

## Uses with Distance Separation and Overconcentration Requirements Supplemental Form

Form ID: PER-109

Certain uses which require a Minor Use Permit or other conditional use permit are subject to meeting distance separation and overconcentration requirements provided in [Section 3.7.1.B of the Zoning Code](#). Table 3.7 within that section is replicated below.

Use	Separation from RD and/or AR Zoning Districts	Separation from Sensitive Use [1]	Separation between the same use
Hookah/Smoking/Vape Lounges	100 ft.	1,000 ft.	1,000 ft.
Pawn Shops	100 ft.	100 ft.	1,000 ft.
Smoke Shops	100 ft.	1,000 ft.	1,000 ft.
Check Cashing/Payday Loans	100 ft.	100 ft.	1,000 ft.
Adult Novelty Stores	100 ft.	1,000 ft.	1,000 ft.

[1] Sensitive uses include: child day care center, library, public park, church, community center, public or private school, or indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.

**Separation from residential (RD) or agricultural-residential (AR) zones, sensitive uses, and same use.** Required separation distances shall be measured as a radius from the front door of your business to the nearest property line of the surrounding property. (Questions 3, 4, 5, 6)

**Overconcentration.** Separation distances from certain uses is required to prevent overconcentration, which is defined as three or more of the following uses, existing within a 1,000 foot radius of the proposed business: hookah/ smoking/ vape lounges; pawn shops; smoke shops; massage establishments; and adult stores. Required separation distances shall be measured from the front door of your proposed business to the front door of the surrounding business. (Question 7)

**Note: You must meet all of the separation requirements applicable to your business. If at any point it is determined that the separation requirements are not met, your application cannot move forward.**

## **Questions**

1) What type of business is being established?

- Hookah / Smoke / Vape Lounge
- Pawn Shop
- Smoke Shop
- Check Cashing / Payday Loans
- Adult Novelty Store

2) What are your proposed hours of operation? \_\_\_\_\_

3) Visit **generalmap.gis.sacounty.gov** and enable the "Zoning" layer to see zoning designations around your property. Use the "Select Features" tool to overlay distances from a selected location.

Using these tools, is your business more than 100 feet from a residential and/or agricultural-residential zone, as measured from the front door of proposed business to the property line of any said residential or agricultural-residential zone?

- Yes  No

*If you answered "No" to the above question, your proposed use at the selected location is prohibited and you are not eligible for applying for a conditional use permit.*

4) What is the required separation distance from sensitive uses for your proposed business?

- 1,000 feet (Hookah/Smoke/Vape Lounge, Smoke Shops, Adult Novelty Stores)
- 100 feet (Pawn Shops, Check Cashing / Payday Loans)

*Please proceed to the next page.*

5) Are there any of the following sensitive use types within the separation distance marked in Question 4? If yes, list them out below.

- ✓ Child Day Care Center
- ✓ Library
- ✓ Public Park
- ✓ Community Center
- ✓ Public or Private School
- ✓ Indoor or Outdoor Recreation Facilities (primarily designed to serve persons under the age of 18)

Sensitive Use #1 Name: \_\_\_\_\_

Sensitive Use #1 Type: \_\_\_\_\_

Sensitive Use #1 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Property Line of Sensitive Use #1: \_\_\_\_\_ Feet

Sensitive Use #2 Name: \_\_\_\_\_

Sensitive Use #2 Type: \_\_\_\_\_

Sensitive Use #2 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Property Line of Sensitive Use #2: \_\_\_\_\_ Feet

Sensitive Use #3 Name: \_\_\_\_\_

Sensitive Use #3 Type: \_\_\_\_\_

Sensitive Use #3 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Property Line of Sensitive Use #3: \_\_\_\_\_ Feet

*If you listed any sensitive uses above, your proposed use at the selected location is prohibited and you are not eligible to apply for a conditional use permit.*

6) Are there any establishments within 1,000 feet, as measured from front door to front door, that are of the same type as your proposed use? For example, if you are a smoke shop, list all other smoke shops within 1,000 feet. If yes, list them out below.

Nearby Business of Same Use #1 Name: \_\_\_\_\_

Nearby Business of Same Use #1 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Front Door of Nearby Business #1: \_\_\_\_\_ Feet

Nearby Business of Same Use #2 Name: \_\_\_\_\_

Nearby Business of Same Use #2 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Front Door of Nearby Business #2: \_\_\_\_\_ Feet

*If you listed any businesses above, your proposed use at the selected location is prohibited and you are not eligible to apply for a conditional use permit.*

7) Are any of the following types of establishments within 1,000 feet, as measured from front door to front door, of your proposed business location? If yes, list them out below.

- ✓ Hookah / Smoke / Vape Lounges
- ✓ Pawn Shops
- ✓ Smoke / Tobacco Shops
- ✓ Check Cashing / Payday Loan Establishments
- ✓ Adult Novelty Stores
- ✓ Adult Uses

Business #1 Name: \_\_\_\_\_

Business #1 Type: \_\_\_\_\_

Business #1 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Front Door of Business #1: \_\_\_\_\_ Feet

Business #2 Name: \_\_\_\_\_

Business #2 Type: \_\_\_\_\_

Business #2 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Front Door of Business #2: \_\_\_\_\_ Feet

Business #3 Name: \_\_\_\_\_

Business #3 Type: \_\_\_\_\_

Business #3 Address: \_\_\_\_\_

Exact Distance from Proposed Front Door to Front Door of Business #3: \_\_\_\_\_ Feet

*If you listed at least three businesses in Question 7, the location is considered "overconcentrated," thus your proposed use at the selected location is prohibited and you are not eligible to apply for a conditional use permit.*

By signing below, I understand the separation requirements necessary for my proposed business enterprise and I understand that I am responsible for providing, to my best knowledge, accurate information. I understand that I may not be granted a conditional use permit and signing a lease prior to issuance of said permit is at my own risk.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_