CHAPTER 10.24 COMMERCIAL ZONING DISTRICTS

10.24.010 Specific Purposes

In addition to the general purposes established in Section 10.10.030 (Title and Purpose), the specific purposes of the commercial zoning districts are as follows:

- A. To provide space for diverse types of commercial activity to serve people and industry, while maintaining and strengthening the economic base of the City of Sausalito;
- B. To implement the General Plan by designating a variety of commercial districts so that all appropriate types of commercial activity may have a suitable location;
- C. To permit the establishment of varying commercial uses in locations suitable both to individual enterprises and the entire City of Sausalito;
- D. To promote the constructive improvement and orderly growth of the existing well-located commercial centers and districts; and
- E. To protect residential districts adjacent to commercial uses.

10.24.020 Additional Purposes

The additional purposes of each commercial district are as follows:

Central Commercial (CC)

- A. To provide for a wide variety of retail and service businesses to serve Sausalito residents and visitors:
- B. To provide for enhanced quality and reduced redundancy of Downtown's available merchandise:
- C. To maintain an inviting shopping environment for visitors and residents, utilizing the area's natural attributes;
- D. To provide for, and encourage, ground-floor retail business with upper-floor residential uses;
- E. To promote continuous retail frontage and prohibit establishments that tend to break up such continuity; and
- F. To provide for accessory manufacturing uses, incidental to primary commercial activity.

Mixed Commercial and Residential (CR)

- G. To provide for local-serving retail and service businesses and residential uses where mutually compatible;
- H. To provide for local-serving commercial uses;
- I. To provide a pedestrian-oriented downtown experience for local residents; and
- J. To provide for accessory manufacturing uses, incidental to primary commercial activity.

Neighborhood Commercial (CN)

- K. To provide local-serving retail and service businesses in a location and manner that serve nearby commercial and residential areas;
- L. To provide one-stop convenience services in the three distinct neighborhood commercial centers; and
- M. To provide for accessory manufacturing uses, incidental to primary commercial activity.

Shopping Center (SC)

N. To provide for sales of frequently-purchased household necessities and services for local residents.

Commercial Waterfront (CW)

O. To protect the waterfront area, while promoting uses that benefit from, and need, a waterfront location.

Waterfront (W)

P. To protect the waterfront area while promoting marine-oriented uses which will benefit from, and need, a waterfront location. The Waterfront (W) district is divided into two subdistricts for the purposes of Table 10.24-1, including the base district (W) and combined with the Marinship overlay (W-M) (Section 10.28.050, Marinship).

10.24.030 Allowable Land Uses

Table 10.24-1 (Land Uses Allowed in Commercial Districts) outlines the uses that are allowed in each commercial district. The notations indicate whether each use is permitted or requires one of two permits, as indicated in the legend. Blanks indicate the use is not allowed in that particular district. The last column identifies sections of the zoning ordinance where additional requirements are found and apply to the land use, including those from Section 10.44 (Specific use Requirements). Additional requirements may also be applicable.

Table 10.24-1 LAND USES ALLOWED IN COMMERCIAL DISTRICTS*1* SEE **LAND USE** SC W W-M CC CR CN CW SECTION **Manufacturing and Processing Uses** Р CUP Commercial fishing facilities CUP CUP CUP Drydocks Р Р Р Marine industrial use CUP CUP Printing and publishing MUP MUP MUP Ρ MUP MUP MUP 10.44. 200 Recycling collection stations (Recycling Collection Stations) Recreation, Education, & Public Assembly Uses CUP Religious Institutions, Clubs and Fraternal Ρ 10.44.110 (Religious Organizations Institutions, Private Clubs and Fraternal Organizations) MUP CUP Libraries and museums Parks, playgrounds Ρ Ρ Ρ Ρ MUP Ρ Р Ρ Piers and wharves CUP CUP Private club or facility CUP CUP Recreation and fitness centers Р CUP CUP Schools - Specialized education and training Р Ρ Temporary uses and events 10.44.310 (Temporary Uses) CUP CUP Theaters and meeting halls Yacht clubs CUP CUP CUP P*2* **Residential Uses** Р Р Р **Home Occupations** Ρ Sec. 10.44.030 (Home Occupations) CUP*3 Houseboats Liveaboards CUP CUP CUP 10.44.170 (Liveaboards)

Table 10.24-1 (continued) LAND USES ALLOWED IN COMMERCIAL DISTRICTS*1*									
LAND USE	СС	CR	CN	SC	CW	W	W-M	SEE SECTION	
Residential accessory uses	Р	Р	Р					10.44.020 (Accessory Uses and Structures)	
Senior housing projects	CUP	CUP	CUP*4*					10.44.120 (Senior Housing Projects)	
Upper floor residential									
One to three (1-3) dwelling units	Р	P or CUP	P*4*					10.44.190 (Residential	
Four (4) or more dwelling units	CUP	CUP	CUP*4*					Use in Com. Dist.)	
Retail Trade	•	•		•			•	,	
Art galleries dealing in original art	Р	CUP						Sec. 10.44.230 (Visitor Serving Stores and Art Galleries)	
Drinking Establishments	CUP	CUP	CUP		CUP*5				
Building material stores	Р	Р	Р		Р				
Formula Retail (Applies to all forms of retail trade.)	CUP		CUP	CUP				Sec. 10.44.240 (Formula Retail)	
Full service supermarket				Р					
Furniture, furnishings and equipment stores	Р	Р	Р		Р				
Grocery stores	Р	Р	Р		Р				
Jewelry stores – precious metals & gems	Р	Р							
Liquor stores	Р	CUP	CUP						
Lumberyard				CUP					
Plant nurseries	CUP		CUP		CUP				
Recreational equipment sales and rentals	Р	Р			Р	Р			
Restaurants	Р	CUP	CUP		Р		CUP ^{*6}	10.44.210 (Restaurants) and 10.44.220	
Outdoor dining (on public right-of-way or private property)	MUP	MUP	MUP		MUP		MUP	(– Outdoor Eating Areas)	
Retail stores, general merchandise (non-visitor-serving)	Р	Р	Р						
Secondhand or thrift stores	Р	Р	Р						
Visitor serving stores	CUP							10.44.230 (Visitor Stores)	
Wholesale and retail fish sales	Р	Р	Р		Р	Р	CUP		
Wine shops	Р	Р							

Table 10.24-1 (continued) LAND USES ALLOWED IN COMMERCIAL DISTRICTS*1* SEE **LAND USE** CC CR CN SC CW W W-M SECTION **Service Uses** Р Р Ρ Banks and financial services, Retail Р Ρ Р Ρ Business support services Child day care 10.44.100 (Child Day CUP CUP Centers Care) MUP MUP Large Family care homes Ρ Ρ Small family care homes CUP Columbariums and mortuaries CUP Р Р CUP Marine applied arts Р Р Р Marine commercial services CUP CUP CUP Marine fuel facility MUP CUP CUP CUP Medical services - Clinics and laboratories CUP CUP CUP CUP 10.44.250 Office Conversion of an existing or previouslyexisting retail trade, commercial services, (Office, Conversion) drinking/eating or residential use Р CUP CUP Offices (new structure or replacement of existing office) MUP MUP MUP MUP MUP MUP 10.44.280 Offices, temporary (Offices, Temporary) Ρ Ρ Ρ Personal services Public safety facilities Р Р Р Р Р MUP MUP Minor public utility facilities MUP MUP CUP CUP CUP CUP Major public utility facilities Р Ρ Repair and maintenance - Consumer products CUP CUP Service stations CUP 10.44.260 (Service Stations) Р Ρ Р Р 10.44.050 Storage, accessory (Storage, Accessory) Ρ Upholstery shops Ρ Ρ Veterinary clinic CUP CUP CUP CUP CUP CUP 10.44.180 (Veterinary clinics and kennels) CUP CUP CUP CUP Warehousing

Table 10.24-1 (continued) LAND USES ALLOWED IN COMMERCIAL DISTRICTS*1*										
LAND USE			CR	CN	sc	CW	W	W-M	See Section	
Transient Loc	dging	_	_	_		_	•	•		
Bed & Breakfas	ts	CUP		CUP						
Hotels		CUP		CUP						
Transportation	n and Communications Use	es								
Wireless comm	SEE	SEE CHAPTER 10.45 (Standards and Criteria for Wireless Communications Facilities)								
Boat launching	ramps					CUP	CUP	CUP		
Dry boat storage	е				CUP	CUP	Р	Р		
Harbor facilities and marinas						Р	P	P ^{*7*}	Sec. 10.44.140 (Harbor and Marina Facilities)	
Off-street parking facilities (private & commercial)			CUP	CUP					Sec. 10.40.100- 10.40.120 (Parking – Standards, Requirements, Design)	
Pipelines and transmission lines			Р	Р		Р	MUP			
Transit stations and terminals		CUP	CUP	CUP						
Р	Permitted Use									
MUP	Minor Use Permit required								Chapter 10.58	
CUP	Conditional Use Permit required								Chapter 10.60	
1	Zoning Permit required for all use	s. (See Cha	apter 10.5	2.)						
2	Tax-exempt yacht clubs only, subject to restrictions in the Marinship Specific Plan.									
3	No new houseboats are allowed. Existing houseboats may be legalized with a Conditional Use Permit.									
4	Residential uses are permitted above the ground floor in the CN zoning districts located in the Second and Main Street area and the Bridgeway and Spring Street area. Residential uses are not permitted in the CN zoning district located along Bridgeway between Coloma Street and Ebbtide Avenue.									
5	Other than beer and wine for on-site consumption as an accessory use.									
6	Not to exceed twenty (20) seats.									
7	Marine service harbors only.	Marine service harbors only.								

10.24.040 **Special Requirements**

- Incidental Manufacturing. Incidental manufacturing, fabricating, processing, packaging, A. treating and related storage will be allowed in the CC, CR and CN districts, subject to the following:
 - Incidental use or storage shall be in the same line of merchandise or service as 1. the retail or service business conducted on the premises;
 - Gross floor area occupied by incidental use shall not exceed 50%; and 2.
 - No more than five (5) employees shall be engaged in said activities. 3.
- New Development in CR District. Unless authorized as a Conditional Use pursuant to B. Chapter 10.60 (Conditional Use Permits), any use proposed above the ground floor within the CR zoning district shall be residential.
- Outdoor Display of Merchandise and Commercial Uses. All uses and related C. commercial activities shall be conducted in enclosed buildings except for the following uses or activities when related to permitted or conditionally permitted use within a commercial zoning district:
 - Delivery of fuel, lubricants, and incidental servicing of automobiles (service 1. station)
 - Parking and loading facilities 2.
 - Outdoor eating & drinking areas (MUP required) 3.
 - Recreation facilities 4.
 - Public utility substations 5.
 - Display of plants, flowers, and garden care and decoration items (nurseries, 6. florist shops)
 - Display of household and garden hardwares (hardware stores) 7.
 - 8. Marine industrial uses
 - Storage and lumber yards (CUP required) 9.
 - Storage incidental to industrial uses 10.
- Large Frontage Retail. Unless authorized as a Conditional Use pursuant to Chapter D. 10.60 (Conditional Use Permits), Retail Trade businesses that front only one street and contain over 50' of lineal street frontage are prohibited. A Conditional Use Permit shall also be required for any Retail Trade business located in a corner building with two street frontages on a corner lot that has more than fifty feet of lineal frontage on the primary street. The measurement of frontage shall be calculated separately for each tenant in a multi-tenant building. This requirement does not apply in the Shopping Center District.

Site Development Requirements 10.24.050

Table 10.24-2 (Site Development Standards - Commercial Zoning Districts) establishes parcel requirements, residential density and site development standards for the commercial zoning districts. Minimum standards are provided for parcel size, lot width and setbacks. Residential density, floor area ratio, building coverage and height limits are maximum amounts allowed. Specific uses may be subject to additional, specific standards. Certain standards vary depending on the applicable situation. Refer to noted sections. The Commercial Neighborhood (CN) district is divided into two subdistricts (CN-1 and CN-2) for regulating maximum floor area ratio and maximum coverage.

	Table 10.24-2 SITE DEVELOPMENT STANDARDS – COMMERCIAL ZONING DISTRICTS										
DEVELOPMENT REQUIREMENT	CC	CR	CN		sc	CW	W	WM	SEE SECTION		
Minimum parcel size	5,000 SF	5,000 SF	5,000 SF		10,000 SF	5,000 SF	25,000 SF	rds	Sec. 10.40.030 (Minimum Parcel Standards) and Title 9		
Minimum lot width	50'	50'	50'		50'	50'	50'	standa	Sec. 10.28.060 (P-d overlay district)		
Maximum Density 1 du per	1,500 SF	1,500 SF	1,500	SF	N/A	10% of total berths (1)	10% of total berths (1)	Table 10.28-1 for site development standards	Sec. 10.44.170 (Liveaboards)		
Maximum Floor Area Ratio	1.3	1.00	-1 .50*	-2 .35*	.20*	.30*	.30*	te devel	Sec. 10.40.040 (Floor Area Ratio)		
Maximum Building Coverage	100%	70%	70% 50% 50% 30% 30%		1 for si	Sec. 10.40.050 (Building Coverage Limits)					
Minimum Setbacks	T	1	Т			1	T-	.28-	Sec. 10.40.080 (Exceptions to		
Front	N/A	N/A	N/A		N/A	N/A	N/A	10	Required Setbacks), 10.40.070 (Setbacks and Yards), and		
Side (2)	10'	10'	10' 15' 32'		(3)	(3)	(3)	able	Chapter 10.44 (Specific Uses)		
Rear (2)	15'	15'			20'	20'	15'	e Ţ			
Maximum Building Height	32'	32'			32'	25'	32'	See	Sec. 10.40.060 (Height Requirements)		
(1) Density allowed for liveaboard residential uses.											
(2) Setback required only when adjacent to residential zoning district. See noted section for additional setback requirements between structures on the same site and in other situations. Different setbacks may also apply if district is combined with other zoning districts.											
(3)	(3) Half (1/2) the building height, but no less than 5'.										
*	See Section 10.40.010.B.6										

The following requirements also apply:

- Minimum Lot Size. New parcels proposed in a subdivision shall also comply with Α. applicable provisions of Title 9 (Subdivisions) of this code. Existing parcels which do not meet the minimum lot area or width requirements specified by this Section may be developed in accordance with the development standards outlined in Table 10.24-2 (Site Development Standards – Commercial Zoning Districts) provided that the subject parcel has been legally created.
- В. Setbacks. Setbacks will only be required where the subject parcel is adjacent to a residential zoning district. Additional requirements for setbacks between structures on the same site, and setbacks in other situations, are established by Section 10.40.080 (Exceptions to Required Setbacks) and by Chapter 10.44 (Specific Use Requirements) for certain specific land uses.
- C. Residential density. Allowed density for liveaboard residential uses in the W district shall be one unit for each ten berths in a marina.