

Zoning Code Amendment Summary Table

#	Topic	Code Section	Page	Amendment	Reason for Change
1	ADUs	Table 17.16-1	2	Removes CUP permit requirement for ADUs and limitation to lots with one single family dwelling	Correct inconsistency with updated ADU ordinance and state law
2	Home Day Care	Table 17.16-1	2	Combines small and large home day care into one home day care category allowed by right in residential districts	State law now requires cities to regulate large home day care in the same manner as small home day care
3	Interior Side Setbacks	Table 17.16-2	4	New note clarifying that regardless of parcel width minimum setback is never greater than 7 feet	Clarify existing standard and apply standard to RM zoning district
4	Mini-Bar/Convenience Area	17.16.030.B.9	7	Clarifies a mini-bar is distinct from and allowed in addition to an outdoor kitchen.	Clarifies original intent of mini-bar provisions
5	Outdoor Kitchens	17.16.030.B.10	7	Moves outdoor kitchen standards from Table 17.48-3 to residential districts chapter	Clarifies outdoor kitchen standards apply to all outdoor kitchens, not just those that project into setbacks
6	Second Story Decks and Balconies in R-1	17.16.030.B.11	8	New objective standards for second story decks and balconies in R-1; Prohibits roof decks in R-1	Reduces privacy impacts from second story decks and balconies
7	Second Story Decks and Balconies in RM	17.16.030.C.4	9/10	New objective standards for second story decks and balconies in RM that abut R-1; New objective standards for roof decks in RM	Reduces privacy impacts from second story decks balconies and roof decks
8	ADUs	Table 17.20-1	13	Adds ADUs as an allowed use in MU-V; Removes CUP permit requirement for ADUs	Correct inconsistency with updated ADU ordinance and state law
9	Home Day Care	Table 17.20-1	13	Combines small and large home day care into one home day care category allowed by right in mixed use districts	State law now requires cities to regulate large home day care in the same manner as small home day care
10	Roof Decks – MU-V	17.20.030.E.10	20	Specifies that roof decks that provide common open space are allowed in MU-V	Clarifies original intent
11	Roof Decks – MU-N	17.20.040.I	22	Specifies that roof decks that provide common open space are allowed in MU-N	Clarifies original intent
12	Capitola Road MU-N Special Standards	Figure 17.20-9	23	Revises figure to show area subject to special standards extending to 45 th street	Corrects map error
13	Multifamily in C-C	Table 17.24-1	25	Adds note limiting multifamily to mixed use project only in C-C	Match rule in C-R consistent with original intent

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14	ADUs	Table 17.24-1	26	Adds ADUs as an allowed use in commercial districts	Correct inconsistency with updated ADU ordinance and state law
15	Home Day Care	Table 17.24-1	26	Combines small and large home day care into one home day care category allowed by right in commercial districts	State law now requires cities to regulate large home day care in the same manner as small home day care
16	Car Washes	Table 17.24-1	26	Adds car wash as a permitted stand-alone use with a CUP in the commercial districts	Clarifies permit requirement for currently unlisted primary use
17	Large Retail Uses	Table 17.24-1	27	Adds CUP requirement for retail uses 20,000 square feet or more	Allow for public hearing and Planning Commission review for large retail uses (e.g., grocery store) that may impact surrounding properties
18	Mobile Food Vendors	Table 17.24-1	28	Allows Administrative Permit for mobile food vendor in one location four times per year	Corrects error and inconsistency with mobile food vendor permit requirement in 17.96.180.C
	Cannabis Signs	17.24.030.D.1.iv	30	Removes limit to one sign and 15 sq. ft. maximum size	Bring cannabis signs standards into closer alignment with other business identification sign standards
19	Roof Decks – C districts	17.20.030.H	33	Specifies that roof decks that provide common open space are allowed in commercial districts	Clarifies original intent
20	Monarch Cove Landscaping	17.30.120	44	Moves Monarch Cove landscaping requirements to the landscaping chapter	Reorganization to keep all landscaping requirements in one place
21	Setback Measurement	17.48.030.A	46	Adds that setback measurement language applies to setbacks from property lines and that setback areas must remain clear of structures unless specifically allowed otherwise	Clarifies existing requirements
22	Property Line Determination	17.48.030.B	46	Clarifies that “determine the lot configuration” means designating front, side, and rear property lines	Clarifies ambiguous language
23	Building Wall Projections into Setbacks	Table 17.48-2	47	Adds outdoor showers, basement light wells, and pergolas as allowed projections into required setbacks	Establish rules for common building wall projections currently not addressed in code
24	Pergolas	Table 17.48-3	48	Replaces “trellis structure” with “pergola” as site feature that may be located in setback	Corrects incorrect terminology

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25	Outdoor kitchen	Table 17.48-3	48	Moves outdoor kitchen standards from Table 17.48-3 to residential districts chapter	Clarifies outdoor kitchen standards apply to all outdoor kitchens, not just those that project into setbacks
26	Generators	Table 17.48-3	48	Adds generator as permitted projection into rear setback and prohibited in other setback areas	Minimize generator distance from property lines
27	Building Separation	17.48.030.G	48	Adds that minimum building separation is as required by building code.	Alerts reader to this building code requirement
28	Basements	17.48.030.G	48	Adds that basements are subject to same setback requirement as ground floor	Codifies current practice
29	Floor Area Calculation	17.48.040.5.d	49	Includes in floor area calculation second story decks and balconies that are either covered or enclosed on two or more sides.	Encourage uncovered and unenclosed upper story decks and balconies to reduce appearance of building mass
30	Floor Area Calculation	17.48.040.6	49	Replaces "trellis" with "pergola" as site feature excluded from floor area calculation	Corrects incorrect terminology
31	Landscaping – Visitor Serving Properties	17.72.050.C	53	Moves Monarch Cove landscaping requirements from 17.30.120 to the landscaping chapter	Reorganization to keep all landscaping requirements in one place
32	Parking Lot Landscaping	17.72.055	53/54	Moves parking lot landscaping standards from parking chapter to landscaping chapter	Reorganization to keep all landscaping requirements in one place
	ADUs	17.74	57-63	Adds statement that establishing an ADU does not require undergrounding utilities; Allows 150-square foot expansion on ground floor for purposes other than accommodating ingress and egress; Allows conversion of existing accessory structure to ADU (not just new construction) subject to limited standards; other amendments to conform with state law	Conform with SB 897 and AB 2221 which will go into effect January 1, 2023. Encourage production of internal ADUs within existing homes; Encourage conversion of existing accessory structures to ADUs
36	Parking – restaurants in MU-V	17.76.020.C.1.b	70	Specifies that restaurant expansion without providing parking can occur only once.	Clarifies original intent.
37	Parking – Residential Care	Table 17.76-2	71	Removes parking requirement for "other nonresidential areas" in elderly and residential care facilities	Areas such as storage rooms don't generate parking demand

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38	Parking in R-1 Front Setback	17.76.040.B.1	73	Revises existing rules to allow 18-foot 2-car parking spaces in front setback subject to design standards	Existing parking space width standards not a good fit with common R-1 lot widths
39	EV Charging Stations	17.76.040.F	77	Replaces number of EV station requirement with building code reference; Limits size of digital screens; Requires placement outside of setbacks and screening; allows reduced parking spaces to accommodate charging stations; Allows charging stations with ministerial permit	Building code is more stringent than zoning code requirement and will change over time; aesthetic impacts from digital advertisements; state law requirements for reduced parking spaces and ministerial approval
40	Parking Lot Landscaping	17.876.070	85	Moves parking lot landscaping standards from parking chapter to landscaping chapter	Reorganization to keep all landscaping requirements in one place
41	Signs – Internal Illumination	17.80.070.D.4	97	Prohibits internal illumination in MU-N district	Consistency with MU-V district
42	Large Home Day Care	17.96.070	115	Deletes large home day care standards	Consistency with state law (SB 234)
43	ADUs – utility connections	17.96.120	118	Adds statement that establishing an ADU does not require undergrounding utilities	Clarifies existing requirement in conformance with state law
44	Generators	17.96.190	123	Adds standards for placement, testing hours, and prohibit use of generators	Reduce neighbor impacts from home generators for backup electricity
45	Design Permits – ground floor additions	Table 17.120-1	124	Removes language that design review is required only if for single-family ground floor additions is visible from a public streets	This issue is separately addressed in 17.120.030.B.1
46	Design Review – Accessory Structures	17.120.030.B.5	125	Adds Minor Design Permit requirement for two or more accessory structures	Clarifies original intent
47	Minor Modifications	17.36.030	129	Allows community development director review of minor modification applications for projects that otherwise do not require Planning Commission review	Streamline application review for non-controversial projects
48	“Addition” Definition	17.160.020.A.5	131	Expansion of uninhabitable floor area included in definition of addition	Corrects error
49	“Arbor” Definition	17.160.020.A10	131	Adds definition of arbor	Clarify difference between trellis, arbor, and pergola

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50	"Car Wash" Definition	17.160.020.C.5	133	Ads definition of car wash	Car ashes added as a use listed in allowed use tables
51	Tasting Room	17.160.020.E	134	Tasting rooms added to definition of bars and lounges if more than 160 sq. ft. and to take-out food and beverage if more than 160 sf	Clarify parking requirement for tasting rooms
52	"Home Day Care" Definition	17.160.020.H.3	136	Eliminates separate definitions for small and large home day care	Small and large home cares now regulated the same under SB 234
53	"Outdoor Kitchen" Definition	17.160.020.O.3	138	New outdoor kitchen definition	Clarify applicability of outdoor kitchen standards
54	Front and Rear Parcel Line definition	17.160.020.P7&8	139	Adds that has the director has the authority to determine and designate the front parcel line based on existing conditions and function of the lot.	Consistency 17.48.030.B
55	"Pergola" Definition	17.160.020.P.16	139	New pergola definition	Clarify difference between trellis, arbor, and pergola
56	"Residential Use" Definition	17.160.020.R.6	141	New residential use definition	Define term frequently used in code
57	"Roof deck"	17.160.020.R.9	141	New roof deck definition	Clarify applicability of roof deck standards
58	"Tasting Room" Definition	17.160.020.T.2	142	New tasting room definition	Define term added to code
59	"Trellis" Definition	17.160.020.T.4	142	Adds that a trellis may be freestanding or attached to a building wall or other structure.	Clarify applicability of trellis standards