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## 4.10 Land Use Regulations

### *Applicability*

The provisions of this section apply to all Development Areas within the Wood Street Zoning District.

### *Allowable Activities*

Activities are regulated based on the four designations defined below. Activity designations for each Development Area are set forth in *Table 4.20-1*.

- “P”. Permitted Activities  
These activities are permitted as a matter of right. Any permitted activity may be required to obtain a business license, or equivalent, prior to commencement of the use.
- “L”. Limited Activities  
These activities are permitted, or are permitted as a conditional activities, subject to the limitations set forth in Section 4.23. (Note that there is no equivalent Limited Activities category in the Planning Code)
- “C”. Conditionally Permitted Activities  
These activities require a Conditional Use Permit as set forth in the Planning Code.
- “N”. Prohibited Activities  
These activities are not permitted.

## 4.20 Activity Classifications

Activity classifications are as set forth in Section 17.10 of the Planning Code.

### 4.21 Accessory Activities

Accessory activities shall be allowed as set forth in the Planning Code, Section 17.10.040, except as modified by the following provisions:

1. Home Occupations.  
Home occupations are allowed as an accessory activity in all Development Areas as set forth in Section 17.112 of the Planning Code, except as modified by the following provisions:
  - a. Home occupations may employ up to two full time employees other than a resident of the living unit.
  - b. Exterior signage shall be allowed as set forth in Section 5.70 of Development Standards.
  - c. Limitations on vehicular storage set forth in Section 17.112.040 Paragraph E of the Planning Code shall not apply to the Wood Street Zoning District.

### 4.22 Limited Activities

The purpose of the limited activity regulations is to allow the integration of appropriately scaled mixed-use activities that enhance the quality of life for the neighborhood, improve economic vitality and help reduce automobile travel, without compromising the predominantly residential character of the Wood Street Zoning District.

All activities indicated as “L” in *Table 4.20-1* are subject to the limitations set forth in this Section 4.22. Limited activities regulated herein are permitted either as a matter of right or as a conditional activity, subject to the limitations set forth under each activity classification. Limited activities not indicated as permitted or permitted with a Conditional Use Permit are prohibited.

Limited Activities are subject to the parking requirements set forth in Section 5.50

#### *Residential Activities*

1. Service-Enriched Permanent Housing.
  - a. Limited activities permitted
    1. Service-enriched permanent housing serving senior citizens age sixty years or older.
  - b. Limited activities permitted with a Conditional Use Permit
    1. All other service -enriched permanent housing types.

*Civic Activities*

2. Community Assembly.
  - a. Limited activities permitted
    1. Places of worship, churches, temples, mosques, and synagogues with a total floor area not exceeding 2,500 square feet.
    2. Public, parochial, private non-profit clubs and lodges, meeting halls, and recreation centers with a total floor area not exceeding 5,000 square feet.
    3. Public, parochial, and non profit gymnasiums with a total floor area not exceeding 5,000 square feet.
3. Administrative.
  - a. Limited activities permitted
    1. Administrative activities with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Administrative activities with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
4. Health Care.
  - a. Limited activities permitted
    1. Health care activities with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Health care activities with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
5. Utility and Vehicular.
  - a. Limited activities permitted
    1. Police substations with a total floor area not exceeding 1,000 square feet.
    2. Neighborhood serving post offices with a total floor area not exceeding 1,000 square feet, which provide all required on-site parking.
6. Recreation and Open Markets.
  - a. Limited activities permitted
    1. Open markets located in the 16th Street Plaza with a frequency not exceeding once a week.

7. General Food Sales.
  - a. Limited activities permitted
    1. Markets and restaurants located on the ground floor with a total floor area not exceeding 5,000 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Markets or restaurants with a total floor area greater than 5,000 square feet but not exceeding 20,000 square feet.
8. Convenience Market.
  - a. Limited activities permitted
    1. Convenience markets with hours of operation limited to between 6AM and 11PM that do not sell distilled spirits, with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Convenience markets with hours of operation limited to between 6AM and 2AM.
    2. Convenience markets with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
9. Alcoholic Beverage Sales
  - a. Limited activities permitted
    1. Alcoholic beverage sales with hours of operation limited to between 6AM and 11PM, that sell beer and wine but do not sell liquor, with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Alcoholic beverage sales with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
10. Convenience Sales and Service.
  - a. Limited activities permitted
    1. Convenience sales and services with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Convenience sales and services with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.

11. Medical Service.
  - a. Limited activities permitted
    1. Medical treatment services with a total floor area not exceeding 2,500 square feet.
12. General Retail Sales.
  - a. Limited activities permitted
    1. General retail sales with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. General retail sales with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
13. General Personal Service.
  - a. Limited activities permitted
    1. General personal services with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. General personal services with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
14. Consultative and Financial Service.
  - a. Limited activities permitted
    1. Consultative and financial services with a total floor area not exceeding 2,500 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Consultative and financial services with a total floor area greater than 2,500 square feet but not exceeding 5,000 square feet.
15. Retail Business Supply.
  - a. Limited activities permitted
    1. Neighborhood scale office and art supply stores with a total floor area not exceeding 5,000 square feet.

16. Construction Sales and Services.
  - a. Limited activities permitted
    1. Neighborhood serving hardware and construction product sales and services with a total floor area not exceeding 5,000 square feet.
  - b. Limited activities permitted with a Conditional Use Permit
    1. Neighborhood serving hardware and construction product sales and services with a total floor area greater than 5,000 square feet but not exceeding 10,000 square feet.

#### **4.23 Joint Living and Working Quarters**

Joint Living and Working Quarters are allowed in all Development Areas subject to the standards set forth in Section 17.102.190 of the Planning Code.

| Table 4.20-1 (Page 1 of 2)                     |                   |   |   |   |   |   |   |   |
|--|-------------------|---|---|---|---|---|---|---|
| Activity Regulations                           |                   |   |   |   |   |   |   |   |
| Use Classifications                            | Development Areas |   |   |   |   |   |   |   |
|  | 1                 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| <b>Residential Activity Types</b>              |                   |   |   |   |   |   |   |   |
| Permanent                                      | P                 | P | P | P | N | P | P | P |
| Residential Care occupying a 1-family dwelling | C                 | C | C | C | N | C | C | C |
| Service Enriched Permanent Housing             | L                 | L | L | L | N | L | L | L |
| Transitional Housing                           | N                 | N | N | N | N | N | N | N |
| Emergency Shelter                              | N                 | N | N | N | N | N | N | N |
| Semi-Transient                                 | N                 | N | N | N | N | N | N | N |
| <b>Civic Activity Types</b>                    |                   |   |   |   |   |   |   |   |
| Essential Service                              | N                 | P | N | P | P | P | N | P |
| Limited Child-Care                             | P                 | P | P | P | P | P | P | P |
| Community Assembly                             | N                 | L | N | L | C | L | N | L |
| Community Education                            | C                 | C | C | C | C | C | C | C |
| Non-Assembly Cultural                          | N                 | P | N | P | P | P | N | P |
| Administrative                                 | N                 | L | N | L | P | L | N | P |
| Health Care                                    | N                 | L | N | C | C | C | N | P |
| Special Health Care                            | N                 | N | N | N | N | N | N | N |
| Utility and Vehicular                          | N                 | L | N | L | L | L | N | L |
| Extensive Impact                               | N                 | N | N | N | N | N | N | N |
| Telecommunications                             | P                 | P | P | P | P | P | P | P |
| <b>Commercial Activity Types</b>               |                   |   |   |   |   |   |   |   |
| General Food Sales                             | N                 | L | N | L | L | L | N | L |
| Convenience Market                             | N                 | L | N | L | L | L | N | L |
| Fast-Food Restaurant                           | N                 | N | N | C | C | C | N | C |
| Alcoholic Beverage Sales                       | N                 | L | N | L | L | L | N | L |
| Convenience Sales and Service                  | N                 | L | N | L | L | L | N | P |
| Mechanical and Electronic Games                | N                 | N | N | N | N | N | N | P |
| Medical Service                                | N                 | L | N | L | L | L | N | L |
| General Retail Sales                           | N                 | L | N | L | L | L | N | P |
| General Personal Service                       | N                 | L | N | L | L | L | N | P |
| Consultative and Financial Service             | N                 | L | N | L | L | L | N | P |
| Consumer Laundry and Repair                    | N                 | N | N | N | N | N | N | N |
| Group Assembly                                 | N                 | N | N | N | C | N | N | P |

Activity Designations:

P= Permitted Activity

C= Conditionally Permitted Activity

L= Limited Activities permitted as set forth in Section 4.23

N= Prohibited Activity

| Table 4.20-1 (Page 2 of 2)                                  |                   |   |   |   |   |   |   |   |
|---|-------------------|---|---|---|---|---|---|---|
| Activity Regulations  |                   |   |   |   |   |   |   |   |
| Use Classifications   | Development Areas |   |   |   |   |   |   |   |
|   | 1                 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| <b>Commercial Activity Types - Continued</b>                |                   |   |   |   |   |   |   |   |
| Business and Communications                                 | N                 | C | N | C | C | C | N | P |
| Retail Business Supply                                      | N                 | L | N | L | L | L | N | P |
| Research Service  | N                 | N | N | N | N | N | N | P |
| General Wholesale Sales                                     | N                 | N | N | N | N | N | N | P |
| Transient Habitation  | N                 | N | N | N | N | N | N | P |
| Construction Sales and Services                             | N                 | L | N | L | L | L | N | L |
| Automotive Sales, Rental and Delivery                       | N                 | N | N | N | N | N | N | C |
| Automotive Servicing  | N                 | N | N | N | N | N | N | N |
| Automotive Repair and Cleaning                              | N                 | N | N | N | N | N | N | N |
| Automotive Fee Parking                                      | N                 | N | N | N | N | N | N | P |
| Transport and Warehousing                                   | N                 | P | N | N | N | N | N | N |
| Animal Care   | N                 | N | N | N | N | N | N | N |
| Undertaking Service   | N                 | N | N | N | N | N | N | N |
| Scrap Operation   | N                 | N | N | N | N | N | N | N |
| <b>Manufacturing Activities Types</b>                       |                   |   |   |   |   |   |   |   |
| Custom  | N                 | P | N | C | C | C | N | P |
| Light   | N                 | C | N | N | N | N | N | C |
| General   | N                 | N | N | N | N | N | N | C |
| Heavy   | N                 | N | N | N | N | N | N | N |
| Small Scale Transfer and Storage Hazardous Waste Management | N                 | N | N | N | N | N | N | N |
| Industrial Transfer/Storage Hazardous Waste Management      | N                 | N | N | N | N | N | N | N |
| Residuals Repositories Hazardous Waste Management           | N                 | N | N | N | N | N | N | N |
| <b>Agricultural and Extrative Activities Types</b>          |                   |   |   |   |   |   |   |   |
| Plant Nursery   | N                 | N | N | N | N | N | N | N |
| Crop and Animal Raising                                     | N                 | N | N | N | N | N | N | N |
| Mining and Quarrying  | N                 | N | N | N | N | N | N | N |

Activity Designations:

P= Permitted Activity

C= Conditionally Permitted Activity

L= Limited Activities permitted as set forth in Section 4.23

N= Prohibited Activity