

Chapter 20.32 - INTERFACE REGULATIONS

Sections:

20.32.010 Purpose

20.32.020 Definitions

20.32.030 Minor Use Permit

20.32.040 Exceptions

20.32.010 Purpose

This chapter establishes special permit requirements for projects proposed near to existing land uses that might be negatively impacted by the new use. These requirements are intended to protect existing single-family neighborhoods and to ensure that new development is designed in a manner to minimize negative impacts on nearby uses to the greatest extent possible to promote harmonious and orderly development, and the stability of land values and investments.

20.32.020 Definitions

The following terms when used in this chapter are defined as follows:

- A. A parcel is “abutting” another parcel if it is located immediately adjacent to another parcel and shares at least one property lot line.
- B. A parcel is “across from” another parcel if any of its property lines when extended across the street or alley touch the parcel on the other side of the street.
- C. A parcel is “developed” if there is a minimum of 20 percent lot coverage and the parcel contains a land use legally conforming to the zoning district within which it is located.

20.32.030 Minor Use Permit

- A. A proposed use in a “High Impact” zoning district shall require a Minor Use Permit if it is abutting or across from a developed parcel in a “Low Impact” zoning district. For example, if a proposed use is located in the C-T zoning district and is abutting or across from a parcel in the R-1 zoning district, then a Minor Use Permit is required. Table 20.32-1 lists out all cases that require a Minor Use Permit pursuant to this chapter. Figure 20.32-1 illustrates the concept.

- B. The Director of Development Services may refer any application to the Planning Commission for review and final decision.

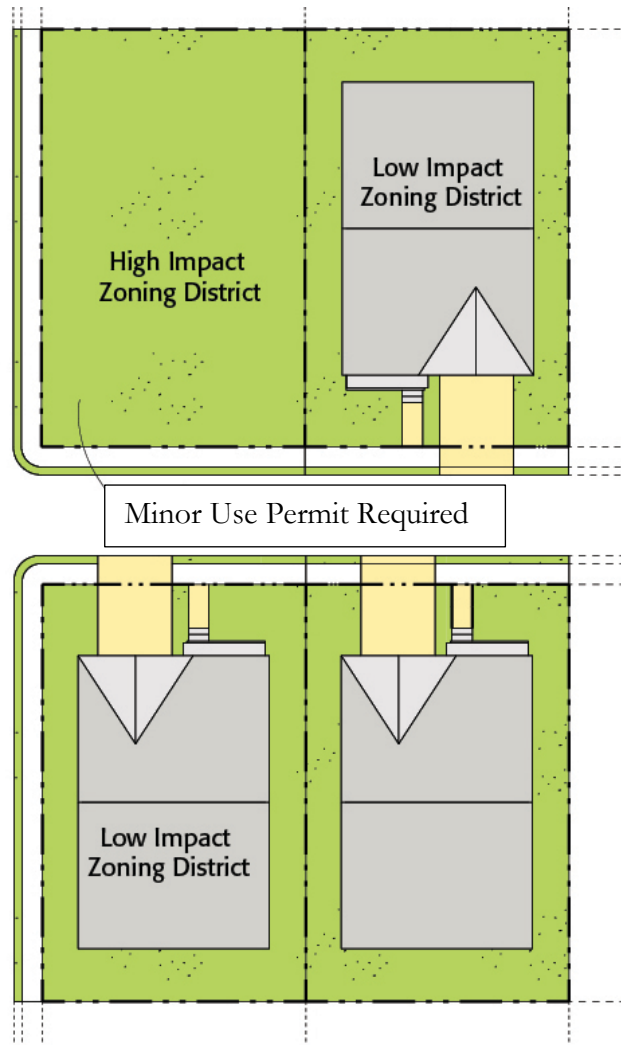
TABLE 20.32-1 MINOR USE PERMIT REQUIRED

		High Impact Zoning District									
		C-N	C-SC	C-C	D-CM	C-O	C-T	C-G	B-P	I-L	I-H
Low Impact Zoning District	R-1	■	■	■	■	■	■	■	■	■	■

■ Minor Use Permit Required



FIGURE 20.32-1 --MINOR USE PERMIT REQUIREMENT



20.32.040 Exceptions

This section shall not apply to parcels across the street if the street is a proposed or existing arterial or higher order street as shown on the General Plan Circulation map.

