

LAND USE

17 Attachment 4

Table 2-4

Allowed Land Uses and Permit Requirements for Downtown Specific Plan Districts

<p>P Permitted use, zoning clearance required MUP Minor use permit required UP Use permit required S Permit requirement set by specific use regulations - Use not allowed</p>					
Land Use ⁽¹⁾	Permit Required by District				Specific Use Regulations
	HC	LP	NG	CA	
Recreation, Education and Public Assembly Uses					
Commercial recreation facility – Indoor	MUP	–	MUP	MUP	
Conference/convention facility	–	–	UP ⁽²⁾	UP	
Health/fitness facility	UP ⁽²⁾	–	P	P	
Library, museum	P	–	P	P	
Meeting facility, public or private	–	UP	UP ⁽²⁾	UP	
Park, playground	P	P	P	P	
School – Specialized education/training	UP	–	UP	UP	
Studio – Art, dance, martial arts, music, etc.	P	P	P	P	
Theater (cinemas or performing arts)	MUP	–	P	P	
Residential Uses					
Accessory dwelling unit	P	P	P	P	17.42.170
Emergency/transitional shelter	S	S	S	S	17.42.072
Home occupation	P	P	P	P	17.42.080
Live/work unit	P	P	P	P	17.42.090
Low barrier navigation center	P	P	P	P	
Multifamily housing	S	S	S	S	17.28.050
Residential component of a mixed use project	P	P	P	P	17.28.050, 17.42.100
Residential care facility for the elderly (RCFE)	–	UP	UP	UP	
Residential care facility, 7 or more clients	–	UP	–	–	
Supportive housing	P	P	P	P	
Transportation, Communications and Infrastructure					
Broadcasting studio	UP ⁽²⁾	–	UP ⁽²⁾	–	
Electric vehicle charging station ⁽⁷⁾	P	P	P	P	14.38
Parking facility	UP	UP	UP ⁽²⁾	UP	
Telecommunications facility ⁽⁸⁾	–	–	S	S	17.44; 17.44.065
Transit station or terminal	P	P	P	P	
Retail Trade					
Accessory retail or services	P	P	P	P	

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Alcoholic beverage sales – Associated with a restaurant ⁽⁴⁾	P	P	P	P	17.42.030
Alcoholic beverage sales – Off-sale	UP	UP	UP	UP	17.42.030
Antique or collectible store	P	P	P	P	
Artisan/craft product manufacturing	MUP	MUP	MUP	MUP	See Note (5) below
Artisan shop	P	P	P	P	
Auto parts sales with no installation services	-	-	-	P	
Bar, tavern	UP	UP	UP	UP	17.42.030
Brewery – Brew pub	MUP	MUP	MUP	MUP	
Convenience store	-	-	UP	UP	
Extended hour retail	UP	MUP	P	P	
Furniture, furnishings and appliance store	UP	-	MUP	MUP	
General retail – Less than 5,000 sf	P	P	P	P	
General retail – 5,000 sf to 20,000 sf	P	-	P	P	
General retail – More than 20,000 sf (Max. 43,000 sf)	-	-	MUP	MUP	
Groceries, specialty foods – 10,000 sf or less	P	P	P	P	
Groceries, specialty foods – More than 10,000 sf	-	-	P	UP	
Night club	UP	-	UP	UP	
Outdoor display and sales	MUP	MUP	MUP	MUP	17.42.130
Restaurant – Outdoor dining on private property ⁽⁶⁾	P/MUP	P/MUP	P/MUP	P/MUP	17.42.130
Restaurant – Outdoor dining in public right-of-way	P	P	P	P	17.42.130
Restaurant, cafe, coffee shop	P	P	P	P	
Retail complex	-	-	UP	UP	
Retail display gallery	P	P	P	P	17.90.020
Second hand store	UP	-	-	-	
Service station (nonfossil fuels sales)	-	-	-	UP	17.42.180
Tasting room	P	P	P	P	
Services – Business, Financial, Professional					
ATM	P	P	P	P	
Bank, financial services	P	P	P	P	
Business support service	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	P	
Medical services – Doctor office	P	P	P	P	
Medical services – Clinic, urgent care	-	-	-	P	
Office – Accessory	P	P	P	P	

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Office – Business/service	p ⁽²⁾	p ⁽²⁾	p ⁽²⁾	P	
Office – Government	UP	UP	UP	UP	
Office – Processing	UP ⁽²⁾	–	UP ⁽²⁾	–	
Office – Professional/administrative	p ⁽²⁾	P	p ⁽²⁾	P	
Veterinary clinic, animal hospital	P	P	P	P	
Services – General					
Accessory retail or services	P	P	P	P	17.42.015
Adult day care	UP ⁽²⁾	UP ⁽²⁾	UP ⁽²⁾	UP	
Child day care center	UP	UP	P	UP	
Lodging – Bed and breakfast inn (B&B)	P	P	P	UP	
Lodging – Boutique hotel and motel	UP	UP	P	P	
Lodging – Hotel	UP ⁽²⁾	UP ⁽²⁾	P	P	
Personal services	P	P	P	P	
Public safety facility	–	–	–	–	
Social service organization	–	UP ⁽²⁾	UP ⁽²⁾	UP	
Vehicle services – Minor maintenance/repair	–	–	–	UP	

Key to Zoning District Symbols			
HC	Historic Core	NG	Northern Gateway
LP	La Plaza	CA	Commerce Avenue

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) Where allowed by the downtown specific plan’s regulating plan.
- (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) Telecommunications facilities are subject to the limited waiver provision and other regulations described in Chapter 17.44.

(Ord. 927 § 5, 2024; Ord. 924 § 5, 2024; Ord. 918 § 6, 2023; Ord. 917 § 4 (Exh. 1), 2022; Ord. 915 § 5, 2022; Ord. 910 § 3, 2022; Ord. 908 § 5 (Exh. 1 § 7), 2022; Ord. 906 § 6, 2021; Ord. 902 § 6, 2021; Ord. 895 § 2(A) Exh. 2 (part), 2020; Ord. 893 § 5, 2020; Ord. 888 § 1, 2019; Ord. 883 § 6 (Att. A), 2018; Ord. 823 § 2(C) Exh. C (part), 2009; Ord. 812 § 1, 2008; Ord. 801 § 1, 2007; Ord. 787 § 2, 2007; Ord. 766 § 2 Exh. A (part), 2004).

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