

# DIVISION A – CITYWIDE MATRIX OF PERMITTED USES

## CHAPTER 17.A – MATRIX OF PERMITTED USES

- A. **Permitted Uses.** Table 17.A-1 prescribes the land use regulations for commercial zoning districts. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review. Home occupation businesses and nonresidential uses shall require a Business Occupancy Permit (BOP). Refer to Chapter 17.14 (Zoning Classifications and Map) of this Title for a full listing of the different zoning districts.
- B. **Unlisted Uses.** Any land use not listed in Table 17.A-1 is not permitted in commercial zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.A-1 – Permitted Uses – Citywide Matrix																		
Residential – Main Uses	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Residential dwelling, single-family, one (1) on a lot, one (1) story	P	P	P	P <sup>1</sup>	P <sub>1</sub>	P <sub>1</sub>	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, single-family, greater than one (1) story	P	P/D <sup>2</sup>	D <sub>2</sub>	P <sub>1</sub>	P <sub>1</sub>	P <sub>1</sub>	--	--	--	--	--	--	--	--	--	--	--	17.122
Residential dwellings, single-family, two (2) or more detached on a lot	--	P	--	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, two-family, two (2) attached or detached on a lot	--	--	--	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, multiple-family, three (3) or more attached or detached on a lot	--	--	--	P	P	P	--	--	--	P	P	P <sup>3</sup>	--	--	--	--	--	
Residential dwellings, multiple-family, five (5) or more attached on a lot	--	--	--	P	P	P	P	--	--	P	P	P <sub>3</sub>	--	--	-/P <sup>4</sup>	P/C <sup>5</sup>	P	

<sup>1</sup> Subject to the development standards of the R-1A zoning district.

<sup>2</sup> A maximum of 1½-stories shall require Community Development Director approval for properties located in the RHOD overlay.

<sup>3</sup> Residential uses are only permitted within ¼-mile of a Major Transit Intersection (MTI).

<sup>4</sup> Only permitted in Main Street DOR-2 and Zócalo Subareas. Is not be permitted in Main Street DOR-1.

<sup>5</sup> Ground floor residential facing Santa Anita Avenue shall require approval of a Conditional Use Permit (CUP).

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Residential – Main Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Live-work unit	--	--	--	--	--	--	M	--	--	C	C	C6	--	--	--	M <sup>6</sup>	M	17.110.050
Mixed-use development –																		
Horizontal	--	--	--	--	--	--	P	--	--	--	--	P6	--	--	--	P/C7	P	17.110.060
Vertical <sup>7</sup>	--	--	--	--	--	--	P	--	--	--	--	--	--	--	P	P	P	17.110.060
Mobile home or trailer park	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	
Planned Residential Development (PRD)	--	R	--	R	R	R	--	--	--	R	R	R6	--	--	--	--	--	17.127
<i>Religious institutions housing (reserved)</i>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.070
Senior housing	--	--	--	--	C	C	C	--	--	C	C	C6	--	--	P	P/C7	P	
Single room occupancy (SRO)	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	17.110.080
Urban dwelling	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.100
Urban lot split	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.110
Urban housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--/P <sup>8</sup>	P/C7	P	17.110.120
Residential – Ancillary Uses																		
Accessory building	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	17.110.030
Animals, breeding and raising	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Animals, horses	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Animals, husbandry product	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
Community garden	M	M	M	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Garage sale	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	

<sup>6</sup> Ground floor residential facing Santa Anita Avenue shall require approval of a CUP.

<sup>7</sup> For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

<sup>8</sup> Only permitted in Main Street DOR-2 and Zócalo Subareas. Is not be permitted in Main Street DOR-1.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Residential – Ancillary Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Greenhouse or conservatory, private	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Home occupation business	P	P	P	P	P	P	P	--	--	P	P	P	--	--	P	P	P	17.110.040
Lighted outdoor sporting field or court, private	M	M	--	M	M	M	M	--	--	M	M	M	--	--	--	--	--	
Trailer, temporary	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Transitional parking	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Transitional use	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	17.110.090
Community Care Uses																		
Adult daycare home –																		
Small, less than seven (7) adults	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 adults	C	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
Adult daycare facility, general	--	--	--	--	--	--	C	--	--	C	C	C*	--	--	--	--	C	
Alcoholism or drug abuse treatment facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Childcare facility	--	--	--	--	--	--	C	--	--	C	C	C*	--	--	--	C	C	
Elder care or assisted living facility	--	--	--	--	--	--	C	--	--	--	C	C*	--	--	--	--	C	
Emergency shelter –																		
Less than 25 beds/occupants	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	17.112.090
25 or more beds/occupants	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.090
Family daycare home –																		
Small, less than nine (9) children	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, nine (9) to 14 children	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Group home –																		
Small, less than (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) or more residents	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Community Care Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Low barrier navigation center –																		
Less than 25 beds/occupants	--	--	--	--	--	--	P	--	--	P	P	p <sup>9</sup>	--	--	--	--	--	17.112.110
25 or more beds/occupants	--	--	--	--	--	--	A	--	--	A	A	A <sup>10</sup>	--	--	--	--	--	17.112.110
Residential care home –																		
Small, less than seven (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 residents	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Residential care facility, general	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	--	C	
Social rehabilitation facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Supportive or transitional housing	--	--	--	P	P	P	P	--	--	P	P	p <sup>10</sup>	--	--	--	--	--	
Public & Quasi-Public Uses								--	--									
Electrical distribution substation	--	--	--	--	--	--	C	--	--	C	C	C	M	M	--	--	C	
Government or government related facility	P	P	--	P	P	P	P	--	--	P	P	p*	P	P	p^	P	P	
Hospital or clinic –																		
Hospital	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	
Urgent care medical center	--	--	--	--	--	--	p*	--	--	P	P	p*	P	P	--	p*	p*	
Recreation facility –																		
Public	P	P	P	P	P	P	P	--	--	P	P	P	--	--	p^	P	P	
Private	C	C	--	C	C	C	--	--	--	--	C	C	--	--	--	--	--	
College or university, public	--	--	--	--	--	--	P	--	--	--	C	C	--	--	--	P	P	
College or university, private	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	C	C	

<sup>9</sup> Low barrier navigation center is only permitted within ¼-mile of an MTI.

<sup>10</sup> Supportive or transitional housing is only permitted within ¼-mile of an MTI.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Public & Quasi-Public Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
School & educational facility –																		
K-12, public	P	P	--	P	P	P	P	--	--	P	P	P	--	--	--	--	P	
K-12, private	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	--	C	
Preschool, public	P	P	--	P	P	P	P	--	--	P	P	P	--	--	--	P	P	
Preschool, private	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	C	C	
Specialized education and training	--	--	--	--	--	--	M	--	--	--	M	M*	M	M	--	C	C	
Tutoring and educational center	--	--	--	--	--	--	P	--	--	P	P	P*	--	--	P*	P*	P*	
Utility facility	C	C	--	C	C	C	C	--	--	C	C	C	C	C	--	--	C	
Wireless facility	See notes											*	See notes					17.90 & 92
Assembly & Entertainment Uses																		
Adult entertainment	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	5.16, 5.98, 17.112.020
Ancillary entertainment	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Assembly or meeting facility	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C	C	C	
Commercial entertainment	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	
Commercial recreation facility –																		
Indoor	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	5.76 for billiards
Outdoor	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Community center	--	--	--	--	--	--	P	--	--	P	P	P	--	--	P^	P	P	
Cultural institution	--	--	--	--	C	C	C	--	--	C	C	C	--	--	P^	P	P	
Family entertainment center	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	C	C	
Gaming center or arcade	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	C	C	5.96
Nightclub	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	5.32
Religious institutions	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	--	C	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Retail & Offices Uses	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Alcohol sales <sup>11</sup> –																		
Assembly and entertainment use, on-site <sup>12</sup>	--	--	--	--	--	--	C	--	--	C	C	C	C	C	C^	C	C	17.112.030
Bar or tavern, on-site	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C^	C	C	17.112.030
Brew pub, on-site and off-site	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	C	17.112.030
Liquor store, off-site	--	--	--	--	--	--	C	--	--	--	C	C	C	C	--	--	C	17.112.030
Restaurant, limited hours, on-site	--	--	--	--	--	--	C*	--	--	M	M	M*	M	M	M*^	M*	M*	17.112.030
Restaurant, on-site	--	--	--	--	--	--	C*	--	--	C	C	C*	C	C	M*^	C*	C*	17.112.030
Retail store, off-site	--	--	--	--	--	--	C	--	--	--	C	C*	C	C	C*^	C*	C*	17.112.030
Cannabis activity, commercial – Dispensary	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	5.18
Convenience store or minimart	--	--	--	--	--	--	C*	--	--	--	C	C*	C	C	M*^	M*	C*	
Food or beverage establishment –																		
Bakery or pâtisserie, retail	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Bakery, commercial	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	
Coffeehouse or ice cream parlor	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Outdoor seating/dining	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	17.112.130
Restaurant	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Grocery store	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Multiple-tenant commercial center	--	--	--	--	--	--	M*	--	--	P	M	M*	M	M	P*^	M*	M*	17.112.120

<sup>11</sup> Alcohol sales can be for beer and wine or beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

<sup>12</sup> Only applicable to assembly and entertainment uses permitted in the underlying zoning district.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Retail & Office Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Offices –																		
Ancillary	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Administrative, business Professional	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Government	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Medical and dental	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Office supply store	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Pawnbroker or pawnshop	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	5.68 17.112.140
Pharmacy	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Retail sales (unless listed as a separate use)	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Secondhand vendor	--	--	--	--	--	--	M*	--	--	--	M	M*	M	M	M*^	M*	M*	5.68 17.112.170
Showroom sales	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	--	
Significant tobacco retailer	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	17.112.180
<i>Temporary use (reserved)</i>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.124
Vehicle retail use –																		
Parts and accessory store	--	--	--	--	--	--	--	--	--	--	P	P*	P	P	--	--	P	
Sale and lease, limited	--	--	--	--	--	--	--	--	--	--	M	M	P	P	--	--	M	
Parts and accessory store	--	--	--	--	--	--	--	--	--	--	P	P*	P	P	--	--	P	
Sales and lease, limited	--	--	--	--	--	--	--	--	--	--	M	M	P	P	--	--	M	
Sales and lease, general new & used	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	17.112.190
Sales and lease, general used	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.96 & 17.112.190

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Retail & Office Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle retail use (continued) –																		
Sales and lease, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.190
Warehouse retailer or retail warehouse	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	
Wholesaler	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	
Service Uses																		
Alternative financial establishment	--	--	--	--	--	--	--	--	--	--	--	M*	--	--	--	--	--	17.112.040
Ambulance service	--	--	--	--	--	--	--	--	--	--	--	C	M	M	--	--	--	
Animal service –																		
Animal boarding/kennel	--	--	--	--	--	--	--	--	--	--	--	C	M	M	--	--	--	5.96
Animal grooming	--	--	--	--	--	--	P	--	--	P	P	P*	P	P	P^	P	P	
Veterinary service or animal hospital/clinic	--	--	--	--	--	--	P	--	--	--	P	P	P	P	--	--	P	
Appliance or electronics repair	--	--	--	--	--	--	P	--	--	--	P	P	P	P	--	--	--	
Automated Teller Machine (ATM), walk-up	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P	P	17.112.050
Bail bonds	--	--	--	--	--	--	--	--	--	--	--	M	P	P	--	--	--	
Collection containers –																		
Small	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	17.112.060
Large	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	17.112.060
Correctional facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.070
Drive-thru business –																		
Food or beverage establishment	--	--	--	--	--	--	C	--	--	--	C	C	C	C	--	--	C	17.112.080
Service or retail	--	--	--	--	--	--	M	--	--	M	M	M	M	M	C	C	M	17-112.080
Financial institution	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P	P	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Funeral home or mortuary	--	--	--	--	--	--	P <sup>13</sup>	--	--	--	P <sup>14</sup>	P	P	P	--	--	P <sup>14</sup>	
Hotels and motels	--	--	--	--	--	--	C	--	--	--	--	C*	--	--	C*^	C	C	5.48 17.112.100
Office concierge service	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P	P	
Personal service use –																		
General	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P	P	17.112.150
Restricted	--	--	--	--	--	--	M*	--	--	--	M	M*	M	M	M*^	M	M	17.112.150
Massage	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.56 17.112.150
Philanthropic or charitable institution	--	--	--	--	C	C	P*	--	--	P	P	P*	P	P	P*	P	P	
Recycling facility –																		
Mobile	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	P	17.112.160
Self-service	--	--	--	--	--	--	M	--	--	--	A	A	P	P	--	--	A	17.112.160
Small	--	--	--	--	--	--	--	--	--	--	--	M	A	A	--	--	--	17.112.160
Large	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	17.112.160
Self-Storage	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle service uses –																		
Repair, limited	--	--	--	--	--	--	--	--	--	--	M	M	P	P	--	--	--	17.112.200
Repair, minor	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.200
Repair, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.200
Rental, automobile	--	--	--	--	--	--	--	--	--	--	C	C	M	M	--	--	--	
Rental, truck	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Service station, minimum	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.210

<sup>13</sup> Funeral home or mortuary shall not include crematories.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle service uses (continued) –																		
Service station, full	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.210
Washing facility	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.220
Wedding chapel	--	--	--	--	--	--	M	--	--	--	M	M*	M	M	M	M	M	
<b>Industrial &amp; Transportation Uses</b>																		
Cannabidiol (CBD) products manufacturer	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Cannabis, commercial –																		
Cultivation, distributor, manufacturing and microbusiness	--	--	--	--	--	--	--	--	--	--	--	p <sup>14</sup>	P	P	--	--	--	5.18
Testing laboratory	--	--	--	--	--	--	--	--	--	P	P	P*	P	P	--	--	--	5.18
Courier service or messengers	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	
Distribution, fulfillment or warehouse center –																		
Less than 100,000 square feet	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
100,000 square feet or greater	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Hazardous materials, any use involving storage of	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	17.50.100
Industrial hemp processing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Impound or tow yard	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Laboratory, testing	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Laundry or dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	

<sup>14</sup> Limited to the East Valley Entryway Area as shown on Exhibit A of City Council Ordinance No. 2924.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Industrial & Transportation Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Machine shop	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Manufacturing (unless listed as separate use) –																		
Ancillary	--	--	--	--	--	--	--	--	--	--	--	A	P	P	--	--	--	
Light	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
General	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	
Recycling processing facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
New industrial construction over 5,000 sq. ft. and within 150 ft. of a residential zoning district	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Passenger transport or taxi service	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Research and development	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Rock, sand and gravel storage and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Towing facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Transit station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	
Truck terminal	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle parking –																		
Attendant or valet parking	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C	C	C	
Car sharing, residential use	--	--	--	--	M	M	M	--	--	--	--	M	--	--	M	M	M	17.70.070(C)
Car sharing, nonresidential use <sup>15</sup>	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	
Parking structure	--	--	--	--	--	--	M <sup>16</sup>	--	--	--	--	M* <sup>17</sup>	M <sup>17</sup>	M <sup>17</sup>	M	M	M <sup>17</sup>	

<sup>15</sup> Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

<sup>16</sup> Parking structures shall be ancillary to a permitted use.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Industrial & Transportation Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle parking (continued) –																		
Shared parking	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	17.70.070(D)
Vehicle parking, limited (short-term)	--	--	--	--	--	--	--	--	--	--	--	A	A	A	--	--	--	
Vehicle parking, limited (long-term)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle parking, general	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	

Key:

- \* C-3: Use permitted on properties developed with a horizontal mixed-use project.
- \* M/MU, MS/Z, ST and MV: Use is pedestrian oriented and may occupy the ground floor of vertical mixed-use buildings. Other uses shall not be permitted on the ground floor.
- ^ MS: Use is pedestrian oriented and may occupy the ground floor of building facing Main Street west of Tyler Avenue. Other uses shall not be permitted on the ground floor.
- Use not permitted.
- P Use permitted by-right.
- A Use permitted after review and approval of an Administrative Permit (AP).
- D Use permitted after review and approval of the Community Development Director.
- T Use permitted after review and approval of a Temporary Use Permit (TUP).
- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).
- R Use permitted after review and approval of a Planned Residential Development (PRD).

List of Zoning Districts Acronyms:

- R-1 One-family Dwelling
- R-2 Low-density Multiple-family Dwelling
- R-3 Medium-density Multiple-family Dwelling
- R-4 High-density Multiple-family Dwelling
- M/MU Mixed/Multiuse
- U/MU Reserved for Urban/Multiuse
- O/MU Reserved for Office/Multiuse
- C-1 Office Commercial
- C-2 Retail Commercial

List of Zoning Districts Acronyms (continued):

C-3	General Commercial
M-1	Light Manufacturing
M-2	General Manufacturing
MS	Downtown Specific Plan – Main Street Sub-Area
Z	Downtown Specific Plan – Zocalo Sub-Area
ST	Downtown Specific Plan – Station Sub-Area
MV	Downtown Specific Plan – Monte Vista Sub-Area

**C. Other Zoning Districts:**

1. For the Office Professional (OP) zoning district, refer to the M-1 zoning district.
2. For the Public Facilities (PF), Open Space (OS), Airport (AP), Railroad (RR), Transitway (TW) and Residential Mobilehome Park (RMP) zoning districts, refer to Chapter 17.44 (Public and Quasi-Public Zoning Districts) of this Title.
3. For the Gateway Specific Plan, refer to Chapter 17.131 (Gateway Specific Plan) of this Title.
4. For the Mountain View Specific Plan, refer to Chapter 17.132 (Mountain View Specific Plan) of this Title.
5. For the Flair Spectrum Specific Plan, refer to Chapter 17.133 (Flair Park Specific Plan) of this Title.

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