clinic or family members of patients being treated at a local hospital or outpatient clinic. This facility may include the provision of food service to the occupants only.*
- Retail Sales with Donation Drop-off: Add new definition for use:
 - **Retail Sales with Donation Drop-off.** *A retail sales use that includes regularly staffed drop-off facilities for clothing and household goods as an ancillary use.*