# ARTICLE 13 COMMERCIAL LAND USE TABLE

## SEC. 25-13-01 PURPOSE

The purpose of the Commercial Land Use Table is to designate the commercial uses permitted within each zone, subject to the development standards for such uses set forth in the articles describing those zones.

#### SEC. 25-13-10 TABLE 2 - PERMITTED USES

To determine in which zone a specific use is allowed:

- 1. Find the use in the left hand column.
- 2. Read across the table until either a "letter" or an "x" appears in one of the columns.
- 3. If a letter appears this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section 25-13-20.
- 4. If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed in Section 25-13-20.
- 5. If neither a "letter" nor an "x" appears in a column, the use is not allowed in the zone represented by that column.
- 6. The Planning Commission shall interpret the appropriate zone for any land use not specifically listed in the Table, based on a finding of consistency with the purpose of the zone and that use is of the same general character as that of the uses permitted in that zone.
- 7. Overlay zones are not included in table.

	COM	MERC		BLE LAN		E TAF	BLE						
USES	A-1	o-s	R-1	R-2	N-P	R-M	C-1	CBD	EOZ	ESD	C-2	C-3	С-Н
Accessory Buildings & Uses customarily Appurtenant To A Permitted Use							X	х	X	0	X	X	X
Adult Bookstores								m		O	i	i	
Adult Entertainment											i	i	
Adult Motels											i	i	
Adult Motion Picture Theaters								m		0	i	i	
Agricultural Uses, & Structures General, Except Commercial Animal Slaughter	X												
Airports	c												
Ambulance Service										0	X	X	
Antique Stores ≥ Than 4,000 Sq.Ft.									0	c			
Antique Stores										0			
Appliance Sales, Service, & Supply								m		0	X	X	
Auto Sales, New & Used, Including RV, Trailer & Motorcycles								m	c	0	c	c	с
Auto Rental Or Lease Agency, Including Truck & Trailer Rental & Limousine Service								m	c	0	d	X	c
Auto Parts & Accessory Store, Including Radio, Stereo, Or CB Shop								m	X	0	X	X	х
Auto & Truck Service Stations							c	m	X	0	e	X	X
AutoMinor Service & Repair. Includes Such Uses As Tire Sales & Service Radiator Replacement; Brake Service; Diagnosis & Tune-Up; Glass Installation & Smog Inspection								m	х	o	c	x	x
AutoMajor Service & Repair. Includes Such Uses As Transmission Rebuild; Radiator Rebuild; Starter/Generator Rebuild; Body Repair; Paint Shop & Machine Shop								m	с	0	c	С	c
Auto-Lube Shop								m	c	0	c	c	c
Bakeries							X	m	d	0	X	X	d
Barber & Beauty Shops							X	m		0	X	X	
Bars, Cocktail Lounges, & Taverns								m		0	С	c	С
Bed & Breakfast Facilities								m	X	0	c	c	X
Boarding & Rooming Houses					a	b		m	X	0	b		

TABLE 2 COMMERCIAL LAND USES													
USES	A-1	o-s	R-1	R-2	N-P	R-M	C-1	CBD	EOZ	ESD	C-2	C-3	С-Н
Bowling Alleys								m		n	c	с	c
Building Materials Sales Yard								m				c	
Bus Depot								m	С	n	c	с	c
Bed & Breakfast Facilities								m					
Boarding & Rooming Houses								m					
Bowling Alleys								m					
Building Materials Sales Yard								m					
Bus Depot								m					
Cabinet, Carpenter, & Woodworking Shops								m		n		С	
Cafes, Coffee Shops & Restaurants, Except Drive Through Facilities							х	m	Х	n	х	X	X
Card rooms								m		n	С	С	
Car Washes									d	n	e	Х	X
Cemeteries, Crematories & Columbium's	с	с											
Churches	с		c	С	С	c	с	m		n	С	С	c
Clothes Cleaning & Laundry Pick-Up Stations							х	m		n	х	Х	
Commercial Recreation Facilities, Other Than Those Listed In Table 2							c		r	n	c	c	r
Communication & Public Utility Service Facilities								m		n	c		
Dance Halls								m		n	c	c	
Day Care Center									r	n			r
Drive-in, Fast Foods, Self Service, Take Out Restaurants									с	n	c	c	c
Drive-in Theaters	c											c	c
Drug Stores & Pharmacies							X	m	r	n	X	X	r
Electrical Sales, Service, & Supply										n	X	X	
Equipment Rental												c	
Farm Supply & Implement Sales & Service												c	
Film Processing Pick-Up Stations							X	m	r	n	Х	X	r
Financial Institutions, Except Drive Through Facilities							х	m	r	n	x	X	r
Financial Institutions, With Drive Through Facilities									r	n			r
Fire Extinguisher Sales & Service										n		X	
Flea Markets										n		c	

TABLE 2
COMMERCIAL LAND USES

USES	A-1	o-s	R-1	R-2	N-P	R-M	C-1	CBD	EOZ	ESD	C-2	C-3	С-Н
Florists							х	m	X	n	Х	х	
Food & Grocery Stores							f	m	r	n	X	Х	r
Fortune telling								m			j	j	
Funeral Homes & Mortuaries								m		n	Х	х	
Gift Shops, Curio						d	X	m	r	n	X	Х	X
Glass Sales, Service, & Supply								m		n	X	Х	
Golf Courses, Golf Driving Ranges	с	с											
Hardware Stores							с	m	r	n	Х	х	r
Heating & Air Conditioning Sales, Service & Supply								m		n	X	X	
Heliports	c	c											
Hospitals						c				n	С	c	
Hotels & Motels/Bed & Breakfast, Inns								m	с	n	с	c	с
Hydraulic Equipment, Well Drilling Sales Service & Supply										n		c	
Janitorial										n		X	
Laundromats							X	m		n	X	X	c
Laundry, Dry Cleaning Facilities Pick-up									r	n	c	c	r
Liquor Sales, On Off Sale							d	m	d	n	С	c	d
Live / Work Units										n			
Locksmiths							X	m		n	Х	Х	
Machine Shops										n		c	
Massage Establishments								m		n	j	j	
Medical & Dental Clinics						c		m		n	Х	Х	
Medical Laboratories						с	с	m		n	X	х	
Mini Marts							с	m	k	n	k	k	k
Mini-Storage Facilities (SE Area Only)									С				
Mini-Storage Facilities										n		c	c
Miniature Golf								m		n		c	
Mixed-Use Commercial/Residential Developments								m		n	0	p	
Multi-Use Developments							h	m		n	h	h	
Newspaper / Publishing										n			
Nude Dancing Theaters											i	i	
Offices					a	С		m		n	Х	х	
Opticians						d	Х	m		n	Х	х	
Parking Facilities, Including Truck Parking and Park & Ride Lots				ABLE			d	m	d	n	d	d	d

TABLE 2 COMMERCIAL LAND USES

USES	A-1	o-s	R-1	R-2	N-P	R-M	C-1	CBD	EOZ	ESD	C-2	C-3	С-Н
Parking Facilities, Off Site			c	c	c	c	c	m	c	n	c	c	c
Passenger Terminals								m		n	c	c	
Pet Grooming							с	m	r	n	С	X	r
Pipe Sales, Service, & Supply										n	X	Х	
Plant Nurseries & Green Houses					a		Х	m		n	х	Х	X
Plumbing Sales, Service, & Supply								m		n	X	Х	
Pool Halls								m		n	С	с	
Pool Service & Supply										n	х	X	
Prescription Pharmacies						d	X	m	r	n	х	X	r
Produce Outlet									X				
Produce Stands	d							m			х	X	X
Public & Private Schools	с		c	с	с	С		m	С	n	с	c	С
Public & Quasi Public Buildings & Uses Appropriate To The Area	c	c	c	c	c	c	c	m	с	n	с	c	c
Public Scales										n		c	
Pump Sales, Service, & Supply										n	X	X	
Recreation Vehicle & Boat Storage										n		c	
Recycling Service Centers										n		c	
Regional Offices That Have A Minimum Of 30,000 Square Feet Of Building								m	С				с
Regional Outlet Shopping Centers								m					c
Regional Retail Centers								q					
Rental Centers													c
Research & Development Facilities										n			c
Residential Hotels								m		n	c		
Retail Stores & Shops That Provide A Convenience Service To The Surrounding Area							x	m		n	х	X	
Rice Storage, Excluding Processing										n		c	
Shoe Repair									d	n			d
Sewage Ponds, Storm Drainage Basins	X	Х											
Shopping Centers							h	m			h	h	
Sign Companies										n			
Skating Rinks								m	X	n	c	c	
Social Halls, Lodges, Fraternal						c	c	m		n	X	X	c
Studios; Art & Craft / Dance													
Swimming, Tennis, & Racquetball Clubs, Health Clubs	с		c	c	c	с	х	m	Х	n	х	X	Х
Tattoo Establishments								m		n	c	c	
Taxi Cab Service								m		n		X	

TABLE 2
COMMERCIAL LAND USES

USES	A-1	o-s	R-1	R-2	N-P	R-M	C-1	СВО	EOZ	ESD	C-2	C-3	С-Н
Technical, Trade & Craft Schools & Studios						с	с	m		n	х	X	
Temporary Construction Storage Yards	d	d	d	d	d	d	d		g	n	d	d	
Temporary Outdoor Uses							g	m		n	g	g	g
Theaters								1	r	n	1		r
Tire Recapping										n		Х	
Tourist Information & Local Products									X				
Travel Trailer Parks & Overnight Campgrounds									c	n		c	с
Upholstery								m		n	X	X	
Variety Stores							с	m	r	n	X	Х	r
Veterinary Offices & Clinics							c	m		n	С	Х	Х
Video Game Centers							c	m	d	n	с	с	
Video Games When Incidental To A Permitted Use							d	m		n	d	d	d
Welding Shops										n		c	
Wholesale & Distributing Businesses										n		X	
Youth Oriented Entertainment									С	n	m		

SEC. 25-13-20 SPECIAL CONDITIONS (Commercial Land Use Table)

The following special conditions apply to those land uses indicated by corresponding letter in Table 2:

- a. Existing uses in N-P Zone on December 6, 1979; plant nurseries may be expanded or enlarged by Conditional Use Permit.
- b. Conditional Use Permit required if for more than 6 guests, persons or dwelling units.
- c. Conditional use Permit required.
- d. Accessory use, incidental to principal use.
- e. Conditional Use Permit required if abutting any residential zone.
- f. Conditional Use Permit required if gross floor area exceeds 2,500 square feet.
- g. Temporary Outdoor Uses: See Section 25-13-30 for specific requirements.
- h. Conditional Use Permit required. A list of permitted uses may be approved with the use permit.
- i. Conditional Use Permit required and subject to the following restrictions:
  - 1. Such use must be located more than seven hundred fifty (750) feet from any of the following zones: A-1, O-S, R-1, R-2, R-M, or N-P.
  - 2. Such use must be located more than one thousand (1,000) feet from any other adult bookstore or adult motion picture theater.
  - 3. Such use must be located more than 500 feet from any public or private school or church, synagogue or other place of worship to which the public is invited or permitted to attend.
  - 4. Refer to Section 25-21075 for additional requirements.

- j. Conditional Use Permit required and subject to the following restrictions if required by Section 15.30 of the Municipal code to obtain a license.
  - 1. Such use must be located more than 750 feet from any of the following zones: R-1, R-2, R-M, or N-P.
  - 2. Such use must be located more than 1,000 feet from any other fortune telling business.
- k. Conditional Use Permit required if associated with gasoline sales, and/or sales of alcoholic beverages or open between 10:00 p.m. and 7:00 a.m. subject to location requirements as follows:
  - 1. Not allowed within 500 feet of a public, or private school (K-12) or playground.
- 1. Refer to Land Use Matrix (Areas A & B) of the Downtown Specific Plan. Applies only to commercial and indoor facilities.
- m. Refer to the Downtown Specific Plan and the Land Use Area Matrix contained in Article 14.5.
- n. Refer to East Street Corridor Specific Plan and the Land Use Area Matrix contained in Article 15.5.
- o. Permitted use; site plan and design review by the Planning Commission is required; subject to the following restrictions
  - 1. No residential units shall be located on the ground floor.
  - 2. Appropriate separation shall be provided between different use types.
  - 3. Designated parking shall be available for each residential units in keeping with Zoning Ordinance standards.
- p. Conditional use permit required and subject to the following conditions:
  - 1. No residential units shall be located on the ground floor

- 2. Appropriate separation shall be provided between different use types.
- 3. Designated parking shall be available for each residential units in keeping with Zoning Ordinance standards
- q. Allowed with a conditional use permit on sites at least 20 acres in size and located adjacent to an interstate freeway.
- r. Allowed only in a regional retail center as defined by Section 25-3-10 with the issuance of a conditional use permit.

#### SEC. 25-13-30 TEMPORARY OUTDOOR USES

- A. Permitted outdoor uses -- up to 30 days.
  - 1. Christmas tree, fireworks, and other annual sales activities.
  - 2. Farmers' markets.
  - 3. Other promotional events such as carnivals and nonprofit fund-raising activities.
- B. Permitted outdoor uses -- up to 10 days.
  - 1. Short-term sales such as sidewalk or parking lot sales carried on by and adjacent to an existing commercial business which is conducted within a building.
  - 3. Parade related sales activities.
- C. Performance standards -- apply to all temporary outdoor uses.
  - 1. A business or other appropriate City license approved by the Zoning Administrator is required for all uses.
  - 2. Written permission of the owner or operator of the property is required.
  - 3. Site plan approval may be required.
  - 4. All wares and goods are to be displayed in a neat and orderly fashion.

- 5. Sales areas are not to interfere with driveways, corner sight requirements or sidewalk traffic.
- 6. Use of parking spaces for sales displays requires approval of the traffic engineer.
- 7. All uses are to be fully cleaned up and removed by close of business on the last day approved license is valid.
- 8. No consecutive licenses are to be issued for the same location.
- D. Additional performance standards apply to Section 25-13-30B above only.
  - 1. Sign permit is required. Temporary signs may not exceed four (4) square feet in area. One sign permitted per site.
  - 2. Hours of operation limited to 8:00 a.m. to 9:00 p.m.
  - 3. Zoning Administrator is authorized to permit uses for any duration between one (1) day and ten (10) days.

### SEC. 25-13-40 C-2/P-D ZONE PERMITTED USES

In addition to C-1 and C-2 uses, service commercial uses are permitted if consistent with the intent of the General Plan as described in the Land Use Element.