

ORDINANCE NO. 26-009

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE
AMENDING CHAPTERS 23.24 (R-3 DISTRICTS), 23.31 (COMMERCIAL AND
INDUSTRIAL ZONING DISTRICTS) AND 23.52 (R-3-M DISTRICTS) OF TITLE 23
(ZONING) OF THE PACIFIC GROVE MUNICIPAL CODE**

Whereas, on August 17, 2022, the City Council by motion and unanimous vote (7 - 0) authorized and directed City staff to initiate a focused general plan update to meet the minimum requirements in connection with the 2023-2031 6th Cycle Housing Element Update which included proposed amendments to the City's Zoning Ordinance and Zoning Map; and

Whereas, the Zoning Ordinance and Zoning Map amendments were prepared in accordance with applicable statutory requirements taking into account public comment and consistency with the City's General Plan and related City policies; and

Whereas, on November 13, 2025, the Planning Commission held a duly noticed public hearing and adopted Planning Commission Resolution No. 25-001 recommending that the City Council certify the Final EIR, adopt amendments to the City's General Plan, Land Use Map, Zoning Ordinance and Zoning Map, and make CEQA Findings of Fact and adopt a Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program; and

Whereas, the Final Environmental Impact Report (EIR) prepared for the project which included the Zoning Ordinance and Zoning Map amendments was certified by the City Council of the City of Pacific Grove on December 17, 2025, as set forth in City Council Resolution No. 25 - 029; and

Whereas, pursuant to Government Code Sections 65090, 65091, 65355, and 65856, on December 6, 2025, at least 10 days before the public hearing date, notice of the hearing before the City Council was published in the Monterey Herald, posted at City Hall, mailed to affected owners of the subject real property and property owners within 300' of the subject real property, posted on-site at each affected property, posted on the City's Community Development Department and Housing Element webpages, and emailed to a list of interested parties; and

Whereas, the ordinances were introduced at a special meeting of the City Council on December 17, 2025; and

Whereas, the City Clerk caused a summary of the ordinances to be published in the Monterey County Weekly on December 25, 2025; and

Whereas, the City Council held a second reading of the ordinances at a regular meeting of the Council held on January 21, 2026, and adopted the amendments as set forth in Ordinances 26 - 002 and 26 - 003; and

Whereas, City staff forwarded the adopted ordinances to the California Department of Housing and Community Development (HCD) for review and certification of conformance with the requirements of California Government Code Sections 65580 et. seq.; and

Whereas, In a letter dated February 27, 2026 HCD notified the City that the changes to Title 23, Zoning of the Pacific Grove Municipal Code do not meet all the statutory requirements pursuant to Government Code section 65583.2, subdivision (h) and that revisions to the rezoning

to include minimum density requirements for the C-1, C-2 and R-3 are required to comply with Stat Housing Element Law; and

Whereas, City staff collaborated with HCD to revise the rezoning documents to meet the statutory requirements; and

Whereas, staff identified a minor amendment to Section 23.52.030 of R-3-M zoning regulations in which four words were inadvertently deleted in the December 2025 amendments to Title 23, Zoning of the Pacific Grove Municipal Code and the deletion of these words was unintended and needs to be rescinded; and

Whereas, on March 26, 2026, the Planning Commission held a duly noticed public hearing and adopted Resolution No. 26-001 recommending that the City Council adopt the amendments to Chapters 23.24 (R-3 Districts), 23.31 (Commercial and Industrial Zoning Districts), and 23.52 (R-3-M Districts) of Title 23 (Zoning Ordinance) of the Pacific Grove Municipal Code; and

Whereas, pursuant to Government Code Sections 65090, 65091, 65355, and 65856, on March 27, 2026, at least 10 days before the public hearing date, notice of the hearing before the City Council was published in the Monterey County Weekly, emailed to a list of interested parties, and posted at City Hall; and

Whereas, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164(a), the City prepared an Addendum to the previously certified EIR. Only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. The City Council's prior certification of the EIR remains valid, and this amendment remains consistent with that certification, and both the EIR and Addendum are incorporated herein by reference; and

Whereas, the proposed amendments to Chapters 23.24, 23.31, and 23.52 were introduced at a regular meeting of the City Council on April 15, 2026; and

Whereas, the City Clerk caused a summary of the ordinance to be published in the Monterey County Weekly on April 23, 2026; and

Whereas, the City Council held a second reading of the ordinance at a regular meeting of the Council held on May 6, 2026, and adopted the amendments to Chapters 23.24, 23.31, and 23.52 as set forth Ordinance 26-009; and

Whereas, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PACIFIC GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The Pacific Grove City Council considered an Addendum along with the Environmental Impact Report, Planning Commission resolution, agenda reports, written and oral testimony, and administrative record as a whole, and hereby finds as follows:

A. The foregoing recitals are true and correct and are incorporated herein by reference each as an integral part of this Ordinance. All Attachments hereto are hereby incorporated by reference.

- B. The proposed amendments to the Zoning Ordinance are consistent with the General Plan and, if applicable, the certified local coastal program.
- C. The proposed amendments to the Zoning Ordinance would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
- D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Ordinance.

SECTION 2. ZONING ORDINANCE AMENDMENTS.

Chapters 23.24 (R-3 Districts), 23.31 (Commercial and Industrial Zoning Districts), and 23.52 (R-3-M Districts) of Title 23 (Zoning) of the Pacific Grove Municipal Code are hereby amended as set forth in **Attachment A**.

SECTION 3. SEVERABILITY.

If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrase or clauses be declared unconstitutional on their face or as applied.

SECTION 4. PUBLICATION.

The City Clerk is hereby directed to certify the passage of this Ordinance by the City Council of the City of Pacific Grove, California and cause the same to be published in accordance with State law.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be in full force and effective thirty (30) days after its adoption and shall be published and posted as required by law.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE THIS 5th day of May, 2026, by the following vote:

AYES: Mayor Smith, Councilmembers Garfield, McDonnell, Poduri, and Rau.
NOES: None.
ABSENT: Mayor Pro Tem Amelio.
ABSTAIN: None.

APPROVED:

Signed by:


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NICK SMITH, Mayor

ATTEST: 5/7/2026

DATED: _____

DocuSigned by:
Sandra Kandell

4F11A61C850B4E1...

SANDRA KANDELL, City Clerk

APPROVED AS TO FORM:

Signed by:
Emmanuel Jimenez

01FD3EAD4AE4B8...

EMMANUEL P. JIMENEZ, Assistant City Attorney
for ALEX J. LORCA, City Attorney

ATTACHMENT A

ZONING ORDINANCE TEXT AMENDMENTS – CHAPTERS 23.24, 23.31, AND 23.52

(to be inserted)

Title 23

ZONING¹

Chapters:

- 23.04 Purpose and Effect of Zoning Regulations**
- 23.08 Definitions**
- 23.12 Districts**
- 23.16 R-1 District and R-1-B Combined Districts**
- 23.20 R-2 District and R-2-B-3 Combined District**
- 23.24 R-3 Districts**
- 23.26 R-3-P.G.R. District**
- 23.28 R-4 District**
- 23.29 Condominium and Community Housing Conversions**
- 23.30 M-H Districts**
- 23.31 Commercial and Industrial Zoning Districts**
- 23.32 C-1-T Zone Condominiums**
- 23.33 *Repealed***
- 23.34 Limited Downtown Commercial (C-D)(C-1-T) Uses**
- 23.36 *Repealed***
- 23.40 *Repealed***
- 23.42 O District**
- 23.43 Initiative Restriction of Use of George Washington Park**
- 23.44 U Districts**
- 23.45 Initiative Ordinance Enacting Regulations for Multiple Unit Developments Involving Condominiums, Planned Unit Developments and Timeshares**
- 23.52 R-3-M Districts**
- 23.56 R-H District**
- 23.57 R-3-P.G.B. District**
- 23.58 *Repealed***
- 23.60 Planned Unit Development – PUD**
- 23.64 General Provisions and Exceptions**
- 23.68 Nonconforming Uses and Buildings**
- 23.70 Community Development Permit Review Authorities and Procedures**
- 23.72 Permit Application Filing and Processing**
- 23.73 Permit Implementation, Time Limits, and Extensions**
- 23.74 Appeals and Call-Ups**
- 23.76 Historic Preservation**
- 23.77 Environmental Impact Reports**
- 23.78 Sale of Residential Buildings**
- 23.79 Density Bonus and Affordable Housing Regulations**
- 23.80 Accessory Dwelling Units**
- 23.81 Reasonable Accommodation for Persons with Disabilities**
- 23.82 Interpretations of Permitted Use Lists**
- 23.84 Legislative Amendments**
- 23.86 Public Meeting and Hearing Procedures**
- 23.88 Enforcement**
- 23.90 Local Coastal Program Implementation Plan**
- 23.92 Cannabis Businesses**

¹ For statutory provisions, see California Government Code § 65800 et seq.

Chapter 23.24**R-3 DISTRICTS**

Sections:

23.24.010	Generally.
23.24.020	Uses permitted.
23.24.030	Building height limit.
23.24.040	Building site area required.
23.24.050	Allowed building coverage.
23.24.051	Allowed site coverage.
23.24.052	Minimum density multiple dwellings.
23.24.060	Yards required.
23.24.070	Garbage areas.

23.24.010 Generally.

The regulations found in this chapter shall apply to all R-3 districts and shall be subject to the provisions of Chapter 23.64 PGMC. [Ord. 20-016 § 2, 2020; Ord. 382 N.S., 1962; Ord. 210 N.S. § 11-133(1)(a), 1952].

23.24.020 Uses permitted.

The following uses shall be permitted in the R-3 district:

- (a) Single- or two-family dwellings;
- (b) Second units as permitted by Chapter 23.80 PGMC;
- (c) Low-barrier navigation centers;
- (d) Transitional and supportive housing.
- (e) Employee housing.
- (f) Multiple dwellings, apartment houses and dwelling groups;
- (g) Rooming or boarding houses, subject to first securing a use permit (except for employee housing);
- (h) Accessory uses and buildings normally incidental to any in this section;
- (i) Single-Room Occupancies (SROs) subject to first securing a use permit;
- (j) State-licensed residential care facilities for seven or more persons, subject to first securing a use permit.

[Ord. 20-016 § 2, 2020; Ord. 16-005 § 4, 2016; Ord. 03-08 §§ 4, 5, 2003; Ord. 811 N.S., 1974; Ord. 795 N.S., 1974; Ord. 720 N.S. §§ 9, 10, 1972; Ord. 532 N.S. § 5, 1966; Ord. 453 N.S., 1964; Ord. 382 N.S., 1962; Ord. 210 N.S. § 11-133(1)(a), 1952].

23.24.030 Building height limit.

The maximum height of main buildings shall be 30 feet. [Ord. 20-016 § 2, 2020; Ord. 00-18 § 6, 2000; Ord. 1141 N.S. § 3, 1979; Ord. 720 N.S. § 3, 1972; Ord. 210 N.S. § 11-133(1)(b), 1952].

23.24.040 Building site area required.

For each building, or group of buildings, a minimum of 4,000 square feet and minimum width of 40 feet shall be required on interior lots. A minimum of 6,000 square feet and a minimum width of 60 feet shall be required on corner lots. In the subdivisions designated as additions to Pacific Grove Retreat and in the

Pacific Grove Retreat, where the lot sizes, as legally subdivided, are 30 by 60 feet, the minimum lot size shall be 3,600 square feet, with the lot lines along the lines of said subdivisions. Nothing contained herein shall authorize such smaller minimum lot sizes for any future subdivisions.

For each family unit in any building or group of buildings, a minimum of 1,500 square feet of land area shall be required. [Ord. 20-016 § 2, 2020; Ord. 1260 N.S. § 2, 1981; Ord. 720 N.S. § 1, 1972; Ord. 210 N.S. § 11-133(1)(c), 1952].

23.24.050 Allowed building coverage.

Maximum building coverage on all sites is 50 percent. [Ord. 12-003 § 5, 2012; Ord. 1193 N.S. § 2, 1980; Ord. 720 N.S. § 8, 1972; Ord. 593 N.S., 1968; Ord. 210 N.S. § 11-133(1)(d), 1952].

23.24.051 Allowed site coverage.

Maximum site coverage on all sites is 60 percent. [Ord. 12-003 § 5, 2012].

24.24.052 Minimum density multiple dwellings.

For multiple dwellings, apartment houses, and dwelling groups, the minimum density shall be 20 units per acre, rounded up to the nearest whole unit.

23.24.060 Yards required.

(a) Front Yards. The minimum required front yard shall be 12 feet. Driveways shall not occupy more than 40 percent of the street frontage, and on a corner lot, the combined coverage on all frontages shall not exceed 25 percent of the total street frontage. Fifty percent of the front yard area shall be landscaped. Such areas shall not be surfaced, covered, enclosed or treated in such a manner as to make it impossible or impractical to establish and maintain landscaping and gardening thereon. The area must be rectangular or composed of a series of rectangles not less than 10 feet in width.

(b) Side Yards. Side yards shall be 10 percent of lot width with a minimum requirement of three feet and a maximum of 10 feet; provided, however, on corner lots, the side yard abutting the street shall be 20 percent of the width of the lot, but need not exceed 10 feet.

(c) Rear Yards. Rear yards, excluding allowable horizontal projections described in PGMC 23.64.150, shall have the following minimums:

- (1) One-story building: five feet.
- (2) Two-story building: eight feet.
- (3) Three-story building: 10 feet.
- (4) Where a rear yard fronts on a street, the minimum rear yard shall be 12 feet.

(d) Special Yards and Distances Between Buildings.

(1) Distance between any buildings, which shall be free from the encroachment of overhanging eaves, shall be a minimum of eight feet. For buildings of three stories, the minimum shall be increased to 10 feet and for buildings of four stories or more the minimums shall be increased to 12 feet.

(2) Side yards providing access to single-row dwelling group: minimum 12 feet.

(3) Inner court providing access to double-row dwelling group: minimum 20 feet.

(e) Open Yard. Open yard required shall be 200 square feet per unit for all construction of five units or more.

(f) Decks, Porches and Parking Spaces. Decks and open porches over three feet above grade may project or extend four feet over a required yard area, but not closer than three feet to the property line and no closer to other buildings than the minimums set forth in subsection (d) of this section. Parking spaces in excess of the required space for each family unit may project into the rear yard area set forth in subsection (c) of this section. [Ord. 720 N.S. § 6, 1972; Ord. 593 N.S., 1968; Ord. 532 N.S. § 6, 1966; Ord. 478 N.S., 1964; Ord. 382 N.S., 1962; Ord. 210 N.S. § 11-133(1)(e), 1952].

23.24.070 Garbage areas.

Where there are three or more units, garbage areas for holding of garbage or refuse shall be constructed with a concrete floor and curb. The area shall be enclosed by a view-obscuring wall or fence designed in harmony with the building design. The enclosure shall be not less than five feet in height and equipped with a self-closing gate or door. Trash area shall have access to a driveway or public way. [Ord. 720 N.S. § 14, 1972].

Chapter 23.31

COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 23.31.010 Purpose.
- 23.31.020 Commercial and industrial zoning districts.
- 23.31.025 C-V-ATC zoning district – American Tin Cannery zoning.
- 23.31.030 Commercial and industrial zoning districts allowable land uses and permit requirements.
- 23.31.040 Commercial and industrial zoning districts development standards.

23.31.010 Purpose.

This chapter lists the commercial and industrial zoning districts as established by PGMC 23.12.010 and establishes the development standards and types of land uses permitted in each commercial and industrial zoning district. [Ord. 13-003 § 2, 2013].

23.31.020 Commercial and industrial zoning districts.

(a) Light Commercial (C-1). The C-1 zoning district provides for neighborhood scale and locally oriented retail, service, office uses, as well as residential uses.

(b) Light Commercial and Hotel (C-1-T). The C-1-T zoning district was enacted by citizen initiative, and the standards of the district are included in the applicable sections of this chapter without modification from the initiative.

(1) Intent of District. The intent of the C-1-T district as described by the initiative is as follows:

(A) It is the intent of the people of the city of Pacific Grove in enacting the ordinance codified in this chapter to establish a zone district in the city's downtown area where hotel use is permitted, as are all other uses listed in the C-1 district of this code, as said district may be from time to time amended by the council. The people have determined that the area of downtown defined by subsection (b)(2) of this section is appropriate for hotel development. Further, except as modified by this chapter, all provisions of the motel/hotel regulation ballot measure enacted by the people at the June 3, 1986, special municipal election, as set out at Chapter 23.52 PGMC, shall remain unchanged and in full force and effect.

(B) It is also the intent of the people of the city of Pacific Grove in enacting the ordinance codified in this chapter to provide for an exception to the strict regulations governing condominium development at Chapter 23.45 PGMC, said section enacted by the people at an election held in the city on November 2, 1982. The people have determined that the area of the downtown defined in subsection (b)(2) of this section is appropriate for condominium development in a manner less restrictive than defined by regulations set out in Chapter 23.45 PGMC. Further, except as modified by this chapter, the provisions of Chapter 23.45 PGMC shall remain unchanged and in full force and effect.

(2) Boundaries of District. The C-1-T district shall be that area defined by the block bounded by Lighthouse Avenue, Grand Avenue, Central Avenue and Fountain Avenue.

(3) Amendment. No provision of the C-1-T zoning district shall be repealed or amended except by a vote of the people.

(c) Downtown Commercial (C-D). The C-D zoning district is intended to provide for a range of uses including retail, restaurants, services, entertainment, and upper floor residential, and other compatible uses which enhance the vitality and character of the city's historic commercial core.

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(d) Forest Hill Commercial (C-FH). The C-FH zoning district serves as an entrance to the city, offering a variety of commercial and service uses, as well as residential uses, while respecting nearby residential uses.

(e) Heavy Commercial (C-2). The C-2 zoning district is applied to areas of the city that are appropriate for limited residential uses, service commercial and light manufacturing uses, which may involve outdoor storage or activity areas.

(f) Visitor Commercial (C-V). The C-V zoning district is applied to areas of the city appropriate for retail sales, commercial services, and institutional uses oriented to tourism.

(g) Restricted Industrial (I). The I zoning district is applied to areas of the city that are appropriate for limited commercial uses, service commercial and light manufacturing uses, which may involve outdoor storage or activity areas. [Ord. 13-003 § 2, 2013].

23.31.025 C-V-ATC zoning district – American Tin Cannery zoning.

(a) Boundaries of District. The C-V-ATC zoning district shall apply to the American Tin Cannery site that is comprised of Assessor's Parcel Numbers 006-231-001, 006-234-004, and 006-234-005 and that segment of Sloat Avenue that is continuous to the American Tin Cannery site.

(b) Uses Permitted. Notwithstanding any other provision of the Pacific Grove Municipal Code, the following uses shall be permitted in the C-V-ATC zoning district:

(1) Hotels and any accessory uses, such as restaurants, bars and lounges, meeting and event facilities, spa and fitness facilities, parking, and buildings, spaces, and structures incidental to such uses, subject to first securing a use permit.

(2) All uses that are permitted in the C-V zoning district and additional uses permitted by subsequent amendment to the zoning ordinance.

(c) Development Standards. Development standards in the C-V-ATC zoning district, including floor area coverage, density, setbacks and height limits shall be in accordance with the applicable standards set forth in the local Coastal Program Land Use Plan, as updated or amended, or if no such standards are provided in the local coastal Program Land Use Plan, as updated or amended, in accordance with the standards set forth in the use permit or other required permit for a use allowed in the C-V-ATC zoning district.

(d) Except as modified by this section, all provisions of the motel/hotel regulation ballot measure enacted by the people at the June 3, 1986, special election, as set out at Chapter 23.52 PGMC, shall remain unchanged and in full force and effect. [Ord. 16-009A § 1, 2016].

23.31.030 Commercial and industrial zoning districts allowable land uses and permit requirements.

Key to Zoning District Symbols					
C-1	Light Commercial	C-FH	Forest Hill Commercial	I	Restricted Industrial
C-1-T	Light Commercial and Hotel	C-2	Heavy Commercial		
C-D	Downtown Commercial	C-V	Visitor Commercial		
P = Permitted use; counter review and determination required (see PGMC 23.70.020)				UP = Use permit required (see PGMC 23.70.080)	
AUP = Administrative use permit required (see PGMC 23.70.030)				-- = Use not allowed	

[illegible]

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Use	Specific Use Regulations (PGMC)	C-1 ¹	C-1-T ¹	C-D ¹	C-FH ¹	C-2	C-V ¹	I
Accessory building or structure		P	P	P	P	P	--	UP
Condominium		UP	UP ⁶	UP	UP	UP	--	UP
Duplex		P	P	P	P	P	--	UP
Dwelling group		UP	UP	UP	UP	UP	--	UP
Emergency shelters ⁹		--	--	P	P	P	--	P ⁹
Employee housing for 6 or fewer persons ¹²		P	P	P	P	P		UP
Home business	23.16	P	P	P	P	P	--	UP
Large family day care home		UP	UP	UP	UP	UP	--	--
Low barrier navigation centers				P ⁹	P ⁹	P ⁹	--	P ⁹
Mixed-use (residential above or behind commercial)		P ²	P ²	P ²	P ²	P ³	--	--
Mobile home park		--	--	--	--	UP	--	UP
Multifamily dwelling								
7 or fewer units	23.28.020	P	P	P	P	P	--	UP
8 or more units	23.28.020	P	UP	P	P	UP	--	UP
Residential care								
Housing 6 or fewer persons		P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	-- ¹⁰	UP ¹⁰
Housing 7 or more persons		UP	UP	UP	UP	UP	--	UP
Rooming and boarding house ¹⁴		UP	UP	UP	UP	UP	--	UP
Second unit	23.80	P	P	P	P	P	--	UP
Single-family dwelling		P	P	P	P	P	--	UP
Single-Room Occupancy		P	P	P	P	P	--	UP
Transitional or supportive housing		P	P	P	P ¹¹	P ¹¹	--	UP ¹¹
Retail Sales								
Automobile/vehicle sales and rental		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Automobile/vehicle service station		AUP ²	AUP ²	--	AUP ²	AUP ³	AUP ²	AUP ³
Bar/tavern/nightclub		--	--	--	--	--	--	--

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Use	Specific Use Regulations (PGMC)	C-1 ¹	C-1-T ¹	C-D ¹	C-FH ¹	C-2	C-V ¹	I
Brew pub with food service	23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	--
Farmers market		UP	UP	UP	UP	UP	UP	--
Flea market		UP	UP	UP	UP	UP	UP	--
Micro-brewery	23.64.290	--	--	--	UP	UP	UP	UP
Pub or sports bar with food service	23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	--
Restaurant, general and formula general								
w/ no alcohol sales	23.64.134	P ²	P ²	P ²	P ²	P ³	P ²	--
w/ alcohol sales	23.64.134, 23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	--
Restaurant, specialty (not formula)								
w/ no alcohol sales	23.64.134; if formula, see also 23.64.115	P ²	P ²	P ²	P ²	P ³	P ²	--
w/ beer and wine sales only	23.64.134, 23.64.290; if formula, see also 23.64.115	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	--
Restaurant, fast food (not formula) – w/ no alcohol sales	23.64.134; if formula, see also 23.64.115	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	--
Restaurant, drive-in/drive-through (not formula) – w/ no alcohol sales	23.64.134; if formula, see also 23.64.115	--	--	--	UP	--	--	--
Retail – general, except the following:		P ²	P ²	P ²	P ²	P ³	P ²	UP
Adult-oriented sales		UP ⁷	UP ⁷	--	UP ⁷	--	--	--
Alcoholic beverage sales		UP	UP	UP	UP	UP	AUP ²	--
Auction houses		P	--	--	P	P	P	P
Automobile rental		P	--	--	P	P	P	P
Bail bonds		P	--	--	P	P	P	P
Blood, plasma, tissue donation		P	--	--	P	P	P	P
Body piercing/tattoo parlor		P	--	--	P	P	P	P
Check cashing stores		--	--	--	P	P	P	P
Dollar/99 cent stores		--	--	--	P	P	P	P

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Use	Specific Use Regulation s (PGMC)	C-1 ¹	C-1- T ¹	C-D ¹	C-FH ¹	C-2	C-V ¹	I
Electric cigarette/e-vapor		P	--	--	P	P	P	P
Gold and silver exchange stores		P	--	--	P	P	P	P
Kennels or pet boarding**		P	--	--	P	P	P	P
Pawn shops		P	--	--	P	P	P	P
Recreational vehicle sales		P	--	--	P	P	P	P
Meeting halls or places of assembly		P	--	--	P	P	P	P
Tire sales and repair		P	--	--	P	P	P	P
Businesses from which minors excluded by law or owner		UP	UP	UP	UP	UP	UP	--
Floor area over 10,000 sf		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Operating between 12:00 a.m. and 7:00 a.m.		UP	UP	UP	UP	UP	UP	UP
Outdoor storage or displays		AUP	AUP	AUP	AUP	AUP ¹	AUP	AUP ¹
Retail – restricted		UP	UP	--	UP	UP	UP	UP
Wine bar	23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Wine tasting room	23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Services								
Animal keeping/training facilities or veterinary service		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Automobile/vehicle repair		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Bank or financial service, except the following:		P ²	P ²	P ²	P ²	P ³	P ²	P ³
Floor area over 10,000 sf at street level		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
w/ drive-through		UP	UP	--	UP	UP	UP	UP
Business support service		P ²	P ²	P ²	P ²	P ³	P ²	P ³
Car wash and detailing		AUP ²	AUP ²	--	AUP ²	AUP ³	AUP ²	AUP ³
Catering and events	23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	UP	UP	UP

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Use	Specific Use Regulations (PGMC)	C-1 ¹	C-1-T ¹	C-D ¹	C-FH ¹	C-2	C-V ¹	I
Equipment/appliance rental and repair		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Laundry or dry cleaning service		AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Lodging								
Bed and breakfast inn –w/ beer and wine sales only	23.64.290	AUP ²	AUP ²	AUP ²	AUP ²	AUP ³	AUP ²	AUP ³
Hotel or motel	23.64.290	--	UP ⁸	--	--	--	--	--
Medical service								
Ambulance service		UP	UP	--	UP	UP	UP	UP
Clinic or lab		P ²	P ²	P ²	P ²	P ³	P ²	P ³
Medical office		P ²	P ²	P ²	P ²	P ³	P ²	P ³
Hospital		UP	UP	--	--	UP	UP	UP
Mortuary or funeral home		UP	UP	--	UP	UP	UP	UP
Office, business or professional		P ²	P ²	P ²	P ²	P ³	UP	UP
Personal service	7.06	P ²	P ²	P ²	P ²	P ³	P ²	UP
Personal service – restricted		UP	UP	UP	UP	UP	UP	UP
Printing or creative service		P ²	P ²	P ²	P ²	P ³	P ²	P ³
Transportation and Infrastructure								
Parking facility		UP	UP	UP	UP	UP	UP	UP
Public utility		UP	UP	UP	UP	UP	UP	UP
Radio or television station		UP	UP	UP	UP	UP	UP	UP
Taxi service	7.16	UP	UP	UP	UP	UP	UP	UP
Transit center		UP	UP	UP	UP	UP	UP	UP
Wireless telecommunication facility		UP	UP	UP	UP	UP	UP	UP
Temporary wireless telecommunications facility		CRD	CRD	CRD	CRD	CRD	CRD	CRD
Wireless eligible facilities request		AUP	AUP	AUP	AUP	AUP	AUP	AUP

End Notes:

1. No merchandise, tools, machinery, equipment, or materials shall be stored or displayed outside of a building, except as specifically permitted for retail uses under an administrative use permit. Temporary administrative use permits, good for not over 30 days, may be granted, pursuant to PGMC 23.70.030(b)(7), for temporary outdoor sales events of new merchandise by merchants holding use permits or otherwise qualified to operate within the applicable district; provided, that such outdoor sales are operated in

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conjunction with their established retail operations, and for Christmas tree sales, or other sales on private property, connected with festivals or holidays.

2. The permit type specified in this table applies to any new or enlarged commercial use which totals 10,000 square feet or less of interior floor space. An administrative use permit is required for any new or enlarged commercial use which results in either the use of more than one structure on a building site or a total of more than 10,000 square feet of interior floor space. A use permit is required where any new or enlarged commercial use exceeds 25,000 square feet in interior floor space.

3. A use permit is required for any new building or addition which adds more than 25,000 square feet of interior floor space or which results in a building having more than 40 feet in height.

4. Such uses may be granted subject to a use permit, when conducted within a building or enclosed by a fence, subject to architectural approval by the appropriate review authority for design and landscaping pursuant to Chapter 23.70 PGMC; and provided, that said fence and landscaping shall be of sufficient height and screening capacity to prevent the view thereof from any adjacent street or sidewalk.

5. Community gardens on vacant lots may be permitted by administrative use permit, pursuant to PGMC 23.70.030(b)(7), and shall be reviewable every six months and subject to such conditions as the administrative use permit may prescribe. The application shall be accompanied by a written agreement by the owner to grant the city a lien for any cost incurred by the city in restoring such property to its condition prior to such use, in the event the owner fails to make such restoration after such use ceases.

6. Condominium use shall be allowed, subject to first securing a use permit in each case, and subject to the building height, site coverage, and yard requirements of this chapter. The provisions of Chapter 23.45 PGMC shall not apply to development of condominiums in the C-1-T district. The council shall, by ordinance, establish standards, conditions and other regulations to govern the development of condominiums in the C-1-T district. Until and unless such standards, conditions and other regulations are in place, no application for such development shall be accepted or processed. Such standards, conditions and regulations established by the council shall be in addition to and harmonious with state law governing condominium development. See also PGMC 23.31.020(b)(1)(B).

7. Adult-oriented sales may comprise no more than 25 percent of floor area or stock-in-trade of a general retail business, must be located in the rear of the general retail business, and must not be visible from the exterior of the general retail business.

8. Hotel uses shall be allowed, subject to first securing a use permit in each case, and subject to the building height, site coverage, and yard requirements of this chapter. All other regulations and conditions of approval shall be as provided by use permit approved pursuant to this title. Said regulations and conditions shall include, without limitation, provisions for architectural review, land area per unit, neighborhood compatibility, landscaping, parking, traffic and accessory buildings. Required parking, if any, may be located on or off site, the location to be designated by the use permit. See also PGMC 23.31.020(b)(1)(A).

9. Outside the coastal zone only. In addition to the requirements of PGMC 23.31.040, emergency shelters shall be subject to the following standards:

a. Maximum of 25 beds.

b. Off-street parking shall be provided at a rate of one space per each staff person on duty.

c. On-site management shall be provided at all times the shelter is open. A management and security plan shall be prepared in consultation with the city manager or his or her designee which shall describe hours of operation; staffing; house rules and occupant screening procedures; on- or off-site services to be provided; security measures to ensure the safety of the occupants of the shelter and surrounding areas; and communications protocols to ensure effective coordination between shelter management, adjacent property owners and residents, and public safety personnel.

d. No emergency shelter shall be established closer than 300 feet from another emergency shelter, measured from the nearest property line.

e. Waiting and intake areas shall be screened from view from the public right-of-way.

10. Permitted subject to the same standards as apply to other residential dwellings of the same type in the same zone.

11. Transitional and supportive housing developments shall be subject to the parking requirements of PGMC 23.64.190, with the exception of developments located within a one-half (0.5) mile distance of a transit stop where no off-street parking shall be required.

12. Rooming houses or boarding houses accommodating employee housing shall be subject to Employee Housing Act. See permitted uses and standards under employee housing.

**When not associated with a veterinary clinic.

[Ord. 20-001 § 2 (Exh. A), 2020; Ord. 16-005 § 6, 2016; Ord. 15-013 § 4, 2015; Ord. 13-003 § 2, 2013].

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23.31.040 Commercial and industrial zoning districts development standards.

Table 23.31.040 Commercial and Industrial Zoning Districts Development Standards

	C-1 ⁷	C-1-T	C-D ⁷	C-FH ^{1,7}	C-2 ⁷	C-V	I
Building Placement Requirements							
Setbacks ^{1,2,3,4}							
Front, min. (max.) ⁶	0'	0'	0'	0' (20')	0'	0'	0'
Side (min.), except:	0'	0'	0'	0'	0'	0'	0'
Residential/ Mixed-use	10'	0'	5'	10'	0'	0'	0'
Adjacent to residential zone	5'	5'	5'	5'	5'	10'	10'
Rear (min.), except:	0'	0'	0'	10'	0'	0'	0'
Adjacent to residential zone	5'	5'	5'	10'	5'	10'	10'
Building Form Requirements							
Building height (max.) ⁴	45'	40' with max. site coverage of 75%; 30' with max. site coverage of 90%	40'	35'	40'	40' with max. site coverage of 75%; 30' with max. site coverage of 90%	40'
Site coverage (max.)	90%	75 – 90%, depending on building height	100%	75%	90%	75 – 90%, depending on building height	90%
Stepbacks for portion of building above 25 feet							
Front, min	8' ⁵	0'	0'	8'	0'	--	--
Side, min	0'	0'	0'	0'	0'	--	--
Rear, min ⁶	30'	0'	10'	30'	0'	--	--
Density Requirements							
Dwelling units per net acre	Min. 20 units per acre, rounded up to the nearest whole unit. Max 30 units per acre. For Coastal Zones – Max. allowed by the general plan residential land use category nearest to the site, up to 30 units per net acre.	Max. allowed by the general plan residential land use category nearest to the site, up to 30 units per net acre.	Max. of 45 units per acre; with a minimum density requirement of 30 units per acre.	Max. of 45 units per acre; with a minimum density requirement of 30 units per acre.	Min. 20 units per acre, rounded up to the nearest whole unit. Max. 30 units per acre. For Coastal Zones – Max. allowed by the general plan residential land use category nearest to the site, up	N/A	Max. allowed by the GP residential land use category nearest to the site, up to 30 units per net acre. ⁶

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to 30 units
per net acre.

Floor area ratio		Max. allowed by the general plan
Lot Requirements		
Lot area for new parcels (min.)		2,000 sf
Other Requirements		
Landscaping		See PGMC 23.64.195
Parking		See PGMC 23.64.190
Signs		For C-D district see Chapter 20.05 PGMC. For all other districts see Chapter 20.04 PGMC

End Notes:

1. For mixed-use residential/commercial development where residential ground-floor street frontage is allowed and constructed, the setback standards in PGMC 23.31.50 shall apply.
2. Cornices, eaves, and other horizontal projections may be allowed, consistent with PGMC 23.64.150 and 23.64.160.
3. Along Central, Lighthouse, and Forest Avenues, commercial ground-floor street frontage standards in PGMC 23.31.050 also apply.
4. Chimneys and other vertical projections may be allowed, consistent with PGMC 23.64.120.
5. In C-1 and C-FH districts, front setbacks requirements shall not apply for up to 30 feet of a building's width.
6. Rear setback requirements shall not apply within 70 feet of front property line, while rear setback requirements shall continue to apply.
7. Pursuant to Government Code Section 65583.2(h)(2) for mixed-use development projects on sites within C-1, C-2, C-D and C-FH districts, identified in the 6th Cycle Housing Element Site Inventory for lower-income households, a minimum of 50 percent of the total floor area shall be residential.

The 6th Cycle Housing Element can be found on the City's website:

https://www.cityofpacificgrove.gov/our_city/departments/community_development/housing/housing_element.php

Sites within the C-1, C-2, C-FH and C-D that are identified for lower-income housing units include the following:

Site No.	Address	APN(s)
8	601 Lighthouse Ave.	006294017000, 006294015000
9	525, 531 Lighthouse Ave.	006284015000, 006284001000, 006284002000
18	95 Central Ave.	6238005000
20	2749 Forest Hill Blvd.	007651013000, 007651017000
21	1146, 1152 Forest Ave.	7651022000, 7651014000
22	1125, 1129, 1133, 1137 Forest Ave.	006713031000, 006713032000, 006713027000, 006713026000
26	1157 Forest Ave.	6713023000
27	1193 Forest Ave.	6713019000
29	1124, 1140 Forest Ave.	7641009000, 7641008000
30	1160 Forest Ave.	7651019000
31	1180 Forest Ave.	7611031000
33	1219 Forest Ave.	6725023000
48	2184 Sunset Dr.	7091025000
49	17 Mile Dr.	7091026000
55	801 Sunset Dr.	7101036000

[Ord. 17-009 § 3, 2017; Ord. 13-003 § 2, 2013].

Chapter 23.52

R-3-M DISTRICTS

Sections:

23.52.010	Regulations generally.
23.52.020	Uses permitted.
23.52.030	Regulations for R-3-M uses.
23.52.035	Special regulations for motels and hotels built prior to 1986.
23.52.040	Statement of intent.
23.52.050	Other provisions.
23.52.060	Amendment.

23.52.010 Regulations generally.

Effective the date of the adoption of the ordinance codified in this section by the city council or by the voters of the city of Pacific Grove, the regulations of the ordinance codified in this section shall apply in the R-3-M district in lieu of any ordinance or resolution to the contrary:

(a) The R-3-M district is defined as those areas so designated on the official zoning map of the city of Pacific Grove referred to in PGMC 23.12.020. Said districts may be classified by the city council to R-1, R-H, or R-2, where already developed as such, but no new R-3-M districts shall be created.

(b) Motel and hotel uses shall be restricted to the R-3-M district, including any uses accessory or ancillary to a motel. The ordinance codified in this section shall also apply to any use described in PGMC 23.52.020 proposed for the construction or expansion in any R-3-M district, including uses accessory or ancillary to such use. [Ord. 1536 N.S. § 2, 1986].

23.52.020 Uses permitted.

The following uses are permitted in the R-3-M districts:

(a) Any use permitted in the R-3 district, subject to obtaining a use permit for any use for which such is required in an R-3 district;

(b) Motels, subject to first securing a use permit in each case;

(c) Hotels, subject to first securing a use permit in each case;

(d) Adult communities, retirement homes and rest homes, subject to first securing a use permit in each case. [Ord. 575 N.S., 1967; Ord. 453 N.S., 1964; Ord. 263 N.S., 1955; Ord. 210 N.S. § 11-139(1)(a), 1952].

23.52.030 Regulations for R-3-M uses.

(a) A minimum of 2,500 square feet of land shall be required for each family unit and each motel or hotel unit. For other uses described in PGMC 23.52.020(d), the planning commission and/or city council shall determine the amount of land area per occupied unit by judging its similarity to a family unit or motel unit in actual use and impact. For example, a rest home affording separate apartments and parking facilities would be judged a family unit; a hotel which offers amenities identical or substantially similar to a motel would be judged a motel. In no event shall less than 2,000 square feet per occupied unit be allowed, for any PGMC 23.52.020(d) use.

(b) A minimum setback of 20 feet shall be required for all structures in a R-3-M development which abut R-1, R-H, or R-2 property, including streets abutting same. The setback shall be 10 feet for commercial or other R-3-M developments or districts. Eave projections may extend up to three feet into any required yard, but in no case may be closer than three feet to any property line.

(c) The height of the structures shall not exceed 25 feet nor two stories above grade. The height shall be one story above grade and not more than 18 feet where the R-3-M property, or any portion thereof, is within 200 feet of any portion of any property zoned R-1, R-H, or R-2.

(d) The architectural review board, the planning commission and/or the city council shall require the configuration and layout of structures so as to assure that residential areas are not impacted by guest activities such as registration, parking, food and beverage services. Said bodies shall require a design which blends with the residential neighborhood and minimizes the nonresidential impact and use. Appropriate landscaping shall be required throughout the site. Setback areas shall be landscaped and shall not be used for automobile parking, or storage of any kind. Access to the site, where feasible, shall be from a street and/or driveway which does not abut said residential areas.

(e) Wood-burning fireplaces and wood-burning heaters shall be limited to the rate of six per acre, and any additional fireplaces shall be limited to natural gas fireplace inserts.

(f) Any use permit for new construction or other activity resulting in an increase in the number of units or the amount of floor space shall expire one year from its issuance unless construction of the project for which the permit was issued is substantially complete.

(g) Uses which do not conform hereto as of the date of publication of the notice of intention to circulate the petition for the ordinance codified in this section may continue if legally installed prior thereto. Any expansion or alteration of such existing nonconforming use shall require complete compliance herewith for the entire use. The conversion of sliding doors to swinging doors, and similar changes, are not considered an expansion or alteration.

(h) Variances and/or exceptions hereto shall not be granted, except upon strict compliance with state and local law governing such. No variance or exception shall be granted on the basis of failure of opposition thereto.

(i) Any R-3-M district property shall be deemed to be upon a street which abuts or abutting to R-1, R-H, or R-2 property, whenever any part of the R-3-M property is within 20 feet of the abutting street or the R-1, R-H or R-2 property. [Amended by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.1, 2011; Ord. 1536 N.S. § 3, 1986].

23.52.035 Special regulations for motels and hotels built prior to 1986.

This section modifies the development standards in PGMC 23.52.030 for R-3-M motels and hotels built prior to the adoption of Ordinance No. 1536, in order to enable and encourage hoteliers to upgrade and modernize their businesses to stay competitive. Where this section differs from PGMC 23.52.030, the provisions of this section shall take precedence. Where this section is silent on a provision that is in PGMC 23.52.030, the provision in PGMC 23.52.030 shall apply.

(a) Motels and hotels built prior to 1986 are categorized into groups and are allowed additional guest units over the number of permitted guest units, as of the effective date of this section, as follows:

New Guest Units Allowed for Motels and Hotels Built Prior to 1986

Address	Permitted Guest Units as of Effective Date of This Section	Additional Guest Units Allowed over Permitted Guest Units in Column to Left
Group A¹		
569 Asilomar Avenue	16	3
1095 Lighthouse Avenue	10	2
800 Asilomar Avenue	54	11

Address	Permitted Guest Units as of Effective Date of This Section	Additional Guest Units Allowed over Permitted Guest Units in Column to Left
221 Asilomar Avenue	18	1
1073 Lighthouse Avenue	27	5
701 – 709 Asilomar Avenue	28	6
775 Asilomar Avenue	18	4
1100 Lighthouse Avenue	38	8
1101 Lighthouse Avenue	33	7
Group B²		
1111 Lighthouse Avenue	49	10
740 – 750 Crocker Avenue	49	3
650 Dennett Street	31	6
1150 Lighthouse Avenue	66	6
1140 Lighthouse Avenue	37	3
133 Asilomar Avenue	19	4
Group C³		
635 Ocean View Boulevard	60	0
625 Ocean View Boulevard	52	0
1038 Lighthouse Avenue	24	0

¹ Group A – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is less than 170 percent of the 1:2,500 density ratio in PGMC 23.52.030(a). Motels and hotels in Group A may construct additional guest units or ancillary facilities by conversion of existing buildings or by new construction.

² Group B – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is greater than 170 percent, but less than 250 percent, of the 1:2,500 density ratio in PGMC 23.52.030(a). Motels and hotels in Group B may construct additional guest units or ancillary facilities by conversion of existing buildings only.

³ Group C – Motels and hotels where the number of permitted guest units, as of the effective date of this section, is greater than 250 percent of the 1:2,500 density ratio in PGMC 23.52.030(a). Motels and hotels in Group C may not construct any additional guest units.

(b) For motels and hotels in Group A, each new guest unit shall be a maximum size of 360 square feet. Since new guest units in Group B motels and hotels must be created by conversion of existing buildings, they may conceivably be greater than 360 square feet in size. No existing guest unit that is less than 360 square feet, as of the effective date of this section, may be enlarged to exceed 360 square feet in size. No existing guest unit that is 360 square feet or more in size, as of the effective date of this section, shall be enlarged.

(c) Motels and hotels in Group A may use up to three of the additional guest units allowed to instead create a new ancillary facility (e.g., meeting space, dining room, fitness facility), with a maximum size of 1,080 square feet (or 360 square feet for each additional guest unit substituted). Motels and hotels in Groups B and C may create new ancillary facilities only through conversion of existing buildings and are not limited in size.

(d) For motels and hotels in Group A, the setback requirements of PGMC 23.52.030(b) shall also apply to new guest units or new ancillary facilities that abut any public street or any single-family residence.

(e) For motels and hotels in Group A, building height is two stories and not more than 25 feet for new guest units that are at least 50 feet from any property zoned R-1, R-H, or R-2, any public street, and any single-family residence. Building height is one story and not more than 18 feet for new guest units that are at least 20 feet from any property zoned R-1, R-H, or R-2, any public street, and any single-family residence. For property lines of Group A motels and hotels that do not abut any property zoned R-1, R-H, or R-2, a public street, nor single-family residence, building height for new guest units may be two stories and up to 25 feet within 10 feet of the property line. New ancillary facilities in Group A motels and hotels may be one story, with a maximum building height of 18 feet.

(f) For motels and hotels in Groups A and B, the following additional requirements apply to new construction or conversion of existing buildings:

(1) A use permit approval is required. As part of this review, the planning commission may impose specific standards pertaining to building design (e.g., building mass, bulk, height, and wall articulation), outdoor lighting, driveway locations, parking areas, landscaping, signs, street dedication, and related public improvements, upon finding that such requirements are necessary to meet the intent of the R-3-M district.

(2) No outdoor living areas are allowed within setbacks abutting residential zones or residential uses. This includes balconies, decks, open porches, patios, or similar outdoor guest activity areas.

(3) Existing landscaping requirements in PGMC 23.52.030 are expanded to require that within setback areas adjacent to the new development or building conversion, especially abutting residential zones and residential uses, plantings include numerous trees, shrubs and plants that will reduce visual and noise impacts of the motel or hotel use on adjacent properties.

(4) New guest units do not have to be built at one time, but may be developed in phases.

(5) All other R-3-M standards shall apply including, but not limited to, parking and building coverage. New guest units and ancillary facilities must have available water.

(g) For motels and hotels in Groups A, B and C, a nonconforming building damaged or destroyed by catastrophic event or demolished under any other circumstance may be rebuilt to the condition or configuration of the building that existed immediately prior to the event or demolition, as long as the reconstruction is carried out in a manner consistent with PGMC 23.68.040. While reconstruction to pre-existing conditions is allowed, elimination of nonconformities is encouraged. Reconstructed one-story buildings may be built to a maximum height of 18 feet, regardless of the pre-existing building height.

(h) For motels and hotels in Groups A, B and C, exterior remodeling within the existing footprint of a nonconforming building may retain existing nonconformities as long as the remodel does not:

(1) Extend or expand an existing nonconformity;

(2) Add any new nonconformity; or

(3) Adversely affect the privacy of adjacent residential-zoned property or residential uses.

(i) No other reconstruction or remodeling may take place, beyond what is allowed in this section for motels and hotels in Groups A, B and C, without bringing the entire property into conformance with PGMC 23.52.030. [Added by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.2, 2011].

23.52.040 Statement of intent.

It is the intention of the ordinance codified in this section to preserve the essential residential character of the city, and the residential appearance of the city, and to prevent the adverse impacts of such from developments in the R-3-M districts. [Ord. 1536 N.S. § 4, 1986].

23.52.050 Other provisions.

Regulations found in this chapter are subject to the provisions of Chapter 23.24 PGM, unless there is a conflict, in which event the regulations found in this chapter shall prevail. [Ord. 1536 N.S. § 5, 1986].

23.52.060 Amendment.

PGM 23.52.010, 23.52.030, 23.52.035 and 23.52.040 shall not be repealed or amended except by a vote of the people. [Amended by vote of the people on November 8, 2011, general election; Res. 11-061 § 4, 2011; Res. 11-060 § 4.3, 2011; Ord. 1536 N.S. § 6, 1986].