

TABLE 2-7 Allowed Land Uses and Permit Requirements for Mixed Use Zones and Commercial Districts	P Permitted Use CUP Conditional Use Permit required S Permit requirement in specific use regulations A Accessory Use — Use not allowed				
	Permit Required by Zone				Specific Use Regulations
LAND USE TYPE (1)	C1	C2	MU1	MU2	

INDUSTRY, MANUFACTURING & PROCESSING

Artisan/craft product manufacturing	—	—	P	CUP(5)	
Catering service, as a primary use	P(5)	P(5)	P(5)	P(5)	
Laboratory - Medical, analytical	—	—	—	—	
Media production	—	—	P(5)	P(5)	
Printing and publishing	—	—	P(5)	P(5)	

LODGING

Lodging - Bed & breakfast inn (B&B)	—	—	—	P	
Lodging - Hotel/Motel	—	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Club, Lodge, Private Meeting Hall	P	P	P	P	
Commercial recreation - Indoor	—	CUP	CUP	P(5)	
Commercial recreation - Outdoor	—	CUP	—	—	
Conference/convention facility	—	—	—	—	
Fitness/health facility	P	P	P	P	
Library, museum, art gallery	—	—	P	P	
Parks	P	P	P	P	
Religious facility	CUP	CUP	CUP	CUP	
School - Elementary, secondary, or college, private	—	—	CUP	CUP	
School - Specialized Education and Training	P(5)	P(5)	P(5)	P(5)	
Sports and Entertainment Assembly	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	
Theater, cinema or performing arts	—	—	CUP	CUP	Refer to Theater Dist

RESIDENTIAL

Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	
Residential in mixed use building	P(3)	P(3)	P(3)	P(3)	
Residential care, 7 or more clients	CUP (3)	CUP(3)	P(3)	P(3)	
Work/Live	P(3)	P(3)	—	P	

RETAIL

Adult oriented business	CUP	CUP	CUP	CUP	
Artisan Shop	Pending	Pending	Pending	Pending	
Auto and vehicle sales and rental	—	—	—	—	
Bar, tavern, night club	CUP	CUP	CUP	CUP	
Building and landscape materials sales - Indoor	P	P	P	P	
Building and landscape materials sales - Outdoor	—	—	—	—	

Gas station	P	P	—	—	
General retail	P	P	P	P	
Groceries/specialty foods - 25,000 sf or less	P	P	P	P	
Groceries/specialty foods - More than 25,000 sf	P	P	P	—	
Restaurant, café, coffee shop	P	P	P	P	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	
Bank, financial services	P	P	P	P	
Business support service	P	P	P	P	
Medical services - Health Care Facility	P(5)	P(5)	P(5)	P(5)	
Medical services - Major	—	—	P	P	
Medical services - Minor	Pending	Pending	Pending	Pending	
Office - Business, service, or government	P	P	P(5)	P(5)	
Office - Headquarters, or processing	P(5)	P(5)	P(5)	P(5)	
Office - Professional, administrative	P	P	P(5)	P(5)	

SERVICES - GENERAL

Adult Day Care Facility	Pending	Pending	Pending	Pending	
Child Care Center	Pending	Pending	Pending	Pending	
Day care - Large Family	—	—	—	—	
Day care - Small Family	—	—	—	—	
Kennel, animal boarding	—	—	—	—	
Maintenance/repair service - Client site services	—	—	—	—	
Maintenance/repair service - Equipment, appliances	—	—	—	—	
Mortuary, funeral home	—	—	CUP	—	
Personal services	P	P	P	P	
Personal services - Restricted	P	P	P	P	
Public safety facility	P	P	P	P	
Vehicle services - Major repair/body work	—	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	P	CUP	
Veterinary clinic, animal hospital	P(7)	P(7)	P(7)	P(7)	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

City water & sewer facility	Pending	Pending	Pending	Pending	
Parking facility, public or commercial	CUP	CUP	CUP	CUP	
Telecommunications facility	CUP	CUP	CUP	CUP	
Utility facility	CUP	CUP	CUP	CUP	
Wireless telecommunications facility	Pending	Pending	Pending	Pending	

Key to zone symbols

C1	Commercial 1	MU2	Mixed Use 2
C2	Commercial 2	MU1	Mixed Use 1

Notes:

- (1) See Article 10 (Glossary) for land use definitions.
- (2) Home Occupation Permit and Business License Required
- (3) Large Family Daycare Permit & Business License Required
- (4) Business License Required
- (5) Use allowed only on an upper floor or behind ground floor street fronting use
- (6) Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor
- (7) A CUP is required for overnight board and care

- (8) Neighborhood serving and open at lunch
- (9) Allowed only on floors above the ground floor
- (10) CUP required if part of the facility is outdoor and adjacent to a sensitive receptor
- (11) The following apply for more than one (1) dwelling on a lot
 - A) Additional unit must be allowed based on General Plan density
 - B) All units must comply with current parking requirements
 - C) Units must be detached
 - D) Site Plan and Architectural Review approval is required

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