

Permitted Uses Table 9.02.020

X - Indicates stated use is permitted subject to zoning requirements.

C - Indicates stated use is allowed with a conditional use permit.

O - Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.

A - Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.

S - Indicates a use is permitted, providing the requirements of 9.09.280 (Smoke Shops) of this title are met. A conditional use permit is required if dictated by the distance criteria.

M - Indicates a use is allowed with a conditional use permit, providing the requirements of 9.09.290 (Commercial Cannabis Activities) of this title are met.

Uses	Residential Zones												Mixed Use Zones				Commercial & Office Zones						Industrial Zones				Open Space Zones	Mixed Use Overlay Zones			
	HR	RR	R1	RA2	R2	R3 (18)	R5	RS10	R10	R15	R20	R30	BF Zone (18)	H-OC Zone	COMU Zone	DC Zone	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	BPX (18)		OS (18)	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Adult Businesses																		A		A	A			A	A	A					
Agricultural Uses—Crops Only	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Agricultural (involving structures)																							X								
Aircraft Landing Facilities																		C		C	C	C	C	X							
Ambulance Service													O		O	O		O				O	X	X	X	X					
Amusement Parks, Fairgrounds																		O					X								
Animal Raising (see Section 9.09.090 of this title)	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Appliance and Electronic Repair Shops															X		X	X					X	X		X		X	X	X	
Arcades, Video Machines															X		O	X	O												
Athletic Clubs, Gymnasiums and Spas														X	X	X	X	X		X				X	X	X	X		X	X	X
Auction Houses															X			X									X				
Auditoriums														X	O	X		O	O	O	O	O	O	O	O	O	O		O	O	O
Auto Electronic Accessories and Installation													X		X			X					X	X		X					
Automobile Fleet Storage													X										X	X							
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle, Aircraft and Boat Sales and Incidental Minor Repairs and Accessory Installations													O	X	O			O					X	X							
Auto Service Stations																															
Accessory uses include convenience store and car wash													X	O	O	O	O	O	O	O	O	O	O	O	O	O					
Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)																															
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)													O		O		O	X					X	X		X					
Automotive Paint and Body Repair—Major Engine Overhaul													O		O		O						X								
Auto Rentals													X		X			X						X	X	X					
Auto Supply Stores															X	X	X	X						X	X		X		X	X	X
Bakery Shops														X	X	X	X	X	X								X		X	X	X
Bakery—Commercial																								X							
Banks—Financial Institutions														X	X	X	X	X	X	X	X				X	X		X	X	X	
Barber and Beauty Colleges														X	X	X	X	X		X	X				X	X		X	X	X	
Bars (Drinking Establishments)																															
Bars																C	C	C	C	C								C	C	C	
Bars, with Limited Live Entertainment																C	C	C	C	C								C	C	C	
Boat Sales New and Used Including Repairs and Accessory Installation																		O					X								
Boarding and Rooming Houses									X	X	X	X																X	X		
Bowling Alley															X	X	X	X										O	O	O	
Building Material Sales													O		O			O													
With outdoor storage																		O					X	X							
Building Material Storage Yards													X										X								
Bus, Rail and Taxi Stations															O	O		O												O	
Business Equipment Sales (includes repairs)													X	X	X	X	X	X	X	X						X		X	X	X	
Business Schools														X	X	X	X	X	X	X	X			X	X	X		X	X	X	
Business Supply Stores													X	X	X	X	X	X		X			X	X	X		X	X	X		
Cabinet Shop													X										X	X	X	X					
Caretakers Residence ¹													C		X		O	O	C	O	O	O	O	O	O	O					
Car Wash													X		X		X	X					X								
Accessory to auto related use																	O	O					X								
Catering Service														X	X		X	X	X						X	X		X	X	X	
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C	C																			
Churches ²	C	C	C	C	C	C	C	C	C	C	C	C		O	O	O	O	O	C	O	O	O	O	O	O	O		O	O	O	
Clubs									O	O	O	O			O	O	O	O	O	O	O	O					C	O	O	O	
Commercial Cannabis Activities ¹⁷																															
Cultivation													M		M			M	M					M	M	M					
Dispensary													M		M		M	M							M						
Manufacturing																								M	M	M					

[illegible]

[illegible]

Notes:

- (1) Do not consider residential use per distance requirement.
- (2) The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
- (3) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (4) Permitted in the OC and VOR only as a support medical office facility.
- (5) Large collection facilities may be established within an existing building through the "tenant improvement" process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
- (6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
- (7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (8) In the MUI, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
- (9) In the MUC and MUN, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines, and (b) are allowed, but not required on the other lots.
- (10) See Section 9.07.40 (Medical Use Overlay)
- (11) See Section 9.09.260 (Mixed Use Development)
- (12) See Section 9.09.250 (Live-Work Development)
- (13) See Section 9.09.270 (Outdoor Dining)
- (14) Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208)
- (15) For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.
- (16) See Section 9.09.280.C (Smoke Shops) for distance requirements that require a Conditional Use Permit.
- (17) See Section 9.09.290 (Commercial Cannabis Activities) for all Commercial Cannabis Activities regulations.
- (18) See Section 9.07.060 Airport Land Use Compatibility Plan for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
- (19) For Day Care uses in the Moreno Valley Industrial Area Plan (SP 208), See Section 9.07.060 Airport Land Use Compatibility Plan for Airport