

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	
Industrial & Transportation Uses																		
Cannabidiol (CBD) products manufacturer	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Cannabis, commercial –																		
Cultivation, distributor, manufacturing and microbusiness	--	--	--	--	--	--	--	--	--	--	--	p ¹⁵	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	--	--	--	

¹⁵ 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 ¹⁶	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	
Parking structure	--	--	--	--	--	--	M ¹⁷	--	--	--	--	M* ¹⁷	M ¹⁷	M ¹⁷	M	M	M ¹⁷	

¹⁶ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

¹⁷ 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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