



**Table 19.512.010  
USES PERMITTED—COMMERCIAL AND INDUSTRIAL ZONES**

Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
<b>Public Service Uses</b>								
<u>Community Day Care:</u>								
• Child day care center.	C	P	P	C	I	I	I	I
• Adult day care center.	P	P	P		I	I	I	I
<u>Health Facilities:</u>								
• Long-term care (intermediate care or skilled nursing).	C	C	C					
• Hospital, alcoholic institution.	C	C	C					
• Medical or dental laboratory.	I	P	P		P		P	
• Medical or dental clinic. (17)	P	P	P	P	P		P	
• Industrial clinic.					P	P	P	P
• Pharmacy.	P	P	P	P	I	I	I	I
• Optician.	P	P	P	P				
<u>Public Assembly:</u> (See also Recreation.)								
• Church. (1)	C		C		C			
• Emergency shelter, up to 30 occupants. (19)	P	P	P		P			
• Emergency shelter, more than 30 occupants. (19)	C	C	C		C			
• Club, lodge, meeting hall, community center (largest meeting room limited to 150 seats or 1000 sq. ft.) (1)	C	P	P					
• Exhibit hall (no swap meets).	C	P	P	C				
• Auditorium. (1)		C	C	C				
• Theater, indoor.		C	C	C				
• Theater, open air.		C	C					
• Theater, drive-in.			C					
<u>Education:</u>								
• Educational institution.	C	C	P					
• Library, reading room.	P	P	P					
• Museum.	C	P	P	P				
• Tutoring.	C	C	C		C			
• Business college, vocational school (no industrial machinery or equipment), physical training school.	C	C	C		C		C	
• Trade school.			C		C		C	
<u>Recreation:</u> (See also Commercial Uses—Commercial Recreation.)								
• Public park, public playground, public recreational area, public landscaped open space, public-owned historical site or feature.	P	P	P		P	P	P	P



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	CO	CS	CG	CR	CM	MR	ML	MH
• Business, administrative, professional.	P	P	P	P	P	P	I	I
<u>Studios, etc.:</u>								
• Martial arts, dance or drama studio, art or music conservatory.	P	P	P	P				
• Music studio, recording studio.	C	C	C	C	C		C	C
• Radio, television studio.		P	P	P	C		C	C
• Art studio, art gallery, interior decorating, costume design, arts and crafts, photography studio.	P	P	P	P				
• Sale of art or publications related to permitted use.	I	I	I	I				
<u>Schools:</u> (See Public Service Uses—Education.)								
<u>Personal Services:</u>								
• Barber shop, beauty salon.	P	P	P	P				
• Shoe repair, tailor, dressmaker, laundromat (single batch machines only), dry cleaning (coin-operated only).		P	P	P				
• Shoe shine kiosk.		P		P				
• Automated banking service kiosk.		P		P				
• Retail dry cleaning. (3)		P	P	P				
• Health spa or salon.		P	P	P				
• Massage establishment. (20)	C		C					
• Tanning salon.	IC	IC	IC	IC				
• Fortunetelling (see Chapter 5.32 for definition).	P	P						
<u>Tourist Services:</u> (See also Public Service Uses—Public Assembly, and also the Entertainment Corridor Specific Plan document.)								
• Travel and ticket agency.	P	P	P	P				
• Hotel, motel, motor hotel. (12)			C					
<u>Commercial Recreation:</u> (See also Public Service Use—Recreation, and also the Entertainment Corridor Specific Plan document.)								
• Entertainment (see Chapter 5.24 for definition).		C	C	C				
• Skating rink.		C	C	C				
• Skateboard park.			C	C				
• Dancehall or other establishment with public dancing.			C	C				
• Game machine arcade. (4)		C	C	C				
• Batting cages.			C					
• Billiard parlor, poolroom.		C	C	C				

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	CO	CS	CG	CR	CM	MR	ML	MH
• Bowling alley.		C	C	C				
<u>Retail Sales:</u> (See also Food Sales and Service, Vehicle Sales and Rentals, Vehicle-Related Sales with Related Service and Repair, and Other Sales and Service.) (All sales to be indoor only, unless indicated otherwise.)								
• Furniture, carpets.		P	P	P	P			
• Household appliances, electrical appliances, radios, television sets, computer equipment.		P	P	P	P			
• Department store, variety store, dry goods and notions.		P	P	P				
• Apparel—clothing, millinery, shoes, etc.		P	P	P				
• Jewelry, cameras and supplies, luggage, sporting goods, toys.		P	P	P				
• Hobby shop.		P	P	P				
• Drugstore.		P	P	P				
• Tobacco shop. (21)	I	P	P	P				
• Pet shop and supplies.		P	P	P				
• Key shop kiosk.		P		P				
• Gifts, souvenirs.		P	P	P				
• Flower shop.	P	P	P	P				
• Flower kiosk.		P		P				
• Stationery and office supply		P	P	P	P			
• Books, newsstand.	I	P	P	P				
• Video sales, rental.		P	P	P				
• Video kiosk.		C		P				
• Antiques.		P	P	P	P			
• Thrift shop, secondhand goods, pawnshop.			C					
• Auction house.			C					
• Volume discount/warehouse store.		C	C	C	C		C	C
• Hardware, paint.		P	P	P	P			
• Building materials, plumbing supplies.		Pc	Pc	Pc	Pc			
• With outdoor display area.		C	C	C	C			
• Garden and patio furniture and equipment.		P	P	P	P			
• With outdoor display area.		C	C	C	C			
• Plant nursery, with outdoor display.		Pc	Pc	Pc	Pc		Pc	
• Pottery, ceramics.		P	P	P				
• With outdoor display area.		C	C	C				
• Deep discount/product liquidation.		P	P					
• With outdoor display area.		C	C					

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Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
• Swapmeet—Indoor/Outdoor. (18)			C					
<u>Food Sales and Service:</u>								
• Restaurant, with no entertainment, no liquor, no drive-in, no drive-through, no walk-up service window.	P	P	P	P	P	P	P	P
• With entertainment. (See Chapter 5.24 for definition.)	C	C	C	C	C	C	C	C
• With on-sale liquor. (5)	C	C	C	C	C	C	C	C
• With drive-in, drive-through, or walk-up service window. (See also Section 19.552.070.)	C	C	C	C(14)	C	C	C	C
• Cocktail lounge, bar.		Ci	Ci	Ci				
• Liquor, off-sale.		C	C	Ci				
• Supermarket, grocery, fruits and vegetables, dairy products, meat.		C	C	C(16)				
• Deli.	Ci	P	P	P	P			
• Confectionery, ice cream, bakery (baking for on-premises sales only).		P	P	P				
• Banquet caterer.		C	C		C			
• Catering truck terminal (including commissary and kitchens).							C	C
<u>Vehicle Sales and Rentals:</u> (See also Other Services—Equipment Rental.)								
• Automobile rental agency.		C	P		P			
• Vehicle sales, leasing and rental agency (office use only).				P				
• New and used sales/lease of autos, motorcycles, or trucks not exceeding 3 tons gross vehicle weight unladen, and trailers up to 2 ton carrying capacity.			Pc		Pc			
• New and used sales/lease of trucks exceeding 3 tons gross vehicle weight unladen, and trailers over 2 tons carrying capacity.					C		Pc	Pc
<u>Vehicle-Related Sales with Related Service and Repair:</u> (Any installation shall be conducted within a building.)								
• Retail sales of auto parts or accessories, not including tires.		Pc	Pc	Pc	Pc			
• Wholesale of auto parts or accessories, not including tires.					Pc		Pc	Pc
• Auto window tinting.			C		C		Pc	
• Machining or repair of auto parts or accessories, not including tires.			C		C		C	C
• Tires, retail sales and/or installation for vehicles not exceeding 3 tons gross vehicle weight		C	C	Ci	C			

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Uses	Commercial Zones				Industrial Zones			
	CO	CS	CG	CR	CM	MR	ML	MH
unladen.								
• Tires, retail sales and/or installation for vehicles exceeding 3 tons gross vehicle weight unladen.			C		C		C	
• Tires, wholesale and/or installation.							Pc	Pc
<u>Other Sales and Service:</u>								
• Bicycle sales, rental, or repair.		P	P	P	P			
• Boat accessories, sales with no installation.		P	P	P	P			
• Boat sales, up to 28 ft. hull length.			Pc		Pc		Pc	
• Boat repair and/or service, up to 28 ft. hull length. (All work shall be conducted within a building.)			C		C		C	C
<u>Vehicle Repair, Service:</u> (All work shall be conducted within a building.)								
• Light repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen. (Work shall not include engine valves repair or replacement, engine overhaul or replacement, transmission repair or replacement, radiator repair or replacement, muffler repair or replacement, body and fender work, detailing, painting or upholstery.)		C	C	Ci(15)	C		Pc	
• Heavy repair and/or service of vehicles not exceeding 3 tons gross vehicle weight unladen.			C		C		Pc	
• Repair and/or service of vehicles exceeding 3 tons gross vehicle weight unladen or trailers over 2 ton capacity.					C		C	C
• Repair and/or service of motorcycles only in conjunction with sales of new and used motorcycles.			C		C			
<u>Vehicle Service:</u>								
• Mechanical carwash. (6)		C	C		C			
• Automobile service station. (7)		C	C		C		C	C
• Quick tune-up/oil change/lube shop.		C	C	C	C		C	C
<u>Printing Services:</u>								
• Instant printing, copying, addressographing, mimeographing, photostating, blueprinting.	P	P	P	P	P	P	P	
• Photoengraving, offset printing.					Pc	Pc	Pc	
• Printing.					Pc		Pc	Pc
• Photo film drop-off/pick-up kiosk.		P		P				
• Retail photo film and print processing.		P	P	P				
• Photo film and print processing plant.					Pc		Pc	Pc

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	CO	CS	CG	CR	CM	MR	ML	MH
• Custom furniture upholstery and reupholstery.		P	P		P			
• Picture framing and glazing.		P	P	P	P			
• Watch repair, camera repair, radio, stereo, television, personal computers, other small appliance repair.		P	P	P	P			
• Locksmith.		P	P	P	P			
• Repair of lawnmowers, larger electrical appliances, precision instruments, nonpneumatic tools (all work to be indoors).					Pc		Pc	
• Repair of pneumatic tools.					C		C	
• Rental of light equipment (up to single unit trucks).					C		Pc	
• Rental of heavy equipment (semi-tractors, cranes, etc.).					C		C	C
• Small animal grooming (no boarding).		P	P		P			
• Small animal hospital.			C		Pc		Pc	
• Veterinary clinic.		C	C	I	Pc		Pc	
• Kennel.							C	
• Taxidermy.					P		P	
• Mortuary.			C					
<b>Industrial Uses</b>								
<u>Research, Development and Testing:</u>								
• Research and development institution or laboratory (no manufacturing), testing laboratory.	C		C		C	C	Pc	Pc
<u>Storage:</u>								
• Mini-storage space rental for public self-storage.					Pc		Pc	
• Outdoor storage space rental for boats and vehicles					C		C	C
• Off-site inventory storage for auto dealerships.					C		C	C
• Above-grade fuel tank storage with 500 gallon and greater capacity. (8)	Ci	Ci	Ci		Ci	Ci	Ci	CI
• Below-grade fuel tanks and abovegrade fuel tanks with less than 500 gallon capacity. (8)	P	P	P		P	P	P	P
• Transit or transportation equipment storage (no truck or railroad freight yard).							Pc	Pc
• Freight yard or terminal truck, railroad.								C
• Warehouse, distribution center, storage building.					Pc		Pc	Pc
• Outdoor storage, other than a contractor's storage facility. (9)					I		I	I







<b>Notes:</b>	
1	Bingo games shall be permitted as an accessory use only when authorized under Chapter <b>5.16</b> et seq., and only when fire and safety regulations are met and parking facilities are fully conforming to the requirements for public assembly use.
2	In an integrated center within the CS zone, a conditional use permit is required to establish an administrative or professional business office use in excess of 5,000 square feet gross floor area or to establish any office use which will cause the center's gross floor area devoted to offices to exceed 20 percent.
3	Special limitations apply for retail dry cleaning. See Section <b>19.552.020</b> .
4	Special requirements apply for game machine arcades. See Section <b>19.552.040</b> .
5	Special requirements apply for restaurants with on-sale liquor. See Section <b>19.552.030</b> .
6	Special requirements apply for carwashes. See Section <b>19.552.060</b> .
7	Special requirements apply for automobile service stations. See Section <b>19.552.050</b> .
8	Above-grade fuel tanks subject to applicable setbacks and screening from public view.
9	Special requirements apply for outdoor storage. See Section <b>19.524.020</b> .
10	Offices, storage, activities, and facilities directly pertaining to construction on the same site provided construction is not suspended for a permitted use for more than 30 consecutive days.
11	Temporary real estate sales office, only for sales or leasing of new subdivision and for not more than 1 year.
12	Special requirements apply for hotels, motels, and motor hotels. See Sections <b>19.104.080</b> and <b>19.552.110</b> .
13	See Division 12 of Zoning Ordinance.
14	In the CR zone, drive-in and drive-through service for any commercial use may be considered only within the Master Plan Area North, pursuant to the provisions and requirements of Chapter <b>19.556</b> . Within the Master Plan Area South, a walk-up window for a commercial use may be considered only within an approved Entertainment Promenade pursuant to the provisions and requirements of Chapter <b>19.556</b> .
15	In the CR zone, use may be considered only within the Master Plan Area South. See Chapter <b>19.556</b> .
16	In the CR zone, use may be considered only within the Master Plan Area North. See Chapter <b>19.556</b> .
17	In the CR zone, use may be permitted within multi-tenant buildings only.
18	Special requirements apply for indoor swap meets. See Section <b>19.552.111</b> .
19	Special requirements apply for emergency shelters. See Section <b>19.552.112</b> .
20.	Special requirements apply to massage establishments. See Section <b>19.552.130</b> .
21.	Special requirements apply to tobacco shop use See Section 5.60 of the BPMC.

B. Those uses listed as accessory uses in the uses permitted table are subject to the definition of accessory use in Section **19.104.080** as well as the meanings of the indicated symbols in the table.

(Ord. 1340 § 4, 1996; Ord. 1344 § 4, 1997; Ord. 1348 § 11, 1997; Ord. 1382 § 10, 1998; Ord. 1405 § 6, 2000; Ord. 1437 § 3, 2002; Ord. 1478 § 4, 2005; Ord. 1498 § 3, 2007; Ord. 1564 § 3, 2013; Ord. 1602 § 5, 2016; Ord 1701 § 3, 2021)