

**TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	

**RESIDENTIAL USES**

Boarding houses	—	—	—	P	P	
Dormitories	—	—	—	P	P	
Fraternities, sororities	—	—	—	P	P	
Home occupations	P	P	P	P	P	17.50.110
Multi-family housing	—	P	P (7)	P (7)	P (7)	
Residential accessory uses and structures	P	P	P	P	P	17.50.210, 250
Residential care, limited	P	P	P	P	P	
Residential care, general	—	—	C (4)	C (4)	C (4)	
Second dwelling unit	P	—	—	—	—	17.50.275
Single-family housing	P (8)	P (6)	P (6)	P (6)	P (6)	
Transition housing	—	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Transition housing	—	<u>P (9)</u>	<u>P (9)</u>	<u>P (9)</u>	<u>P (9)</u>	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Clubs, lodges, private meeting halls	—	—	—	—	C (4)	
Cultural institutions	C (4)	C (4)	C (4)	C (4)	C (4)	
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
With columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
With temporary homeless shelter	C	C	C	C	C	17.50.230
Schools - Public and private	—	C (4)	C (4)	C (4)	C (4)	17.50.270
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

**Notes:**

- (1) See Chapter Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Limited to facilities that are located on City-owned property or within a City-owned street such as a street light, utility pole, traffic signal or sign.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.

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**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES**

Offices - Administrative business professional	—	—	C	C	C	17.50.170
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**RETAIL SALES**

Personal property sales	P	P	P	P	P	17.50.190
Temporary uses	TUP	TUP	TUP	TUP	TUP	

**SERVICES**

Adult day care, general	C (4)	C (4)	C (4)	C (4)	C (4)	
Adult day care, limited	P	P	P	P	P	
<del>Lodging - Bed and breakfast inns</del>	—	—	€	€	€	<del>17.50.150</del>
<u>Lodging - Bed and breakfast inns</u>	—	—	<u>MC</u>	<u>MC</u>	<u>MC</u>	<u>17.50.140</u>
Child day-care centers	C	C	C	C	C	17.50.080
Child day care, large, 9 to 14 persons	P	P	P	P	P	17.50.080
Child day care, small, 1 to 8 persons	P	P	P	P	P	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Medical services - Extended care	—	—	—	C (4)	C (4)	
Neighborhood garden	MC	MC	MC	MC	MC	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	

**INDUSTRY, MANUFACTURING & PROCESSING USES**

Commercial growing area	C	C	C	C	C	17.50.180
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**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

Utility, major	C (4)	C (4)	C (4)	C (4)	C (4)	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, minor	MC (5)	MC (5)	MC (5)	MC (5)	MC (5)	17.50.310

**Notes:**

- (1) See ~~Chapter~~ Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Limited to facilities that are located on City-owned property or within a City-owned street such as a street light, utility pole, traffic signal or sign.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.

**TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

Development feature	Requirement by Zoning District				
	RS-1	RS-2	RS-4	RS-6	RM-12
<b>Minimum lot size</b>	<i>Minimum area and width for new parcels.</i>				
Minimum area (1)	40,000 sf	20,000 sf	12,000 sf	7,200 sf	
With Density Bonus	<del>30,000 sf</del>	<del>15,000 sf</del>	<del>9,000 sf</del>	<del>5,400 sf</del>	
Width (2)	100 ft	100 ft	75 ft	55 ft	
<b>Maximum density</b>	1 dwelling unit per lot				2 units per lot
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
Front - Main facade	See Section 17.22.050				
Front - Garage	See Section 17.22.050				
Sides	10% of lot width, with a minimum of 5 ft, and a maximum requirement of 10 ft, and consistent with Section 17.40.160 (Encroachment Plane).				
Corner side	10% of lot width, with a minimum of 10 ft, and a maximum requirement of 25 ft				
Rear	25 ft			10 ft	
<b>Maximum site coverage</b>	No maximum on lots of 7,200 sf or less, 35 % otherwise.				
<b>Maximum floor area (3)</b>	<i>Maximum allowed gross floor area of all structures on the site.</i>				
Site less than 32,670 sf	30% of lot size plus 500 sf			35% of lot size plus 500 sf per unit	
Site of 32,670 sf or more	30% of lot size plus 1,000 sf				
<b>Height limit</b>	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>				
Site less than 20,000 sf	32 ft, and within the encroachment plane (Section 17.40.160)				
Site of 20,000 sf or more	36 ft, and within the encroachment plane (Section 17.40.160)				
Maximum top plate height	23 ft, and within the encroachment plane (Section 17.40.160)				
<b>Accessory structures</b>	See Section 17.50.250 (Residential Accessory Uses and Structures)				
<b>Landscaping</b>	Chapter 17.44 (Landscaping)				
<b>Parking</b>	Chapter 17.46 (Parking and Loading)				
<b>Signs</b>	Chapter 17.48 (Signs)				
<b>Other applicable standards</b>	Section 17.22.050 (RS and RM-12 District Additional Development Standards) Chapter 17.40 (General Property Development and Use Standards)				

**Notes:**

- (1) See Chapter ~~17.42~~ 17.43 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (3) Habitable attic space that has a gross floor area that does not exceed 60 percent of the surface of the building Footprint (including attached garages and porches) shall not be included in the calculation of maximum floor area.

**TABLE 2-4 - MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

Development feature	Requirement by Zoning District			
	RM-16	RM-16-1	RM-32	RM-48
<b>Minimum lot size</b>	<i>Minimum area and width for new parcels.</i>			
Minimum area (2)	7,200 sf	12,000 sf	10,000 sf	
Width (2)	55 ft	75 ft	60 ft	
<b>Maximum density (1)</b>	<i>Minimum lot area in square feet required for each dwelling unit. See 17.22.070.</i>			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	See Section 17.22.070.A.2			
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	See 17.22.070.B	40 ft	See Section 17.22.070.B	
Sides	5 ft to within 20 ft from rear property line; non required in the rear 20 ft.; if adjoining an RS district, 5 ft. and structure shall not project within an encroachment plane (17.40.160.D.4)	10 ft	5 ft. for a distance of 40 ft. behind the front-setback line, otherwise none required; if adjoining an RS district, 5 ft., and structure shall not project within an encroachment plane (17.40.160.D.4)	
Corner side	15 ft	30 ft	15 ft	
Rear	None required unless adjoining an RS district, 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B)	20 ft	None required unless adjoining an RS district, 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B)	
Rear, Corner lots	5 ft for a distance of 40 ft. behind the corner side yard setback, unless adjoining an RS district, 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B)	20 ft	5 ft for a distance of 40 ft. behind the corner side yard setback, unless adjoining an RS district, 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B)	
<b>Maximum site coverage</b>	N.A.	35%	N.A.	

Scored language deleted, underlined language added.

<b><u>Minimum floor area</u></b>	<i>Minimum required gross floor area for each dwelling unit.</i>		
	N.A.	1,400 sf	N.A.
<b><u>Height limit</u></b>	<i>See 17.22.070.F for height limits when adjoining an RS district, shall meet the encroachment plane requirements of 17.40.160.D.A See 17.40.060 for height measurement, and exceptions to height limits.</i>		
	See Section 17.22.070.F		
<b><u>Accessory structures</u></b>	See Section 17.50.250 (Residential Accessory Uses and Structures)		
<b><u>Landscaping</u></b>	See Chapter 17.44 (Landscaping).		
<b><u>Parking</u></b>	See Chapter 17.46 (Parking and Loading).		
<b><u>Signs</u></b>	See Chapter 17.48 (Signs)		
<b><u>Other applicable standards</u></b>	Chapter 17.40 (General Property Development and Use Standards)		

**Notes:**

- (1) See Chapter ~~17.42~~ 17.43 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL(2)	CG (2)	IG	
<b>RESIDENTIAL USES</b>					
Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	
Home occupations	P	P	—	—	17.50.110
Mixed-use projects	P (8, 9)	P (8, 9)	—	—	17.50.160
Multi-family housing	P	P	—	—	
Residential accessory uses and structures	P	P	—	—	17.50.210, 250
Residential care facilities, general	C (3)	C (3)	—	—	
Residential care facilities, limited	P	P	—	—	
Single-room occupancy	—	—	P (12)	—	17.50.300
Single-family housing	P (4)	P (4)	—	—	
Transition housing	P (5)	P (5)	—	—	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (8, 10)</b>					
Clubs, lodges, private meeting halls	C	C (6)	P	P	
Colleges - Nontraditional campus setting	P (9)	P (9)	P (9)	P (9)	
Colleges - Traditional campus setting	C (3)	C (3)	C (3)	—	
Commercial entertainment	—	E (9)	E (9)	E (9)	17.50.130
Commercial recreation - Indoor	—	—	C (9)	C (9)	17.50.130
Commercial recreation - Outdoor	—	—	C (9)	C (9)	17.50.130
Cultural institutions	P (3)	P (3)	P (3)	P (3)	
Electronic game centers	—	—	C (9) (12)	C (9)	17.50.100
Internet access studios	—	—	C (9)	C (9)	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (3)	C (3)	MC (3, 7)	—	17.50.230
With columbarium	P (3)	P (3)	P (3)	—	17.50.230
With temporary homeless shelter	C	P	P	—	17.50.230
Schools - Specialized education and training	—	P (9)	P (9)	P (9)	
Schools - Public and private	—	C (3)	C (3)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.



**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (8, 10)**

Automated teller machines (ATM)	P	P	P (13)	P	17.50.060
Banks and financial services	P (9)	P (9)	P (9)	P (9)	
With walk-up services	P	P	P	P	17.50.060
Business support services	—	P (9)	P (9)	P (9)	
Offices - Accessory to primary use	P	P	P	P	
Offices - Administrative business professional	P (9)	P (9)	P (9)	P (9)	
Offices - Governmental	P (3)	P (3)	P (3)	C (3)	
Offices - Medical	P (9)	P (9)	P (9)	P (9)	
Research and development - Offices	P (9)	P (9)	P (9)	P (9)	17.50.240
Work/live units	—	—	C	—	17.50.370

**RETAIL SALES (8, 10)**

Alcohol sales - Beer and wine	C	C	C (11)	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C (11)	C	17.50.040
Animal services - retail sales	—	P (9)	P (9)	P (9)	
Bars or taverns	—	C (9)	C (9) (12)	C (9)	17.50.070
With live entertainment	—	C	C (12)	C	17.50.130
Building materials and supplies sales	—	—	P (14)	P	
Commercial nurseries	C (9)	C (9)	P (9)	P (9)	17.50.180
Convenience stores	C	C	C	C	
Firearm sales	—	—	—	C (9)	
Food sales	P (9)	P (9)	P (9)	P (9)	
Internet vehicle sales	—	C (9)	C (9)	C (9)	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

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	CO	CL (2)	CG (2)	IG	

**RETAIL SALES - CONTINUED (8, 10)**

Liquor stores	C	C	C (12)	C	17.50.070
Pawnshops	—	—	C (9) (12)	C (9)	17.50.200
Restaurants	—	P (9)	P (9)	P (9)	17.50.260
<u>with live entertainment</u>	—	<u>P</u>	<u>P</u>	<u>P</u>	
Restaurants, fast food	—	P (9)	P (9)	P (9)	17.50.260
Restaurants, formula fast food	—	P (9)	P (9)	P (9)	17.50.260
<u>Restaurants with limited live entertainment</u>	—	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Restaurants with take-out window</u>	—	<u>C</u>	<u>C</u>	<u>C</u>	
Retail sales	C (9)	P (9)	P (9)	P (9)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (9)	C (9)	17.50.330
Swap meets	—	—	C (9)	C (9)	
Temporary Uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (9)	P (9)	P (9)	
Vehicle services - Sales and leasing	—	—	P	P	17.50.360
Vehicle services - Sales and leasing - limited	—	—	P	P	17.50.360
Vehicle services - Service stations	—	C (9)	C (9)	C (9)	17.50.360

**SERVICES (8, 10)**

Adult day care, limited	P	P	P	—	
Adult day care, general	C (3)	C (3)	C (3) (12)	C (3)	
Animal services - Boarding	—	—	P (9)	P (9)	
Animal services - Grooming	—	P (9)	P (9)	P (9)	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
<b>SERVICES (Continued) (8, 10)</b>					
Animal services - Hospitals	—	—	P (9)	P (9)	17.50.050
Catering services	—	P (9)	P (9)	P (9)	
Charitable institutions	C (3)	C (3)	C (3)	C (3)	
Child day-care centers	P	P	P	C	17.50.080
Child day care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080
Child day care, small care homes, 1 to 8 persons	P	P	P	—	
Detention facilities	—	—	—	C (3)	
Drive-through business - Nonrestaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Laboratories	C (9)	P (9)	P (9)	P (9)	
Life/care facilities	—	C	C	—	17.50.120
Lodging - Bed and breakfast inns	C (9)	C (9)	C (9)	—	17.50.140
Lodging - Hotels, motels	—	—	C (9)	C (9)	17.50.150
Maintenance and repair services	—	P (9)	P (9)	P (9)	
Medical services - Extended care	C (3)	C (3)	—	—	
Medical services - Hospitals	—	—	C (3) (12)	—	
Mortuaries, funeral homes	—	P (9)	P (9)	P (9)	
Personal improvement services	—	P (9)	P (9)	P (9)	
Personal services	—	P (9)	P (9)	P (9)	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

**SERVICES (Continued) (8, 10)**

Personal services, restricted	—	—	C (9)	C (9)	17.50.200
Printing and publishing	—	C (9)	P (9)	P (9)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (3)	C (3)	
Public safety facilities	C (3)	C (3)	C (3)	C (3)	
Sexually oriented business	—	—	P (12)	—	17.50.295
Vehicle services - Vehicle equipment repair	—	—	C (9)	C (9)	17.50.360
Vehicle services - Washing and detailing	—	—	C (9)	C (9)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290

**INDUSTRY, MANUFACTURING & PROCESSING USES (8, 10)**

Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (9)	C (9)	
Industry, restricted, small scale	—	P	P (14)	P	
Industry, standard	—	—	—	P (9)	
Recycling centers - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling centers - Large facilities	—	—	C (9)	C (9)	17.50.220
Research and Development - Non-offices	C (9)	C (9)	P (9)	P (9)	17.50.240
Wholesaling, distribution, & storage	—	—	C (9)	P (9)	
Wholesaling, distribution, & storage, small-scale	—	—	P (14)	P	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR SPECIAL PURPOSE ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES**

Offices - Administrative business professional	—	C (2)	
Offices - Governmental	—	C	
Offices - Medical	—	C	

**RETAIL SALES**

Alcohol sales - Beer and wine	C (2)	C (2)	17.50.040
Alcohol sales - Full alcohol sales	C (2)	C (2)	
Bars or taverns	—	C (2)	17.50.040
With live entertainment	—	C (2)	17.50.040
Commercial Nurseries	C (4)	C (4)	
<del>Restaurants</del>	<del>C (6)</del>	<del>C (2)</del>	<del>17.50.260</del>
<u>Restaurants</u>	<u>C (2)</u>	<u>C (2)</u>	<u>17.50.260</u>
<u>with live entertainment</u>	—	<u>P (2)</u>	
<u>Restaurants with limited live entertainment</u>	—	<u>P (2)</u>	
<u>Restaurants with take-out window</u>	<u>C (2)</u>	<u>C (2)</u>	<u>17.50.260</u>
Restaurants, fast food	C (3)	C (2)	17.50.260
Restaurants, formula fast food	C (3)	C (2)	17.50.260
Retail sales	—	C (2)	
Swap meets	C (5)	C	
Temporary uses	TUP	TUP	

**SERVICES**

Adult day care, general	—	C	
Child day-care centers	—	C	17.50.080
Child day care, large care homes, 9 to 14 persons	—	C	17.50.080
Child day care, small care homes, 1 to 8 persons	—	C	
Filming, long-term	C	C	
Filming, short-term	P	P	
Life/care facilities	—	C	17.50.120
Medical services - Extended care	—	C	
Medical services - Hospitals	—	C	
Maintenance and service facilities	C (3)	C (2)	
Public safety facilities	C	C	
Vehicle services - Washing/detailing, small scale	—	P	17.50.290

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
<b>RETAIL SALES</b>							
Alcohol sales - beer and wine	C	C	C (11)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (11)	C	C	C	17.50.040
Animal services - retail sales* (13)	P	P	P (11)	P	P	P	
Bars or taverns* (13)	C	C	C (11)	C	C	C	17.50.040
With live entertainment*	C	C	C (11)	C	C	C	17.50.130
Commercial nurseries	—	—	—	—	—	P (13)	
Convenience stores*	C	C	C (11)	C	C	C	
Food sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Internet vehicle sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Liquor stores* (13)	C	C	C (11)	C	C	C	
Pawnshops*	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.200
Restaurants* (13)	P	P	P (11)	P	P	P	17.50.260
<del>Restaurants w/live entertainment* (13)</del>	<del>P</del>	<del>P</del>	<del>P (11)</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Restaurants, fast food* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, formula fast food* (13)	P	P	P (11)	P	P	P	17.50.260
<u>Restaurants with limited live entertainment*</u>	<u>P</u>	<u>P</u>	<u>P (11)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Restaurants with walk-up window*</u>	<u>C</u>	<u>C</u>	<u>C (11)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.50.260</u>
Retail sales* (13)	P	P	P (14)	P	P	P	
Seasonal merchandise sales	P	P	P (11)	P	P	P	17.50.180
Significant tobacco retailers* (13)	C	C	C (11)	C	C	C	17.50.330

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
  - (2) Permitted within the Ford Place/Fuller Seminary Precinct.
  - (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
  - (4) Permitted within the Arroyo Corridor Transition Precinct.
  - (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
  - (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
  - (7) Conditionally Permitted within the Civic Center Core Precinct.
  - (8) Permitted within the Playhouse South/Green Street Precinct.
  - (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
  - (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
  - (11) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
  - (12) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
  - (13) Conditional Use Permit approval required for new nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
  - (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- \* Qualifies as a pedestrian-oriented use.

**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	

**RETAIL SALES (Continued)**

Swap meets	—	—	—	—	—	C (13)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Vehicle services - sales and leasing - limited*	MC	MC	—	MC	MC	MC	

**SERVICES**

Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (13)	C	C	—	C	C	P	
Animal services - boarding (13)	—	—	—	—	—	C	
Animal services - grooming (13)	P	P	P (11)	P	P	P	
Animal services - hospitals (13)	—	—	—	—	—	C	17.50.050
Catering services (13)	P	P	P (11)	P	P	P	
Charitable institutions	C	C	C (11)	C	C	C	
Child day-care centers	P	P	C (2)	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	P	P	P	P	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	—	— (7)	—	—	—	C	
Emergency shelters	MC	MC	MC (11)	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
  - (2) Permitted within the Ford Place/Fuller Seminary Precinct.
  - (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
  - (4) Permitted within the Arroyo Corridor Transition Precinct.
  - (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
  - (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
  - (7) Conditionally Permitted within the Civic Center Core Precinct.
  - (8) Permitted within the Playhouse South/Green Street Precinct.
  - (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
  - (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
  - (11) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
  - (12) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
  - (13) Conditional Use Permit approval required for new nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
  - (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- \* Qualifies as a pedestrian-oriented use.

**TABLE 3-2 - CD DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	CD Zoning District Requirement
<b>Minimum lot size (1)</b>  Minimum area, width	<i>Minimum area and width for new lots.</i>  Determined through subdivision process, consistent with General Plan
<b>Residential uses</b>  Maximum density	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>  As determined by Figure 3-6 (Central District Maximum Residential Density). See also Section 17.30.030.C (Limitations on Housing).
<b>Residential Standards</b>	Single-family uses comply with the RS-6 standards; two units on a lot comply with the RM-12 standards; 3 or more units comply with the Urban Housing Standards of 17.50.350.
<b>Setbacks</b>  Front  Sides  Corner  Rear	<i>Minimum and maximum setbacks required. See Section <del>17.40.150</del> 17.40.160 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>  As determined by Figure 3-7 (Central District - Required Setbacks), except as provided in Section 17.30.050.A (Setback exceptions).  Residential - See Section 17.50.350 (Urban Housing); Nonresidential - none required.  As determined by Figure 3-7 (Central District - Required Setbacks), except as provided in Section 17.30.050.A (Setback exceptions).  Residential - See Section 17.50.350 (Urban Housing); Nonresidential - none required.
<b>Height limit</b>  Maximum height	<i>Maximum allowed height of structures. See Section 17.40.060 for height measurement, and exceptions to height limits.</i>  As determined by Figure 3-8 (Central District - Maximum Height), except as provided by Section 17.30.050.B (Height limit exceptions).
<b>Height - ground floor</b>	<del>The minimum height of the ground floor of all non-residential buildings (including mixed use projects) shall be 15 ft. This height shall be measured from the top of the 1<sup>st</sup> floor to the top of the 2<sup>nd</sup> floor.</del>
<b>Height - ground floor</b>	<u>The minimum height of the ground floor of all non-residential buildings (including mixed use projects) shall be 15 ft. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of the roof.</u>
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio.</i>
Maximum FAR	As determined by Figure 3-9 (Central District - Maximum FAR), except as provided by Sections 17.30.050.C (Floor Area Ratio (FAR)), and 17.30.050.E (Parking requirements).
<b>Landscaping</b>	As required by Chapter 17.44 (Landscaping)
<b>Lighting</b>	As required by Section 17.40.080 (Outdoor Lighting)



<b>Parking</b>	Parking shall comply with Chapter 17.46 (Parking and Loading), <del>and</del> Section 17.30.050.E (Parking), <u>and 17.46.250 (Central District Additional Standards for Parking)</u> provided that parking areas shall not be located between a building and a street, but shall be to the side or rear of the buildings on the site.
<b>Signs</b>	As required by Chapter 17.48 (Signs)

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

**RESIDENTIAL USES**

Boarding houses	—	—	P	—	—	—	—	
Caretaker quarters	P	P	P	P	P	P	P	
Dormitories	—	—	P	—	—	—	—	
Fraternities, sororities	—	—	P	—	—	—	—	
Home occupations	P	P	P	P	—	P	P	17.50.110
Mixed-use projects (4)	P	P	P	P (2)	—	P	P (2)	17.50.160
Multi-family housing	—	—	P	P (2)	—	—	P (2)	17.50.350
Residential accessory uses and structures	P	P	P	P	—	P	P	17.50.250
Residential care, general	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Residential care, limited	—	—	P	—	—	—	—	
Single-family housing	—	—	P	—	—	—	—	
Single-room occupancy	—	—	—	—	—	P	—	17.50.300
Transition housing	—	—	P (3)	—	—	—	—	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (4) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Publ
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of gross floor.

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)**

Adult businesses	E (4)	E (4)	—	E (4)	E (4)	E (4)	E (4)	17.50.030
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation - Indoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Commercial recreation - Outdoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Internet access studio	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	P	C	
Religious facilities (6)	C	C	C	C	C	C	C	17.50.230
with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
Schools - Public and private	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
Schools - Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)**

Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft
- (4) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (Continued) (7, 8, 9)**

Offices - Accessory	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Government	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370

**RETAIL SALES (7, 8, 9)**

Alcohol sales - Beer and wine	C	C	C	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	C	C	C	17.50.040
Animal services - Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Bars or taverns	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
with live entertainment	C	C	C	C	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	—	—	—	P (4)	
Commercial nurseries	—	—	C (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Convenience stores	C	C	C	C	C	C	C	
Food sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Internet vehicle sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Liquor stores	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
Pawnshops	C (4)	C (4)	C (4)	—	C (4)	C (4)	C (4)	17.50.200
Personal property sales	—	—	P	—	—	—	—	17.50.190
Restaurants	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
with live entertainment	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Restaurants, fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, formula fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260

**Notes:**

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- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of gross floor.

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

**RETAIL SALES CONTINUED (7, 8, 9)**

<u>Restaurants with limited live entertainment</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Restaurants with take-out window</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	17.50.260
Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Seasonal merchandise sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Significant tobacco retailers	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.330
Swap meets	—	C (4)	—	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	—	—	P (4)	P (4)	—	P (4)	
Vehicle services - Sales and leasing	C (4)	C (4)	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	P	P	—	P	P	P	P	17.50.360
Vehicle services - Service stations	—	—	—	C (4)	C (4)	—	C (4)	17.50.290

**SERVICES (7, 8, 9)**

Adult day-care - General	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Adult day-care - Limited	—	P	P	—	—	C	—	
Ambulance services	—	—	—	P (4)	P (4)	—	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day-care centers	P	—	—	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day-care - Small care home, 1 to 8 persons	—	—	P	—	—	—	—	

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**SERVICES - CONTINUED (7, 8, 9)**

Drive-through business - Nonrestaurants	—	—	—	C	C	—	C	17.50.090
Drive-through business - Restaurants	—	—	—	C	C	—	C	17.50.090
Emergency shelters	MC	MC	—	MC	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	C	C	C	C	17.50.120
Lodging - Bed and breakfast inns	—	—	C	—	—	—	—	17.50.140
Lodging - Hotels, motels	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.150
Maintenance or repair services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Medical services - Extended care	—	—	C (6)	—	—	C (6)	—	
Medical services - Hospitals	C (6)	C (6)	—	C (6)	C (6)	C (6)	C (6)	
Mortuaries, funeral homes	—	—	—	P (4)	P (4)	—	P (4)	
Personal improvement services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services, restricted	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Vehicle services - Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services - Washing/detailing, small-scale	—	—	P	P	P	—	P	17.50.290

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**INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)**

Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
Industry, restricted, small-scale	—	—	—	C	C	C	C	
Recycling - Small collection facility	—	MC	MC	MC	MC	MC	MC	17.50.220
Research and development - Non-offices	—	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	—	—	—	—	—	—	C (4)	
Wholesaling, distribution and storage, small scale	—	—	—	—	—	—	C	

**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

Alternative fuel/recharging facilities (4, 7, 8, 9)	C	C	C	C	C	C	C	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	C	C	—	C	C	C	C	
Commercial off-street parking (7, 9)	MC	MC	MC	MC	MC	MC	MC	
Heliports	C	—	—	—	—	—	—	
Transportation terminals	—	—	C	—	—	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	—	—	—	—	—	—	C	
Wireless telecommunications facilities - Minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities - Major	C	C	C	C	C	C	C	17.50.310

**TRANSIT-ORIENTED DEVELOPMENT**

Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340
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