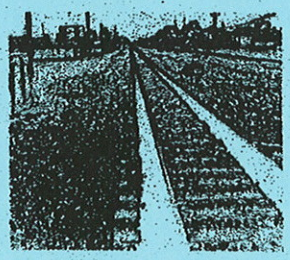
SECTION 2. LAND USE ELEMENT



SECTION 2. LAND USE ELEMENT

The Land Use Element for the East Street Corridor Specific Plan is divided into three subsections which include Residential, Commercial and Special Land Uses. The plan includes seven specific zoning classifications including:

- Area A - Neighborhood Preservation
- Area B - Mobile Home Park
- Area C - Mixed Use Residential/Commercial
- Area D - Central Business District
- Area E - General Commercial
- Area F - Service Commercial
- I - Industrial

These zoning classifications are shown on Exhibit 2-1 and 2-2. The Land Use Matrix (Table 2.4) identifies allowed and conditional uses in each zoning classification.

2.1 GOALS AND POLICIES

Goal 2.1: Promote the development of new single and multi-family housing opportunities on sites contiguous to existing residential areas within the Specific Plan Area.

Goal 2.2: Preserve and improve the existing housing stock within the East Street Corridor.

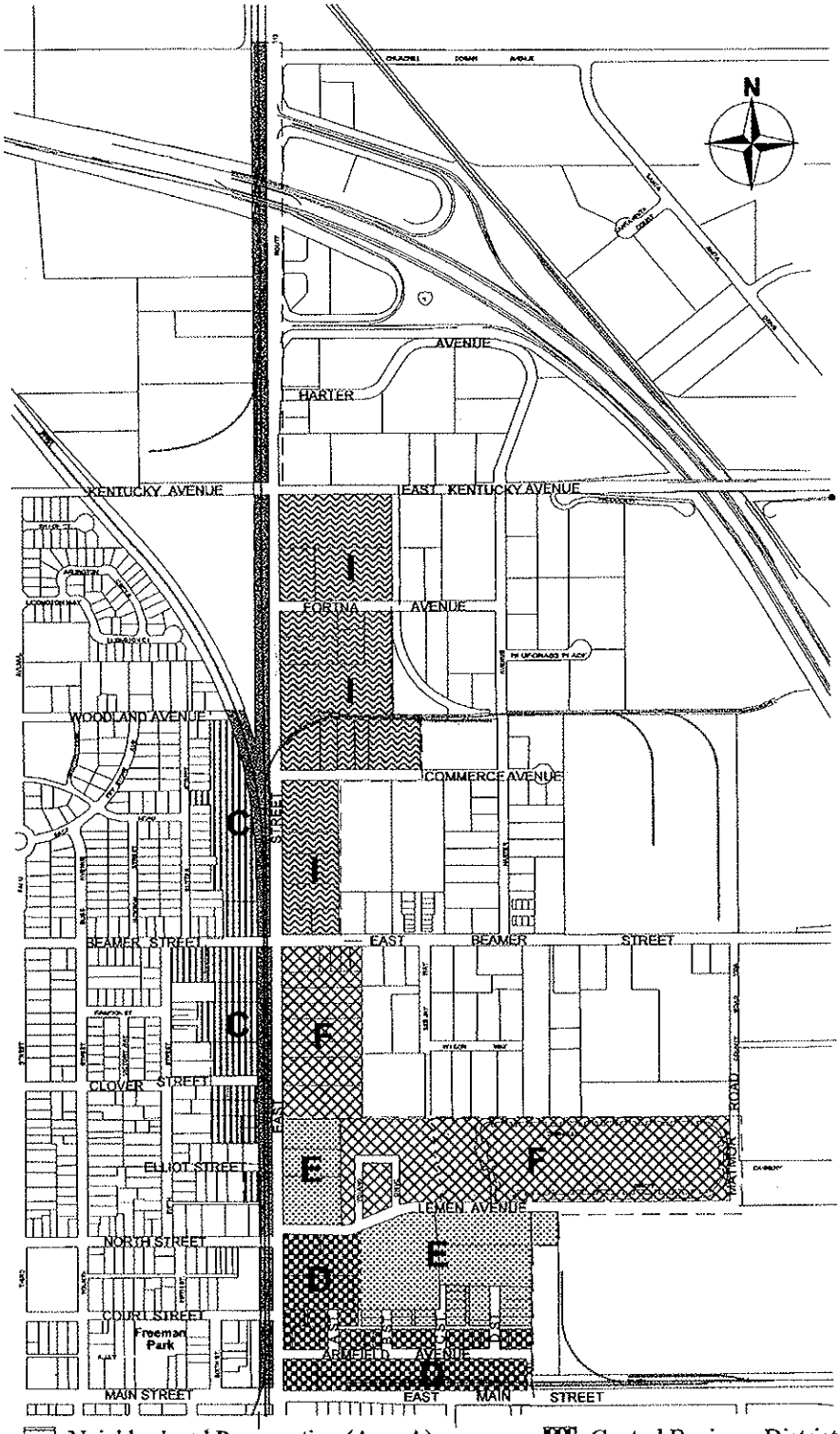
Goal 2.3: Improve the land use and dwelling conditions to enhance the scenic character of the corridor, while enhancing the quality of life for mobile home park residents.

Goal 2.4: Create a viable economy for the East Street Corridor which will enrich existing businesses, stimulate private investment, and encourage new businesses in order to enhance the entire community.

Goal 2.5: Provide a place where residents of Woodland and surrounding areas will be drawn to meet their retail, service, social cultural, entertainment, housing, and governmental needs.

Goal 2.6: Increase the attractiveness of the East Street Corridor in order to improve Woodland's overall image as a place to live, work, shop, and do business.

Goal 2.7: Establish an economic development program that creates employment and business opportunities.

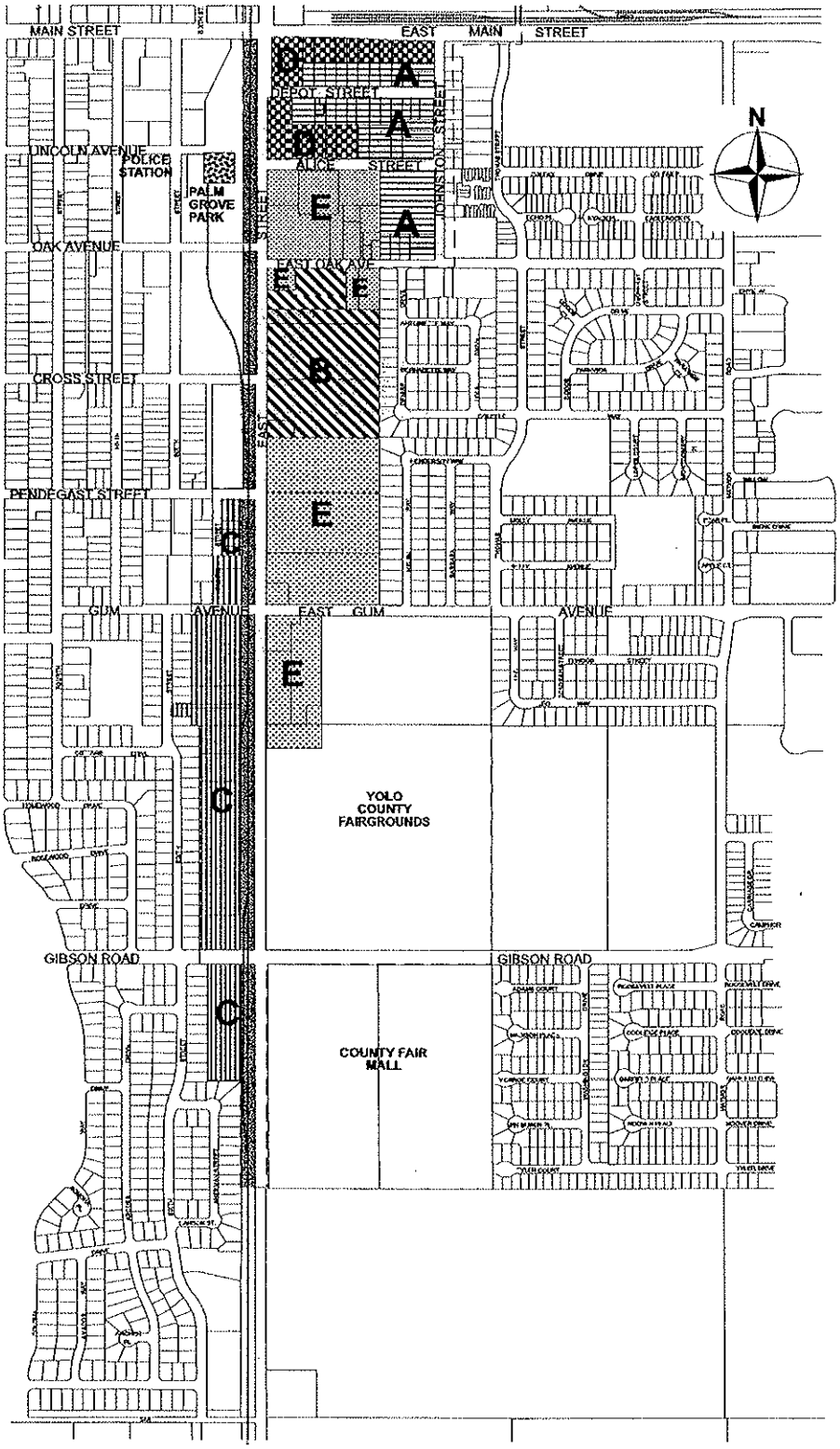


EAST STREET CORRIDOR SPECIFIC PLAN

City of Woodland
Yolo County
California

Exhibit 2-2

Northern Section
Zoning



EAST STREET CORRIDOR SPECIFIC PLAN

City of Woodland
Yolo County
California

Southern Section Zoning

- Neighborhood Preservation (Area A)
- Mobile Home Park (Area B)
- Mixed Use Residential/Commercial (Area C)
- Central Business District (Area D)
- General Commercial (Area E)
- Service Commercial (Area F)

Policy 2.1. Rezone sites for the development of single and multi-family housing with the adoption of the Specific Plan.

Policy 2.2. The City shall promote the development of affordable housing opportunities for persons of low/moderate income through the utilization of Redevelopment Agency Housing Tax Increment, CDBG and HOME financing.

Policy 2.3. The City will promote voluntary owner participation in housing improvement efforts.

Policy 2.4. The City shall seek grant funds to provide affordable financing for units occupied by low/moderate income households.

Policy 2.5. The City shall design and implement a housing rehabilitation program offering technical and financial assistance to low/moderate income households.

Policy 2.6. The City shall assume the enforcement authority for the oversight of mobile home parks in Woodland from the California Department of Housing and Community Development-Division of Codes and Standards.

Policy 2.7. The City shall promote the reduction of residential density at Dana Trailer Park and Woodland Mobile Park by rezoning adjacent commercial land to SP-MH, thereby increasing the overall land area.

Policy 2.8. The City shall seek funds to provide affordable financing for infrastructure and open space improvements. Provision of funds will be contingent upon the owner entering into affordability covenants preserving space rent affordability for household of low/moderate income, through the establishment of a homeowner controlled cooperative or ownership by a non-profit corporation.

Policy 2.9. The City shall design and implement a mobile home replacement program offering technical and financial assistance to low/moderate income households.

Policy 2.10. The City shall allow for the conversion of the Woodland Court Motel and Tony's Motel properties to a Central Business District use as the owner(s) realize market opportunities.

Policy 2.11. Redefine the East Street Corridor as a destination and not a thoroughfare.

Policy 2.12. Encourage retail, dining, entertainment and housing development in the East Street Corridor in order to protect the East Street Corridor economy and environment.

Policy 2.13. Encourage, in particular, comparison goods retailers and businesses, professional, financial, governmental, and personal services.

Policy 2.14. Encourage the relocation of incompatible uses from the East Street Corridor that are likely to discourage new investment.

Policy 2.15. Develop incentive programs aimed at attracting private investment in the East Street Corridor, that are consistent with other City objectives.

Policy 2.16. Increase tourism and other currently underdeveloped economic activities in the East Street Corridor.

Policy 2.17 Encourage merchants together with other groups to develop effective campaigns to expand patronage and attract new investment.

Policy 2.18. Offer financial programs that will remove the economic constraints to the East Street Corridor investment.

Policy 2.19. Make appropriate public investments the East Street Corridor to enhance its attractiveness and efficiency that are consistent with other City goals.

2.2 RESIDENTIAL LAND USE

The residential portions of the East Street Corridor Specific Plan Area represent a valuable asset to the area and the City of Woodland. A sense of neighborhood and community exist among residents of the area. The City believes that reinvestment in this housing stock will preserve and protect this City resource.

There are several non-residential areas in the East Street Corridor that would be well suited for residential development. Residential infill projects could integrate vacant and under-utilized land into existing neighborhood areas, enhance the sense of community and provide additional housing opportunities

The Specific Plan expands the opportunity to develop of housing within the Corridor through the designation of land for housing. Two new land use zoning classifications and one existing zoning classification are incorporated into the Plan to provide for housing. These include:

- Neighborhood Preservation (Area A)
- Mobile Home Park (Area B)
- Mixed Use Residential/Commercial (Area C)

2.2.A. Existing Conditions

2.2.A.1. Survey of Existing Housing

In January of 1996 the Rural California Housing Corporation conducted an assessment of the existing housing conditions within the East Street Corridor. The scope of the survey was to visually inspect the exterior of all residential units and evaluate the need for improvements. The entire housing conditions assessment can be found in Appendix A.

2.2.A.2. Manufactured Housing Assessment

There are three mobile home parks situated along East Street that provide housing for 189 households. The names of the facilities are Dana Trailer Park, Woodland Mobile Park and Bell's Trailer Court. Each complex is on land designated as C-3, Service Commercial Zone. The use of these properties as mobile home parks is not consistent with the current land use designations.

Of the 157 units of mobiles evaluated 38 percent or 60 units were either dilapidated or in need of substantial rehabilitation.

2.2.A.3. Single Family Housing Assessment

The majority of the single family housing is situated in two residential neighborhoods. Armfield and Sprague's Subdivision (generally Depot, Alice and Johnston Streets) are two distinct neighborhoods that are divided by East Main Street.

The land use designation for Armfield is Service Commercial while Sprague's Subdivision is a blend of Service Commercial and Duplex.

Nearly 10 percent of the units surveyed were found to be in a dilapidated condition. Approximately 28 percent of the housing stock within the study area is in need of substantial rehabilitation.

2.2.A.4. Multiple Family Housing Assessment

Multiple family housing in the East Street Corridor is comprised of duplex units, apartments and motor court motel rooms converted to weekly occupancy apartments. Land use designations where multi-family housing is located includes Multiple Family, Service Commercial and Duplex Zones.

Table 2.1
Residential Housing Conditions Survey Summary

Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
5th Wheel			Not Rated			4
Apartments	8	25	6			39
Duplex	6	2	2			10
Granny Flats	1	1	1			3
House	11	7	33	23	7	81
Mobile Home	11	22	64	30	30	157
Travel Trailers			Not Rated			28
Hsg Authority Apts.	132					132
Motel/ Apts.		17	43			60
TOTAL	**169**	**57**	**122**	**97**	**37**	**514**

2.2.B Residential Zoning Classifications

2.2.B.1. Neighborhood Preservation (Area A)

The Sprague's Subdivision area shall be zoned as Neighborhood Preservation (Area A) to maintain the residential character of the neighborhood (see zoning map Figure 2-1 and 2-2). This land use designation will sustain a maximum residential density of 8 residential units per acre.

2.2.B.2. Mobile Home Park (Area B)

The City shall adopt a Mobile Home Park zoning classification (Area B) for the existing Dana Trailer Park and Woodland Mobile Park. Maximum density for Mobile Home zoning shall be 12-20 units per acres (current density is approximately 18.25 units to the acre).

Table 2.2
Mobile Home Park Density

	Current Units	Current Permitted Use	Proposed Zoning @ max. density
Dana Trailer Park	89	105	124
Woodland Mobile Park	56	68	53
Bell's Trailer Park	32	41	0
Total	**177**	**214**	**177**

The Plan rezones a portion of the land area along East Street that is contiguous with the existing Dana Trailer Park and Woodland Mobile Park to Area B. This will result in a net area

gain of 3.7 acres. The total land area will then include 11.89 acres combining both parks. The Plan provides, at a minimum, 177 mobile home spaces in the new park (this is the current number of mobile home units in all three parks), resulting in a reduced density of 14.88 units per acres.

2.2.C. Residential Rehabilitation

The City shall promote voluntary owner improvements of housing within the Sprague's Subdivision and the area east of Fifth Street, between Clover and Elliot Street.

The Plan will facilitate the use and targeting of subsidized financing to improve the housing stock while maintaining the affordability for households of low and very-low incomes. The City shall seek to utilize funds from HUD - Community Development Block Grant, CA. Department of Housing and Community Development - HOME Grant, and other sources as they become available. Additionally, the Redevelopment Tax-Increment Low-Income Housing Set-Aside funds will be invested as opportunities present themselves.

The City shall design and implement a housing rehabilitation program within the neighborhood. The rehabilitation program will offer financial and technical assistance to property owners in the repair and preservation of the housing stock occupied by low and moderate income households.

Technical assistance offered by the City will include building inspection, loan packaging, procurement of construction contract services, construction management and financial disbursements. The City will either secure the services of an outside consultant, specializing in the provision of these services or develop the capacity of City staff to perform them.

Financial assistance to owners of target income households shall include below market rate amortized loans or deferred payment loans. The loan repayment rates, terms and conditions shall be based occupancy status and period of affordability achieved through City subsidies. Owner-occupants financing will be based upon the household's ability to incur additional monthly housing expense. Owner-investor, (renter-occupied) housing loan rates and terms will be based upon the period of affordability for the resident/tenants.

The City shall seek to preserve the architectural integrity of housing constructed prior to 1950. If City financial assistance is provided to owners for rehabilitation, the City shall consult with the State Office of Historic Preservation and/or the Woodland Historical Commission on the historic or architectural value of individual structures.

2.2.D. Mobile Home Park Regulatory Policy and Physical Improvements

The City seeks to improve the residential environment and housing conditions within two of the three existing mobile home parks (the Dana Trailer and Woodland Mobilehome Parks) within the Plan area. Currently the regulatory enforcement of the parks and the residential

units, (manufactured housing-mobile home coach), are governed by the California Department of Housing and Community Development, Division of Codes and Standards.

The City shall exercise the option under Title 25, Division 1, Chapter 2, which provides that the City can assume jurisdictional authority over the operations, health and safety of each park. Revenue generated from the licensing and annual registration of each park and coach shall be dedicated to a City fund to regulate the parks and enhance residential quality of life for the occupants.

The design and licensing of the parks were predicated upon a manufacture home sizing at the time the parks were initially put in operation. Manufactured housing at that time were "single-wide", or approximately 8 to 12 feet in width. Typical manufactured housing built after 1978 were constructed as "double-wide" units, requiring approximately double the surface area.

The City will negotiate with park owner(s) to redevelop the Dana Trailer and Woodland Mobilehome Parks.

The goal will be to minimize the relocation of existing occupants through a phased development approach. The City shall first encourage park owners to develop new site plans. The site plans will develop targets for each park, identifying the optimum number of spaces. Through attrition the attempt will be to reduce displacement, relocation and replacement housing liabilities.

The next phase shall be to remove the commercial uses along East Street adjacent to the parks and the Dana Motel to increase the net land available for use as coach spaces. After a sufficient amount of land has been accumulated at each park, improvements can commence. Initially, the development of infrastructure and coach spaces along the western side of the Parks will allow for the moving of existing coaches within the park, thus minimizing relocation costs. Improvements to the rear of each parcel, (eastern boundary), will begin after the initial phase is complete. When all improvements are complete at Dana Trailer Park and Woodland Mobilehome Park, relocation opportunities will be available for the residents of Bells Trailer Court.

Each of the parks require the upgrade of infrastructure. This includes water distribution lines, sewer collection lines, electrical service, gas service, drives, recreational areas for youth, landscaping and open space. A landscaping or fencing buffer needs to be developed along East Street to enhance the safety for park children, while creating a transition from East Street to the residential area. The cost associated with these improvements could drive up the cost of individual space rental. In order to preserve the affordable housing resource, the City shall seek funds to provide below market interest rate loans, and/or grants. The City shall enter into negotiations with park owner(s) to structure loans based upon the owner's ability to preserve affordable space costs for existing low and moderate income households.

The City shall design and implement a mobile home replacement/financing program for individual owner-occupants. The replacement program will offer financial and technical assistance to improve the housing stock and maintain affordability for units occupied by low and moderate income households.

Technical assistance offered by the City will include building inspection, loan packaging, procurement of replacement housing, temporary relocation assistance payments and financial disbursements. The City will either secure the services of an outside consultant, specializing in the provision of these services or develop the capacity of City staff to perform them.

Financial assistance to target income mobile home owners shall include securing financing from conventional mobile home lenders and a combination of below market rate amortized loans or deferred payment loans from the City. The City loan repayment rates, terms and conditions shall be based upon current housing debt and the period of affordability achieved through City subsidies.

The Mobile Home Park land use designations incorporates the Design Guidelines and Development Standards found in Section 4 of this Plan.

The City shall provide financial and technical support to resident groups within each mobile home park to explore the feasibility and viability of cooperative or non-profit corporate park ownership. Residents of each park expressed an interest in preserving affordable space costs and increasing their role in the governance of each neighborhood. Mobile home cooperatives could provide such a vehicle.

The City shall engage the services of a consultant or identify City staff to meet with interested park residents and owner(s) to test the viability of cooperative conversion of the park. Financial information will be gathered on the purchase, improvements and operating costs. Training will be provided to residents on the responsibilities of cooperative management and financial plan evaluation. With a viable plan and park resident interest, the City shall support the conversion of parks to mobile home cooperatives.

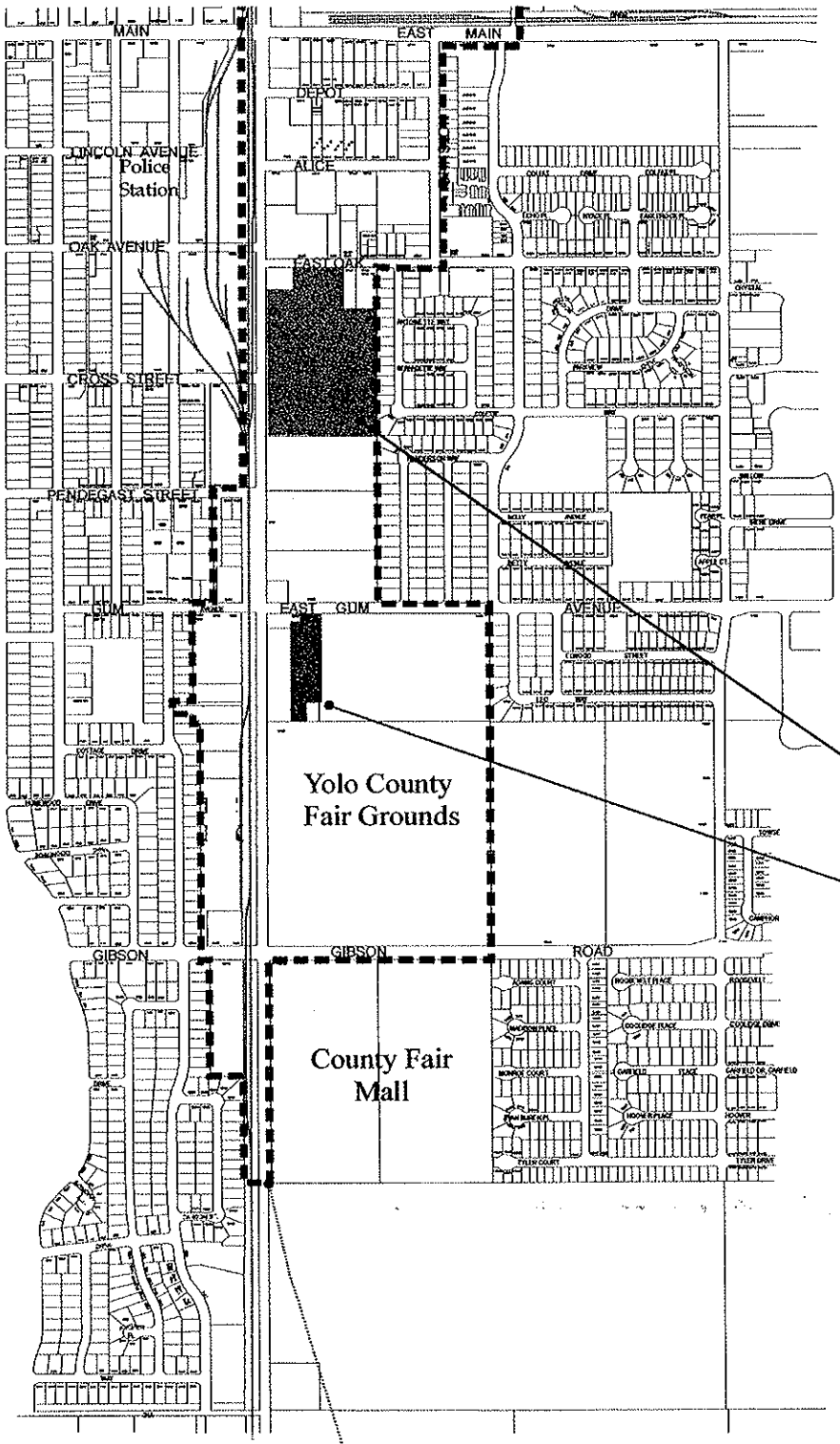
These concepts have been tested on a preliminary basis, the analysis can be found in Appendix D.

EAST STREET CORRIDOR SPECIFIC PLAN

City of Woodland
Yolo County
California

Mobile Home Park Location Map

Exhibit 2-3



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2.3 COMMERCIAL LAND USE

The Plan attempts to be responsive to market conditions by reducing the overall amount of land designated as commercial and by allowing a mixture of uses throughout the corridor as well as within smaller subareas

The Plan also improves the overall quality of development by reducing intensity of uses allowed in areas that are currently designated as Service Commercial by upgrading the zoning to General Commercial and improving the list of permitted uses for the General Commercial zone.
In the Armfield area the Plan foresees an evolution from Residential and Service Commercial uses to an upscale commercial area to enhance the downtown corridor, referred to as "Yolo Station". The Armfield area is also the home of a new Central Business District zone.

The existing Industrial areas are maintained with only minor changes made to their development standards.

2.3.A Characteristics and Zoning Classifications for Commercial Land Use

The Commercial land uses allowed in the East Street Corridor Specific Plan are included in five zoning categories Central Business District (Area D), General Commercial (Area E), Service Commercial (Area F), Residential Commercial Mixed Use (Area C) and Industrial (I) which are shown on Exhibits 2-1 and 2-2. The Land Use Matrix, Table 2.4, identifies the allowed and conditional uses for each zone. In addition, Development Standards are provided in Section 4.

There are approximately 228 acres of commercially designated land in the East Street Corridor. This amount of commercial land could accommodate up to 12.6 million square feet of commercial development with floor area ratios (FAR) ranging from .5:1 for Area F to a maximum of 1.5:1 for commercial and office uses (Total Floor Area to Net Lot Area). See the following table for a range in potential commercial development.

Table 2.3
Range of Intensity of Commercial Development

Note: DUs = Dwelling Units

Zone	Acreage	Minimum Density DUs/FAR	Maximum Density DUs/FAR
Area D	36.0	0/.8	25/1.5
Area E	69.1	0/.6	25/1.5
Area F	26.1	0/.5	25/.8
I	38.8	N/A	0/.5
Area C	48.3	0/.6	25/1.5
TOTAL	**228.3**	**N/A**	**N/A**

2.3.A.1. Central Business District (Area D)

The Plan extends the current Central Business District to the east along East Main Street and into the Armfield neighborhood and creates a new extension to the CBD. This zone is referred to as (Area D). The area will be the site of "Yolo Station" commercial development which is focused around the relocation of the Southern Pacific terminal and the Yolo Shortline excursions, see Urban Design, Section 4 and Prototypical Development Scenarios, Appendix D for more details. By extending the Central Business District to the east across East Street will help bridge, physically and psychologically, the Downtown with the larger floor plate retail uses that are found east of the planning area. This extension will also allow the opportunity for more intensive new office development to occur adjacent to the Central Business District and complement the current city and county office complex as well as the "Garden Office" development contemplated in the Downtown Specific Plan's Area D.

2.3.A.2. General Commercial (Area E)

Much of the area along the corridor will remain commercial but be upgraded from Service Commercial to General Commercial (Area E). All of the properties designated as (E) are either vacant or in commercial use. The Land Use Matrix identifies permitted and conditional uses that will enhance the types of uses which will locate along the corridor over time.

2.3.A.3. Service Commercial (Area F)

Two areas north of Lemen Avenue are designated as Service Commercial (Area F). These areas include the Housing Authority site known as Yolano Village/Donnelly Circle and an area south of East Beamer. Both areas are adjacent to Industrially zoned properties and thus provide a transition between industrial uses and general commercial uses.

2.3.A.4. Residential/Commercial Mixed Use (Area C).

All of the areas west of the California Northern Rail Line along the corridor have been designated as Residential/Commercial Mixed Use (Area C). All of these areas are adjacent to existing or proposed residential areas which should be protected from intrusive uses. The Area C zone is seen as a transition zone utilized to buffer residential and more intensive commercial uses. This zone allows for either commercial or residential uses or a combination of both depending on market forces or owner preference. The development standards provided in Section 4 work to assure that this potential mixture of uses are compatible.

2.3.A.5. Industrial (I)

The area north of Beamer on the east side of East Street which is currently zoned Industrial is to remain as Industrial (I) with only minor modifications to the Development Standards as identified in Section 4. There are no changes to the Zoning Ordinance's Land Use Matrix (see Section 25-18-10 of the Zoning Ordinance for a listing of permitted uses in the Industrial Zone).

2.4. Other Uses

2.4.A. Yolo County Fair Grounds

The Yolo County Fairground presently occupies 53+\- acres of land on the east side of East Street between Gibson Road and Gum Avenue. The fair is owned and operated by the 40th District Agricultural Association of the State of California (the Yolo County Fair). The fairground's property consists of three separate parcels. Most of the developed portion of the property, which is south of the main parking area, is within the unincorporated area of Yolo County. The main parking area, including the Little League field, is within the jurisdiction of the City of Woodland. Vehicular access to the property is provided by East Street, Gum Avenue and Gibson Road. The Fair Grounds were pre-zoned in 1980. No land uses changes are proposed.

2.4.B. California Northern Railroad Company

The California Northern Railroad (CFNR) operates two locals from Woodland serving the area from Davis to Willows five days per week and Davis to Woodland on Saturdays. During sugar beet harvest in the spring and fall, the California Northern Railroad Company operates additional crews dedicated solely to handling the sugar beet trains from the plants at Woodland and Hamilton City. The tracks along the East Street corridor represents the CFNR Main Line, support, and yard tracks serving the industrial areas of Woodland. The CFNR railroad track right-of-way is to be zoned the same as the adjacent zoning classification on the west side of the right-of-way.

Though not located in the East Street Corridor Specific Plan area these service functions impact on the aesthetics and circulation patterns within the Corridor. It is recommended that as development opportunities arise that will generate tax increment revenues from the current site between Pendegast and Lincoln the service yards and switching functions be relocated out of the downtown area. Other sidings should be removed and the land made available for redevelopment when the sidings are no longer in use.

2.4.C. Yolo Shortline Railroad Company

The Yolo Shortline Railroad (YSLR) owns or has rights to the property bounded by East Main Street, E Street and Armfield Avenue, "YSLR Armfield property."

The YSLR Armfield property is owned in part by Union Pacific Railroad Company and in part by Yolo Shortline; however, the entire property is used by Yolo Shortline or lessees or licensees of Yolo Shortline. Part of the property is a rail yard and the remainder is either bare land, docks, or old foundations of packing sheds and warehouses and associated facilities. Yolo Shortline owns the tracks and docks on the property. The primary purpose and use of this property for the last 30 years has been to transfer commodities between railcars and trucks

either for export to other parts of the country or imports for local distribution. This usage continues, although in a reduced volume and number of railcars than in the past.

The easterly portion of the YSLR Armfield property is used as a parking and loading area for the Yolo Shortline's excursion trains, which operate on weekends from mid-May through mid-October. Other special excursions operate occasionally throughout the year from this location. The excursion loading area should be maintained at the site. In support of the excursions the relocation of the old Southern Pacific Station to the YSLR Armfield property is recommended, see the Urban Design section (Section 4 and the Prototypical Development Scenarios in Appendix D) for more details. In return for the relocation and use of the Station, YSLA must agree to properly maintain the site and eliminate or minimize the storage of idle train cars.

Yolo Shortline also uses the rail yard on the YSLR Armfield property to store railcars for loading or marshalling cars into trains or other switching operations. The docks are occasionally used by licensees for loading or unloading equipment.

Yolo Shortline has been previously approached by the City of Woodland to explore the possibility of moving its tracks and operations from the YSLR Armfield property to another site. To consider this prospect, however, the Yolo Shortline Railroad Company would need a site at least comparable to the existing site, with at least the same amount of usable track and docks. They need to be relocated to a suitable replacement site with replacement facilities.

The City of Woodland explored the cost and potential of alternative sites in a study performed approximately three years ago and is willing to initiate acquisition and relocation of the Armfield operation if a viable redevelopment project is identified for the site.

2.4.D. Union Pacific

The railroad's property (located in the Downtown Specific Plan Area) that is no longer committed to railroad use is available for sale. The railroad has no other plans for this property. The City could acquire all or part of this excess property if a viable redevelopment project is identified for the site. The City Redevelopment Agency has prepared a schematic master plan is currently seeking an entity to develop an office park south of the Blue Shield office complex. As part of that development the existing palm grove would be maintained and improved as a park (see Section 4 for a schematic design for the park).

2.4.E. Motels

The Plan expands the opportunities for development on two sites that now have residential/motel facilities. The City shall adopt a Central Business District (Area D) zoning for the area now including the Woodland Motor Court and Tony's Motel. This zoning allows for residential and commercial uses, or a combination of both uses concurrently. The zoning enables an owner to develop live/work or similar uses on the properties.

The highway motor court architecture of the late 1940s and 1950s may serve as a theme for commercial usage.

2.5 LAND USE TABLE

2.5.A. Purpose

The purpose of the Land Use Tables (Table 2.4) is to designate the uses permitted in each zone, subject to design and development standards for such uses as defined in Section 4.

2.5.B. Permitted Commercial 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 2.4.B.

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 2.4.B.

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.

USES	ZONES					
	A	B	C	D	E	F
Accessory buildings and uses customarily appurtenant to a permitted use	x	x	z	x	x	x
Adult Bookstores				h	h	h
Adult Motion Picture Theaters				h	h	h
Ambulance service					c	x
Antique stores			x	x	x	
Apartments and multifamily dwellings	p		c			
Appliance sales, service, and supply			z	x	x	x
Auto sales, new & used, including RV, trailer & motorcycles					c	c
Auto rental or lease agency, including & trailer rental and limousine service					c	c
Auto parts & accessory store, including radio, stereo, or CB shop			c		x	x
Auto and truck service stations			c		d/z	x
Auto-minor service & repair. Includes such uses as tire sales & service radiator replacement; brake service; diagnosis & tune-up; glass installation & smog inspection					c	x
Auto-major service & repair. Includes such uses as transmission rebuild; radiator rebuild; starter / generator rebuild; body repair; paint shop & machine shop					c	c
Auto-Lube Shop					c	c
Bakeries			x	x	x	x
Barber and beauty shops			x	x	x	x
Bars, cocktail lounges, and taverns			c	c	c	c
Bed & Breakfast Facilities	z		z		c	c
Boarding and rooming houses	p				b	
Bowling Alleys					c	c
Bus Depot			c	c	c	c
Cabinet, carpenter, and woodworking					c	c
Cafes, coffee shops and restaurants, except drive through facilities			x	x	x	x
Cardrooms					c	c
Car washes					z	x
Churches		c			c	c

USES	ZONES					
Clothes cleaning & laundry pick-up stations			z	z	x	x
Commercial recreation facilities, other than those listed in Table 2.4			c	z	c	c
Communication and public utility service facilities					c	c
Dance halls					c	c
Day care centers		c	c	c	c	
Deep lot development		r	r			
Drive-in, fast foods, self service, take out restaurants			c		c	c
Drug stores and pharmacies		x	x	x	x	
Electrical sales, service, and supply			c		x	x
Family day care homes max/14 children	x	x	x			
Film processing pick-up stations			x	x	x	x
Financial institutions, without drive through facilities			x	x	x	x
Financial institutions, with drive through facilities			c	c	c	c
Fire extinguisher sales & service			c		c	x
Flea markets						c
Florists			x	x	x	x
Food and grocery stores			z	z	x	x
Fortunetelling				m	m	m
Foster homes, residential care homes	b					
Funeral homes and mortuaries			z	z	x	
Gift Shops, Curio			x	x	x	
Glass sales, service, and supply			z		x	x
Hardware stores			x	x	x	x
Heating and air conditioning sales, service and supply			z		x	x
Home occupations	q	q	q			
Hospitals					c	c
Hotels and motels			c	c	c	c
Hydraulic equipment, well drilling sales service and supply						c
Janitorial					c	x
Laundromats			z	z	x	x
Laundry, dry cleaning plants					c	c
Liquor sales, on and off sale			c	c	c	c
Live / work units			z	z	z	
Locksmiths			z	x	x	x
Machine shops						c

USES	ZONES					
Massage Establishment				i	i	i
Medical and dental clinics			x	x	x	x
Medical laboratories			x	x	x	x
Mini Marts			c	c	j	j
Miniature golf						c
Mobile homes on permanent foundation	n	x				
Mobile home parks	n	z				
Multi-use developments			g	g	g	g
Newspaper / Publishing			c	c	x	x
Nursing and convalescent homes	p		c			
Offices			x	x	x	x
Opticians			x	x	x	x
Parking facilities, including truck parking and park and ride lots					a	a
Parking facilities, off site			c	c	c	c
Passenger terminals			c	c	c	c
Pet Grooming			c	c	c	x
Pipe sales, service, and supply					x	x
Plant nurseries and green houses			z	z	x	x
Plumbing sales, service, and supply					x	x
Pool halls			c	c	c	c
Pool service and supply					x	x
Prescription pharmacies			x	x	x	x
Printer / copies			x	x	x	x
Produce stands			x	x	x	x
Public and Private Schools		c	c	c	c	c
Public and quasi public buildings and uses appropriate to the area			c	x	c	c
Public scales						c
Pump sales, service, and supply					x	x
Recreational vehicle & boat storage					c	c
Recycling service center						c
Research & Development			c		c	z
Residential - single family / duplex / split lot	x		z	z	z	z
Residential - multiple family	p		b	c	c	c
Residential hotels			c	c	c	
Residence for a caretaker or watchman			z			
Retail stores and shops (Not otherwise listed)			x	x	x	c
Rice storage, excluding processing						c

USES	ZONES					
Second attached residential unit	o		o			
Shoe repair			x	x	x	x
Shopping centers			c	c	c	c
Sign companies			z	c	z	x
Skating rinks				c	c	c
Social halls, lodges, fraternal			z	x	x	x
Studios art and craft / dance			z	x	x	x
Swimming, tennis, and racquetball clubs, health clubs			c	c	x	x
Taxi cab service			c		x	x
Tattoo Establishments					c	c
Technical, trade & craft schools and studios				x	x	x
Temporary construction storage yards					a	a
Temporary outdoor uses			f		f	f
Temporary tract offices		q	q			
Theaters				z		
Tire recapping						x
Travel trailer parks and overnight campgrounds						c
Upholstery			z	z	x	x
Variety stores			x	x	x	x
Veterinary offices and clinics			z	z	z	x
Video game centers				z	c	c
Video games when incidental to a permitted use			a	x	a	a
Welding shops						c
Wholesale and distributing businesses						x
Youth oriented entertainment			c	z	c	c

2.5.C. Special Conditions

The following special conditions apply to those land uses indicated by corresponding letter in Table 2.4:

a. Accessory use, incidental to principal use.

b. Conditional Use Permit required if for more than 6 guests, persons or dwelling units.

c. Conditional use Permit required.

d. Conditional Use Permit required if abutting any residential zone.

e. Conditional Use Permit required if gross floor area exceeds 2,500 square feet.

f. Temporary Outdoor Uses: See section 25-13-30 of the Zoning Ordinance for specific requirements.

g. Conditional Use Permit required. A list ofpermitted uses may be approved with the use permit.

h. Conditional Use Permit required and subject to the following restrictions:

   1. Such use must be located more than seven hundred and fifty (750) feet from any of the following zones: A-1, O-S, R-1, R-2, R-M, MH, N-P and Areas A, B and C.

   2. Such use must be located more than one thousand (1,000) feet from any other adult bookstore or adult motion picture theater.

   3. Conditional Use Permit required and subject to the following restrictions if required by Section 15.30 of the Municipal Code to obtain a license.

   4. Such use must be located more than 750 feet from any of the following zones: R-1, R-2, R-M, or N-P and Areas A, B and C.

i. Refer to Article VI of Chapter 13 of the Municipal Code for specific requirements.

j. 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.

k. Refer to Land Use Matrix (Areas A & B) of the Downtown Specific Plan. Applied

l. Refer to the Downtown Specific Plan and the Land Use Area Matrix contained in

m. Conditional use permit required and subject to the following restrictions:

1. Such use must be located more than one thousand feet from any other such use.

n. Subject to Section 25-21-50 of the Zoning Ordinance.

o. The addition shall not exceed 10% of existing living area. "Living area" means the Administrator. May be approved without public hearing.

p. Existing uses in N-P Zone on December 6, 1979. These uses may be replaced with be expanded or enlarged by Conditional Use Permit.

q. Office must be converted to residences when sales activity ceases.

r. Conditional Use Permit subject to Section 25-21-30 of the Zoning Ordinance.

z. Zoning Administrator Permit required.

2.6. Existing Non Conforming Uses

Non conforming uses are subject to Section 25-21-55 of the Zoning Ordinance with the following exception: The Planning Commission may grant a one time extension of one (1) year to continue the non conforming use.