

City of San Jose Municipal Code
 Title 20 Zoning Code: Chapter 20.70
 Downtown Zoning Regulations
 Table 20-140

	DC	DC-NT1	DG Overlay Area	Parking	Notes
OFFICES/ FINANCIAL SERVICES					
ATM	P	P		no parking	section 20.80.200
Business support	P	P	S, notes k, n	no parking	
Financial institution	P	P	S, note n	2.5 per 1000sf*	
Financial services	P	P	S, notes m, n	no parking	
Offices (business & admin- istrative)	P	P	S, notes i, n	2.5 per 1000sf*	section 20.70.110
Payday lending	R	R			part 12.5 chapter 20.80; section 20.200.875
R&D	P	P		2.5 per 1000sf*	note 1
GENERAL RETAIL					
Alcohol, off-site sales (beer/wine)	C	C		no parking	section 20.80.900
Alcohol, off-site sales (full- range alcohol)	C	C		no parking	section 20.80.900
Auction	S	-		no parking	
Certified farmers market	S	S		no parking	part 3.5, chapter 20.80
Certified farmers market (small)	P	P		no parking	part 3.5, chapter 20.80
Food, beverage, groceries	P	P		no parking	
Open air sales establish- ments & areas	S	S		no parking	
Outdoor vending	S	S		no parking	part 10, chapter 20.80
Pawn shop, pawn broker	C	C	note b	no parking	
Retail sales, goods & mer- chandise	P	P	note a	no parking	
Seasonal sales	P	P		no parking	part 14, chapter 20.80

EDUCATION & TRAINING					
Day care center	P	P	S, notes c, n	no parking	
Post-secondary school	P	P		1 per 360 sf	
Trade school	P	P		1 per 360 sf	
School, elementary (grades K-8)	C	C		1 per teacher + employee	
High school (grades 9-12)	C	C		.75 per teacher + employee, 1 per each 10 students	
Personal enrichment, instructional art	P	P	note d	1 per 360 sf	
ENTERTAINMENT & RECREATION RELATED					
Amusement arcade	C	-	note e	no parking	
Movie theater	P	P		no parking	
Recreation commercial/ indoor	P	P		no parking	
Poolroom	S	-		no parking	
Private club or lodge	P	P			
FOOD SERVICES					
Banquet facility	P	P	(note f)	no parking	
Caterer	P	P	c, note f	no parking	
Drinking establishments	C	C		no parking	
Drinking establishments (approved max occupancy over 250 & operate between 12 midnight & 6am)	CC	-		no parking	note 7
Drinking establishments interior to full-service hotel/motel (with 75 or more guest rooms)	P	P		no parking	section 20.80.475
Public eating establishments	P	P		no parking	
Wineries, breweries	C	C		no parking	
HEALTH & VETERINARY SERVICES					
Animal grooming;	P	P		no parking	
Animal boarding (indoor)	P	P		no parking	
Emergency ambulance service	C	-		no parking	
Hospital/ in-patient medical facility	C	-		1.5 per doctor	
Medical or dental clinic/ out-patient facility	P	P		1.5 per doctor	
Veterinarian	P	P		1.5 per doctor	

GENERAL SERVICES					
Bed & breakfast	P	P	s, note l	.35 per room	part 2, chapter 20.80
Hotel/motel	P	P	note l	.35 per room	
Maintenance/repair of household appliances	P	P	-	no parking	
Mortuary & funeral services	C	C	-	.75 per employee + vehicle	
Personal services	P	P	note g	no parking	
Printing & publishing	P	P	note h	no parking	
PUBLIC, QUASI-PUBLIC & ASSEMBLY USES					
Auditorium	C	-	-	no parking	
Cemetery	C	C	-	no parking	
church/religious assembly	P	P		no parking	
Information center	P	P		no parking	
Museums, libraries	P	-	P	no parking	
Parks, playgrounds or community centers	P	P	note j	no parking	
RESIDENTIAL					
Residential shelter	C	-	-	1 per 4 beds, 2.5 per 1000sf*	
Live/work	P	S		1.5 per unit	section 20.70.120
Residential multiple dwelling	P	P	-	1 per unit	
Residential care facility (7 or more persons)	C	C	-	.75 per employee	
Single-room occupancy (SRO) living unit	S	S	-	.6 per employee	part 15, chapter 20.80
Single-room occupancy hotel	S	S	-	.6 per room	part 15, chapter 20.80
RESIDENTIAL ACCESSORY USES					
Accessory buildings & structures	P	P	-	no parking	note 2
RECYCLING USES					
Reverse vending	S	S	-	no parking	note 3
Small collection facility	S	S	-	no parking	note 3

TRANSPORTATION & COMMUNICATION					
Community TV antenna systems	C	-	-	no parking	
Off-site & alternating use parking arrangements	P	P	-	N/A	section 20.90.200
Parking establishments, off-street	P	P	-	N/A	
Private electrical power generation facility	C	C	-	1 for each vehicle used in operation of facility	
Standby generators that do not exceed noise or air standards	A	A	-	N/A	
Temporary stand-by/ back-up generators	P	P	-	N/A	
Short term parking lot for uses or events other than on-site	S	S		N/A	
Radio & TV studios	P	-	note n	no parking	
Wireless communication antenna	S	-	-	no parking	section 20.80.1900
Wireless communication antenna, building mounted	P	-	-	no parking	section 20.80.1900
ELECTRICAL POWER GENERATION					
Solar photovoltaic system	P	P	-	no parking	section 20.100.610 C.7
VEHICLE RELATED USES					
Accessory installation for cars & passenger trucks	P	-	-	no parking	
Car wash, detailing	P	-	-	no parking	
Gas or charge station	P	-	-	no parking	note 3, note 8
Gas or charge station, with incidental repair	P	-	-	no parking	note 3
Sale & lease, vehicles & equipment (less than one ton)	P	-	-	1.5 per employee	note 4
Tires, batteries, accessories, lube, oil change, smog check station, air conditioning	P	-	-	2 per bay or .75 per employee	note 5
Sale, vehicle parts, new	P	-	-	no parking	
HISTORIC REUSE					
Historic landmark structure reuse	S	S		section 20.90.220E	part 8.5, chapter 20.80

Notes applicable to the DG Area only:

- a. Excluding second-hand stores not dealing primarily in antiques, artworks, or vintage clothing.
- b. Only as a use incidental to a retail jewelry store, otherwise, not permitted.
- c. Only as a use incidental to existing on-site office use, otherwise not permitted.
- d. Culinary/art school with public classes and public demonstrations allowed, includes such areas as dance, music, martial arts, and fine arts.
- e. Allowed only as an incidental use to other allowed recreation uses.
- f. Only as a use incidental to restaurant, grocery or bakery uses for primarily on-site sales, otherwise not permitted.
- g. Excludes check-cashing services, photography studios, weight loss centers, interior decorating, and bail bond services.
- h. Only if dedicated primarily to on-site retail customer copy services, otherwise not permitted.
- i. Exception for travel agencies and real estate agencies which are the only permitted uses.
- j. Community centers are not allowed.
- k. Exception for copy shops and mail centers which are the only permitted uses.
- l. Use of ground floor to be primarily dedicated to customer-related public services.
- m. Includes financial retail services such as payroll advances, foreign currency exchange, debt card services and related financial services products but excludes check cashing except as an ancillary use.
- n. In order to be a permitted use, the space to be occupied shall have been vacant on January 1, 2012, the size of the space of such use shall be limited in size to a total maximum area of no greater than twenty thousand square feet, and the space shall not be located within a corner tenant space that is directly adjacent to the intersection of two public streets. Any use that does not meet all of the criteria specified above in this note may be allowed with a special use permit, and a special use permit is and shall be required.

Notes applicable to Downtown Core (DC) Zoning District, including DG Area:

1. Excludes manufacturing uses.
2. No lot may be used solely for an accessory structure or building.
3. Incidental repair includes air conditioning service, carburetor and fuel injection service, electrical service, radiator service, and tune-up, lube, oil change, and smog check, as well as tires, batteries and accessories installation. Does not allow body repair or painting.
4. All activity must be conducted indoors.
5. Non-engine and exhaust related service and repair allowed as incidental use.
6. Limited to instrumental and vocal music and readings. Also, notwithstanding the provisions of Section 20.200.940B., incidental instrumental and vocal music shall be allowed between the hours of 6:00 a.m. and 12:00 a.m.
7. Maximum occupancy load shall be that maximum occupancy load determined by the city fire marshal.
8. Pedestal charging stations that are incidental to a separate primary use, that do not impact on-site or off-site vehicular circulation, and that serve patrons of the primary use on-site are permitted in all downtown zoning districts.

*Under the parking management plan, October 2001, the code may be changed to reduce the parking allotments for these uses. The reduction would be to two and one-half spaces per one thousand square feet when BART is opened. Fifteen percent of total parking requirement must be provided off-site.

(Ords. 26248, 27091, 27441, 27564, 27701, 27757, 28320, 28447, 28694, 28731, 28791, 28958, 29011, 29047, 28089, 29122.)

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