



Hybrid In Person Meeting at the Town Council Chambers located at 525 San Anselmo Avenue or Via Zoom at:
<https://us02web.zoom.us/j/4152584636>.

Economic Development Committee Agenda

Tuesday, June 13, 2023

8:45 AM

1. CALL TO ORDER

Co-Chair Rich Burns
Co-Chair Javier Fernandez
Benedetto Cico
Rebecca Bugas
Frank Gomez
Ginny Svigals
Ryan Olson
Michael Fine
Council Liaison Tarrell Kullaway
Council Liaison Brian Colbert

2. APPROVAL OF MEETING MINUTES

2.A May 9, 2023 Draft Minutes
[May 9, 2023 Draft Minutes](#)

3. OPEN TIME FOR PUBLIC EXPRESSION

The public is welcome to address the Commission on matters not on the agenda. Pursuant to Government Code Sec. 54954.2, the Committee is not permitted to act on any matter not on the agenda, unless it determines that an emergency exists, or that the need to take action arose following posting of the agenda. Each speaker is limited to 3 minutes.

4. ECONOMIC DEVELOPMENT PROJECTS & PROGRAM UPDATES

4.A Economic Development Plan Update and General Plan Update Integration (Heidi Scoble)
4.B Economic Development Projects and Programs: Structure, and Priorities (Co-Chair Burns and Co-Chair Fernandez)

4.C Commercial Land Use Zoning Ordinance Amendment Update. The item is not subject to CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines because it does not constitute a “project”.

[Staff Memo](#)

[Attachment 1- EDC Action Plan 2022](#)

[Attachment 2 - Summary of Proposed Changes to the Land Use Table 3A](#)

[Attachment 3- Proposed Amendments to Title 10, Chapter 3, Article 17, Definitions, of the San Anselmo Municipal Code](#)

[Attachment 4 - Proposed Amendments to Title 10, Chapter 3, Article 13, Conditional Use Permit, of the San Anselmo Municipal Code](#)

[Attachment 5- Proposed Amended Article 13 Conditional Use Permit Presentation](#)

5. STAFF ITEMS/UPDATES

1. Introduction of New EDC Members (Opportunity for new members to introduce themselves)
2. Small Business Month Recap (Kelley Warner)
3. Creek Park Update (Dave Donery)
4. Live on the Avenue (Danielle Mauk)
5. Softball Tournament- July 7-9 (Danielle Mauk)

6. WHAT'S NEW IN SAN ANSELMO BUSINESS

7. SAN ANSELMO BUSINESS SPOTLIGHT

- A. Staff Updates
- B. Member Updates
- C. Business Presentation

8. REQUEST FOR FUTURE AGENDA ITEMS

9. ADJOURN TO SEPTEMBER 12, 2023, REGULAR MEETING

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town staff at 415-258-4626. Notification at least 48 hours in advance will enable the Town to make reasonable accommodation to help ensure accessibility to this meeting.

Declaration of Posting

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DRAFT
MINUTES
TOWN OF SAN ANSELMO
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Town Council Chambers
May 9, 2023, 8:45 a.m.

Committee Members Present: Co-Chair Rich Burns, Co-Chair Javier Fernandez, Rebecca Bugas, Benedetto Cico

Committee Members Absent: Frank Gomez

Town Council Liaison Present: Council member Colbert

Town Council Liaison Absent: Council member Kullaway

Staff Present: Planning Director Scoble, Senior Planner Klein, Director of Community Services Mauk, Community Engagement Coordinator Warner

Attendees present:

1. Call to Order: Co-Chair Fernandez called the meeting to order at 8:45 a.m.
2. Approval of Meeting Minutes: Bugas/Cico made a motion/second to approve the April 11, 2023, meeting minutes. The motion carried unanimously.
3. Open Time for Public Expression:
4. **Staff Items/Updates:**
 - 4.A. Recruitment and Reappointments (Kelley Warner) – one application now, will be interviewed at Council in 2 weeks, Fernandez has been talking to a lot of people who might be interested – he is happy to do the “sell”. Scoble mentioned a suggestion to reach out to former Planning Commissioners. Cico is talking to property owners, but no success so far. Skills wanted: Merchants, landlord, parking and transportation circulation, physical/digital business.
 - 4.B. Creek Park Update (Dave Donery) – last minute meeting. Warner noted there is a regular monthly County Flood District 9 meeting this Thursday, May 11, in Council Chambers.
 - 4.C. Small Business Month (Kelley Warner and Heidi Scoble) – Council proclaimed the month of May Small Business Month. Zero Waste Marin grant money paid for the merchandise: tote bags and utensil kits. We also have posters.
Discussion about how to deliver these to merchants.
Cico – his block, Tunstead to Woodland

Bugas – Redhill Shopping Center

Fernandez – anywhere Friday morning

Burns commented that this is interesting as a pilot. Wholesale distribution to the merchants. Any guidelines on how merchants can use them? Fernandez – we will learn very quickly how folks will respond. These are gifts. He suggested that these can be a “surprise and delight” opportunity for merchants, Bugas mentioned it’s an opportunity to connect with customers – talk about one’s business, how long you’ve been here, etc. Colbert – the businesses should be able to figure it out in terms of how they want to utilize them.

Decided that we will do a recap in June and gather success stories and data.

5. ACTION ITEMS

5.A. Consideration of the Proposed Commercial Land Use Zoning Ordinance Amendments and Recommendation to the Town Council (Heidi Scoble and Lindsey Klein)

Action item – to retain and attract balanced mix of businesses to serve residents and visitors. Consider modifications to land use zoning ordinances.

Subcommittee: Fernandez Gomez, Richard Berkson + Town Staff

Assessing current regulations, using NAICS classifications by type of economic activity

Proposed land use changes – some haven’t been updated since the 1970’s, reorganize tables (zoning districts with land uses), including temporary uses.

Cico concerned with professional businesses meeting hardship on retail levels, there might be more vacancies, and will State legislation overrule this? Scoble said the tables have considered everything happening at the State level. Council and Planning are reviewing objective design standards – prescribed measures for bulk and form, parking etc... Considering in C2 district that a professional business can appeal to go into a “retail” spot.

Updating definitions of “office” – deep dive, more detailed and specific

EDC input and feedback – Bugas confirmed current businesses are “grandfathered in”? Colbert commented that this is the most important focus for the EDC, don’t anticipate too much of a friction point for any businesses, this is long overdue. More active storefronts are the goal. Scoble reminded everyone that: the Municipal code is a living document and can be changed at any time. Fernandez commented that is a very impressive and thoughtful process, and we can evolve as we learn. We can track any unintended consequences. Cico is concerned if his restaurant leaves, that he could be forced to find something completely different. Does he have to prove its proper retail? Every day the Planning Department fields questions from prospective tenants and property owners – we are proactively working to streamline the permitting approval process as much as possible. For conditional use permit – once it’s approved it has a by right streamline for future. (Ex: Souvenir in new Cheda building space and alcohol use permit approval)

Next Steps: bringing list of uses to Planning Commission and to Council on July 25

6. Request for future agenda items – Review updated EDC Plan, Creek Park update, Commercial Land Use Zone Ordinance discussion, Small Business Month

7. San Anselmo Business Spotlight:

7.A Staff Business Updates (Scoble) – none other than those in Town

7.B EDC Member Updates – Curate is closing, Marin Yoga closed

Adjourned – meeting was adjourned at 10:15 am, next regular meeting is June 13, 2023 in Town Council. Quarterly meetings will begin in June.



TOWN OF SAN ANSELMO
ECONOMIC DEVELOPMENT COMMITTEE

For the meeting of June 13, 2023

Agenda Item 4.B

Date: June 13, 2023

To: Economic Development Committee

From: Heidi Scoble, Planning Director

Subject: Commercial Land Use Zoning Ordinance Amendment Update. The item is not subject to CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines because it does not constitute a “project”.

Recommendation

Continue discussion from April 11, 2023 and May 9, 2023 EDC meetings and provide input and feedback regarding the proposed land use modifications for the commercial zoning districts.

Background/Discussion

The San Anselmo Economic Development Committee (EDC) Action Plan 2022 includes Action 2, “Retain, Attract and Enhance Local Businesses” to “Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors.” (See Attachment 1). Accordingly, Action 2.4 includes an action to consider modifications to the Downtown zoning land uses to attract desired businesses.

The Town’s current land use regulations can be found in [Title 10, Chapter 3, Article 3, Section 10-3.302, Table 3A](#) of the San Anselmo Municipal Code. Many of the land uses listed in Table 3A and defined in [Title 10, Chapter 3, Article 17, Definitions](#), of the San Anselmo Municipal Code have been in effect for at least 60 or more years.

A subcommittee of former EDC Chair Jessica Rising, current Co-Chair Javier Fernandez, EDC Member Frank Gomez, and frequent community contributor to the EDC and economic expert, Richard Berkson, was formed to work with the Planning Department to assess the current land

uses and consider modifications to the current land uses. The culmination of the subcommittees efforts has led to the following:

1. New, renamed, combined, and/or removed land uses (see Attachment 2). The list of updated land uses follows the names and classifications associated with the Northern American Industry Classification System (NAICS). The NAICS is a classification of business establishments by type of economic activity (process of production). It is used by government and business in Canada, Mexico, and the United States of America.
2. A proposed updated Table 3A (see Attachment 3). Note, on the Table, "P" = Permitted Use (No special approvals needed other than a possible building permit), "C" = Conditionally Permitted Use (discretionary approval by the Planning Director or Planning Commission required where public notice is required), and "-" = Not permitted.
3. A proposed list of updated definitions to correspond to the land use table (see Attachment 4).
4. Proposed Amendments to the Town's Title 10, Chapter 3, Article 13, Conditional Use Permit, of the San Anselmo Municipal Code (see Attachment 5) to add a provision to allow the Planning Director to authorize Temporary Uses, such as "Pop-Ups" in any commercial zoning district for up to a year, with an option for one time extension not to exceed the length of the original approval. The Conditional Use Permit is considered a discretionary permit, thus a public notice (properties within 300 feet of the project site) and written administrative decision will be required. The administrative decision would be appealable to the Planning Commission pursuant to [Title 1, Chapter 4](#), Appeals and Official Review of Administrative Decisions, of the San Anselmo Municipal Code.

Staff is requesting the EDC provide input and feedback regarding the above items. Specifically, does the EDC support the following proposed land uses changes:

1. Use of the NAICS classifications and proposed list of land uses.
2. The format and permit approval requirements related to the land use table.
3. The proposed new and/or amended definitions.
4. The proposed Temporary Use and the corresponding review authority (Planning Director)

Attachments

1. Attachment 1- Summary of Proposed Changes to Table 3A
2. Attachment 2- Proposed Changes to Table 3A
3. Attachment 3- Proposed Amendments to Title 10, Chapter 3, Article 17, Definitions, of the San Anselmo Municipal Code

4. Attachment 4- Proposed Amendments to Title 10, Chapter 3, Article 13, Conditional Use Permit, of the San Anselmo Municipal Code.
5. Attachment 5- Proposed Amended Article 13. Conditional Use Permit

SAN ANSELMO EDC ACTION PLAN 2022

GOAL: Maintain and enhance the economic viability of the Town's commercial districts through actions that attract, retain and nurture local businesses.

Action	Lead(s)	Timeline
1. Downtown Circulation, Parking, Streetscape and Bike/Pedestrian Improvements <i>Improve the convenience and availability of parking for visitors to the Downtown. Upgrade & beautify the Downtown through improved landscaping, streetscape, and other public amenities. Plan and promote highest and best use of curb space.</i>		
1.1. Expand Parking Availability and Parking and U-turn Enforcement	Schneider/DPW/ Gomez	July 2022
1.2. Downtown Parklets/Outdoor Seating – Identify and Explore Opportunities for permanent parklets and outdoor seating.	Condry/Schneider, Cico, Gomez, Rising	
1.3. Reduce visual/economic detriment created by vacant storefronts; encourage activation of vacant space working with Arts Commission and Historical Commission.	Semonian, Burns, Warner	
2. Retain, Attract and Enhance Local Businesses <i>Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors. Improve access to information and resources to facilitate the process of opening a new business or improving an existing business.</i>		
2.1 Business welcome and onboarding program – comprehensive program to welcome, inform new businesses, PR and Marketing announcement of new business opening	Bugas	Ongoing
2.2 Poster Program – Promote local businesses and town branding	Burns, Warner	Ongoing
2.3 Activate vacant storefronts –Identify ways to target and attract desired businesses to fill vacant locations. Identify options, investigate/test "pop-up" in vacant spaces.	Fernandez, Cico, Rising	
2.4 Zoning Changes in Downtown – consider modifications to attract desired businesses	Fernandez, Rising, Gomez	
2.5 Business Inventory	Rising, Fernandez	
2.6 Property Owner Survey – develop communication and collect feedback on issues, including shared parking	Warner, Fernandez	

Action	Lead(s)	Timeline	
3. Commercial District Amenities & Beautification			
<i>Upgrade & beautify the Downtown and other areas of the Town through improved landscaping, streetscape, and other public amenities.</i>			
3.1 Offer Assistance to Programs that Support Economic Development – Receive periodic informational reports on development of Creek Park and Arts Commission/Public Art			
4. Marketing, Branding and Communications			
<i>Develop a set of marketing materials, tools, and strategies for co-marketing between the Town, local businesses, and other entities such as the Chamber of Commerce.</i>			
4.1 EDC PR and Communication Program – Increase visibility of EDC and two-way communication with stakeholders, businesses and community, including regular newsletters, social media, press releases, EDC email address, surveys, Facebook polls, meetings and interviews.	Rising		
5. Financing			
<i>Identify and implement mechanisms to assure a sustainable source of revenues for area improvement.</i>			
5.1 Investigate Sources of Funding for Improvements that Support Business – Participate in Town Council allocation of American Rescue Act Program (ARPA) one time funds and investigate other sources of funding.	Semonian, Rising [vacancy]		
6. Downtown Street Closure Events			
<i>Support the success of the San Anselmo Avenue street closure project.</i>			
6.1 San Anselmo Avenue Street Closure Program marketing, communication, and enforcement of parking restrictions	[vacancy]		

Changes to the Land Use Table 3A in Section 10-3.302

The uses in the current Land Use Table 3A were reorganized for the reasons specified in the sections below. Please refer to Attachment 6, Definitions, to learn more about each proposed use. Attachment 4, Use Table Analysis, displays the raw data analysis that informed the changes to Table 3A.

A. New Uses

These uses were added for one of the following reasons: to conform with State law requirements, to respond to recurring or common requests from community members, or to reflect modern planning and land use best practices.

- Service Organizations and Clubs
- Low Barrier Navigation Centers
- Farmers Markets
- Mini-Storage
- Temporary Uses and Events
- Wireless Telecommunications Facilities
- Mail Services
- Offices, Ancillary
- Research and Development

B. Renamed Uses

These uses were renamed to use modern terminology, match the naming convention of other similar uses, or clarify the intention of the use.

- Churches renamed as Religious Institutions
- Day Care, Large Family Day Care Home renamed as Day Care Homes, Large Family
- Day Care, Small Family Day Care Home renamed as Day Care Homes, Small Family
- Rental Libraries renamed as Libraries and Museums
- Amusement, Places of and Entertainment, Places of renamed as:
 - Indoor Entertainment Facilities
 - Theaters and Meeting Halls
- Parks, Public renamed as Parks and Playgrounds, Public
- Residential, Multi-Family divided and renamed as: Residential, Multi-Family (2 to 4 units) and Residential, Multi-Family (5+ units)
- Building Supplies and Lumber when within a Building renamed as Building Material Stores
- Wireless Sales renamed as Cell Phone & Wireless Stores
- Nursery, Garden renamed as Nurseries
- Wholesale Distribution renamed as Wholesale and Distribution
- Professional, Medical Clinics renamed as Medical Services, Clinic, Urgent Care
- Hospitals renamed as Medical Services, Hospitals
- Professional, Veterinary Clinics renamed as Medical Services, Veterinary Clinics and Hospitals
- Transportation Services, Bus Depots renamed as Transportation Services, Transit Stop

C. Combined Uses

Many uses were combined with other similar uses to create one overarching use, reducing duplication, removing outdated terminology, and streamlining use definitions. In some instances, the uses were combined under a new name. In other cases, an outdated or duplicative use was added under the name of an existing use and the definition for the overarching use was revised to clarify that outdated/ duplicative use falls within the overarching use.

- Day Care Centers includes:
 - Day Care Centers
 - Nursery School
 - Preschool
- Elementary and Secondary Schools includes:
 - Schools, Public
 - Schools, Private
 - Schools, Religious
- Schools, Specialized Education and Training includes:
 - Schools, Private
 - Schools, Religious
- Recreation, Places of added to Fitness Center and Parks and Playgrounds, Public (previously named Parks, Public)
- Other Residential Care Facilities includes:
 - Foster Family Homes
 - All other types of miscellaneous residential care facilities that were added for the Housing Element Update (see the definition for description of what those facilities include).
- Residential Care Facilities, Large includes:
 - Residential Care Facility, Large
 - Residential Care Facility for Persons with Chronic Life-Threatening Illness, Large
 - Residential Care Facility for the Elderly, Large
- Residential Care Facilities, Small includes:
 - Residential Care Facilities, Small
 - Residential Care Facility for Persons with Chronic Life-Threatening Illness, Small
 - Residential Care Facility for the Elderly, Small
- Grocery Store includes:
 - Food Stores (6:00 a.m.-11:00 p.m. only)
 - Food Stores, Before 6:00 a.m. and After 11:00 p.m.
 - Butcher Shops
 - Dairy Products Store

Note: The timing limitations associated with the old Food Stores use terms were moved to the definition of Grocery Store.
- Drinking Establishments includes:
 - Bars
 - Alcohol, On-Sale

- Restaurants includes:
 - Bakery
 - Bakery Goods Store
 - Delicatessens
 - Restaurants
 - Restaurants, Cafes
 - Restaurants, Take-Out

Note: This definition does not include an allowance for a restaurant serving alcohol. Staff have created a separate new use to allow for a restaurant use that includes alcohol and/or live entertainment.

- Restaurants, With Alcohol and/or Entertainment includes:
 - Restaurants
 - Alcohol, On-Sale
- Auto, Vehicle, and Parts Sales and Rentals includes:
 - Automotive, Rental
 - Automotive, Sales
 - Motorcycle, Sales
- Banks and Financial Services, Retail includes:
 - Banks
 - Savings & Loan Institution
 - Financial/Real Estate Services
- Retail Stores, General Merchandise includes:
 - Animal Grooming Supplies
 - Audio/video Sales and Services
 - Bakery Goods Store (No on-site baking)
 - Bicycle, Sales and Repair
 - Candy Shops
 - Cigar Stores
 - Clothing Stores
 - Computers, Sales and Repair
 - Florists
 - Furniture Stores
 - Hardware Stores
 - Jewelry Stores
 - Leather Goods Stores
 - Musical Instruments Sales and Service
 - Paint Stores
 - Pet Stores
 - Pharmacy
 - Photographic Equipment Sales and Service
 - Professional, Optician
 - Sporting Goods Stores
 - Stationery Stores
 - Toy Stores

- Wall Paper Stores
- Personal Services includes:
 - Animal Grooming
 - Barber Shops
 - Beauty Parlors
 - Beauty Support Services
 - Shoe Repair
 - Tool Repair, Commercial
 - Travel Bureaus
- Repair and Maintenance, Consumer Products includes:
 - Appliances, Repair and Domestic
 - Audio/video Sales and Services
 - Bicycle, Sales and Repair
 - Business Machine Sales and Repair
 - Computers, Sales & Repair
- Service Stations includes:
 - Automotive, Gasoline, Full and Self-Service
 - Automotive, Gasoline, Service Station, Full and Self Service
 - Automotive, Gasoline with Convenience Market
 - Automotive, Wash
- Vehicle Repair and Maintenance includes:
 - Automotive, Service and Repair
 - Motorcycle, Services and Repairs
- Business Support Services includes:
 - Business Support Services
 - Business Machine Sales and Repair
 - Blueprinting Shops
 - Computers, Sales and Repair
 - Mail Services
 - Printing Shops
 - Tool Repair, Commercial
- Offices includes:
 - Financial/Real Estate Services
 - Professional, Offices
 - Professional, Real Estate
 - Studios
- Medical Services, Doctor Offices includes:
 - Professional, Dental
 - Professional, Medical
 - Professional, Optometrist
- Medical Services, Extended Care includes:
 - Alcoholism and/or Drug Treatment Facility Small
 - Alcoholism and/or Drug Treatment Facility, Large
 - Convalescent Homes

- Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Small
- Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Large
- Pediatric Day Health and Respite Care Facility
- Laundry, Dry-Cleaning, and Laundromats includes:
 - Dry Cleaners
 - Dry Cleaners, Self-Service
 - Laundries
 - Laundry, Self-Serve

D. Removed Uses

These uses were removed because they were outdated terms or uses.

- Manufacturing, Light
- Variety Stores
- Wholesale Warehouses

LAND USE REGULATIONS TABLE

TABLE 3A

"P" = Permitted Use "C" = Conditionally Permitted Use "-" = Not Permitted

LAND USES:	DISTRICT									
	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Recreation, Education, and Public Assembly										
Day Care Centers	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	-	C
Day Care Homes, Large Family	C	C	C	C	C	C	C	C	-	C
Day Care Homes, Small Family	P	P	P	P	P	P ⁽⁴⁾	C	C	-	C
Elementary and Secondary Schools	-	-	P ⁽²⁾	P	P	P	C	C	-	C
Fitness Centers	-	-	-	-	-	-	C	C	C ⁽³⁾	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C	C	-	C
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C	-	C
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C ⁽²⁾	C	C	-	C	C	C ⁽³⁾	C
Schools, Specialized Education and Training	-	-	C ⁽²⁾	C	C	C	C	C	-	C
Service Organizations and Clubs	-	-	-	-	-	P/C ⁽¹⁰⁾	P/C ⁽¹⁰⁾	P/C ⁽¹⁰⁾	P/C ⁽¹⁰⁾	P/C ⁽¹⁰⁾
Theaters and Meeting Halls	-	-	-	-	-	-	-	C	-	C
Parks and Playgrounds, Public	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P	P	P	P	P	-	C
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Low Barrier Navigation Centers	-	-	-	-	-	P	P	P	P	P
Other Residential Care Facilities	P	P	P	P	P	P	P	P	-	P
Residential Care Facilities, Large	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P	P	C	C	C	C	C
Residential Care Facilities, Small	P	P	P	P	P	C	C	C	C	C
Residential, Accessory Dwelling Units	P	P	P	P	P	-	P	P	P	P
Residential, Multi-Family (2 to 4 units)	C	C	P	P	-	-	P	P	P	P
Residential, Multi-Family (5+ units)	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	-	P	P	P	P	P	P
Residential, Single Family Attached	-	-	-	P	P	C	C	C	C	C
Residential, Single Family Detached	P	P	P	P	P	C	C	C	C	C

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Residential, Single-Room Occupancy Units ⁽⁷⁾	-	-	-	-	P	-	-	C	P	P
Supportive Housing	P	P	P	P	P	C	C	C	C	C
Transitional Housing	P	P	P	P	P	C	C	C	C	C
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C	C	-	C
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C	C	C ⁽³⁾	P/C ⁽¹⁾
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C	-	C
Restaurants	-	-	-	-	-	-	P	P	C ⁽³⁾	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C	P	C ⁽³⁾	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C
Building Material Stores	-	-	-	-	-	-	-	-	-	C
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C ⁽³⁾	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C	C ⁽³⁾	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										
Mini-Storage	-	-	-	-	-	-	-	-	C ⁽³⁾	C
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Animal Boarding	-	-	-	-	-	-	-	C ⁽³⁾	C ⁽³⁾	C ⁽³⁾
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	C ⁽³⁾	C ⁽³⁾	C ⁽³⁾
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C ⁽³⁾⁽⁸⁾⁽⁹⁾	C ⁽³⁾⁽⁸⁾⁽⁹⁾
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C ⁽³⁾	C
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C ⁽³⁾	P
Offices	-	-	-	-	-	-	P	P/C ⁽¹⁰⁾	P/C ⁽¹⁰⁾	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C
Research and Development	-	-	-	-	-	-	-	-	-	C
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C
Medical Services, Doctor Offices	-	-	-	-	-	P ⁽⁴⁾	P	P	C ⁽³⁾	P
Medical Services, Extended Care	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	C	C	C	-	C
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P ⁽⁴⁾	P	P	C ⁽³⁾	P
Temporary Uses and Events										
Temporary Uses and Events	-	-	-	-	-	C	C	C	C	C
Transportation, Communications, and Infrastructure										
Communications Equipment Buildings	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Institutional, Public	-	-	P ⁽²⁾	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Mail Services	-	-	-	-	-	-	-	P	C ⁽³⁾	P
Parking Garages, Commercial	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C	C	-	P

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Water Tanks	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Windmills	-	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	-	C
Wireless Telecommunications Facilities	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾	C ⁽¹¹⁾
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	C	-	C	C	-	C
Hotels	-	-	-	-	C	-	-	C	-	C
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P ⁽⁴⁾	C	C	C ⁽³⁾	C
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C	C	C	C	C
Drive-Through Services	-	-	-	-	-	-	-	-	-	C
Home Occupations	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P	P	P	P	P ⁽⁴⁾	-	P
Office, Ancillary	-	-	-	-	-	-	P ⁽¹²⁾	P ⁽¹²⁾	P ⁽¹²⁾	P ⁽¹²⁾
Outdoor Sales and Rental, Ancillary	-	-	-	-	-	-	C	C	C	C
Personal Cannabis Cultivation ⁽⁵⁾	P	P	P	P	P	P	P	P	P	P

(1) See definition for more information about the permitting requirements based on the type of use.

(2) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.

(3) Reference Section 10-1305 of Article 13 of this Chapter.

(4) Reference Article 5 of this Title.

(5) Reference Section 10-3.1801 of Article 18 of this Chapter.

(6) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.

(7) Reference Section 10-3.1901 of Article 19 of this Chapter.

(8) Reference Chapter 6 of this Title.

(9) Upon change of occupancy, buildings or leasable space having a minimum of one thousand two hundred (1,200) square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Articles 13 and 15 of this Title.

(10) This use is permitted by right on the second floor (and above) of a building, and it requires a Conditional Use Permit for occupation at the ground floor level.

(11) A Conditional Use Permit is required unless the project meets the qualifications for Town review under Section 6409(a) of the Middle Class Tax Relief and Job Creation Action of 2012 (47 U.S.C. § 1455(a)).

(12) Up to 30% of the use may be permitted when it is ancillary to the primary permitted commercial use.

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Highlighting Key:

Yellow Highlight = Definitions related to the Housing Element Update

Green Highlight = Use Permit references that may change based on feedback from decision-makers prior to adoption.

Amend or Add Definitions in Article 17:

"Alcoholic Beverage Sales, Off-Premises" means establishments engaged in the retail sale of packaged alcoholic beverages, such as beer, wine, and/or spirits, for off-site consumption, either as part of another retail use, or as a primary business activity. Services provided before 8:00 a.m. and after 6:00 p.m. are allowed under a **Conditional Use Permit**. (NAICS code: 445320)

"Animal Boarding" means an establishment, whereupon four or more dogs, cats, or other pets in any combination are boarded at the request of, and in exchange for compensation provided by, their owner. Operators must ensure that the facility is in good repair, there is adequate pest control, an owner is contacted if a pet escapes and reasonable efforts are made to capture the escaped pet, as well as other upkeep requirements. This use does not include an animal control agency, society for the prevention of cruelty to animals (see "Service Organizations and Clubs"), humane society that contracts for the care of stray or abandoned animals, or a veterinary facility (see "Medical Services, Veterinary Clinics and Hospitals"). (NAICS code: 812910)

"Auto, Vehicle, and Parts Sales and Rentals" means establishments engaged in the sale and/or rental of new and/or used automobiles, light trucks, passenger and cargo vans, recreational vehicles (RVs), travel trailers, boats, motorcycles, off-road all-terrain vehicles (ATVs) and golf carts, utility trailers, and jet-skis (except bicycles and mopeds). Pursuant to State law, this use applies to individuals selling more than five vehicles per calendar year. The rental of passenger cars without drivers is intended for short periods of time. This also includes the retail sale of new, used, or rebuilt automotive parts and accessories, with or without repairing automobiles; and/or establishments primarily engaged in retailing and installing automotive accessories. This use does not include "Service Stations," which are separately defined. (NAICS codes: 441110, 441120, 441210, 441222, 441227, 441330, 532111, and 532284)

"Banks and Financial Services, Retail" means establishments serving walk-in customers to accept and provide on-site financial transactions. This includes commercial banks, depository trust companies, credit unions, savings and loan associations, and lending (including mortgage) institutions. The institutions that do not include a retail use open to the public are included under "Office." (NAICS codes: 522110, 522130, 522180, and 522120) (Example sourced from Sausalito)

"Bed and Breakfast Inns" means facilities offering transient lodging to the general public and conducted in a private single-family detached residential unit, or in a building designed specifically for the operation of such an inn, and providing sleeping rooms, private or semi-private bathroom facilities, and one or more meals each day. (NAICS code: 721191)

"Building Material Stores" means businesses open to the public that engage in the sale of building materials including lumber, fencing, glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, kitchen and bath cabinets and countertops, and other large building materials. This use also permits the sale of paint, wallpaper, plants, and other garden supplies (which may also be sold in hardware stores, included under the definition of "Retail Stores, General Merchandise"). Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." (NAICS codes: 444120, 444180, and 532420)

"Business Support Services" means establishments with a physical storefront that provide services to other businesses. This category includes:

1. Computer- and office machine-related services (rental, sale, maintenance, or repair). (NAICS codes: 423420, 532420, and 811212)
2. Copying, quick printing, blueprinting services, and other office support services. (NAICS codes: 323111 and 561439)
3. Film processing and photofinishing. (NAICS codes: 812921 and 812922)
4. Mailing services including mail presort, consolidation, and address bar coding services. (NAICS codes: 561431 and 561499)
5. Mail advertising services. (NAICS code: 541860)

"Caterers" means facilities that prepare and provide food services for off-site events. (NAICS code: 722320)

"Cell Phone & Wireless Stores" means establishments primarily engaged in acting as agents for wireless telecommunications carriers and resellers, selling wireless plans on a commission basis. (NAICS code: 517122)

"Convalescent homes" means facilities licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Marin, which provides bed and ambulatory care for patients with post-operative convalescence, chronic illness, dietary problems, and persons unable to care for themselves, but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions. Also includes "nursing home." (NAICS code: 623110)

"Day Care Center" means child day care facilities other than a family day care home, and includes infant centers, preschools, extended day care facilities, nursery schools, and school age child care centers, and includes child care centers licensed pursuant to California Health and Safety Code Section 1596.951, as defined in Health and Safety Code Section 1596.76 as amended. (NAICS code: 624410)

"Day Care Homes, Large Family" means a home which regularly provides care, protection, or supervision of 9 to 14 children, under the age of 18 years, and including children under the age of 10 who reside at home, in the provider's own home for periods of less than 24 hours per day, while the parents or guardians of the children are away. (NAICS code: 624410)

"Day Care Homes, Small Family" means a home which regularly provides care, protection, or supervision of eight or fewer children, under the age of 18 years, and including children under the age of 18 who reside at the home, in the provider's own home for periods of less than 24 hours per day, while the parents or guardians of the children are away. A small family day care home is a state mandated residential use of the property. (NAICS code: 624410)

"Department Store" means a large retail store arranged in departments for the sale of a variety of consumer goods. (NAICS code: 455110)

"Drinking Establishments" means establishments primarily engaged in the preparation and sale of alcoholic beverages for consumption on the premises. This use includes bars, taverns, saloons, beer gardens, and beer and/or wine tasting rooms. These businesses may also provide limited food services. (NAICS code: 722410)

"Drug and/or Alcoholism Treatment Facility, Large" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for seven or more adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. (NAICS code: 623220)

"Drug and/or Alcoholism Treatment Facility, Small" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for six or fewer adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six or fewer persons, is a state mandated residential use. (NAICS code: 623220)

“Elementary and Secondary Schools” means establishments primarily engaged in furnishing academic courses and associated course work that comprise a basic preparatory education. A basic preparatory education includes elementary schools, parochial schools (elementary or secondary), middle schools or junior high schools, high schools, primary schools, charter schools, kindergartens, and schools for the physically disabled (elementary or secondary). This also includes school boards and school districts. (NAICS code: 611110)

“Farmers Markets” means outdoor or indoor retail sale of agricultural products, including fresh fruit, vegetables, dairy products, shell eggs, nuts, honey, flowers, and nursery stock, as sold by producers or certified producers directly to consumers in accordance with the California Food and Agriculture Code regulations governing Certified Farmer’s Markets. This use operates temporarily on a periodic basis. (NAICS codes: 445230, 445240, 445250, 445291, 445292, and 445298)

“Fitness Centers” means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports. (NAICS code: 713940)

“Fitness Centers, Classes as Primary Use” means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports, with classes as the primary activity offered. (NAICS code: 713940)

“Grocery Stores” means stores primarily engaged in retailing a general line of food, such as neighborhood markets, food stores, and specialty food stores (i.e., olive oil shops; meat or produce markets; vitamin and health food stores; cheese and dairy product stores; butcher shops; other artisanal gourmet food stores). Also includes retail bakeries, delis, and catering services that are subordinate to the primary sale of food. Stores may be open from 6:00 a.m. to 11:00 p.m. Stores that seek to operate anytime outside those hours must obtain a **Conditional Use Permit**. (NAICS codes: 445110, 445240, 445298)

“Hotels” means businesses whose primary activity is the offering of transient lodging accommodations to the general public and providing additional related services such as restaurant, meeting room, and recreation facilities. Also includes “motel.” (NAICS code: 721110)

“Indoor Entertainment Facilities” means establishments offering indoor entertainment including billiard or pool parlors, bowling alleys, escape rooms, indoor miniature golf courses, indoor archery and shooting ranges, recreational chess or bridge clubs, and amusement arcades. This use does not allow gambling. This classification may include ancillary restaurants, bars, snack bars, and other retail services for customers. (NAICS code: 713120, 713950, and 713990)

“Laundry, Dry-Cleaning, and Laundromats” means establishments primarily engaged in operating coin- or card-operated or similar self-service laundries and drycleaners and providing drycleaning and laundry services (except coin- or card-operated). (NAICS codes: 812310 and 812320)

“Libraries and Museums” means public or quasi-public facilities that provide literary, musical, artistic, historical, cultural, and/or educational displays and information. These establishments maintain collections (physical or electronic) to support education and recreational interests. This use includes libraries, museums, aquariums, arboretums, botanical gardens, and historic exhibitions. (NAICS codes: 519210, 712100, and 712130)

“Low-Barrier Navigation Center” means a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

"Mail Services" means businesses, either public or private, whose primary activity is providing postage and delivery of letters and packages through a universal service obligation. (NAICS code: 491110)

"Medical Services, Clinics and/or Urgent Care" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services and provide outpatient care. This use must include five or more licensed practitioners and/or medical specialties. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, 621511, 621512)

"Medical Services, Doctor Offices" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services. Care provided under this use is outpatient care. Facilities classified under this use can accommodate up to four licensed primary practitioners (not including nursing staff) within an individual office suite. A facility with five or more licensed practitioners is classified under "Medical Services, Clinic and/or Urgent Care." These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, and 621511)

"Medical Services, Extended Care" means residential medical facilities providing nursing and health-related care as a primary use with in-patient beds. This use includes:

1. Drug and/or alcohol treatment facility (small and large). (NAICS code: 623220)
2. Board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. (NAICS code: 621610 and 623110)
3. Pediatric day health and respite care facilities. (NAICS codes: 621498 and 621999)

Facilities serving six or fewer people are permitted by right. Facilities serving seven or more people are allowed with a Conditional Use Permit. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities."

"Medical Services, Hospitals" means institutions providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities. (NAICS code: 622110)

"Medical Services, Veterinary Clinics and Hospitals" means facilities whose primary activity is the dispensing of veterinary medical and dental care and services to animals. (NAICS code: 541940)

"Mini-Storage" means establishments that rent or lease an individual warehouse space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where customers can store and retrieve their goods. (NAICS code: 531130)

"Nurseries" means establishments engaged in the production and sale of plants and other nursery products. Facilities can either be outdoors or quasi-outdoors (i.e., greenhouses). The sale of plants or other nursery products entirely indoors is also included as "Florists and Houseplant Stores" under "Retail Stores, General Merchandise." (NAICS code: 444240)

"Offices" means professional or government offices including:

1. Accounting, auditing, and bookkeeping services. (NAICS code: 5412)
2. Administrative services and document preparation (NAICS codes: 561410 and 561110)
3. Advertising and public relations agencies. (NAICS codes: 541810 and 541820)
4. Architectural, engineering, surveying, and related services. (NAICS code: 5413)
5. Banks and financial institutions that are not retail (see "Banks and Financial Services, Retail"). (NAICS codes: 522292 and 525990)
6. Computer software designers. (NAICS code: 5415)
7. Mental health practitioners (except physicians). (NAICS code: 621330)
8. Data processing and computer services. (NAICS code: 518210)
9. Employment services (NAICS codes: 561311, 561312, 561320, and 561330)
10. Investigation services. (NAICS code: 561611)
11. Interior design services. (NAICS code: 541410)
12. Government offices. (NAICS code: 921190)
13. Graphic designers. (NAICS code: 541430)
14. Lawyers. (NAICS code: 541100)
15. Management and consulting services. (NAICS code: 54161)
16. Offices for fine arts studios, freelance artists, and writers working outside the home. (NAICS code: 711500)
17. Photography studios, commercial. (NAICS code: 541921)
18. Real estate agencies. (NAICS codes: 531210 and 531390)

"Other Residential Care Facilities" means establishments primarily engaged in providing residential care (except residential intellectual and developmental disability facilities, residential mental health and substance abuse facilities, continuing care retirement communities, and assisted living facilities for the elderly). These establishments also provide supervision and personal care services. (NAICS code: 623990)

"Outdoor Sales and Rental, Ancillary" means establishments that display products for sale and/or rental outdoors.

"Parking Garages, Commercial" means public or private parking garages used for the commercial business of parking motor vehicles for periods not exceeding twenty-two 22 hours during any one day. Also includes "parking garage." (NAICS code: 812930)

"Parking Lots, Commercial" means public or private parking lots used for the commercial business of parking motor vehicles for periods not exceeding 22 hours during any one day. (NAICS code: 812930)

"Parks and Playgrounds, Public" means public outdoor natural or semi-natural areas that provide space for recreation. This use includes parks, play lots, playgrounds, seating areas, play courts, and recreational athletic fields (not for professional athletic team use). Public restrooms are permitted as an ancillary use to serve park users. (NAICS code: 712190)

"Personal Services" means establishments providing services to serve the personal needs of customers, including:

1. Automated teller machines (ATMs) independent from banks and financial institutions. (NAICS code: 522320)
2. Beauty and barber shops, day spas, tanning salons, or other personal care services. (NAICS codes: 812111, 812112, and 812199)
3. Clothing and costume rental. (NAICS code: 532281)
4. Funeral homes and funeral services (NAICS code: 812210)
5. Home and garden equipment repair and maintenance. (NAICS code: 811411)
6. Leather goods and shoe shining and repair shops. (NAICS code: 811430)
7. Locksmiths. (NAICS code: 561622)
8. Massage therapy. (NAICS code: 621399)

9. Pet care (animal grooming and training). (NAICS code: 812910)
10. Rug cleaning. (NAICS codes: 561740 and 811490)
11. Tailoring and dressmaking shops. (NAICS codes: 315210 and 315280)
12. Travel agencies. (NAICS code: 561510)

These uses may also include accessory retail sales of products related to the services provided.

"Religious Institution" means establishments that operate religious organizations and administer services for worship or promotion of religious activities, including churches, temples, mosques, religious shrines, synagogues, and monasteries (without a school component). This use includes accessory uses including religious programs, living quarters for local religious leaders and staff, and parish houses. Other establishments maintained by religious organizations, such as schools or educational classes, mental health support, day care centers, and other potentially related operations are classified according to their respective activities. (NAICS code: 813110)

"Repair and Maintenance, Consumer Products" means establishments that repair and service products for personal consumption including: consumer electronic equipment; furniture (including reupholstery); garments; musical instruments; televisions, radios, and other household appliances; and watches, clocks and jewelry. This classification does not include repair or services accessory to retail uses. This use does not include shoe repair, which is included under "Personal Services." This use does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (NAICS codes: 811210, 811310, 811412, and 811490)

"Research and Development" means facilities for scientific research and the design, development, and testing in the physical, engineering, and life sciences, such as electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, forests, geology, health, mathematics, medicine, nanotechnology, pharmacy, physics, veterinary, and other allied subjects. (NAICS Code: 54171)

"Residential Care Facilities, Large" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling" and "group home."

"Residential Care Facilities, Small" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling" and "group home."

"Residential, Manufactured Structures" or "Manufactured Residential Structure" means a residential unit constructed off-site and delivered and installed on a lot. Also includes "residential, mobile home."

Residential, Mobile Home. Refer to "residential, manufactured structure."

"Residential, Multi-Family (2 to 4 units)" means a building having up to four (4) independent and attached residential uses. Such uses include a duplex, triplex, and quadplex.

"Residential, Multi-Family (5+ units) " means a building having five (5) or more independent and attached residential units.

"Restaurants" means establishments preparing and selling food for consumption (either on- or off-premises). These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see "Drive-Through Services"), or alcohol consumption (see "Restaurants, with Alcohol and/or Entertainment"). (NAICS codes: 722511, 722513, 722514, and 722515)

“Restaurants, with Alcohol and/or Entertainment” means establishments preparing and selling food for consumption (either on- or off-premises), as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as a restaurant. These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes alcohol sales and catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see “Drive-Through Services”), or establishments that primarily serve alcohol (see “Drinking Establishments”). (NAICS codes: 722511 and 722513)

“Retail Stores, General Merchandise” means establishments selling new and used merchandise to consumers. The types of stores and merchandise may include:

1. Antique stores. (NAICS code: 459510)
2. Art supplies. (NAICS code: 453998)
3. Art sales. (NAICS code: 459920)
4. Bakery goods (when not prepared on-site). (NAICS code: 445291)
5. Beauty supplies. (NAICS code: 456120)
6. Bicycle sales and maintenance or service. (NAICS codes: 451110 and 811490)
7. Bookstores. (NAICS code: 459210)
8. Candy stores. (NAICS code: 445292)
9. Cameras and photographic supplies. (NAICS code: 423410)
10. Cigar stores (NAICS code: 459991)
11. Clothing and accessories, fabrics, and sewing supplies. (NAICS codes: 458110, 459130, and 459510)
12. Electronic equipment. (NAICS code: 449210)
13. Florists and houseplant stores. (NAICS code: 459310)
14. Furniture and home furnishings. (NAICS codes: 449110 and 449129)
15. General merchandise retailer. (NAICS code: 455219)
16. Gift and novelty stores. (NAICS code: 459420)
17. Glasses and other optical goods. (NAICS code: 456130)
18. Handcrafted items. (NAICS code: 423940)
19. Small hardware stores less than 10,000 square feet in size. (NAICS code: 444140)
20. Hobby materials, toys, and games. (NAICS code: 459120)
21. Jewelry. (NAICS code: 458310)
22. Luggage and leather goods. (NAICS code: 458320)
23. Music stores (CDs, tapes, records). (NAICS code: 459140)
24. Musical instruments, parts, and accessories. (NAICS code: 459140)
25. Pet supplies. (NAICS code: 459910)
26. Pharmacies. (NAICS code: 456110)
27. Shoes. (NAICS code: 458210)
28. Sporting goods and equipment sales and rental. (NAICS code: 459110 and 532284)
29. Stationery. (NAICS code: 459410)
30. Video sales and rentals. (NAICS codes: 532282, 532210, and 443142)

Up to 30 percent of a retail store may contain an ancillary office, classes, and/or specialty use.

“Schools, Specialized Education and Training” means non-public schools offering education via classes or training (either for a degree or without a degree). This use includes business schools, technical and trade schools, secretarial schools, vocational schools offering specialized trade and commercial courses, fine arts schools, language schools, driver education schools, cosmetology and barber schools, and seminaries or other

establishments exclusively engaged in training for religious ministries. This use also includes organizations and conference centers that offer specialized programs or classes (such as professional development, arts, communications, environmental awareness, or other personal development). (NAICS codes: 611110, 611410, 611511, 611519, 611610, 611630, 611692, and 611699)

“Service Organizations and Clubs” means establishments engaged in promoting the civic and social interests of its members. (NAICS code: 813410)

“Service Stations” means establishments that sell automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with automotive activities incidental to fuel sales, such as providing repair services; towing services; cleaning services; selling automotive oils, replacement parts, and accessories; and/or providing food or convenience services. This use does not permit the storage of wrecked or abandoned vehicles or spraying painting, body, and fender work. This use cannot be co-located with the “Alcoholic Beverage Sales, Off-Premises” use, the “Drinking Establishments” use, the “Restaurants, with Alcohol and/or Entertainment” use, or any other use that involves the sale or consumption of alcohol. (NAICS code: 457110, 457120, 811191, and 811192)

“Supportive Housing” means housing with no limit on the length of stay that is occupied by the target population and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

“Target Population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Temporary use” means a use of a lot, or a portion of a lot, for which the temporary use is deemed to be of short duration where the site is not to be permanently altered by grading or construction of accessory facilities. The duration of the temporary use shall be commensurate with the scope of the temporary use. Examples of temporary uses include the selling of Christmas trees, garage sales, and construction trailers during the construction of a building or structure.

“Transitional Housing” means a building or buildings configured as a rental housing development, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

“Theaters and Meeting Halls” means an indoor facility in which performances or events are held. The use supports public assembly and group entertainment (e.g., live theater and concerts), and it includes: auditoriums; exhibition and convention halls; motion picture theaters; meeting halls; theaters; and similar public assembly uses. This use does not allow sporting events. (NAICS codes: 512131, 711110, 711120, 711130, and 711310)

“Transportation Services, Transit Stop” means a site served by at least one fixed bus route. (NAICS code: 485210)

“Vehicle Repair and Maintenance” means provision of a wide range of mechanical and electrical repair, engine repair and replacement, and cleaning and maintenance services of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use. Wholesale and retail ancillary sales of vehicle parts as an accessory use is allowed. This use does not include automotive fuel sales (see “Service Stations”). (NAICS codes: 811111, 811114, 811191, 811192, and 811490)

“Wholesale and Distribution” means establishments that sell merchandise to other firms for resale, or serve as the agent or broker in purchases or sales of merchandise to individuals or companies. This business may store goods on-site in anticipation of goods transfer to the buyers upon sale. These businesses are not permitted to display merchandise, as they are not intended to attract retail sales (see “Retail Stores, General Merchandise”). This classification does not include the retail sale of building materials (see “Building Material Stores”). (NAICS codes: 423440, 425120, and 424990)

“Wireless Telecommunications Facilities” means establishments primarily engaged in operating and maintaining switching and transmission facilities to provide communications via the airwaves. Establishments in this industry have spectrum licenses and provide services using that spectrum, such as cellular phone services, paging services, wireless Internet access, and wireless video services. (NAICS code: 517112)

Article 13. Conditional Use Permit

10-3.1301 Purpose and intent.

The purpose of a Conditional Use Permit is to allow for the review of a specific use or uses to ensure that the use is compatible with surrounding land uses and to allow, if necessary, the imposition of conditions to ensure the use or uses comply with intent of the ordinance codified in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1302 Initiation of a Conditional Use Permit.

A Conditional Use Permit may be initiated by any of the following:

- (a) The owner or owners of record of a lot or lots for which a Conditional Use Permit is sought; or
- (b) The Town Council, when such Conditional Use Permit is required for activities taken on behalf of the Town. The initiation of a Conditional use permit by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director or the Planning Commission.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1303 Application requirements.

An application for a Conditional Use Permit shall include, at a minimum, the following:

- (a) A completed application form of a content specified by the Planning Director;
- (b) A completed environmental information work sheet of a content and form specified by the Planning Director; and
- (c) Payment of fees for the review and processing of a Conditional Use Permit, in a fashion and manner as may be prescribed by the Town Council.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1304 Review of Conditional Use Permit.

A Conditional Use Permit may be acted upon either by (1) the Planning Director; or (2) after the Planning Commission conducts one or more public hearings on the Conditional Use Permit.

The following identifies which Conditional Use Permit applications may be acted upon by the Planning Director and which use permit applications shall be acted upon by the Planning Commission:

- (a) Planning Director.
 - (1) Accessory use, when such a use is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility.
 - (2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following:

- (a) Within the "C" Districts, the outdoor display and sale of merchandise for a limited time period, ~~not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year~~; and
- (b) Within all Districts, the outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning District will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

(3) Temporary uses

(a) Temporary uses. Any use may be authorized on a temporary basis in any commercial zoning district for up to and no more than one year provided the use conforms with the Town's Building and Fire Codes. The Planning Director may allow a single extension of the original time limits and not to exceed the length of the time originally allowed.

The Planning Director may refer any of the above to the Planning Commission if, in the opinion of the Planning Director, review by the commission is desirable.

- (b) Planning Commission.

All other ~~Conditional Use~~ ~~P~~permit applications not identified in subsection (a) of this section.

Should a property require more than one planning ~~application, and application and~~ should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1305 Required findings for ~~Conditional Use~~ ~~P~~permit.

Approval of a ~~Conditional Use~~ ~~P~~permit, which may include the imposition of conditions, shall be made only after the making of the following findings:

- (a) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed ~~use, or use or~~ be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

In addition to the foregoing finding, special findings shall be made for certain districts or uses, as follows:

- (b) Gasoline Stations—All Districts:
 - (1) Full Serve and Self-Service Gasoline Stations: ALL DISTRICTS: All operations including storage, excepting service with gasoline, oil, air, and water shall be conducted within a closed building.
 - (2) Self-Service Gasoline Stations—ALL DISTRICTS: The granting of the ~~Conditional Use~~ ~~P~~permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair.
- (c) Limited Commercial (C-L) District—All Uses Requiring a ~~Conditional Use~~ ~~P~~Permit: The granting of the ~~Conditional Use~~ ~~P~~permit will not allow a use which generates traffic at a rate greater than:
 - (1) Fifty (50) vehicle trip ends for each 1,000 gross square feet of gross leasable building area, or
 - (2) The existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26,

1991 and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers.

- (d) The granting or denying of a ~~C~~onditional ~~U~~se ~~P~~ermit for the on-sale and off-sale of beer and wine in conjunction with the sale of motor fuel shall be subject to the following:
 - (1) The findings shall be based on substantial evidence in view of the whole record to justify the ultimate decision; ~~and~~
 - (2) In addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition the ~~C~~onditional ~~U~~se ~~P~~ermit.
- (e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a ~~C~~onditional ~~U~~se ~~P~~ermit will not allow a use that diminishes the existing affordable housing stock, including ~~multi-family~~multifamily units and mixed use units (e.g. residential units above commercial uses), unless there is a clear public benefit or equivalent housing can be provided.
- (f) Animal Boarding: All exterior walls shall be soundproofed to eliminate potential animal noise to the exterior of the building.
- (g) Light Manufacturing: The use shall not cause odors, noise, and other factors which make the environment less desirable.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996, § 2, Ord. 982, eff. May 22, 1997, § 2, Ord. 986, eff. August 21, 1997, § 2, Ord. 998, eff. August 13, 1998, Ord. 1021, eff. August 23, 2001, Ord. 1027, eff. July 24, 2002, and § 4, Ord. 1033, eff. June 24, 2003)

(Ord. No. 1069, 3-24-2009; Ord. No. 1150 § 2(~~Exh.~~ 1), 9-22-2020)

EDC Action 2.4

Commercial Land Use Zoning Ordinance Amendment Update

June 13, 2023

Purpose:



Receive a Presentation

- EDC Action Item 2.4
- Background
- Draft Work product



Request Input and Feedback From the EDC

Background:

EDC Action Plan 2022

- Action 2: Retain, Attract and Enhance Local Businesses... to Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors.”
- Action 2.4: Consider modifications to the Downtown zoning land uses to attract desired businesses.

SAN ANSELMO EDC ACTION PLAN 2022

GOAL: Maintain and enhance the economic viability of the Town's commercial districts through actions that attract, retain and nurture local businesses.

Action	Lead(s)	Timeline
1. Downtown Circulation, Parking, Streetscape and Bike/Pedestrian Improvements <i>Improve the convenience and availability of parking for visitors to the Downtown. Upgrade & beautify the Downtown through improved landscaping, streetscape, and other public amenities. Plan and promote highest and best use of curb space.</i>		
1.1. Expand Parking Availability and Parking and U-turn Enforcement	Schneider/DPW/ Gomez	July 2022
1.2. Downtown Parklets/Outdoor Seating – Identify and Explore Opportunities for permanent parklets and outdoor seating.	Condry/Schneider, Cico, Gomez, Rising	
1.3. Reduce visual/economic detriment created by vacant storefronts; encourage activation of vacant space working with Arts Commission and Historical Commission.	Semonian, Burns, Warner	
2. Retain, Attract and Enhance Local Businesses <i>Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors. Improve access to information and resources to facilitate the process of opening a new business or improving an existing business.</i>		
2.1 Business welcome and onboarding program – comprehensive program to welcome, inform new businesses, PR and Marketing announcement of new business opening	Bugas	Ongoing
2.2 Poster Program – Promote local businesses and town branding	Burns, Warner	Ongoing
2.3 Activate vacant storefronts – Identify ways to target and attract desired businesses to fill vacant locations. Identify options, investigate/test "pop-up" in vacant spaces.	Fernandez, Cico, Rising	
2.4 Zoning Changes in Downtown – consider modifications to attract desired businesses	Fernandez, Rising, Gomez	
2.5 Business Inventory	Rising, Fernandez	
2.6 Property Owner Survey – develop communication and collect feedback on issues, including shared parking	Warner, Fernandez	

Background:

Subcommittee

- Former Chair Jessica Rising
- Former Vice-Chair Javier Fernandez
- EDC Member Frank Gomez
- Local Economic Expert and EDC Contributor Richard Berkson
- Town Staff

Project Methodology

- Assess current regulations
- Researched and compared North American Classification System to current land uses
 - Classification by type of economic activity
 - Used in Canada, Mexico, and the US
- Considered various commercial neighborhoods/districts and related land uses

Proposed Land Use Changes:

New, renamed, combined,
and/or removed land uses

- NAICS

Updated Land Use Table 3A

- Reorganize Types of Uses

Updated Definitions

- Correspond to Table 3A

Proposed Amendment to
the Conditional Use Permit
Article to allow a Pop-Ups

- Temporary Uses

Existing Table 3A:

LAND USE REGULATIONS TABLE											
TABLE 3A											
"P" = Permitted Use											
"C" = Conditionally Permitted Use											
"." = Not Permitted											
LAND USES	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Accessory Uses		P	P	P	P	P	⁽⁵⁾ P	C	C	⁽¹⁾ C	C
Alcoholism and/or Drug Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Alcoholism and/or Drug Treatment Facility, Large		C ⁽⁸⁾	C ⁽⁸⁾	C ⁽⁸⁾	C	C	-	-	-	-	-
Alcohol, Off-Sale		-	-	-	-	-	-	C	C	⁽¹⁾ C	⁽²⁾ C
Alcohol, On-Sale		-	-	-	-	-	-	-	C	-	C
Amusement, Places of		-	-	-	-	-	-	-	C	-	C
Animal Boarding		-	-	-	-	-	-	-	C ⁽¹⁾	C ⁽¹⁾	C ⁽¹⁾
Animal Grooming and Supplies		-	-	-	-	-	-	-	P	P	P
Appliances Repair, Domestic		-	-	-	-	-	-	P	P	P	P
Appliances Sales, Domestic		-	-	-	-	-	-	-	P	P	P
Audio/Video Sales and Service		-	-	-	-	-	-	-	P	⁽¹⁾ C	C
Automotive, Bio-Diesel Fuel		-	-	-	-	-	-	-	-	-	C ⁽¹⁾

Proposed Table 3A:

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Residential, Single-Room Occupancy Units ⁽⁷⁾	-	-	-	-	P	-	-	C	P	P
Supportive Housing	P	P	P	P	P	C	C	C	C	C
Transitional Housing	P	P	P	P	P	C	C	C	C	C
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C	C	-	C
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C	C	C ⁽³⁾	P/C ⁽¹⁾
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C	-	C
Restaurants	-	-	-	-	-	-	P	P	C ⁽³⁾	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C	P	C ⁽³⁾	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C
Building Material Stores	-	-	-	-	-	-	-	-	-	C
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C ⁽³⁾	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C	C ⁽³⁾	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										
Mini-Storage	-	-	-	-	-	-	-	-	C ⁽³⁾	C
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P

Proposed Table 3A:

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Animal Boarding	-	-	-	-	-	-	-	C ⁽³⁾	C ⁽³⁾	C ⁽³⁾
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	C ⁽³⁾	C ⁽³⁾	C ⁽³⁾
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C ⁽³⁾⁽⁸⁾⁽⁹⁾	C ⁽³⁾⁽⁸⁾⁽⁹⁾
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C ⁽³⁾	C
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C ⁽³⁾	P
Offices	-	-	-	-	-	-	P	P/C ⁽¹⁰⁾	P/C ⁽¹⁰⁾	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C
Research and Development	-	-	-	-	-	-	-	-	-	C
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C
Medical Services, Doctor Offices	-	-	-	-	-	p ⁽⁴⁾	P	P	C ⁽³⁾	P
Medical Services, Extended Care	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	P/C ⁽¹⁾⁽²⁾	C	C	C	-	C
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	p ⁽⁴⁾	P	P	C ⁽³⁾	P
Temporary Uses and Events										
Temporary Uses and Events	-	-	-	-	-	C	C	C	C	C
Transportation, Communications, and Infrastructure										
Communications Equipment Buildings	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Institutional, Public	-	-	p ⁽²⁾	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C ⁽²⁾	C	C	C	C	C	C ⁽³⁾	C
Mail Services	-	-	-	-	-	-	-	P	C ⁽³⁾	P
Parking Garages, Commercial	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C	C	-	P

Update Definitions:

Existing:

Office, medical. "Medical office" means an office or building containing offices in which licensed medical professionals provide health and dental services and medical or surgical care to people, and which may include, as an integral component of the office, related facilities such as laboratories and pharmacies.

Office, professional. "Professional office" means an office or building containing offices in which business is conducted.

Proposed:

"Offices" means professional or government offices including:

1. Accounting, auditing, and bookkeeping services. (NAICS code: 5412)
2. Administrative services and document preparation (NAICS codes: 561410 and 561110)
3. Advertising and public relations agencies. (NAICS codes: 541810 and 541820)
4. Architectural, engineering, surveying, and related services. (NAICS code: 5413)
5. Banks and financial institutions that are not retail (see "Banks and Financial Services, Retail"). (NAICS codes: 522292 and 525990)
6. Computer software designers. (NAICS code: 5415)
7. Mental health practitioners (except physicians). (NAICS code: 621330)
8. Data processing and computer services. (NAICS code: 518210)
9. Employment services (NAICS codes: 561311, 561312, 561320, and 561330)
10. Investigation services. (NAICS code: 561611)
11. Interior design services. (NAICS code: 541410)
12. Government offices. (NAICS code: 921190)
13. Graphic designers. (NAICS code: 541430)
14. Lawyers. (NAICS code: 541100)
15. Management and consulting services. (NAICS code: 54161)
16. Offices for fine arts studios, freelance artists, and writers working outside the home. (NAICS code: 711500)
17. Photography studios, commercial. (NAICS code: 541921)
18. Real estate agencies. (NAICS codes: 531210 and 531390)

Temporary Uses

- (2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following:
 - (a) Within the "C" Districts, the outdoor display and sale of merchandise for a limited time period, ~~not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year~~; and
 - (b) Within all Districts, the outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning District will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

(3) Temporary uses

- (a) Temporary uses. Any use may be authorized on a temporary basis in any commercial zoning district for up to and no more than one year provided the use conforms with the Town's Building and Fire Codes. The Planning Director may allow a single extension of the original time limits and not to exceed the length of the time originally allowed.

The Planning Director may refer any of the above to the Planning Commission if, in the opinion of the Planning Director, review by the commission is desirable.

EDC Input and Feedback

1. Use of the NAICS classifications and proposed list of land uses.
2. The format and permit approval requirements related to the land use table.
3. The proposed new and/or amended definitions.
4. The proposed Temporary Use and the corresponding review authority (Planning Director)