

PC EXHIBIT B

100 STONEHOUSE COURT – WELLSPACE HEALTH COMMERCIAL ZONE DISTRICTS PERMITTED USES FOR COMMUNITY COMMERCIAL WITH SPECIAL AREA OVERLAY (CC/SA)

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
AGRICULTURAL AND OPEN SPACE USE TYPES	
Resource Protection and Restoration	CUP
Resource Related Recreation	P
CIVIC USE TYPES	
Community Assembly	CUP
Community Services	P
Essential Services	P
Hospital Services	
General Hospital Services	-
Psychiatric Hospital Services	-
Libraries and Museums, Private	-
Public Parking Services	P
Schools	
College and University	P
Public/Private Elementary and Secondary	CUP
Social Services	
Emergency Shelter	-
Food Distribution	-
Food Service	-
Power Generating Facilities ⁽⁹⁾	
Emergency	A
Supplemental/Individual Use	CUP

100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
Passive Power	P
RESIDENTIAL USE TYPES	
Accessory Dwelling Units ⁽¹¹⁾	-
Caretaker/Employee Housing	CUP
Community Care Facilities, Small	-
Community Care Facilities, Large	-
Dwelling ⁽¹⁰⁾	
Multi-Family ^(13, 14)	-
Single-Family ⁽¹⁴⁾	-
Two-Family ⁽¹⁴⁾	-
Family Day Care Home, Small	-
Family Day Care Home, Large	-
Single Room Occupant	-
Low-Barrier Navigation Centers	-
COMMERCIAL USE TYPES	
Adult-Oriented Businesses	-
Animal Sales and Service	
Grooming and Pet Stores	P
Kennels	-
Veterinary Clinic	P
Veterinary Hospital	CUP
Automotive and Equipment	
Automotive Body and Equipment Repair	-
Automotive Rentals	-
Automotive Repairs	CUP
Automotive Sales	CUP
Car Wash and Detailing	CUP
Commercial Parking	-

100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
Electric Vehicle Charging Center ⁽¹²⁾	P/CUP
Fuel Sales ⁽¹²⁾	-
Heavy Equipment Rental and Sales	-
Banks and Financial Services	P
Bars and Drinking Places	-
Broadcasting and Recording Studios	-
Building Material Stores	CUP
Business Support Services	P
Commercial Recreation	
Amusement Center	-
Indoor Entertainment	CUP
Indoor Sports and Recreation	P
Large Amusement Complexes	-
Outdoor Entertainment	-
Outdoor Sports and Recreation	-
Community Care Facility	-
Day Care Center	-
Eating and Drinking Establishments	
Fast Food with Drive-Through ⁽¹²⁾	-
Convenience	P
Full Service	-
Food and Beverage Retail Sales	-
Funeral and Interment Services	-
Lodging Services	-
Long-Term Care Facility	-
Maintenance and Repair	P
Medical Services, General	CUP
Neighborhood Commercial	-

100 STONEHOUSE COURT CC/SA PERMITTED USES	
	CC/SA
Nightclubs ⁽⁶⁾	CUP
Nursery, Retail	-
Offices, Professional	P
Personal Services	P
Retail Sales and Services	P
Specialized Education and Training	
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	CUP
INDUSTRIAL USE TYPES	
Laundries, Commercial	CUP
Printing and Publishing	-
Research Services	-
Wholesaling and Distribution, Light	-
TRANSPORTATION AND COMMUNICATION USE TYPES	
Heliport	-
Intermodal Facilities ⁽⁸⁾	CUP
Telecommunication Facilities ⁽⁷⁾	P/A/CUP

Notes:

- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types and are permitted (P) where residential uses are permitted (P) or conditionally permitted (CUP).
- (11) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit which has an approved CUP as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (12) A Conditional Use Permit is required for fast food with drive through establishments, fuel sales establishments, or electric vehicle charging centers contiguous to:
(a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.
- (13) Multi-family uses are permitted with an Administrative Permit in the NC and CC zone districts when the housing development is constructed on or adjacent to a site occupied by a non-profit organization, and a non-profit organization will offer supportive services to the proposed residents. Examples of supportive services include transportation, child care, education assistance, and the provision of clothing and other supplies.
- (14) For sites within a specific plan, residential units are only permitted with a CUP if the specific plan has allocated units to the site. If no units are allocated or if fewer units are allocated than are proposed, a unit transfer or Specific Plan Amendment is required in addition to the CUP.