

DISTRICT	None but the following uses, or uses which in the opinion of the Planning Commission are similar, will be allowed. See Section 17.48.020.	Use Permit Required	Allowable Gross Floor Area, and Height Limit	Minimum Building Site Required (Square Feet)	Minimum Lot Width Required (Feet)	Maximum Lot Coverage, All Structures	Minimum Front Yard Required (Feet)	Minimum Side Yard Required (Feet)		Minimum Rear Yard Required (Feet)	Minimum Lot Area per Family Unit (Square Feet)
								Corner Lot, Street Side	Interior Lot Line, Any Lot		
A	B	C	D	E	F	G	H	I	J	K	L
17.32.020 Suburban Residential (RA) District (Ord. 77 §3, 1969; Ord. 65 §2(part), 1967; prior code §5104.2.1).	Single family dwelling	No	25'	20,000	120 35' on cul-de-sac at property line.	45%	20'	10'	10% of average width with 6' maximum requirement.	5'	20,000
	Crop and tree farming, viticulture, small livestock farming, grazing of livestock, EXCLUDING commercial dairies, kennels, rabbit, chicken ranches or any hog raising.			-		-			10% of average width 5' maximum requirement.		
	Accessory uses and buildings normally incidental to uses allowed in this district. This is not to be construed as permitting any commercial use.			-		-			-		
	Additional single family dwellings for agricultural employees when farm or ranch contains not less than ten (10) acres.			10 Acres		-			-		
	Churches, public and parochial schools, other public uses. Public and non-profit private recreation uses. Home Occupations	Yes	Not to exceed 1/3 of building site area if over 25' in height. Maximum height 50'	20,000 except for public utility uses.	120 except for public utility uses	45%	10'	10'	10'	If structure exceeds 30' in height, a light angle from side property line of at least 80° average shall be maintained.	
Riding Stables		25'	20,000	120	-	NOT PERMITTED WITHIN 200' FEET OF NEIGHBORING RESIDENCES					

(MORRO BAY 5/15/74)

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17.32.030 Single Family Residential (R-1) District (Ord. 65 §2 (part), 1967; prior code §5104.2.2).	One single family dwelling	No	25'	-	-	45%	20'	10'	10% average width, 5' maximum requirement	5'	1 Lot
	Accessory uses and buildings and uses normally incidental to uses allowed in this district. This is not to be construed as allowing commercial use.					-	-	10' See General Provisions -- Chapter 17.44			
	Churches, public and parochial schools, other public uses. Public and non-profit private recreation use.	Yes	Not to exceed 1/3 of building site area if over 25' in height. Maximum height 50'.	10,000 except for public utility uses.	100 except for public utility uses	45%	20'	10'	10' If structure exceeds 30' in height, light angle from side property line of at least 80° average shall be maintained.	10'	
	Guest Houses (no cooking)		25'	-	-	-	-	10'	10% average width, 5' maximum requirement.	5'	
	Home Occupations, Public Utility Buildings and Uses, but not including equipment yard, storage yard, warehouse or repair shop.		AS SPECIFIED IN USE PERMIT								
											(Morro Bay 5/15/74)

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17.32.040	All uses listed in the R-1 Dist.	AS SPECIFIED IN R-1 DISTRICT									
<u>Duplex Residential (R-2) District</u> (Ord. 77 §4, 1969; Ord. 65 §2(part), 1967; prior code §5104.2.3.	Duplexes (single structure), second single family dwellings	No	25'	-	-	50%	20'	10'	10% average width, 5' maximum requirement.	5'	2,500
	Triplexes and Multiple dwellings Home Occupations	Yes									
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17.32.050	All uses listed in the R-1 and R-2 Districts	AS SPECIFIED IN R-1 AND R-2 DISTRICTS									
Multiple Family Residential (R-3) District (Ord. 77 \$5, 1969; Ord. 65 \$2(part), 1967; prior code \$5104.2.4),	Multiple family dwellings, apartment houses.	No	25'	-	-	60%	15'	10'	5'	5'	1,600
	Rooming and Boarding Houses, dwelling groups. Home Occupations	Yes									
	Accessory buildings and uses normally incidental to any allowed use. This shall not be construed as a commercial use or occupation.	No						10'	0'		
											(Memo by 5/15/74)

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<u>17.32.060</u> <u>Multiple Residential (R-4) District</u> (Ord. 100 §3, 1972; Ord. 77 §6, 1969; Ord. 65 §2(part), 1967; prior code §5104.2.5)	Multiple family dwellings, apartments and dwelling groups.	No	35'	-	-	60%	15'	10'	5'	5'	1,200		
	Rooming and boarding, hotels and motels.		7,000 corner 6,000 interior	60	-	-	-	-	-	-	-	-	
	Accessory buildings and uses.		25'	-	-	-	-	-	-	5' corner 0' interior	-	-	
	Rest Homes Home Occupations		Yes	35'	7,000 corner 6,000 interior	60	60%	15'	-	-	5'	As specified in Use Permit	
	Mobile Home Park, Travel Trailer Parks.			25'	3 Acres	100	-	25'	-	10'	10'	6,200 2,900	
	Secondary uses to hotels, motels, trailer courts which include such uses as bars, restaurants and convenience shops catering to guests and provided that such accessory uses open off a court or lobby of the main use without direct access to a public street.												
	Churches, private, public and parochial schools, other public uses including non-profit private recreation uses.				35'	20,000 except for public utility uses	60	40%	20'			10'	
	Professional Offices, Clinics General Business Offices, not involving retail sales of items on the premises. (See Ord. No. 232)				7,000 corner 6,000 interior		60%	15'	10'	5'	5'		
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<u>17.32.070</u> <u>Highway Service (C-H) District</u> (Ord. 100 §4, 1972; Ord. 77 §7, 1969; Ord. 65 §2(part), 1965; prior code §5104.2.6.	Hotels, motels, restaurants, bars, curio, apparel and souvenir shops.	No	35'	6,000	50	85% less parking required	10'	0'	0' except 5' when adjacent to an "R" District.		1,200	
	Multiple family dwellings (4 or more units)											
	Commercial Recreation: Refreshment Stand: Service Station: self-service fuel dispensing facilities. Public Utility Buildings and Uses, but not including equipment or storage yard, warehouse, shop.	Yes	AS SPECIFIED IN THE USE PERMIT									
	Mobilehome Park, Travel Trailer Parks.		25'	3 Acres	100'	-	25'	10'	10'	10'	6,200 2,900	
Secondary residence, additions to residences	AS SPECIFIED IN THE USE PERMIT											
											(Merrill 5/15/71)	

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17.32.080 Neighborhood Commercial (C-1-N) District (Ord. 100 \$5, 1972; Ord. 65 \$2(part), 1967; prior code \$5104.2.7).	The following uses, conducted entirely within a building: Food Store Variety Store Book Store Record Store Stationery Store Barber Shop Drug Store Apparel Store Hardware Store Gift Store Flower Shop Beauty Shop Toy Store Bank Pickup Station for laundry or dry Cleaning Coin operated laundry or dry Cleaners Business and Professional offices Bakery outlet Soda Fountain Restaurant Savings and Loan Alcoholic Beverages	No	35'	1 Acre	25' Minimum Internal Site	100%	0' except 10' when adjacent to an "R" District.			10' except no requirement when adjacent to an alley.	
	-Parking Lots -California Certified Farmers' Markets conducted out-of-doors*	Yes	15'	AS SPECIFIED IN USE PERMIT							
	Service Station, Public Utility Buildings and Uses, not including equipment or storage yard warehouse, shop. Coin operated car wash.		35'	10,000	75	50%	0' except 10' when adjacent to an "R" District.			10' except no requirement when adjacent to an alley.	
	<u>*See Ordinance 222</u>										(Mura Bay 5/15/14)

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<u>17.32.090</u> <u>Central</u> <u>Business</u> <u>(C-1) District</u> (Ord. 100 §6, 1972; Ord. 77 §8, 1969; Ord. 65 §2(part), 1967; prior code §5104.2.8)	Retail Business Establishments within a building, conducting sales of the following: Apparel, Arts and artifact sales, Books, Confectionery, Drugs, Flowers, Food Furniture, General Merchandise, Gifts, Hardware Jewelry Household Appliances, Liquor, Newspaper and Print Shop, Periodicals, Photo Supplies, Personal Service Establishments within a building including the following: Barber Shop, Photographic Studio, Beauty Shop, Radio and TV Repair, Cleaning Agency, Shoe Repair, Department Stores, Banks, Offices, Theaters, Bars, Restaurants, Public Utility Uses but not including equipment yards, storage yards, warehouse or repair shop, self-service laundries.	No	35'	2,500	25	100%	0' except 10' when adjacent to an "R" District.		10' except no requirement when adjacent to an alley.		
	Parking Lots	Yes	15'	AS SPECIFIED IN USE PERMIT							
	Retail Sales and Personal Services not within a building, but not including self-service fuel dispensing facilities. Service Stations Car Wash Coin operated car wash		35'								
	Hotels, Motels, Additions to residences. Residential uses including Apartment House, only when secondary to commercial uses on rear one-half of the property or second story.		AS SPECIFIED IN "R-4" DISTRICT, SECTION 17.32.060								
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17.32.100 General Commercial (C-2) District (Ord. 100 §7, 1972; Ord. 65 §2(part), 1967; prior code §5104.2.9).	The following uses, within a building: Animal Hospital Auto Sales and Service Automotive Repair Shop Commercial Recreation Creameries Dry Cleaners Heavy Equipment Sales and Service Laundry Locker Plant Nursery Plumbing Shop Second Hand Sales Machine Shop Tire Shops Wholesaling.	No	60'	2,500	25	100%	0' except 10' when adjacent to an "R" District.			10' except no requirement adjacent to an alley.	-
	Outdoor Storage and Sales Establishments, but not including self-service fuel dispensing facilities. Service Stations. Restaurants Hardware Stores Auto Body and Paint Shops Sheet Metal Shops Small Boat Building and Repair Cabinet Shops Contractor's Yards Secondary Use Any uses permitted without a use permit when carried on outside a building. The following uses within a building: Business and professional offices.	Yes	AS SPECIFIED IN USE PERMIT								
											(Marra Bay 5/15/74)

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<u>17.32.110</u> Light Manufacturing (M-1) District (Ord. 100 88, 1972; Ord. 65 82(part), 1967; prior code 55104.2.10).	The Following Uses, when conducted within a building or surrounded by a solid fence of board, masonry or otherwise suitable material, at least six (6) feet high: Blacksmith Shop Lumber Yard Boat Building Machine Shop Bottling Plant Outdoor Storage and Sales But not including self-service fuel dispensing facilities. Building Materials Cabinet Shops Pipe Yard Cold Storage Public Utility Contractor's Yard Service Yards Feed and Fuel Yard Warehousing Food Processing	No	50'	5,000	50	33%	25'	10'	10'	10'	-
	Light manufacturing, fabrication, assembling, component manufacturing, small parts processing.										
	Secondary uses for security purposes only.	Yes	AS SPECIFIED IN USE PERMIT								
											(Note By 5/15/14)

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17.32.120 <u>Heavy Manufacturing (M-2) District</u> (Ord. 100 §9, 1972; Ord. 65 §2(part), 1967; prior code §5104.2.11).	Wholesale Stores and Storage Service Establishments. Light and Heavy Industrial and Manufacturing Uses, in connection with which there is no appreciable offensive or objectionable odor, dust, noise or other nuisance factors; All uses provided in Section 17.32.110 are included herein.	No	100'	10,000	100	100%	NONE UNLESS ESTABLISHED BY PLAN LINES					
	Industrial or Manufacturing Uses, which in the opinion of the Planning Commission may be objectionable by reason of the production of offensive odors, dust, noise, bright lights, vibration or involving the storage or handling of explosives or dangerous materials, and including, but not limited to those uses listed hereunder.	Yes										
	Auto Wrecking Bituminous Paving, Plants and Manufacturing of Bituminous Paving Products Commercial Excavation of Building or Construction Materials Concrete Batching Plants Junk Yards Manufacturing or Storage of Acid, Cement, Explosives or Fireworks, Fertilizer, Gas, Glue, Gypsum, Inflammable Fluids, Lime or Plaster of Paris Refining or Storage of Petroleum or its Products Salvage or War Surplus Yards Smelting of Iron, Tin, Zinc or other Ores.											
	Service Stations	No	60'									
	Retail Sales and Personal Service Establishments Appurtenant to Permitted Uses or Part of a Total Complex, but not including self-service fuel dispensing facilities.	Yes			2,500	25						
	Secondary uses for security purposes only.							AS REQUIRED FOR PRINCIPAL INDUSTRIAL OR COMMERCIAL USE.				

Morris Bay 5/15/77

