

CHAPTER 3

ALLOWED USES

CHAPTER OVERVIEW

This chapter establishes allowed land uses and corresponding permit requirements for each of the fourteen land use designations within the SPA. Allowed land use provisions herein are consistent with and implement the vision, policies, and land use categories in the City's General Plan and Community Plan as applicable. This chapter addresses permanent use regulations only. Temporary use regulations are found in the Citywide Zoning Code.

ALLOWED USES

The following table identifies the allowed uses and requirements for planning entitlements for each of the land use classes and land use designations in this SPA. The uses in these tables are organized into classifications based on common function, product, or compatibility characteristics, such as residential, commercial, office, and industrial. The use classifications and uses identified in the table are the same as those used in the Citywide Zoning Code (Chapter 23.26); see Section 23.26.015 for descriptions of these uses.

Generally, a use is either allowed by right, allowed through issuance of a permit, or not permitted. In addition to the requirements for planning entitlements of this SPA, other permits may be required

prior to establishment of the use (e.g., Building Permit or permits required by other agencies). The requirements for planning entitlements identified in the table below include the following:

Permitted by Right (P). A use shown with a “P” indicates that the use is permitted by right in the corresponding land use designation, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards) as well as state and federal law.

Permitted Subject to a Minor Conditional Use Permit (M). A land use shown with an “M” indicates that the land use is permitted in the corresponding land use designation upon issuance of a Minor Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards), as well as state and federal law.

Permitted Subject to a Conditional Use Permit (C). A land use shown with a “C” indicates that the land use is permitted in the designated specific land use type upon issuance of a Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards) as well as state and federal law.

Not Permitted (-). A land use shown with a “-” in the table, or a land use that is not listed in the table, is not allowed in the corresponding land use designation.

Reference to Specific Use Regulations. References in the table to a specific use regulation refer to the Municipal Code and applicable regulations or development standards for that particular use when allowed by right or subject to a Use Permit.

This SPA includes one overlay land use designation, the Sports Complex overlay. Where the table identifies an allowed use or permit requirement different from the underlying base land use designation, the overlay regulation shall apply. Where the overlay is silent, the base land use designation shall govern. A development may only take advantage of these allowed use and permit requirements when developed as an integrated development as a sports complex.

Use	Land Use/Land Use Designation												Specific Use Regulations	
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Residential Uses														
Caretaker Housing	P	P	P	-	-	-	-	-	-	-	-	-	-	See base land use type
Dwelling														
Multi-Family	-	-	-	P	P	-	-	P	P	-	-	-		
Second Unit	-	-	-	-	-	P	P	P	-	-	-	-	\$23.90	
Single-Family	-	-	-	P	-	P	P	P	C	-	-	-		
Two-Family	-	-	-	P	-	P	P	P	-	-	-	-		
Employee Housing														
Large	-	-	-	-	-	-	-	-	-	-	-	-		
Small	-	-	-	-	-	P	P	P	-	-	-	-		
Guest House	-	-	-	P	-	P	P	P	-	-	-	-		
Home Occupations	-	-	-	P	P	P	P	P	P	-	-	-	\$23.82	
Live-Work Facility	-	-	-	P	P	-	-	C	C	-	-	-		
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-		
Organizational Houses	-	-	-	-	-	-	-	C	C	-	-	-		
Rooming and/or Boarding Houses	-	-	-	C	C	-	-	C	C	-	-	-		
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	-	-	-	-	-	-	-		
Supportive Housing	-	-	-	P	P	P	P	P	P	-	-	-		
Transitional Housing	-	-	-	P	P	P	P	P	P	-	-	-		

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
Human Services Uses															
Adult Day Health Care Center	-	-	-	-	-	P	P	P	C	-	-	-	See base land use type		
Child Care Facility															
Child Care Center	P	P	P	P	P	P	P	P	P	P	-	P			
Family Day Care Home	-	-	-	P	P	P	P	P	P	-	-	-			
Community Care Facility															
Large	-	C	-	C	C	-	-	-	P	-	-	-			\$23.88
Small	-	-	-	P	P	P	P	P	P	-	-	-			
Emergency Shelter	-	-	P	-	-	-	-	-	-	P	-	-			\$23.80
Medical Marijuana Cultivation	-	-	-	-	-	-	-	-	-	-	-	-			
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-	-			
Medical Services															
Extended Care	-	-	-	C	M	-	-	-	M	-	-	-			
General (Clinics, Offices, and Labs)	P	P	M	M	P	-	-	-	-	-	-	-			
Hospitals	P	P	-	-	P	-	-	-	-	-	-	-			
Residential Care Facility for the Elderly															
Large	-	C	-	C	C	-	-	-	P	-	-	-		\$23.88	
Small	-	-	-	P	P	P	P	P	P	-	-	-			
Residential Care Facility for the Chronically Ill															
Large	-	C	-	C	C	-	-	-	P	-	-	-		\$23.88	
Small	-	-	-	P	P	P	P	P	P	-	-	-			

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Agriculture, Resource, and Open Space Uses														
Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type
Animal Keeping	-	-	-	-	-	-	-	-	-	-	-	-	-	
Exotic	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fowl ¹	-	-	-	P	P	P	P	P	P	P	-	-	-	
Household Pets	-	-	-	P	P	P	P	P	P	P	-	-	-	
Livestock	-	-	-	-	-	-	-	-	-	-	-	-	-	
Crop Production	-	-	-	-	-	-	-	-	-	-	-	-	-	
Equestrian Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hobby	-	-	-	-	-	-	-	-	-	-	-	-	-	
Feed Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hog Farm - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	
Kennels	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial	C	C	P	-	-	-	-	-	-	-	-	-	-	
Hobby	-	-	-	-	-	-	-	-	-	-	-	-	-	
Slaughterhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	
Veterinary Facility	P	P	P	C2	P	-	-	-	-	-	-	-	-	

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Use	Land Use/Land Use Designation													Specific Use Regulations
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public			Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC	
Recreation, Education, and Public Assembly Uses														
Assembly Uses	M	P	M	C	P	C	C	C	C	P	-	-	P	
Cemeteries, Mausoleums	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Community Garden	P	-	P	P	P	P	P	P	P	P	P	P		
Crematories	-	-	C	-	-	-	-	-	-	-	-	-		
Golf Courses/Clubhouse	-	-	-	-	-	C	M	M	M	-	-	C		
Indoor Amusement/Entertainment Facility	C	P	C	-	M	-	-	-	-	-	-	-	P	
Indoor Shooting Range	-	-	C	-	-	-	-	-	-	-	-	-	See base land use type	
Fitness and Sports Facilities	C	P	M	M	P	-	-	-	-	-	-	-	P	
Libraries and Museums	P	P	-	M	P	-	-	-	-	P	-	P	See base land use type	
Mortuaries and Funeral Homes	-	P	-	M	P	-	-	-	-	-	-	-	See base land use type	
Outdoor Commercial Recreation	C	P	C	-	C	-	-	-	-	-	-	-	P	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private Residential Open Space	-	-	-	P	P	P	P	P	P	-	P	P	P	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Resource Protection and Restoration	-	-	-	-	-	-	-	-	-	-	P	P		
Resource-Related Recreation	-	-	-	-	-	-	-	-	-	-	P	P		
Schools													See base land use type	
Academic, Charter	C	C	C	C	M	-	-	-	-	P	-	-		
Academic, Private	C	C	C	C	M	-	-	-	-	P	-	-		
Academic, Public	C	P	C	P	P	-	-	-	-	P	-	-		
Colleges and Universities, Private	C	C	C	-	M	-	-	-	-	P	-	-		
Colleges and Universities, Public	C	C	C	-	M	-	-	-	-	P	-	-		
Equipment/Machine/Vehicle Training	C	P	C	P	P	-	-	-	-	P	-	-		
Specialized Education and Training/ Studios	M	P	P	-	-	-	-	-	-	-	-	-		
Theaters and Auditoriums	P	P	P	-	M	-	-	-	-	-	-	-		
Theaters and Auditoriums	C	P	C	-	P	-	-	-	-	P	-	-	P	

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Utility, Transportation, and Communication Use Listings														
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type
Broadcasting and Recording Studios	P	P	P	C	M	-	-	-	-	-	-	-		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P		
Fuel Storage and Distribution	C	-	C	-	-	-	-	-	-	-	-	-		
Heliports	C	C	C	-	C	-	-	-	-	-	-	-		
Park and Ride Facility	P	P	P	M	P	-	-	-	-	-	-	-		
Parking Facility	P	P	P	M	P	-	-	-	-	-	-	-		
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P		
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	§23.94	
Transit Facilities	P	P	P	M	P	-	-	-	-	-	-	-		
Transit Stations and Terminals	P	P	P	M	P	-	-	-	-	-	-	-		
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P		

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	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
Retail, Service, and Office Uses															
Adult Oriented Business	-	-	C	-	-	-	-	-	-	-	-	-	-	See base land use type	\$23.70
Agricultural Tourism	-	-	-	-	-	-	-	-	-	-	-	-	-		
Alcoholic Beverage Sales	C	P	C	C	P	-	-	-	-	-	-	-			
Ambulance Service	M	-	P	-	-	-	-	-	-	-	-	-			
Animal Sales and Grooming	M	P	M	-	P	-	-	-	-	-	-	-			
Art, Antique, Collectable	-	P	-	P	P	-	-	-	-	-	-	-			
Artisan Shops	-	P	-	P	P	-	-	-	-	-	-	-			
Banks and Financial Services	P	P	P	C	P	-	-	-	-	-	-	-			
Bars and Nightclubs	C	P	C	C	P	-	-	-	-	-	-	-	P	\$23.86	
Bed and Breakfast Inns	-	-	-	M	M	C	C	C	-	-	-	-	See base land use type		
Building Materials Stores and Yards	-	P	C	-	C	-	-	-	-	-	-	-			
Business Support Services	P	P	P	M	P	-	-	-	-	-	-	-			
Call Centers	P	-	P	-	-	-	-	-	-	-	-	-			
Card Rooms	-	C	-	-	C	-	-	-	-	-	-	-			
Convenience Stores	C	P	C	M	P	-	-	-	-	-	-	-		\$23.86	
Drive-in and Drive-through Sales and Service	M	P	-	-	M ³	-	-	-	-	-	-	-		\$23.78	
Equipment Sales and Rental	-	C	P	-	-	-	-	-	-	-	-	-			
Garden Center/Plant Nursery	-	P	C	-	M	-	-	-	-	-	-	-			
Grocery Store	-	P	-	-	P	-	-	-	-	-	-	-			

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	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC	
Retail, Service, and Office Uses (continued)														
Hotels and Motels	M	P	-	C	P	-	-	-	-	-	-	-	P	
Liquor Stores	-	P	-	-	C	-	-	-	-	-	-	-	See base land use type	
Maintenance and Repair Service	-	P ²	P ²	-	P ²	-	-	-	-	-	-	-		
Neighborhood Market	-	P	-	-	P	-	-	-	-	-	-	-		
Offices														
Accessory	P	P	P	P	P	-	-	-	-	-	-	-	P	
Building Trade Contractors	M	-	P	-	-	-	-	-	-	-	-	-	See base land use type	
Business and Professional	P	P	P	P	P	-	-	-	-	-	-	-		
Pawn Shop	-	P	-	-	M	-	-	-	-	-	-	-		
Personal Services	-	P	-	P	P	-	-	-	-	-	-	-		
Personal Services, Restricted	-	C	C	-	-	-	-	-	-	-	-	-		
Restaurants	P	P	P	P	P	-	-	-	-	-	-	-	P	
Retail														
Accessory	P	P	P	P	P	-	-	-	-	-	-	-	See base land use type	
General, large format	-	C ⁴	-	-	C ⁴	-	-	-	-	-	-	-		\$23.86
General, medium format	-	C	-	-	C	-	-	-	-	-	-	-		\$23.86
General, small format	-	P	-	-	P	-	-	-	-	-	-	-		\$23.86
Superstore	-	C ⁴	-	-	C ⁴	-	-	-	-	-	-	-		\$23.86
Superstore, large format	-	-	-	-	-	-	-	-	-	-	-	-		\$23.86
Warehouse/club	-	C	-	-	-	-	-	-	-	-	-	-		
Smoke Shops	-	C	-	C	C	-	-	-	-	-	-	-		
Thrift Store	-	P	C	-	P	-	-	-	-	-	-	-		

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Automobile and Vehicle Uses														
Auto and Vehicle Rental	P	P	P	C	P	-	-	-	-	-	-	-	See base land use type	
Auto and Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-		
Auto and Vehicle Sales, Wholesale	-	-	P	-	-	-	-	-	-	-	-	-		
Auto and Vehicle Storage	-	-	M	-	-	-	-	-	-	-	-	-		
Auto Parts Sales	-	P ⁵	M ⁵	-	P ⁵	-	-	-	-	-	-	-		
Auto Vehicle Dismantling	-	-	-	-	-	-	-	-	-	-	-	-		
Car Washing and Detailing	-	C	C	-	C	-	-	-	-	-	-	-		
Fueling Station	C	P	M	-	C	-	-	-	-	-	-	-		
Vehicle Services														
Major	-	C ²	C ²	-	-	-	-	-	-	-	-	-		
Minor	-	P ²	P ²	-	C ²	-	-	-	-	-	-	-		

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	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Industrial, Manufacturing, and Processing Uses														
Agricultural Products Processing	-	-	C	-	-	-	-	-	-	-	-	-	-	See base land use type
Freight Yard/Truck Terminal	-	-	C	-	-	-	-	-	-	-	-	-	-	
Laundry and Dry Clean Plant	-	-	M	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Major	-	-	M ²	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Minor	-	-	P ²	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Small Scale	M ²	-	P ²	-	-	-	-	-	-	-	-	-	-	
Printing and Publishing	M	-	P	-	-	-	-	-	-	-	-	-	-	
Recycling Facility														
Collection, Small	-	P	P	-	M	-	-	-	-	-	-	-	-	
Collection, Large	-	-	P ²	-	-	-	-	-	-	-	-	-	-	
Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	
Scrap and Dismantling	-	-	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	P	-	P	-	-	-	-	-	-	-	-	-	-	
Storage														
Personal Storage Facility	-	-	P	-	-	-	-	-	-	-	-	-	-	
Warehouse	M	-	P	-	-	-	-	-	-	-	-	-	-	
Yards	-	-	C	-	-	-	-	-	-	-	-	-	-	
Wholesaling and Distribution	-	-	C	-	-	-	-	-	-	-	-	-	-	
Wineries, Distilleries, and Brewery	-	P ⁶	M	-	P ⁶	-	-	-	-	-	-	-	-	

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Notes:

1. All fowl shall be kept and maintained a minimum distance of 40 feet from any property line. A maximum of six fowl may be kept, maintained, or fed as pets. All birds shall be kept within confined, clean coops or cages. Roosters are not permitted.
2. All activities must be entirely screened from public view.
3. Only allowed for banks and financial institutions, pharmacies, and similar service uses with limited queuing. Restaurant drive-throughs are prohibited.
4. See requirements of Section 23.27.020, footnote 14 for Commercial Zoning Districts.
5. On-site repair of vehicles is prohibited.
6. Limited to “microbreweries” or “microwineries.”
7. An agricultural operation allowed through the Williamson Act shall be allowed by right on lands that are under a valid Williamson Act contract.