

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE AMENDING ZONING REGULATIONS TO ALLOW EMERGENCY SHELTERS BY-RIGHT WITHIN CERTAIN LIGHT INDUSTRIAL ZONES AND DEFINE TRANSITIONAL AND SUPPORTIVE HOUSING AS RESIDENTIAL USES SUBJECT ONLY TO THOSE RESTRICTIONS THAT APPLY TO OTHER RESIDENTIAL DWELLINGS OF THE SAME TYPE IN THE SAME ZONE, IN ACCORDANCE WITH STATE LAW AND THE CITY'S HOUSING ELEMENT FOR THE FIFTH HOUSING ELEMENT CYCLE (2013-2021) - HOUSING ELEMENT PROGRAM 11 (EMERGENCY SHELTERS, TRANSITIONAL/SUPPORTIVE HOUSING)

WHEREAS, Government Code Section 65583, enacted as Senate Bill 2 on October 13, 2007, requires that local governments identify at least one zone of sufficient capacity where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit; and

WHEREAS, Senate Bill 2 further requires local governments to define transitional and supportive housing as residential uses subject only to those restrictions that apply to other residential dwellings of the same type in the same zone; and

WHEREAS, April 17, 2013, the City Council adopted an update to the City's Housing Element for the Fifth Housing Element Cycle (2013-2021); and

WHEREAS, Program 11 of the updated Housing Element calls for zoning text amendments to achieve compliance with those provisions of Senate Bill 2 related to emergency shelters and transitional/supportive housing; and

WHEREAS, as demonstrated by the point-in-time count of homeless persons conducted by the Regional Task Force on the Homeless on January 25, 2013, a significant number of homeless persons in the City go without shelter on any given night; and

WHEREAS, on June 24, 2013, the Planning Commission voted 6-0 to recommend City Council approval of the proposed zoning text amendments related to emergency shelters and transitional/supportive housing; and

WHEREAS, on August 21, 2013, the City Council of the City of Oceanside held a duly-advertised public hearing to consider Zone Amendment ZA12-00008 and the recommendation

1 of the Planning Commission thereon, and heard and considered written and oral testimony
2 regarding the proposed Zone Amendment; and

3 WHEREAS, based upon such evidence, testimony and staff reports, this Council finds
4 that Zone Amendment ZA12-00008 conforms to the General Plan of the City of Oceanside.

5 NOW, THEREFORE, the City Council of the City of Oceanside does ordain as follows:

6 SECTION 1. Text amendments to Articles 2, 5, 7, and 32 of the 1986 Zoning Ordinance,
7 Articles 3, 4, 10, 13, and 30 of the 1992 Zoning Ordinance, and Articles 3 and 4(A) of the
8 Redevelopment Zoning Ordinance to (i) allow emergency shelters by-right within certain light
9 industrial zones and (ii) define transitional and supportive housing as residential uses subject
10 only to those restrictions that apply to other residential dwellings of the same type in the same
11 zone, with said text amendments appended to this ordinance as Exhibits "A" through "K", are
12 hereby adopted, consistent with the findings established in Planning Commission Resolution
13 2013-P31.

14 SECTION 2. Severability. If any section, sentence, clause or phrase of this ordinance is
15 for any reason held to be invalid or unconstitutional by a decision of any court of competent
16 jurisdiction, such decision shall not affect the validity of the remaining portions of this
17 ordinance. The City Council hereby declares that it would have passed and adopted this
18 ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any
19 one or more sections, subsections, sentences, clauses or phrases be declared invalid or
20 unconstitutional.

21 SECTION 3. The City Clerk of the City of Oceanside is hereby directed to publish this
22 ordinance, or the title hereof as a summary, pursuant to state statute, once within fifteen (15)
23 days after its passage in the North County Times, a newspaper of general circulation published
24 in the City of Oceanside.

25 SECTION 4. This ordinance shall take effect and shall be in force on properties outside
26 of the Coastal Zone on the thirtieth (30th) day from and after its final passage, and within the
27 Coastal Zone, upon Coastal Commission certification of Local Coastal Plan Amendment
28 LCPA13-00003.

1 INTRODUCTION at a regular meeting of the City Council of the City of Oceanside,
2 California, held on the 21st day of August, 2013 and, thereafter,

3 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
4 Oceanside, California, held on the 25th day of September, 2013, by the following vote:

- 5 AYES:
- 6 NAYS:
- 7 ABSENT:
- 8 ABSTAIN:

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MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

APPROVED AS TO FORM:

CITY CLERK



CITY ATTORNEY

EXHIBIT A
ARTICLE 2 (DEFINITIONS)
1986 ZONING ORDINANCE

Section 280.2: SUPPORTIVE HOUSING. "Supportive housing" means rental housing developments receiving assistance under the Multifamily Housing Program regulated through California Code of Regulations, Title 25, Article 7, Section 4. Such housing is occupied by a target population, as defined by Health and Safety Code Section 53260(d), and linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing has no limit on length of stay.

Section 280.3: SWAP LOTS. Any building, structure, enclosure, lot or other area into which persons are admitted to display, exchange, barter, buy, sell or bargain for new or used merchandise. This includes but is not limited to any such areas established primarily as a swap lot, as well as areas planned to be used on a regular, although secondary, basis as a swap lot, such as drive-in theaters and parking lots.

Section 281: THEATER. "Theater" means a place, building, or portion of a building so arranged that a body of spectators can have an unobstructed view of a stage or screen on which live or filmed entertainments are given and for which an admission fee is received; it shall also mean, within the context of this ordinance, the operation of any commercial establishment wherein motion pictures are shown either as the principal business, an appurtenant business, or added attraction in connection with other business.

Section 281.1: TIME-SHARE RESORT PROJECT. A "time-share resort project" is one in which a purchaser receives the right in perpetuity, for life, or for a term in years, to the recurrent, exclusive lodging use or occupancy of a lot, parcel, unit, or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which project has been divided. A time-share resort project may be coupled with an estate in real

property or may entail a license or contract and/or membership right of occupancy not coupled with an estate in the real property.

Section 281.2: TIME-SHARE RESORT UNIT. A time-share resort unit is the actual physical unit or segment of real property of a time-share resort project utilized for lodging.

Section 282: TO PLACE. The verb, "to place" and any of its variants as applied to advertising displays and outdoor advertising structures, including maintaining, erecting, constructing, posting, painting, printing, nailing, gluing or otherwise fastening, affixing or making visible in any manner whatsoever.

Section 282.1: TRADE SCHOOL or SPECIALTY SCHOOL. Is a school with classes of two or more pupils of which a particular skilled trade or specialty is taught. Examples include but are not limited to beauty and barber schools, secretarial, models, business schools, dance, martial arts, massage schools, etc.

Section 283: TRAILER, AUTOMOBILE. "Automobile trailer" means a vehicle without motor power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property.

Section 284: TRAILER PARK, TRAILER COURT AND PUBLIC CAMP. "Trailer park", "trailer court", and "public camp" means any area or tract of land used or designed to accommodate one or more automobile trailers, and including trailers in dead storage.

Section 284.1: TRANSITIONAL HOUSING. "Transitional housing" means buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than six months and no more than 24 months from initial occupancy. Transitional housing offers either on or off-site access to social services, counseling, and other programs to assist formerly homeless residents in the transition to

permanent housing. This classification does not include facilities licensed for residential care by the State of California or homeless shelters.

Section 285: USE. "Use" means the purpose for which land or building is arranged, designed or intended, or for which either is or may be occupied or maintained.

Section 285.1: WAREHOUSE, MINI OR SELF SERVICE. Storage or warehousing service primarily for individuals to store personal effects and for businesses to store material for operation of an industrial or commercial enterprise located elsewhere. Outdoor storage of vehicles may be permitted as determined by the Planning Commission. Generally, characterized by a building or group of buildings in which the individual storage spaces open directly to the outside, with access from adjacent driveways or parking areas. May include living apartment for 24 hour security.

Section 286: YARD. "Yard" means an open space other than a court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

Section 287: YARD, FRONT. "Front yard" means an area extending across the full width of the lot and lying between the front lot line and a line parallel thereto, and having a distance between them equal to the required front yard depth as prescribed in each zone. Front yards shall be measured by a line at right angles to the front lot line, or by the radial line in the case of a curved front lot line. When a lot lies partially within a planned street indicated on a precise plan for such a street, and where such planned street is of the type that will afford legal access to such lot, the depth of the front yard shall be measured from the contiguous edge of such planned street in the manner prescribed in this definition.

Section 288: YARD, REAR LINE OF REQUIRED FRONT. "Rear line of the required front yard" means a line parallel to the front lot line and at a distance therefrom equal to the depth of the required front yard and extending across the full width of the lot.

EXHIBIT B
ARTICLE 3 (DEFINITIONS)
1992 ZONING ORDINANCE

Dwelling, Multifamily: A building containing two or more dwelling units.

Dwelling, Single-Family: A building containing one dwelling unit.

Dwelling Unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, as required by this Ordinance, for not more than one family.

Dwelling Unit, Accessory: An attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and be located on the same parcel as a single-family dwelling is situated.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. Such accommodations may include basic supportive services such as food, shower, and rest room facilities, laundry room, storage areas, and limited administrative or intake offices.

Entertainment, Live: Regulations pertaining to live entertainment in this ordinance apply to the following activities where they occur on a scheduled basis three or more days during a calendar year on the site of a use other than a Public or Semipublic use:

- A. A musical, theatrical, dance recital, cabaret, or comedy act performed by one or more persons, regardless of whether performers are compensated;
- B. Any form of dancing by patrons or guests at a business establishment;
- C. A fashion show, except when conducted within an enclosed building used primarily for the manufacture or sale of clothing.

Environmental Impact Report (EIR): A detailed report describing and analyzing the potentially significant environmental effects of a project and discussing ways to mitigate or avoid the effects in compliance with the requirements of the California Environmental

Quality Act (CEQA) and its implementing guidelines.

Exemption, Categorical: An exception from the requirements of the California Environmental Quality Act (CEQA) for a class of projects, based on a finding by the California Secretary for Resources that the class of projects does not have a significant effect on the environment.

Floor Area, Gross: The total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls, and including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic areas having a height of more than 7 feet, but excluding area used exclusively for vehicle parking or loading and, in industrial areas, storage sheds with less than 150 square feet of space, bunkers, electrical substations, smoking shelters, instrument shelters and similar enclosures.

Floor Area Ratio (FAR): The gross floor area of a building or buildings on a lot divided by the lot area or site area (See diagram 3.2).

General Plan: The City of Oceanside General Plan, as amended.

Grade, Existing: The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project regulated by this ordinance.

Grade, Street: The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists.

Height: A vertical dimension measured from existing grade to the uppermost point of a structure, unless otherwise specified.

Home Occupation: Occupations conducted in a dwelling unit, garage, or accessory building in a residential district that are incidental to the principal residential use of a lot or site.

Illumination, Direct: Illumination by means of light that travels directly from its source to the viewer's eye.

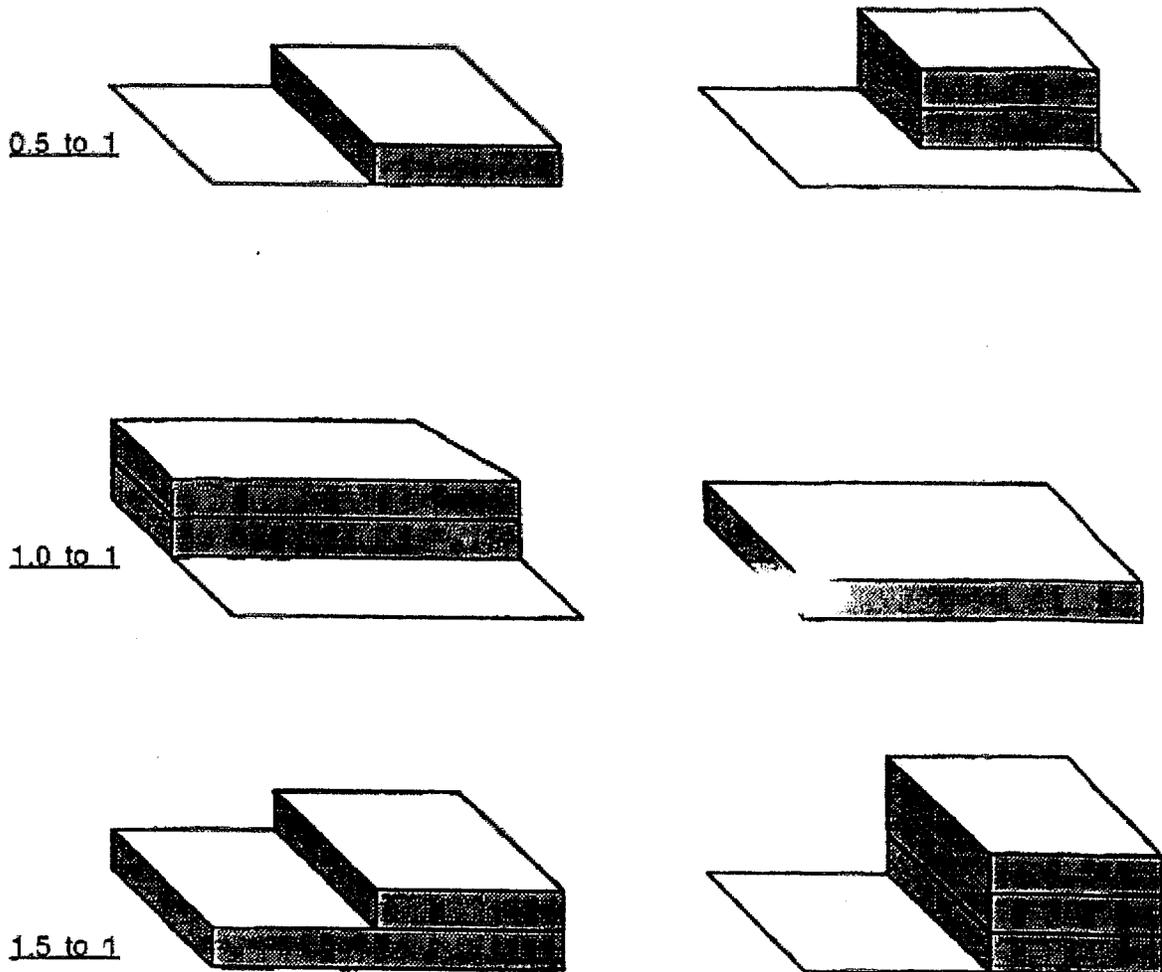
Illumination, Indirect: Illumination by means only of light cast upon an opaque surface from a concealed source.

Kitchen: Any room or portion of a room designed, intended or used for cooking or the preparation of food.

Landscaping: An area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape

elements, pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings is not considered landscaping.

Diagram 3.2 FLOOR AREA RATIO DIAGRAM



FLOOR AREA RATIO

(The diagram is illustrative)

Landscaping, Interior: A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Landscaping, Perimeter: A landscaped area adjoining and outside the shortest circumferential line defining the exterior boundary of a parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Lot: A site or parcel of land under one ownership that has been legally subdivided, resubdivided, or combined.

Lot, Corner: A site bounded by two or more adjacent street lines that have an angle of intersection of not more than 135 degrees. The front yard of a corner lot shall adjoin the shortest street property line, provided that where street property lines are substantially the same length, the Planning Director shall determine the location of the front yard.

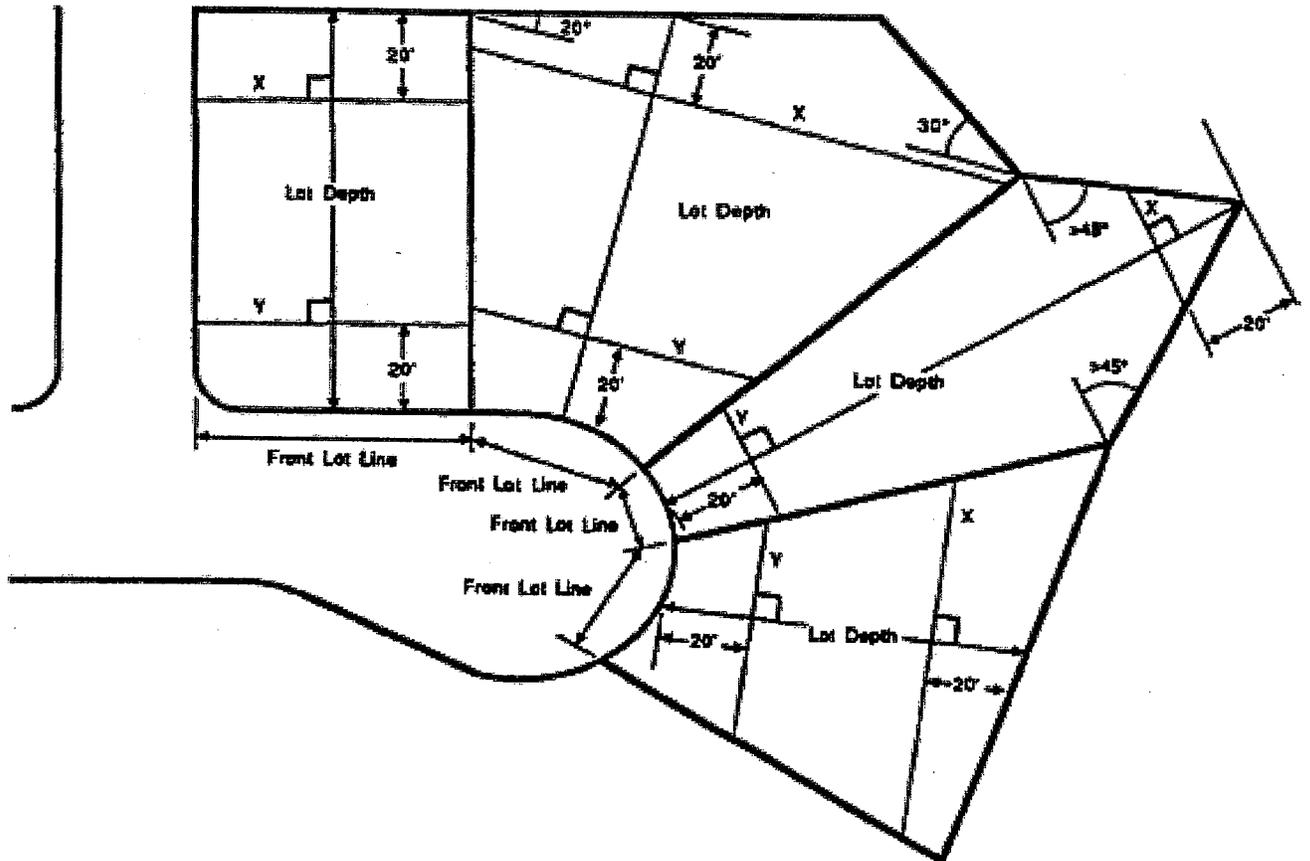
Lot Depth: The horizontal distance from the midpoint of the front-lot line to the midpoint of the rear-lot line, or to the rear most point of the lot where there is no rear-lot line. (See Diagram 3.3 - Lot Depth and Lot Width and Lot or Property Line, Front and Lot or Property Line, Rear definitions).

Lot, Double-Frontage: An interior lot having frontage on more than one street or a corner lot having frontage on more than two streets. Each street frontage of an interior lot and the two shortest street frontages of a corner lot shall be deemed a front lot line and front yard setback requirements of the underlying district shall be met on both street frontages.

Lot or Property Line, Front: On an interior lot, a lot line separating the lot from the street. On a corner lot, the shortest lot line abutting a street, provided that where the two lot lines abutting a street are substantially the same length, the Planning Director shall determine the location of the front lot line. (See Lot, Corner and Lot, Double-Frontage definitions, above)

Lot or Property Line, Rear: A lot line, not a front lot line, that is most parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, the rearmost point of the lot shall be used for the purpose of measuring lot depth and a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line for the purpose of measuring the rear yard setback.

Diagram 3.3 LOT DEPTHS AND LOT WIDTH DIAGRAM



$$\text{Lot Width} = (X+Y) / 2$$

LOT DEPTH AND LOT WIDTH

(The diagram is illustrative)

Lot or Property Line, Interior: A lot line not abutting a street or alley.

Lot or Property Line, Side: Any lot line that is not a front lot line or a rear lot line.

Lot or Property Line, Street: A lot line abutting a street.

Lot Width: The mean of the horizontal distance between the side lot lines measured at right angles to the lot depth at points 20 feet from the front lot line and 20 feet from the rear lot line, or from the rearmost point of the lot depth in cases where there is no rear lot line (See Diagram 3.3 - Lot Depth and Lot Width).

Master Plan: An overall plan for development, consistent with the requirements of Section 2606.

Municipal Code: The Municipal Code of the City of Oceanside, as amended.

Negative Declaration: A written statement by the Lead Agency describing the reasons that a proposed project will not have a significant effect on the environment and does not require the preparation of an Environmental Impact Report (EIR).

Nonconforming Sign: A sign, outdoor advertising structure, or display of any character that was lawfully erected or displayed, but which does not conform with standards for location, size or illumination for the district in which it is located by reason of adoption or amendment of this ordinance, or by reason of annexation of territory to the city.

Nonconforming Structure: A structure that was lawfully erected but which does not conform with the property development regulations prescribed in the regulations for the district in which the structure is located by reason of adoption or amendment of this ordinance or by reason of annexation of territory to the city.

Nonconforming Use: A use of a structure of land that was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of this ordinance or by reason of annexation of territory to the city.

Off-Street Loading Facilities: A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Off-Street Parking Facilities: A site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Open Space, Private: A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Common: A usable open space within a residential development reserved for the exclusive use of all residents of the development and their guests.

Open Space, Total: The sum of private usable open space and common usable open space.

Open Space, Usable: Outdoor or unenclosed area on the ground, or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living and recreation, but excluding parking facilities, driveways, utility or service areas, required front or street side yards, any landscaped area not usable for outdoor living or recreation, or areas with slopes greater than 5 percent. The area and dimensional requirements of the underlying district shall be met.

Opposite: Walls, windows, signs, districts, or property lines shall be deemed opposite if a line perpendicular to a vertical plane through one element and having its widest horizontal dimension would intersect a similar vertical plane through another element.

Outdoor Living Area: (See Open Space, Usable)

Patio Cover: A solid or open roof structure not exceeding 12 feet in height and covering a patio, platform or deck area. Patio covers may be detached or attached to another structure. Patio covers may be enclosed, but shall only be used for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms.

Permitted: Permitted without a requirement for approval of a use permit.

Porch: A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Pre-existing: In existence prior to the effective date of this ordinance.

Project: Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this ordinance.

Room, Habitable: A room meeting the requirements of the Housing Code (Chapter 6, Article 5 of the City Code) for sleeping, living, cooking, or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, garages, and similar spaces.

Rooming Houses/Boarding Houses: A dwelling unit that is rented, leased, let, or hired under three or more separate oral or written leases, subleases, or any other contractual agreement designed to effectuate the same result, with or without meals, for compensation, as permanent guests pursuant to an arrangement for compensation for definite periods, by the month or greater term.

Setback Line: A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side or rear yards are specified, the setback line shall be coterminous with the corresponding lot line.

Sexual Activities, Specified: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; fondling or other erotic touching of human genitals (pubic region), buttocks, or female breasts.

Single Ownership: Holding record title, possession under a contract to purchase, or possession under a lease, by a person, firm, corporation, or partnership, individually, jointly, in common, or in any other manner where the property is or will be under unitary or unified control.

Site: A lot, or group of contiguous lots not divided by an alley, street, other right-of-way, or city limit, that is proposed for development in accord with the provisions of this ordinance, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Slope: An inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance. Property boundaries shall not be used to establish slope or hillside limits.

Slope, Measurement of: Slopes shall be measured between successive 10-foot contour intervals and between successive 40-foot contour intervals. If the horizontal distance between successive 10 foot contour intervals is less than or equal to 25 feet, the slope shall be considered to be a 40 percent slope (2.5:1 slope). Similarly, if the horizontal distance between any 40 foot contour interval is less than or equal to 100 feet, the slope shall be considered to be a 40 percent slope (2.5:1 slope).

Specific Plan: A plan for a defined area that is consistent with the General Plan and with the provisions of the California Government Code, Section 65450 et seq. (Specific Plans).

Structure: Any edifice constructed or erected over 30 inches above the ground, including a building or a swimming pool, but not including a fence or a wall that does not exceed 6 feet in height.

Subdivision Ordinance: The Subdivision Ordinance of the City of Oceanside, as amended.

Supportive Housing: Rental housing developments receiving assistance under the Multifamily Housing Program regulated through California Code of Regulations, Title 25, Article 7, Section 4. Such housing is occupied by a target population, as defined by Health and Safety Code Section 53260(d), and linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing has no limit on length of stay.

Swimming Pools and Hot Tubs: A swimming pool or hot tub is any confined body of water, located either above or below the existing finished grade of the site which exceeds (2) feet in depth and is designed, used, or intended to be used for swimming or bathing purposes.

Transitional Housing: Buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than six months and no more than 24 months from initial occupancy. Transitional housing offers either on or off-site access to social services, counseling, and other programs to assist formerly homeless residents in the transition to permanent housing. This classification does not include facilities licensed for residential care by the State of California or homeless shelters.

Transmission Line: An electric power line bringing power to a receiving or distribution substation.

EXHIBIT C
ARTICLE 3 (DEFINITIONS)
REDEVELOPMENT ZONING ORDINANCE

Structure: Anything constructed or erected that requires a location on the ground, including a building or a swimming pool, but not including a fence or a wall used as a fence if the height does not exceed 6 feet, or access drives or walks.

Supportive Housing: Rental housing developments receiving assistance under the Multifamily Housing Program regulated through California Code of Regulations, Title 25, Article 7, Section 4. Such housing is occupied by a target population, as defined by Health and Safety Code Section 53260(d), and linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing has no limit on length of stay.

Swimming Pools and Hot Tubs: Water- filled enclosures having a depth of 18 inches or more used for swimming or recreation.

Transitional Housing. Buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than six months and no more than 24 months from initial occupancy. Transitional housing offers either on or off-site access to social services, counseling, and other programs to assist formerly homeless residents in the transition to permanent housing. This classification does not include facilities licensed for residential care by the State of California or homeless shelters.

Transmission Line: An electric power line bringing power to a receiving or distribution substation.

Tree, Mature: Any tree with a diameter of 10 inches or more, measured 24 inches above existing grade.

Use, Accessory: A use that is appropriate, subordinate, and customarily incidental to the main use of the site and which is located on the same site as the main use.

Used: This term includes the following meanings: arranged, designed, constructed, altered, rented, leased, sold, occupied, and intended to be occupied.

Visible: Likely to be noticed by a person of average height walking on a street or sidewalk two years after installation of any planting intended to screen a view.

EXHIBIT D
ARTICLE 4 (USE CLASSIFICATIONS)
1992 ZONING ORDINANCE

- C. Live/Work Quarters. An area comprising one or more rooms in a building originally designed for industrial or commercial occupancy that includes cooking space, sanitary facilities, and working space for artists, artisans and similarly activities and Custom Industry uses as defined herein.
- D. Multifamily Residential. Two or more dwelling units on a site. This classification includes mobile home and factory-built housing.
- E. Residential Care, Limited. Twenty-four-hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living.
- F. Single-Family Residential. Buildings containing one dwelling unit located on a single lot. This classification includes mobile home and factory-built housing.
- G. RV Parks. A facility renting or leasing space on a short-term or long-term basis to owners or users of recreational vehicles, not for permanent residence.
- H. Transitional Housing. Buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than six months and no more than 24 months from initial occupancy. Transitional housing offers either on or off-site access to social services, counseling, and other programs to assist formerly homeless residents in the transition to permanent housing. This classification does not include facilities licensed for residential care by the State of California or homeless shelters.
- I. Supportive Housing. Rental housing developments receiving assistance under the Multifamily Housing Program regulated through California Code of Regulations, Title 25, Article 7, Section 4. Such housing is occupied by a target population, as defined by Health and Safety Code Section 53260(d), and linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health

status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing has no limit on length of stay.

440 Public and Semipublic Use Classifications

- A. Airport. Runways and related facilities for airplane landing and take-off.
- B. Cemetery. Land used or intended to be used for the burial of human remains and dedicated for cemetery purposes. Cemetery purposes include columbariums, crematoriums, mausoleums, and mortuaries operated in conjunction with the cemetery.
- C. Child Care. Non-medical care and supervision on a less than 24-hour basis in any care facility of any capacity, and not within a licensee's home for persons under the age of 18.
- D. Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, social clubs, youth, and senior centers.
 - 1. Small scale. Establishments occupying no more than 5,000 square feet.
- E. Convalescent Facilities. Establishments providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.
- F. Cultural Institutions. Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.
 - 1. Small-scale. Establishments occupying no more than 5,000 square feet.
- G. Day Care, General. Non-medical care and supervision on a less than 24-hour basis in any care facility of any capacity, and not within a licensee's home for persons over the age of 18.
- H. Detention Facilities. Publicly owned and operated facilities providing housing, care, and supervision for persons confined by law.

- I. Emergency Health Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.
- J. Emergency Shelter. ~~Overnight sleeping accommodations intended to provide temporary housing to homeless families and/or individuals.~~ Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. Such accommodations may include basic supportive services such as food, shower, and rest room facilities, laundry room, storage areas, and limited administrative or intake offices.
- K. Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
1. Small-scale. Establishments occupying no more than 5,000 square feet.
- L. Heliports. Pads and facilities enabling takeoffs and landings by helicopters.
- M. Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees.
- N. Maintenance and Service Facilities. Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes corporation yards, equipment service centers, and similar facilities.
- O. Marinas. A boat basis with docks, mooring facilities, supplies and equipment for boats.
- P. Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces.
- Q. Public Safety Facilities. Facilities for public safety and emergency services, including police and fire protection.
1. Small-scale. Establishments occupying no more than 5,000 square feet.
- R. Religious Assembly. Facilities for religious worship and

incidental religious education and other religious facility related supportive and social services. This use classification specifically excludes private schools as defined in this section.

1. Small-scale. Establishments occupying no more than 5,000 square feet.
- S. Residential Care, General. Twenty-four hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living.
- T. Resource Centers. Neighborhood facilities that are City-sponsored or under the control of the City and are used for neighborhood safety, enhancement, education, health care, and other similar neighborhood programs.
- U. Schools, Public or Private. Educational institutions having a curriculum comparable to that required in the public schools of the State of California.
- V. ~~Transitional Housing. Transitional housing encompasses both housing and appropriate supportive services for homeless persons designed to enable them to move to independent living within a 24-month period.~~
- W. Utilities, Major. Generating plants, electrical substations, aboveground electrical transmission lines, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, flood control or drainage facilities, water or waste water treatment plants, transportation or communications utilities, and similar facilities of public agencies or public utilities. A structure that may have a significant effect on surrounding uses shall be regulated under this classification.
- X. Utilities, Minor. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, underground water and sewer lines, and recycling centers within convenience zones, as defined by the California Beverage Container Recycling and Litter Reduction Act.

450 Commercial Use Classifications

- A. Adult Businesses. Establishments based primarily on materials or performances that depict, describe, or relate to "specified sexual activities", as defined in Article 36. This classification includes adult businesses that are listed as "regulated uses", as

EXHIBIT E
ARTICLE 4(A) REDEVELOPMENT PROJECT AREA USE CLASSIFICATIONS
REDEVELOPMENT ZONING ORDINANCE

- C. Live/Work Quarters. An area comprising one or more rooms in a building originally designed for industrial or commercial occupancy that includes cooking space, sanitary facilities, and working space for artists, artisans and similarly activities and Custom Industry uses as defined herein.
- D. Multifamily Residential. Two or more dwelling units on a site. This classification includes mobile home and factory-built housing.
- E. Residential Care, Limited. Twenty-four-hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living.
- F. Single-Family Residential. Buildings containing one dwelling unit located on a single lot. This classification includes mobile home and factory-built housing.
- G. Transitional Housing. Buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of assisted units to other eligible program recipients at some predetermined future point in time, which shall be no less than six months and no more than 24 months from initial occupancy. Transitional housing offers either on or off-site access to social services, counseling, and other programs to assist formerly homeless residents in the transition to permanent housing. This classification does not include facilities licensed for residential care by the State of California or homeless shelters.
- H. Supportive Housing. Rental housing developments receiving assistance under the Multifamily Housing Program regulated through California Code of Regulations, Title 25, Article 7, Section 4. Such housing is occupied by a target population, as defined by Health and Safety Code Section 53260(d), and linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing has no limit on length of stay.

440 Public and Semipublic Use Classifications

- A. Child Care. Non-medical care and supervision on a less than 24-hour basis in any care facility of any capacity and not within a licensee's home for persons under the age of 18.

EXHIBIT F
ARTICLE 5 (SINGLE-FAMILY RESIDENTIAL ZONE)
1986 ZONING ORDINANCE

(10) Zero lot line development, including “twin homes” and patio homes only in R-1-6,000 zones, subject to the development standards contained in Section 513 and the approval of a Development Plan in accordance with Article 16.

(11) Transitional housing

(12) Supportive housing

Section 503: DENSITY – LOT AREA PER DWELLING UNIT. All dwelling units in the R-1 Zone shall have a minimum lot area per dwelling unit of not less than 6,000 square feet.

Section 504: FRONT YARD. See Section 1701.

Section 505: SIDE YARDS. See Section 1702.

Section 506: REAR YARD. See Section 1703.

Section 507: LOT SIZE. See Section 1704.

Section 508: LOT WIDTH. See Section 1706.

Section 509: MAXIMUM LOT COVERAGE. See Section 1707.

Section 510: LOT DEPTH. See Section 1708.

Section 511: HEIGHT. See Section 1709.

Section 512: PLACEMENT OF BUILDINGS. See Section 1710.

Section 513: STANDARDS FOR ZERO LOT DEVELOPMENT (Including Patio and “Twin” homes). The purpose of this section is to provide a housing alternative to the conventional single family home and condominium project for retirement-oriented communities. Provisions of small lot units throughout the City in areas already

**EXHIBIT G
ARTICLE 7 (MEDIUM-DENSITY RESIDENTIAL ZONE)
1986 ZONING ORDINANCE**

- (f) All projects, with the exception of a single family dwelling or a two-family dwelling, must file a Development Plan pursuant to the provisions of Article 16, Section 1611 of this ordinance.

Section 702: PERMITTED USES. In the R-3 Zone only the following uses are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-street parking provisions of Article 27 governing these requirements.

- (1) Any use permitted in the R-2 Zone.
- (2) Group houses.
- (3) Apartment projects up to 19 units.
- (4) Rest homes.
- (5) A public parking area when developed under appropriate provisions of Article 27 where the lot on which it is located abuts upon lots zoned for commercial or industrial purposes.
- (6) Additional uses may be permitted as contained in Article 15 subject to the issuance of a conditional use permit.
- (7) Transitional housing
- (8) Supportive housing

Section 703: DENSITY – LOT AREA PER DWELLING UNIT. The minimum lot area per dwelling unit in the R-3 zone shall be as follows:

- (1) For those lots located on the west side of Interstate 5, the minimum lot area per dwelling unit shall be 1,000 square feet.

**EXHIBIT H
ARTICLE 10 (RESIDENTIAL DISTRICTS)
1992 ZONING ORDINANCE**

**RE, RS, RM, RH, and RT
DISTRICTS:
LAND USE REGULATIONS**

P - Permitted
U - Use Permit
L - Limited, (See Additional
Use Regulations)
- - Not Permitted
A - Administrative
Conditional Use Permit

	RE	RS	RM	RH	RT	Additional Regulations
Residential Uses						(A) (B)
Day Care, Ltd.	P	P	P	P	P	
Group Residential Live/Work Quarters	-	-	-	U	U	
Multifamily Residential	-	-	P	P	P	(M)
Residential Care, Limited	P	P	P	P	P	
Single-family Residential	P	P	P	P	P	(C) (K)
Transitional Housing	P	P	P	P	P	
Supportive Housing	P	P	P	P	P	
Commercial Uses						
Artists' Studios	-	-	-	-	U	(A) (B)
Horticulture, Limited	L-1	L-1	L-1	L-1	L-1	(Q) (R)
Public and Semipublic						(A)
Cemetery	U	-	-	-	-	
Childcare	L-10	L-10	L-10	L-10	L-10	
Clubs & Lodges	-	-	L-2	U	U	(D)
Convalescent Facilities	-	-	L-8	L-8	-	
Cultural Institutions	-	-	-	-	U	
Day Care, General	U	U	U	U	U	
Emergency Shelter	-	-	U	U	-	
Park & Recreation Facilities	L-3	L-3	L-3	L-3	L-3	
Public Safety Facilities	U	U	U	U	U	
Religious Assembly	L-6	L-6	U	U	U	(O)

**EXHIBIT I
ARTICLE 13 (INDUSTRIAL DISTRICTS)
1992 ZONING ORDINANCE**

**IL, IG, AND IP DISTRICTS:
LAND USE REGULATIONS**

P - Permitted
U - Use Permit
L - Limited, (See
Additional Use
Regulations)
- - Not Permitted
A - Administrative
Conditional Use
Permit

	IL	IG	IP	Add. Reg.
Residential				(A)
Day Care, limited	P	P	P	
Public and Semipublic				(A) (N)
Airports	U	-	-	(Q)
Child Care	L-10	L-10	L-10	
Clubs and Lodges	A	-	A	
Day Care, General	U	U	U	
Emergency Health Care	U	U	U	
Emergency Shelter	U L-24	U	U	(R)
Government Offices	P	P	P	
Heliports	L1	L1	L1	(B)
Maintenance & Service Facilities	P	P	-	(N)
Park & Recreation Facilities	P	P	P	(C)
Public Safety Facilities	L15	L15	L15	
Religious Assembly	L13	-	L13	(K)
Resource Centers	A	A	A	
Schools, Public or Private	U	-	U	
Utilities, Major	L9	L9	L9	
Utilities, Minor	P	P	P	(J)
Recycling, small-scale				
Commercial Uses				(A) (I) (N)
Ambulance Services	L19	L19	-	
Animal Sales and				

Services:

Animal Boarding	L18	L18	-
Animal Grooming	P	P	-
Animal Hospitals	P	P	-

IL, IG, and IP Districts Land Use Regulations (continued)

	IL	IG	IP	Add. Reg.
Artists' Studios	P	P	-	
Banks and Savings and Loans:	P	-	P	
Drive-through/ Drive-Up Service	A	-	A	
Self Service Facilities (ATMs)	L2	L2	L2	
Building Materials and Services	P	P	-	(N)
Catering Services	L12	L12	L12	
Commercial Recreation and Entertainment	A	A	A	
Communication Facilities	P	P	P	
Eating & Drinking Establishments:	L3	L3	L3	(N)
Food & Beverage Sales	L17	L17	L17	(N)
Home Improvement	P	P	P	(N)
Horticulture, Limited	P	P	P	(L) (M)
Laboratories	P	P	P	(N)
Maintenance & Repair Services	P	P	-	(N)
Marine Sales and Services	P	P	-	(N)
Nurseries	L22	L22	-	(N)
Offices, Business and Professional	L8	L8	L8	
Personal Improvement Services	L15	L15	L15	
Personal Services	L5	L5	L5	
Research and Development Services	P	P	P	(N)
Retail Sales	L20	L20	L20	(N)
Travel Services	P	P	P	

IL, IG, and IP Districts Land Use Regulations (continued)

	IL	IG	IP	Add. Reg.
Vehicle/Equipment Sales and Services:				(N)
Automobile Washing	U	U	-	(N)
Commercial Parking Facility	A	A	-	
Service Stations	L21	L21	L21	(D) (N)
Vehicle/Equipment Repair	P	P	-	(N)
Vehicle/Equipment Sales and Rentals	L6	L6	-	(N)
Vehicle Storage	A	A	-	(N)
Visitor Accommodations				
Hotels, Motels And Timeshares	U	-	-	(P)
Warehousing and Storage, Limited	U	U	U	(N)
Industrial				(A) (H) (I) (N)
Food Processing	P	P	-	(N)
Industry, Custom	P	P	P	(N)
Industry, General	-	P	U	(N)
Industry, Limited	P	P	P	(N)
Industry, R & D	P	P	P	(N)
Trucking Terminals	U	P	-	(N)
Wholesaling, Distribution and Storage	L11	P	L7	(N)
Agricultural and Extractive Uses				
Animal Husbandry	L14	L14	L14	
Crop Production	L14	L14	L14	(L) (M)
Accessory Uses	P/U	P/U	P/U	(E) (F) (H) (I) (M) (N)
Nonconforming Uses				(G)
Temporary Uses				
Agricultural Specialty Sales, Seasonal	P	P	P	(O)

IL, IG, and IP Districts: Additional Use Regulations

- L-1 Conditional Use Permit and Heliport permit from California Department of Transportation, Division of Aeronautics, required, and no heliport may be located within 1,000 feet of an R district.
- L-2 Walk-up automatic teller machines (ATMs) allowed if included within or attached to a building serving another use; freestanding structures for walk-up ATMs allowed with an Administrative Use Permit.
- L-3 Permitted as a secondary use in a building and occupying no more than 2,500 square feet; Administrative Conditional Use Permit required for more space or for Eating and Drinking Establishment with full alcohol beverage service. No freestanding structure allowed.
- L-4 Reserved.
- L-5 Photocopying, word processing, packaging, postal support and office supplies, and printing permitted. Other personal service uses allowed (except self-service laundries) if "small-scale". These uses are to be ancillary to the industrial uses within the area.
- L-6 No new or used automobile, truck or motorcycle retail sales permitted, except indoor automobile sales allowed with an Administrative Use Permit. Wholesale sales and rentals allowed with Conditional Use Permit if adequate storage and parking can be provided.
- L-7 Only limited or small-scale facilities, as defined in Article 4, Use Classifications, allowed with a Conditional Use Permit.
- L-8 Offices permitted except medical/dental offices require a Administrative Conditional Use Permit.
- L-9 A Conditional Use Permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Above ground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.

IL, IG, and IP Districts: Additional Use Regulations (cont.)

- L-10 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a Child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.
- L-11 Permitted if building area is 50,000 square feet or less or when it is associated with a permitted use. Allowed with a Conditional Use Permit if independent building facilities floor area is greater than 50,000 square feet.
- L-12 Permitted and the area for on-site consumption of food shall not exceed 1000 square feet.
- L-13 Religious Assembly allowed with the approval of a Administrative Conditional Use Permit, allowing for a maximum of 5 years if the following findings can be made:
- a. The location proposed is not in an area considered "prime" for immediate industrial development.
 - b. Parking must be provided as required by the parking regulations for churches under Article 31, except that parking may be shared with other industrial users in the vicinity if it can be shown that the uses will not be occurring simultaneously.
 - c. Buildings shall meet the requirements imposed by the current applicable edition of the Uniform Building Code for assembly occupancy.
 - d. The church activities do not interfere with the primary industrial uses in the area. The analysis of whether there is such interference shall include consideration of the immediate existing users in the vicinity and any public health and safety issues in establishing a religious assembly use at that location.

IL, IG, and IP Districts: Additional Use Regulations (cont.)

- L-14 Allowed on sites of more than 2.5 acres with the approval of an Administrative Use Permit issued by the City Planner.
- L-15 "Small-scale" facilities allowed with an Administrative Use Permit.
- L-16 "Adult" (no K-12) schools allowed with a Conditional Use Permit.
- L-17 Permitted as a secondary use in a building and occupying no more than 1000 square feet. Administrative Conditional use permit required for more space. No freestanding structure or convenience market allowed.
- L-18 Indoor boarding only. Outdoor exercise area in conjunction with indoor boarding allowed.
- L-19 Administrative Conditional Use Permit required if use is located within 1,000 feet of an R district or the boundaries of a site occupied by a Public or Private School or Park and Recreation facility. Otherwise permitted by right. Conditions may be imposed in approving such a permit to limit vehicle speeds or use of sirens.
- L-20 The following retail uses are allowed. "Limited" retail under the following uses shall mean "a maximum of 5000 square feet or 25% of the business floor area whichever is greater".
- Auto Stereo, Mobile Phone & Alarm Service & Installation
- "limited" retail allowed
- Auto Parts - "limited" retail allowed
- Appliance Sales and Service - "limited" retail allowed
- Art Supplies - "limited" retail allowed
- Bicycle Sales and Service - "limited" retail allowed
- Blue Prints & Reprographic Services - allowed
- Floral Supplies - "limited" retail allowed
- Home Health/Medical Equipment - retail, rentals, service or wholesale allowed

IL, IG, and IP Districts: Additional Use Regulations (cont.)

Industrial Equipment Sales, Service & Rentals (Large Equipment: Compressors, Lifts, Backhoes, etc.) - allowed

Locksmiths - allowed

Office Furniture and Supplies - retail of office furniture and "limited" retail of office supplies allowed.

Photo Labs and Studios - retail allowed as part of on-site production facility

Pest Control - allowed (Administrative Use Permit if hazardous Materials: Section 3026)

Printers and Publishers - "limited" retail allowed

Playground Equipment Sales & Service - retail, rentals, service or wholesale allowed

Restaurant Equipment Sales & Service - retail, rentals, service or wholesale allowed

Sporting Goods (Fitness Machines, Kayaks, Rafts, Equestrian Supplies, etc.) - specialized store with large-scale equipment allowed. No comprehensive sporting goods stores.

L-21 Conditional Use Permit required. Food and Beverage Sales and convenience market allowed as part of the Service Station if within the same building. Car wash allowed as an affiliated part of the Service Station on the site.

IL, IG, and IP Districts: Additional Use Regulations (cont.)

- L-22 An Administrative Use Permit is required for nurseries having growing or propagation areas greater than 2.5 acres.
- L-23 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.
- L-24 Emergency shelters are permitted in all IL zoning districts, with the exception of the following properties, where emergency shelters are allowed with a Conditional Use Permit:
- Those IL properties situated between the San Luis Rey River to the north, Mission Avenue to the south, and Foussat Road to the east;
 - Those IL properties located adjacent to Oceanside Boulevard between Interstate 5 and Hoover Street.
- (A) See Section 3002: Relocated Buildings (use permit required).
- (B) See Section 3036: Helicopter Takeoff and Landing Areas.
- (C) Limited to facilities on sites of 2 acres or less.
- (D) See Section 3011: Service Stations and Automobile Washing.
- (E) See Section 3005: Nonresidential Accessory Structures.
- (F) Maximum: one dwelling unit per site as caretaker's housing.
- (G) See Article 35: Nonconforming Uses and Structures.
- (H) See Section 3026: Hazardous Materials Storage.
- (I) Facilities intended to serve off-shore oil and gas exploration, drilling, or production, including storage tanks, distribution terminals, emissions-control systems, service yards, transportation facilities, pipelines, or any other facilities supporting such activities shall be prohibited.
- (J) See Section 3025: Antennas and Microwave Equipment.

- (K) See Section 3004: Religious Assembly Yard Requirements
- (L) Any Horticulture, Limited or Crop Production use must conform to the City's Grading Ordinance including the requirement that the grading and/or agricultural operation will not cause significant damage to any environmentally sensitive areas nor cause elimination of any significant wildlife habitat or riparian area. Sufficient buffering of the operation should be provided from adjacent residential uses.

IL, IG, and IP Districts: Additional Use Regulations (cont.)

- (M) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.
- (N) See Section 3020: Outdoor Facilities; outdoor storage, outdoor display of materials, outdoor food service, outdoor storage containers, working outdoors and temporary outdoor sales events and activities shall comply with the standards of this section.
- (O) See Section 3038: Agricultural Sales; Seasonal Agricultural Specialty Sales requires a business license and is subject to the operational standards of Section 3038.
- (P) See Section 3030: Timeshare Resort Projects.
- (Q) See Art. II, Chapter 3 B / Oceanside City Code: Airport Approach Zoning.
- (R) See Section 3043: Emergency Shelters

1330 IL, IG, and IP Districts: Property Development Regulations

The following schedule prescribes development regulations for the IL, IG, and IP districts. The first four columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this ordinance.

IL, IG, and IP DISTRICTS: DEVELOPMENT REGULATIONS

Use Classifications	IL	IG	IP	Add. Reg.
Minimum Lot Area (sq. ft.)	20,000	40,000	40,000	(A) (B)
Minimum Lot Width (ft.)	100	150	-	(A) (B)
Minimum Yards:				
Front (ft.)	10	10	20	(C) (O)
Side (ft.)	-	-	-	(C) (D) (O)
Corner Side (ft.)	10	10	20	(C) (O)
Rear (ft.)	-	-	-	(C) (D) (O)
Maximum Height of Structures (ft.)	80	80	80	(E) (F)
Maximum Lot Coverage	75%	75%	40%	
Maximum FAR	1.0	1.0	0.8	
Minimum Site Landscaping	12%	12%	15%	(G) (H)
Maximum Horizontal Wall Dimension (ft.)	200	200	200	(I)
Fences and Walls	See Section 3040			
Off-Street Parking and Loading				(L)
Vehicular Access	See Article 31			
Signs	See Article 33			
Outdoor Facilities	See Section 3020			
Screening of Mechanical Equipment	See Section 3021			
Employee Eating Areas	See Section 3028			
Refuse Storage Areas	See Section 3022			
Underground Utilities	See Section 3023			

EXHIBIT J
ARTICLE 30 (SITE REGULATIONS)
1992 ZONING ORDINANCE

Development Plan or for a revision of a Mixed-Use Plan and Mixed-Use Development Plan shall be considered by the Planning Commission at a public hearing with notice given as prescribed for a Development Plan in Article 43.

Building Permits

Proposed structures or alterations must be consistent with the adopted Mixed-Use Plan and the Mixed-Use Development Plan for the issuance of building permits.

3043 Emergency Shelters

The purpose of this section is to ensure that emergency shelters do not adversely impact adjacent properties and land uses. Emergency shelters, as defined in Section 330, shall be permitted without discretionary review in Light Industrial (IL) zoning districts, subject to the following standards:

- A. Compliance with IL Zoning Standards. Facilities shall comply with all development standards applicable to properties within Light Industrial (IL) zoning districts.
- B. Maximum Number of Beds. Facilities may provide up to 50 beds for the same number of clients per night.
- C. Hours of Operation. Facilities shall operate on a first come, first served basis, with clients only permitted on the premises between 4:00PM and 9:00AM. Clients must vacate the premises by 9:00AM and shall have no guaranteed bed for subsequent nights.
- D. Maximum Stay: Occupancy for any individual or family shall not exceed 120 days in a 365-day period. No individual or family shall reside in an emergency shelter for more than 30 consecutive days.
- E. Maximum Concentration: No facility shall be sited within 300 feet of another emergency shelter, as measured from the property boundaries.
- F. Minimum Separation from Residential Zoning Districts. Facilities sited within 300 feet of a residential zoning district, as measured from the building footprint of the facility to the nearest residentially zoned property, shall require a Conditional Use Permit.

- G. Minimum Staffing: At least one staff member per 10 beds shall be awake and on duty during operational hours. Facilities providing segregated quarters for men, women, families, etc. shall provide at least one staff member for each segregated sleeping area.
- H. Minimum Parking. Facilities shall provide one parking space per staff member and 0.35 spaces per bed. Facilities shall also provide secure bicycle parking facilities.
- I. Minimum Reception and Intake Area. Facilities shall provide at least 15 square feet of enclosed reception and intake area per bed.
- J. Lighting. Adequate exterior lighting shall be provided for security purposes. Lighting shall be shielded and directed downward to avoid glare on adjacent properties and the public right-of-way. Inoperable lighting shall be rendered operable within 72 hours.
- K. Sanitation Facilities. Facilities shall provide at least one toilet and one sink for every eight beds per gender, one shower for every eight beds per gender, and a private shower and toilet facility for each area designated for families with children.
- L. Ancillary Amenities and Services. Facilities may include the following ancillary amenities and services:
- a. Cooking/food preparation facilities (in compliance with the relevant standards of the San Diego County Environmental Health Department);
 - b. Dining area;
 - c. Laundry facilities;
 - d. Recreation and/or meeting area;
 - e. Outdoor recreation spaces (within a building courtyard or enclosed by a building, fencing, landscaping, or some combination thereof);
 - f. Support services (e.g. counseling, job training and/or placement; health care);
 - g. Animal boarding and veterinary services;
 - h. Child care facilities for current clients.
- M. Safety and Security Plan. Facilities shall prepare and submit a safety and security plan for review and approval by the Oceanside Police Department. The safety and security plan shall address the following:

- a. Criteria for admittance;
 - b. Protocol for addressing the immediate shelter needs of individuals and/or families that cannot be accommodated;
 - c. Admittance and discharge procedures;
 - d. Staff screening and training procedures;
 - e. On-site security personnel;
 - f. Specific measures designed to minimize the congregation of clients in the vicinity of the facility during those hours when clients are not permitted on-site;
 - g. Noise control measures;
 - h. Litter control measures;
 - i. Fire and earthquake safety procedures, including an evacuation plan;
 - j. Description of the means by which the personal effects of clients will be secured;
 - k. Protocol for chronicling any and all incidences of violence, theft, vandalism, or other criminal and/or disruptive behavior;
 - l. Protocol for contacting law enforcement and other emergency services as circumstances warrant;
 - m. Protocol for responding to client grievances;
 - n. Protocol for responding to community concerns;
 - o. Description of potential ancillary services (e.g. counseling, health care, job training and/or placement);
- N. State Laws and Regulations. Facilities shall comply with all applicable state laws and regulations.

**EXHIBIT K
ARTICLE 32 (RESIDENTIAL TOURIST ZONE)
1986 ZONING ORDINANCE**

Section 3202: PERMITTED USES. Only the following uses are permitted in the R-T Zone subject to the provisions of Article 27 governing off-street parking requirements:

- (1) Single-family, subject to R-1 standards.
- (2) Multiple-family residences.
- (3) Condominiums and stock cooperatives.
- (4) Tourist cottages and summer rentals.
- (5) Public and semi-public uses.
- (6) Mobile Home Parks with a Conditional Use Permit.
- (7) Certain other uses with a Conditional Use Permit (as allowed in Article 15).
- (8) Transitional housing
- (9) Supportive housing

Section 3203: HEIGHT OF BUILDINGS. Building height is limited to 35 feet unless a Conditional Use Permit is issued in accordance with Article 15. Height standards in the Redevelopment Area are governed by the Development Criteria and Land Use Regulations. No building or structure shall exceed any adopted height restrictions that may appear in any other adopted Plan or Policy of the City including Proposition A passed by the voters April 13, 1982.

Section 3204: BUILDING SETBACKS. The minimum front yard, side yard, and rear yard setbacks shall be 10 feet for front, 3 feet for side yards, and 6 feet for rear yards unless alternate setbacks are approved through the development plan process.