

LAND USE

17 Attachment 3

Table 2-3

Allowed Land Uses and Permit Requirements for Mixed Use Corridors and Districts

	P	Permitted use, zoning clearance required						
	MUP	Minor use permit						
	UP	Use permit required						
	S	Permit requirement set by specific use regulations						
	-	Use not allowed						
Land Use <sup>(1)</sup>	Permit Required by District						Specific Use Regulations	
	CE	CG	CD	CI	IG	PF		
<b>Industry, Manufacturing and Processing, Wholesaling</b>								
Agricultural product processing	-	-	-	-	P	-		
Artisan/craft product manufacturing	MUP	MUP	MUP	P	P	-	See Note 5 Below	
Brewery – Brew pub	MUP	MUP	MUP	-	-	-		
Brewery – Production	-	-	-	UP	UP	-		
Construction contractor	-	-	-	-	UP	-		
Food and beverage product manufacturing	-	-	-	-	MUP	MUP		
Furniture and fixtures manufacturing, cabinet shop	-	-	-	P	P	-		
Industrial research and development	-	MUP	-	P	MUP	-		
Laboratory – Medical, analytical, research and development	P	P	-	P	MUP	-		
Laundry, dry cleaning plant	-	-	-	-	UP	-		
Manufacturing/processing – Light	-	-	-	MUP	P	-		
Manufacturing/processing – Medium intensity	-	-	-	MUP	MUP	-		
Manufacturing/processing – Heavy	-	-	-	-	UP	-		
Media production	P	P	-	P	P	-		
Printing and publishing	UP	UP	-	P	P	-		
Recycling – Reverse vending machine	MUP	MUP	-	-	-	-		
Recycling – Small collection facility	UP	UP	-	UP	P	-	17.42.150	
Recycling – Medium collection facility	-	-	-	UP	UP	-	17.42.150	
Storage – Outdoor	-	-	-	UP	UP	-	17.42.140	
Storage – Personal storage facility (mini-storage)	-	-	-	-	-	-		
Storage – Warehouse, indoor storage	-	-	-	UP	-	-		
Wholesaling and distribution	-	-	-	UP	UP	-		
Winery – Boutique	-	UP	-	MUP	MUP	-		
Winery – Production	-	-	-	MUP	MUP	-		
<b>Recreation, Education and Public Assembly Uses</b>								
Adult-oriented business	-	-	-	-	S	-	17.40	

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<b>Land Use<sup>(1)</sup></b>	<b>Permit Required by District</b>						<b>Specific Use Regulations</b>
	<b>CE</b>	<b>CG</b>	<b>CD</b>	<b>CI</b>	<b>IG</b>	<b>PF</b>	
Commercial recreation facility – Indoor – 5,000 sq. ft. or less	UP	P	-	P	-	-	
Commercial recreation facility – Indoor – More than 5,000 sq. ft.	UP	MUP	-	UP	-	-	
Commercial recreation facility – Outdoor	-	-	-	UP	-	-	
Conference/convention facility – 5,000 sq. ft. or less	UP	MUP	UP <sup>(2)</sup>	MUP	-	UP	
Conference/convention facility – More than 5,000 sq. ft.	UP	UP	UP <sup>(2)</sup>	UP	-	UP	
Health/fitness facility	UP	P	UP <sup>(2)</sup>	P	UP	-	
Library, museum	P	P	MUP	P	-	P	
Meeting facility, public or private – 5,000 sq. ft. or less	UP	MUP	MUP <sup>(2)</sup>	MUP	-	MUP	
Meeting facility, public or private – More than 5,000 sq. ft.	UP	UP	UP <sup>(2)</sup>	UP	-	UP	
Park	P	P	P	-	-	P	
School – Elementary, middle, secondary	UP <sup>(2)</sup>	UP <sup>(2)</sup>	-	-	-	UP	
School – Specialized education/training	UP <sup>(2)</sup>	UP <sup>(2)</sup>	UP <sup>(2)</sup>	UP	-	UP	
Sports and entertainment assembly	-	-	-	UP	-	UP	
Studio – Art, dance, martial arts, music, etc.	P	P	MUP <sup>(2)</sup>	P	UP	-	
Theater	UP	MUP	MUP	MUP	-	UP	
<b>Residential Uses</b>							
Accessory dwelling unit	P	P	P	-	-	-	17.42.170
Emergency/transitional shelter	-	-	S	-	-	S	17.42.072
Home occupation	P	P	P	-	-	-	17.42.080
Live/work unit	UP	UP	P	UP	UP	-	17.42.090
Low barrier navigation center	P	P	-	-	-	-	
Residential care facility for the elderly (RCFE)	UP	MUP	-	-	-	UP	
Residential care facility, 7 or more clients	UP	-	-	-	-	UP	
Residential component of a mixed use project	P	P	P	-	-	-	17.39.030, 17.39.040, 17.42.100
Supportive housing	P	P	-	-	-	-	
<b>Retail Trade<sup>(3)</sup></b>							
Accessory retail or services	P	P	P	P	P	P	
Alcoholic beverage sales – Associated with a restaurant <sup>(4)</sup>	P	P	P	P	UP	-	17.42.030

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Alcoholic beverage sales	UP	UP	UP	-	-	-	17.42.030
Antique or collectible store	MUP	P	MUP	-	-	-	
Artisan shop	P	P	P	P	-	-	
Auto and vehicle sales and rental	-	UP	-	MUP	UP	-	
Auto parts sales with no installation services	-	P	-	P	-	-	
Bar, tavern	UP	UP	UP	-	-	-	
Building and landscape materials sales – Indoor	-	P	-	P	P	-	
Building and landscape materials sales – Outdoor	-	UP	-	MUP	-	-	17.42.130
Construction and heavy equipment sales and rental	-	-	-	MUP	MUP	-	17.42.130
Convenience store	UP	UP	-	UP	-	-	
Drive-through retail	-	UP	-	UP	-	-	17.42.070
Extended hour retail	UP	MUP	MUP	MUP	-	-	
Farm supply and feed store	-	P	-	P	-	-	
Farmers market <sup>(6)</sup>	MUP	MUP	MUP	MUP	UP	UP	
Formula-based fast food restaurant	S	S	S	-	-	-	17.42.071
Fuel dealer (propane for home and farm use, etc.)	-	-	-	UP	UP	-	
Furniture, furnishings and appliance store	P	P	UP	P	UP	-	
General retail – Less than 5,000 sq. ft.	P	P	P	P	-	-	
General retail – 5,000 sq. ft. to 20,000 sq. ft.	P	P	P	P	-	-	
General retail – More than 20,000 sq. ft.	UP	P	UP	P	-	-	
Groceries, specialty foods – 10,000 sq. ft. or less	P	P	P	P	-	-	
Groceries, specialty foods – More than 10,000 sq. ft.	UP	MUP	UP	MUP	-	-	
Mobilehome, boat, or RV sales	-	-	-	MUP	-	-	
Night club	UP	UP	UP	-	-	-	
Outdoor display and sales	MUP	MUP	MUP	MUP	-	-	17.42.130
Plant nursery	-	MUP	-	MUP	MUP	-	
Restaurant – Outdoor dining <sup>(6)</sup>	P/ MUP	P/ MUP	P/ MUP	P/ MUP	-	-	17.42.130(E)
Restaurant, cafe, coffee shop	P	P	P	P	UP	-	
Retail complex	UP	P	UP	P	-	-	

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Retail display gallery	-	P	P	-	-	-	17.90.020
Second hand store	UP	UP	UP	-	-	-	
Service station (nonfossil fuels sales)	UP	UP	UP	-	-	-	17.42.180
Tasting room	UP	P	P	P	-	-	
Warehouse retail	-	MUP	-	UP	-	-	
<b>Services – Business, Financial, Professional</b>							
ATM	P	P	P	P	-	-	
Bank, financial services	P	P	UP	P	-	-	
Business support service	P	P	P <sup>(2)</sup>	UP	-	-	
Medical services – Doctor office	UP	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	-	
Medical services – Clinic, urgent care	UP	-	-	-	-	-	
Office – Accessory	P	P	P	P	P	P	
Office – Business/service	UP	UP <sup>(2)</sup>	P <sup>(2)</sup>	P	-	-	
Office – Government	MUP	MUP	MUP	MUP	MUP	MUP	
Office – Processing	UP <sup>(2)</sup>	MUP	UP <sup>(2)</sup>	MUP	-	-	
Office – Professional/administrative	P	P	P <sup>(2)</sup>	P	-	-	
<b>Services – General</b>							
Accessory retail or services	P	P	P	P	P	P	17.42.015
Adult day care	UP	-	-	-	-	UP	
Catering service	-	-	-	P	P	-	
Child day care center	MUP	P	MUP	MUP	-	UP	
Drive-through service	-	UP	-	-	-	-	17.42.070
Equipment rental	-	-	-	MUP	UP	-	17.42.140
Kennel, animal boarding	-	MUP	-	MUP	UP	-	
Lodging – Bed and breakfast inn (B&B)	P	P	MUP	-	-	-	
Lodging – Boutique hotel or motel	UP	UP	UP	-	-	-	
Lodging – Hotel or motel	UP	UP	UP	-	-	-	
Maintenance service – Client site services	-	-	-	P	P	-	
Mortuary, funeral home	UP	-	-	-	-	-	
Personal services	P	P	P	P	-	-	
Personal services – Restricted	UP <sup>(2)</sup>	-	-	-	-	-	
Public safety facility	UP	UP	UP	UP	UP	P	
Repair service – Equipment, large appliances, etc.	-	-	-	P	P	-	

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Social service organization	MUP <sup>(2)</sup>	MUP <sup>(2)</sup>	-	MUP	-	UP	
Vehicle services – Major repair/body work	-	-	-	UP	MUP	-	
Vehicle services – Minor maintenance/repair	-	-	-	UP	UP	-	
Veterinary clinic, animal hospital	MUP	P	-	P	MUP	-	
<b>Transportation, Communications and Infrastructure</b>							
Ambulance, taxi, or limousine storage	-	-	-	-	UP	-	
Broadcasting studio	-	UP <sup>(2)</sup>	UP <sup>(2)</sup>	MUP	-	-	
Electric vehicle charging station <sup>(7)</sup>	P	P	P	P	P	P	14.38
Parking facility, public or commercial	UP	UP	UP	-	-	P	
Telecommunications facility	S	S	S	S	S	S	17.44
Transit station or terminal	UP	UP	UP	UP	-	UP	
Utility facility	-	-	-	UP	UP	UP	
Vehicle storage	-	-	-	-	UP	-	

Key to Zoning District Symbols			
CE	East Cotati Avenue Corridor	CI	Commercial/Industrial District
CG	Gravenstein Highway Corridor	IG	General Industrial District
CD	Downtown Commercial	PF	Public Facility District

Notes:

- (1) See Article 9 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section 17.24.050(C), Limitation on the Location of Allowable Land Uses, or behind an allowed ground floor street frontage use.
- (3) See Section 17.42.165, Retail use maximum floor area.
- (4) When the Department of Alcoholic Beverage Control allows customers under twenty-one years of age on the premises.
- (5) Artisan/craft product manufacturing uses proposed in the CE, CG, CD, HC, LP, NG, and CA districts must be located within buildings and suites designed and oriented to engage and encourage pedestrian activity and interaction with the surrounding uses. Uses in these districts must also include retail storefront presence and design characteristics, with production and manufacturing design elements (such as loading doors, material storage, etc.) oriented away from the primary entrances and street frontages of developments where they are located.
- (6) MUP required for outdoor dining on private property in the CD district when the dining use abuts a residential land use.
- (7) Permitted as an accessory use.
- (8) Fees for farmers market planning permit applications shall be calculated at fifty percent of the fees set forth in the fee schedule as described in Section 17.60.060, Application fees. Use permit approval shall require that the review authority first find that the proposed use will be compatible with any nearby residential uses. Notices of public hearings shall be mailed to property owners within a radius from the subject site of six hundred feet, or greater at the director's discretion.