

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

3.3.4 LAND USE TABLE (NEXT 10 PAGES)

TABLE 3.1 ALLOWABLE LAND USES												
	Downtown	Gateway Business	Transitional Commercial	General Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
RESIDENTIAL USES												
Accessory Dwelling Units							P	P	P	P		Per the requirements of Chapter 17.85 of the Corona Municipal Code.
Home Occupations	-	-	-	-	-	-	P	P	P	P	-	Per the requirements of Chapter 17.80 of the Corona Municipal Code.
Live/Work Units	P	-	P	P	-	-	C	-	-	-	-	Includes a residential unit with a single tenant commercial space that is operated solely by the resident of the residential dwelling unit.
Single Family Dwellings	-	-	-	-	-	-	P	P	-	P	-	
Two-Family Dwellings	-	-	-	-	-	-	-	-	P	P	-	
Mixed-Use	P	-	P	P	-	-	C	-	-	-	-	Includes commercial/residential developments, including residential and office/retail/service either within the same structure or on the same parcel. Also may include Senior Citizen Housing.
Multi-Family Dwellings	P	P	P	P	-	P	-	-	P	P	-	Residential permitted by right in the D, GB, TC, GC and CS zones for a housing development project proposed according to Cal Gov't Code § 65852.24 subject to the requirements of Corona Municipal Code Chapter 17.31, or Cal Gov't Code § 65912.100 et seq.
Residential Home Care Facilities	-	-	P/CUP	P/CUP	-	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	-	Allowed according to Chapter 17.73 of the Corona Municipal Code.
Senior Citizen Housing	C	-	C	-	-	C	-	-	P	P	-	
Single Room Occupancy Development	C	C	C	C	-	C	-	-	-	C	-	Efficiency unit to be occupied as a primary residence for more than 30 consecutive days.

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway Business	Transitional Commercial	General Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
COMMERCIAL USES												
General Retail												
Artist Galleries and Studios	P	-	P	P	-	P	P	-	-	-	-	Examples include art, music, pottery, and other similar uses.
Artisan Marketplace (including communal spaces)	P	-	P	P	-	-	-	-	-	-	-	Defined in CMC Chapter 17.04.
Flower/Garden Shops	P	P	P	P	-	P	-	-	-	-	-	Including outdoor display.
Food Markets	P	-	P	P	-	-	C	-	-	-	-	
Furniture Stores (new only)	P	-	P	P	P	-	-	-	-	-	-	
Handicraft-Type Industries	P	-	P	P	-	-	-	-	-	-	-	Examples include furniture, sculptures, stained glass, soaps, other similar type uses. Must be produced and sold on the same premise less than 5,000 s.f.
Hardware Stores	P	-	P	P	P	-	-	-	-	-	-	Less than 5,000 square feet with no outside storage.
Liquor Stores	MC	-	MC	MC	-	-	-	-	-	-	-	Retail sales only, no on-site consumption.
Office Supplies/Equipment	P	P	P	P	P	P	-	-	-	-	-	
Pet Stores	P	-	P	P	-	-	-	-	-	-	-	
Retail Stores, General Merchandise	P	MC	P	P	-	-	-	-	-	-	-	As an auxiliary use to an otherwise permitted use in the GB district.

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use
 See CMC 17.85 for ADUs/JADUs and CMC 17.73 for Residential Home Care Facilities

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway	Business	Transitional	Commercial	General	Commercial	Business Park	Community	Service	Residential	Office	Single Family	Residential 2	Multi-Family	Residential	Parks, Schools, Open Space	Notes
COMMERCIAL USES (continued)																		
General Retail																		
Retail Vendor Kiosk, Onsite	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	According to the development standards for onsite retail vendor kiosks in Chapter 3.
Antique Shops (No Pawn Shops)	P	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	Subject to the provisions of Chapter 5.19 of the City of Corona Municipal Code.
Tobacco Stores	MC	-	-	-	MC	-	-	-	-	-	-	-	-	-	-	-	-	
Entertainment and Recreation																		
Athletic Clubs	C	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-	
Community Service Facilities, Clubs, Lodges, Meeting Halls, Multi-use venues	MC	C	-	P	P	-	-	-	P	-	-	-	-	-	-	-	-	
Cultural Institutions, Museums	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	MC	-	Not applicable to public school sites regulated by the state of California.
Entertainment, Outdoor	MC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	Art exhibits, festivals, live music, movies, other similar type uses within commonly used communal space.
Gymnastics, Martial Arts Studios	P	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
Health and Wellness Studios	P	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	P	Pilates, yoga, dance, personal training - no more than 3,500 sq. ft.
Massage Establishments	-	-	-	-	P	-	-	-	P	-	-	-	-	-	-	-	-	

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway Business	Transitional Commercial	General Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
COMMERCIAL USES (continued)												
Entertainment and Recreation (continued)												
Recreation Entertainment, Indoor	MC	-	MC	MC	-	-	-	-	-	-	-	Bowling, billiards, retro arcades, other similar types of uses.
Theatre, indoor	MC	C	C	C	-	C	-	-	-	-	-	Including live entertainment, except for adult entertainment according to Chapter 17.41 of the Corona Municipal Code.
Eating and Drinking Establishments												
Breweries, Micro/Craft (defined in CMC Chapter 17.04)	P/Z/A	P/Z/A	P/Z/A	P/Z/A	P/Z/A	-	-	-	-	-	-	
Craft Beer tasting and/or tap room, including retail sale for off-site consumption (without on-site brewing)	P/Z/A	-	P/Z/A	P/Z/A	-	-	-	-	-	-	-	
Coffee house, including on-site roasting	P	P	P	P	P	P	-	-	-	-	-	
Coffee house with drive-through services	C	C	-	C	-	C	-	-	-	-	-	
Delicatessen and bakery	P	P	P	P	P	P	-	-	-	-	-	
Distilleries/Wineries, Micro	P/Z/A	P/Z/A	P/Z/A	P/Z/A	P/Z/A	-	-	-	-	-	-	Defined in CMC Chapter 17.04.
Food Hall	P	-	P	P	-	-	-	-	-	-	-	Multiple food/beverage operators within a common shared space.

P=Permitted Uses P/Z/A=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway	Business	Transitional	Commercial	General	Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
COMMERCIAL USES (continued)															
Eating and Drinking Establishments (continued)															
Liquor lounge/bar, on-site consumption (defined in CMC Chapter 17.04)	P/ZA	-	P/ZA	MC											
Night Clubs	MC	-	C												Excluding Adult Entertainment according to Chapter 17.41 of the Corona Municipal Code.
Restaurants with walk-in service	P	P	P	P	P	P	MC		P						
Restaurants with drive-through service	-	C		C											
Restaurants with live entertainment as an ancillary use.	P	P	P	P	P	P	MC	MC							
Wine Stores, including retail sales, tastings and on-site consumption	P/ZA	-	P/ZA	P/ZA											
Sidewalk Dining	P	-	P	P	P	P									See Section 3.8.1.
Automotive Related Uses															
Auto Parts Sales (no installations)	-	-	-	P	P	P		P							
Auto Parts Sales (with installations)	-	-	-	-	-	-	P								
Automobile Repair	-	-	-	-	-	-	P								
Automobile Sales and Leasing (Car, RV, and Truck)	-	-	-	-	-	-	C								According to Chapter 17.72 of the Corona Municipal Code.
Automobile Service Stations	-	C	C	C	C	C									According to Chapter 17.72 of the Corona Municipal Code.

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway Business	Transitional Commercial	General Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
COMMERCIAL USES (continued)												
Automotive Related Uses (continued)												
Car Wash, Full Service	-	-	-	-	-	-	-	-	-	-	-	
Car Wash, Self Service	-	-	-	-	-	-	-	-	-	-	-	
Motorcycle Sales	-	-	-	C	C	-	-	-	-	-	-	According to Chapter 17.72 of the Corona Municipal Code.
Parking Lots and Structures, Stand alone	C	C	C	C	C	C	-	-	-	C	-	According to the development standards and design guidelines of the specific plan.
Other Uses												
Child Day Care (6 or fewer)	-	-	-	-	-	P	P	P	P	P	-	
Child Day Care (7-14)	-	-	-	-	-	P	P	P	P	P	-	
Child Day Care (more than 14)	-	-	P	-	-	P	C	C	C	C	-	
Banks, credit unions, and financial services	P	P	P	P	-	P	-	-	-	-	-	
Bed and Breakfast Inns	C	-	-	-	-	-	C	C	C	C	-	
Health Care Facilities	P/C/-	-	P/C/-	P/C/-	-	P/C/-	P/C/-	P/C/-	P/C/-	P/C/-	-	According to Chapter 17.73 of the Corona Municipal Code and as permitted in the C2/C3 zone in the D, TC, GC, & CS Districts; as permitted in the R1 zone for the SFR, RO, R2 and MFR Districts.

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway	Business	Transitional	Commercial	General	Commercial	Business Park	Community	Service	Residential	Office	Single Family	Residential 2	Multi-Family	Residential	Parks, Schools, Open Space	Notes	
COMMERCIAL USES (continued)																			
Other Uses (continued)																			
Funeral Parlors and Mortuaries	-	-	-	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	
Hotels	C	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	Same definition as a hotel according to Chapter 17.04 of the Corona Municipal Code.
Laundromat, Dry Cleaners	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
Motels	-	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	Same definition as a motor inn according to Chapter 17.04 of the Corona Municipal Code.
Offices, Governmental	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Offices, Professional	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Personal Services	P	P	P	P	P	P	-	-	P	MC	-	-	-	-	-	-	-	-	Includes barbers, beauty, and nail shops, tailor shops, travel agent, etc.
Religious Facilities	-	-	-	C	C	C	-	-	C	C	C	C	C	C	C	C	C	C	Refer to CMC Section 17.92.040.
Smoking Lounges	MC	-	-	MC	MC	MC	-	-	-	-	-	-	-	-	-	-	-	-	Minor Conditional Use Permit, subject to the provisions of Section 17.33.160 of the City of Corona Municipal Code.

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway Business	Transitional Commercial	General Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
COMMERCIAL USES (continued)												
Tattoo and Body Piercing Salons	-	-	-	MC	-	-	-	-	-	-	-	
Veterinarians	-	MC	MC	P	MC	P	-	-	-	-	-	
MANUFACTURING AND INDUSTRIAL USES												
Assembly, Light	-	-	-	-	P	-	-	-	-	-	-	
Boat and Marine sales and Repair	-	-	-	-	P	-	-	-	-	-	-	
Distribution (excludes truck terminals)	-	-	-	-	P	-	-	-	-	-	-	
Home Improvement Centers	-	P	P	P	P	-	-	-	-	-	-	Includes home furnishings and hardware.
Laboratories (such as medical, mechanical, optical)	-	P	-	-	P	P	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	P	-	-	-	-	-	-	Includes bakeries, cabinets, clothing, communication equipment, computers, cosmetics, furniture, instruments, metal engraving, musical instruments, packaging, pharmaceuticals, plastics, signs, silk screening, sporting equipment, and toys).

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway	Business	Transitional	Commercial	General	Business Park	Community	Residential	Office	Single Family	Residential 2	Multi-Family	Parks, Schools, Open Space	Notes
MANUFACTURING AND INDUSTRIAL USES (CONTINUED)															
Mixed Use - Commercial/Business Park Development	-	-	-	-	-	P	-	-	-	-	-	-	-	-	Feature a mix of commercial and light industrial uses that are “clean” operations such as research and development, e-commerce, parcel delivery services, etc.
Outdoor Storage	-	-	-	-	-	P	-	-	-	-	-	-	-	-	Only in conjunction with items manufactured/assembled or equipment used with businesses conducted within a building on site and screened by opaque fencing.
Parcel Delivery	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Processing (except hazardous material)	-	-	-	-	-	P	-	-	-	-	-	-	-	-	Including bottling, cleaning/dyeing, food preparation, packaging.
Publishing	-	-	-	-	-	P	-	-	-	-	-	-	-	-	Blueprinting, book binding, printing, publishing and photo copying.
Research/Development	-	P	-	-	-	P	-	-	-	-	-	-	-	-	
Repairing small appliances, electronic equipment, plumbing/electrical shops	-	-	-	P	P	P	-	-	-	-	-	-	-	-	

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use

CHAPTER 3: LAND USE AND DEVELOPMENT STANDARDS

	Downtown	Gateway Business	Transitional Commercial	General Commercial	Business Park	Community Service	Residential Office	Single Family Residential	Residential 2	Multi-Family Residential	Parks, Schools, Open Space	Notes
MANUFACTURING AND INDUSTRIAL USES (CONTINUED)												
Treatment, light (non-toxic coating/plating)	-	-	-	-	MC	-	-	-	-	-	-	
Upholstery (within a fully enclosed building)	-	-	-	P	P	-	-	-	-	-	-	
Wholesaling	-	-	-	-	P	-	-	-	-	-	-	
Welding, Machine Shop	-	-	-	-	MC	-	-	-	-	-	-	
PUBLIC AND SEMI-PUBLIC FACILITIES												
Municipal Facilities	P	P	P	-	-	P	-	-	-	-	P	
Parks/Community Gardens	P	-	P	-	-	P	P	P	P	P	P	Public parks reviewed by Parks and Recreation Commission.
Public/Quasi-Public Uses	P	-	P	P	-	P	C	C	C	C	P	
Public Safety Facilities	P	P	P	P	P	P	C	-	C	C	P	
Schools/Educational Institutions	P	-	P	P	P	P	P	-	-	-	P	Includes culinary, music, art, trade, tutoring and other similar uses.

P=Permitted Uses P/ZA=Permitted with Zoning Administrator Approval C=Conditional Use MC= Minor Conditional Use “-” = Prohibited Use