

4.5 Land Use Standards

The Land Use Standards for each Sub-Area are described in this section. In keeping with the Form-Based Code strategy guiding development for Campus Town, the primary elements that will define the character of the Campus Town Specific Plan Area are: Thoroughfare (Street) types, Frontage Types, Building Types and Open Space types. Allowable land-uses enjoy flexibility within limits described in this Specific Plan. The Land Use Standards will be reviewed periodically by the City to ensure a balanced mix of uses and building types.

4.5.1 Allowable Land Uses

All uses in the Campus Town Specific Plan Area shall contribute to the mixed-use character envisioned for Campus Town. **Permitted Uses** identified in Table 4.2 are allowable by right. Uses that require a **Use Permit**, which is discretionary, must identify how the intended use is not detrimental to the vision of the Plan. Uses that are not listed but are similar to the uses in Table 4.2 may be treated the same manner as the similar uses identified in Table 4.2.

4.5.1.1 Specialty Food Retail, including, but not limited to the following: grocery/drug stores (under 15,000 sf); coffee/tea; candy; gourmet foods; ice cream; pastry/desserts; yogurt/dairy; doughnuts/bakery; wine.

4.5.1.2 Specialty Goods Retail, including but not limited to the following: cooking supplies/culinary; general housewares; decorator/

art and design centers (including tile, floor and wall coverings); architectural showrooms and supplies; specialty hardware; specialty gardening supplies; antiques selling previously used; high-quality goods; party supplies; lamps and lighting; household accessories; stationary; books and magazines; musical instruments.

4.5.1.3 Quality Goods and Services, including but not limited to the following: small crafts; art supplies; picture framing; specialty furniture; clothing/shoe stores; thrift/consignment stores; electronics and computers; cameras/photography service and supplies; sporting goods; outdoor/sports clothing and supplies; toys/games; cards/gifts; jewelry/watches; florists.

4.5.1.4 Personal Services, including but not limited to the following: dry-cleaning; shoe repair; seamstress; tailor; minor appliance repair; barber and beauty shops; finance and insurance services; pharmacy and drug stores.

4.5.1.5 Business Services, including but not limited to the following: photocopying services; printing services; shipping and delivery services.

4.5.1.6 Medical and Dental Offices.

4.5.1.7 Eating and Drinking Establishments including but not limited to: restaurants, fast casual, food halls, outdoor dining, fast food without drive-thrus.







4.5.1.8 Light Industrial, including the following and similar uses: bakery; upholstery; tile-making; screen-printing; craft brewery and distillery.











































































































4.5.1.9 Large Format Retail (over 15,000 sf), including but not limited to the following: supermarkets, furniture stores, department stores, and cinemas. No individual use may exceed 75,000 sf on a single story.



- 4.5.1.10 **Civic and Cultural Facilities**, including but not limited to libraries; public recreation facilities; museums; art galleries; auditoriums; police and fire stations.
- 4.5.1.11 **Child Care Facilities**.
- 4.5.1.12 **Health and Exercise Clubs**.
- 4.5.1.13 **Lodging** or similar establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotels and inns.
- 4.5.1.14 **Bars and Nightclubs**, including establishments providing entertainment, dancing or alcohol not clearly ancillary to food service.
- 4.5.1.15 **Bank Institutions**.
- 4.5.1.16 **Professional and Government Offices**.
- 4.5.1.17 **Residential**, including detached single-family dwellings, rowhouses, townhouses, multi-family housing for rent or sale, student housing, senior housing, etc.
- 4.5.1.18 **Live/Work**, including the following: an integrated work space within a residence; ground-floor office space with residential living spaces above.
- 4.5.1.19 **Real-Estate Sales and Leasing Office**.
- 4.5.1.20 **Makerspace**, including but not limited to: collaborative workspaces, coworking spaces, and art and dance studios.

Table 4.2 - Allowable Land Uses

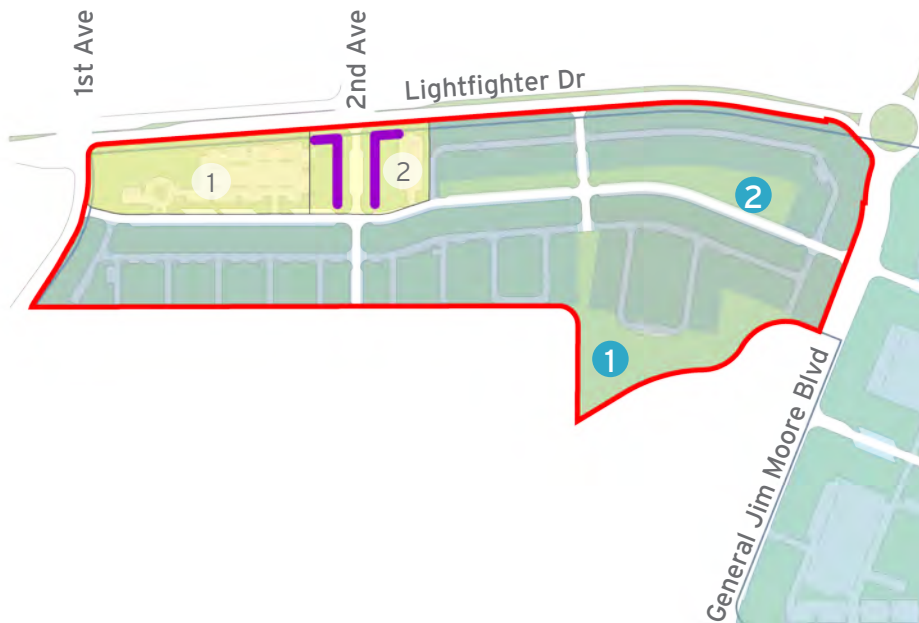
Key			
	Permitted		Limited to Special District 1
	Use Permit		Limited to Special District 2
	Limited to Special Districts		Limited to Flex Loft Building Type

Land Use	Sub-Area					
	WE	CC	CA	CE	UV	EE
Ground-floor Uses						
Specialty Food Retail						
Specialty Goods Retail						
Quality Goods and Services						
Personal Services						
Business Services						
Medical and Dental Offices						
Eating and Drinking Establishments						
Light Industrial						
Large Format Retail						
Civic and Cultural Facilities						
Child Care Facilities						
Health and Exercise Clubs						
Lodging						
Bars and Nightclubs						
Bank Institutions						
Residential						
Live/Work						
Real Estate Sales and Leasing Office						
Makerspace						
Upper Floor Uses						
Light Industrial						
Residential						
Professional and Government Offices						
Medical and Dental Offices						
Child Care Facilities						
Health and Exercise Clubs						
Lodging						
Makerspace						



4.5.2.1 WE: West End

Bounded by 1st Avenue, Lightfighter Drive, and General Jim Moore Boulevard, the West End Sub-Area is characterized by residential uses, with a Special District designation on the northwestern portion of the Sub-Area. The Special District allows for non-residential development with direct access to State Route 1. There are two designated Open Space areas: a Green and a Park.



The location and general configuration of the designated Land Use areas, Sub-Area boundaries, and required ground-floor retail frontages in this Figure are fixed. All other elements shown on this Figure are conceptual and subject to change consistent with the Standards in this Specific Plan.

Figure 4.4 - West End Land Use Standards

Land Use Areas		
Developable Area	Designated Open Space	Special District
Sub-Area Boundary	Required Ground-Floor Retail Frontage	

Permitted Building Types			
Minimum Number of Building Types per Sub-Area: 4			
Single-Family Dwelling	✓	Urban Block	SD
Rosewalk	✓	Liner with Garage	SD
Auto Court	✓	Large Format - Type I	
Rowhouse	✓	Large Format - Type II	
Townhouse	✓	Flex Block	✓
Flex Loft	✓	Flex Shed	SD
Carriage House	✓	✓ = permitted; SD = permitted in Special Districts	

Permitted Open Space Types		
Park	Green	Square
Plaza	Pocket Park	Playground

Additional Standards

1. Special District 1 permits lodging land uses to accommodate development compatible with State Route 1, Fort Ord Dunes State Park, and CSUMB. Surface parking fields are permitted along Lightfighter Drive and its parallel street provided that it is screened by low walls or hedges. See Figure 4.3 Parking Placement Plan.
2. Special District 2 permits local retail. Ground-floor retail Frontages are required at the intersection of Lightfighter Drive and 2nd Avenue.
3. An EV charging area is required within this Sub-Area.

4.5.2.2 CC: Commercial Center

Bounded by General Jim Moore Boulevard, Lightfighter Drive, Central sub-area, and Gigling Road, the Commercial Center sub-area is characterized by mixed-use development that serves the entire Seaside community.



The location and general configuration of the designated Land Use areas, Sub-Area boundaries, and required ground-floor retail frontages in this Figure are fixed. All other elements shown on this Figure are conceptual and subject to change consistent with the Standards in this Specific Plan.

Figure 4.5 - Commercial Center Land Use Standards

Land Use Areas	
Developable Area	Designated Open Space
Sub-Area Boundary	Required Ground-Floor Retail Frontage

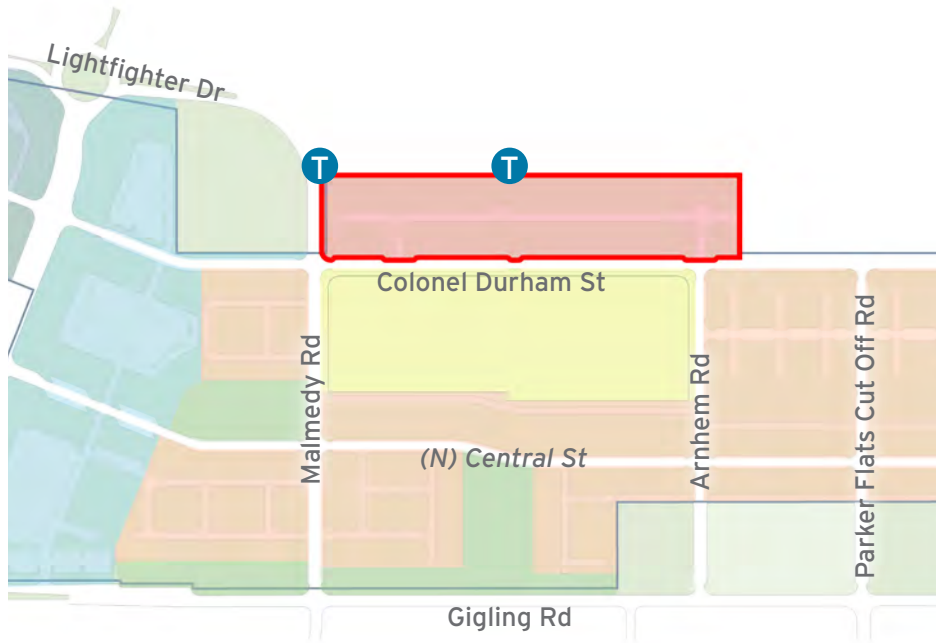
Permitted Building Types			
Minimum Number of Building Types per Sub-Area: 2			
Single-Family Dwelling		Urban Block	✓
Rosewalk		Liner with Garage	✓
Auto Court		Large Format - Type I	✓
Rowhouse	✓	Large Format - Type II	✓
Townhouse	✓	Flex Block	✓
Flex Loft	✓	Flex Shed	✓
Carriage House	✓	✓ = permitted	

Permitted Open Space Types		
Green	Square	Plaza
Pocket Park	Playground	

Additional Standards
1. Ground-floor retail Frontages are required at the intersection of General Jim Moore Boulevard and Central Street. Ground-floor retail Frontages should be accessible from the adjacent sidewalk when practicable, but may be raised no more than 18 inches in height above the sidewalk to accommodate grade.
2. At least 60% of the required ground-floor Frontages must have office or residential uses above.
3. An EV charging area is required within this Sub-Area.





4.5.2.3 CA: Campus Adjacent

Bounded by Lightfighter Drive, Colonel Durham Street and CSUMB, the Campus Adjacent Sub-Area is characterized by residential uses that front the University campus.





The location and general configuration of the designated Land Use areas, Sub-Area boundaries, and required FORTAG Spur Connections in this Figure are fixed. All other elements shown on this Figure are conceptual and subject to change consistent with the Standards in this Specific Plan.

Figure 4.6 - Campus Adjacent Land Use Standards

Land Use Areas	
 Developable Area	 Designated Open Space
 Sub-Area Boundary	 FORTAG Spur Connection

Permitted Building Types			
Minimum Number of Building Types per Sub-Area: 1			
Single-Family Dwelling	✓	Urban Block	
Rosewalk		Liner with Garage	
Auto Court		Large Format - Type I	
Rowhouse	✓	Large Format - Type II	
Townhouse	✓	Flex Block	
Flex Loft	✓	Flex Shed	
Carriage House		✓ = permitted	

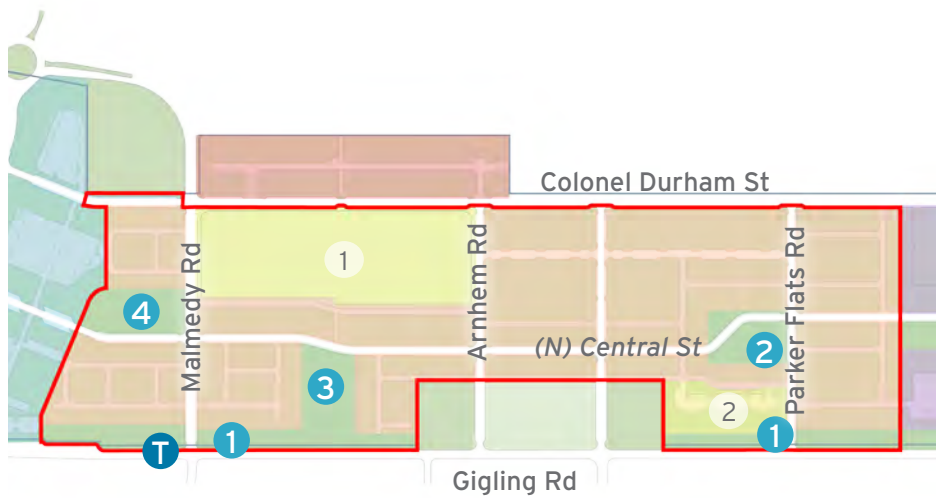
Permitted Open Space Types		
		
Pocket Park	Playground	

Additional Standards

1. Accessible-gradient connections to the two FORTAG trail spurs at the northern edge of the Campus Adjacent Sub-Area shall be provided to link the bicycle network through the Specific Plan Area from the CSUMB campus. Accessibility may require ramps and/or grading on the adjacent CSUMB property, subject to approval by CSUMB.

4.5.2.4 CE: Central

Bounded by the Commercial Center Sub-Area, Colonel Durham Street, the University Village Sub-Area, and Gigling Road, the Central Sub-Area is characterized by mixed-use development of varying residential and commercial opportunities. There are four designated Open Space areas: a Green, a Park, a Sports Park, and a Square.



The location and general configuration of the designated Land Use areas, Sub-Area boundaries, and required FORTAG Spur Connection in this Figure are fixed. All other elements shown on this Figure are conceptual and subject to change consistent with the Standards in this Specific Plan.

Figure 4.7 - Central Land Use Standards

Land Use Areas		
Developable Area	Designated Open Space	Special District
Sub-Area Boundary	FORTAG Connection	

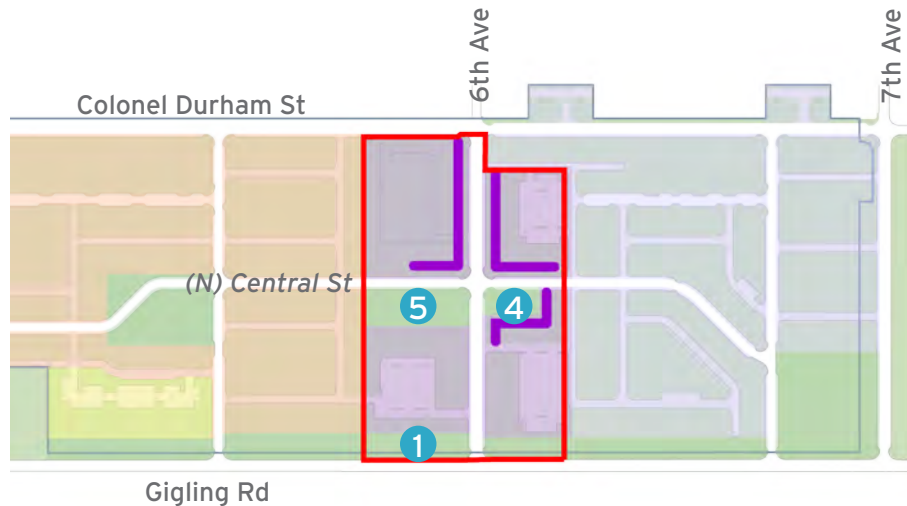
Permitted Building Types			
Minimum Number of Building Types per Sub-Area (excluding SD 1): 4			
Single-Family Dwelling	✓	Urban Block	✓
Rosewalk	✓	Liner with Garage	✓
Auto Court	✓	Large Format - Type I	
Rowhouse	✓	Large Format - Type II	
Townhouse	✓	Flex Block	✓
Flex Loft	✓	Flex Shed	SD 2
Carriage House	✓	✓ = permitted; SD = permitted in Special District	

Permitted Open Space Types			
Park	Green	Sports Park	Square
Plaza	Pocket Park	Playground	

- Additional Standards**
1. Special District 1 permits institutional and educational development to accommodate such uses compatible with the Monterey College of Law and CSUMB.
 2. Special District 2 permits employment to accommodate uses compatible with small-scale entrepreneurial commerce.
 3. An EV charging area is required within this Sub-Area.

4.5.2.5 UV: University Village

Centered along 6th Avenue between Colonel Durham Street and Gigling Road, the University Village Sub-Area is characterized by mixed-use development serving the student, faculty, and staff CSUMB community as well as the Seaside community at large. There are three designated Open Space areas: a Park, a Square and a Plaza.



The location and general configuration of the designated Land Use areas, Sub-Area boundaries, and required ground-floor retail frontages in this Figure are fixed. All other elements shown on this Figure are conceptual and subject to change consistent with the Standards in this Specific Plan.

Figure 4.8 - University Village Land Use Standards

Land Use Areas	
Developable Area	Designated Open Space
Sub-Area Boundary	Required Ground-Floor Retail Frontage

Permitted Building Types			
Minimum Number of Building Types per Sub-Area: 2			
Single-Family Dwelling		Urban Block	✓
Rosewalk		Liner with Garage	✓
Auto Court		Large Format - Type I	
Rowhouse	✓	Large Format - Type II	
Townhouse	✓	Flex Block	✓
Flex Loft	✓	Flex Shed	
Carriage House	✓	✓ = permitted	

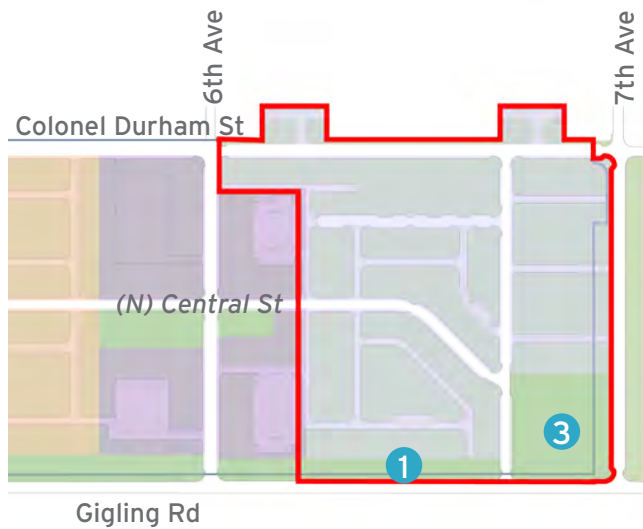
Permitted Open Space Types		
Park	Green	Square
Plaza	Pocket Park	Playground

Additional Standards

1. Ground-floor retail Frontages are required at the designated locations of the intersection at 6th Avenue and the (N) Central Street.
2. An EV charging area is required within this Sub-Area.




4.5.2.6 EE: East End

Bounded by the University Village, Colonel Durham Street, 7th Avenue, and Gigling Road, the East End Sub-Area is characterized by primarily residential development of varying type and intensity. There are two designated Open Space areas: a Park and a Sports Field.


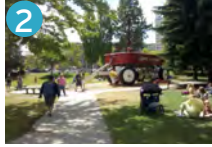




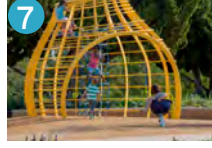


The location and general configuration of the designated Land Use areas, Sub-Area boundaries, and required ground-floor retail frontages in this Figure are fixed. All other elements shown on this Figure are conceptual and subject to change consistent with the Standards in this Specific Plan.

Figure 4.9 - East End Land Use Standards

Land Use Areas	
 Developable Area	 Designated Open Space
 Sub-Area Boundary	

Permitted Building Types			
Minimum Number of Building Types per Sub-Area: 2			
Single-Family Dwelling	✓	Urban Block	
Rosewalk	✓	Liner with Garage	
Auto Court	✓	Large Format - Type I	
Rowhouse	✓	Large Format - Type II	
Townhouse	✓	Flex Block	✓
Flex Loft	✓	Flex Shed	
Carriage House		✓ = permitted	

Permitted Open Space Types			
			
Park	Green	Sports Field	Square
			
Plaza	Pocket Park	Playground	

Additional Standards