

*East Valley Specific Plan - Mixed Use*

**7.2 Permitted & Conditional Uses**

Table 7-2 presents the permitted uses allowed in each land use designation. Permitted uses are intended to support the vision for the Plan Area. Land uses shall be considered prohibited unless they are determined to be similar to listed uses. The Director of Community Development shall make a determination regarding whether a requested use that is not listed is similar in function and intensity to one that is listed. The Director of Community Development shall have the responsibility and authority to interpret the meaning and applicability of all provisions and requirements of this Chapter, which may include determining the applicability of use categories or determining that a land use classification is similar to the listed uses permitted, or conditionally permitted, within various zones. Such interpretations are subject to the terms and limitations of sections 33-6 and 33-13 of the Escondido Zoning Code. Conditional Use Permits (CUPs) and Minor CUPs, listed in Table 7-2, Permitted & Conditional Uses, are subject to the consideration and approval of the Zoning Administrator in accordance with the provisions of the Zoning Code.

An administrative adjustment or variance may be requested as authorized per Article 61 of the Escondido Zoning Code for the following property development standards:

- » Up to a twenty-five (25) percent reduction of required yards/setbacks for parking, outdoor dining, free standing signage, architectural elements with no habitable space, and common open space.
- » Reductions up to twenty-five (25) percent of the required number of parking spaces for uses in non-residential zones, pursuant to section 33-764 of the Zoning Code.
- » Modifications of the identified front, street side, side and rear lot lines of a lot in order to facilitate orderly development on a parcel subject to unusual circumstances, including but not limited to, topography, grading, drainage and stormwater treatment, utility facilities, easements, access and other site constraints or development requirements.
- » Other adjustments as specified by Article 61 of the Escondido Zoning Code.

**Table 7-2 Permitted & Conditional Uses**

P=Permitted; C=Subject to CUP; MC=Subject to minor CUP; \*=Subject to special regulations of Zoning Code; --- = Prohibited Use

USE	Residential and Lodging			
	GENERAL COMMERCIAL (EV-CG)	URBAN I/V (EV-U5) <sup>1</sup>	MIXED USE (EV-MU) <sup>1</sup>	PARK OVERLAY ZONE (EV-POZ) <sup>2</sup>
Bed and Breakfast (Article 32*)	---	C	C	---
Hotels and Motels (Article 32 and 63*)	C	---	C	---
Single-Family Dwelling Units <sup>3</sup>	---	P	---	---
Mobile home or travel trailer parks (Articles 45 & 46*)	---	---	---	---
Two-Family, Three-Family and Multi-Family Dwelling Units	---	P	P	---
Two-Family, Three-Family and Multi-Family Dwelling Units as part of a Mixed-Use Project	---	P	P	---
Artisan Loft or Live-Work Dwelling Units	---	---	MC	---

*AF*

<sup>1</sup> Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are subject to the provisions of Article 70 of the Escondido Zoning Code.  
<sup>2</sup> For areas within the EV-POZ, the underlying land use shall apply; the uses shown as permitted in the EV-POZ are in addition to the permitted uses indicated in the underlying land use.  
<sup>3</sup> Existing single-family dwelling units will be considered conforming, provisionally, with the goal to promote their conversion to a higher density. Existing single-family dwelling units shall maintain limited conforming status to allow full use of the property (i.e. occupancy and/or make improvements to the structure) unless until the dwelling unit is considered abandoned pursuant to section 33-1242(a) of the Escondido Zoning Code. At which time, an abandoned use shall be discontinued and no further occupancy of improvements to the building shall be allowed.

Table 7-2 Permitted & Conditional Uses (Continued)

P=Permitted; C=Subject to CUP; MC=Subject to Minor CUP; \*=Subject to special regulations of Zoning Code; --- = Prohibited Use

USE	GENERAL COMMERCIAL (EV-CG)	URBAN I/W/ (EV-U5) <sup>1</sup>	MIXED USE (EV-MU) <sup>1</sup>	PARK OVERLAY ZONE (EV-POZ) <sup>2</sup>
Small Residential Care Facility / Transitional Housing	---	P	P	---
Large Residential Care Facility / Transitional Housing	---	C	C	---
Supportive Housing	---	P	P	---
<b>Retail Trade and Sales</b>				
Artisan crafts (might include light production and assembly)	P	---	P	---
ATM kiosk	P	---	P	---
Bargain basement store	---	---	---	---
Cabaret (with or without alcohol), including music, comedy, and magic clubs	C	---	C	---
Commercial and medical cannabis sales	---	---	---	---
Consignment stores (Article 57*)	C*	---	---	---
Drinking establishments (on-sale beer and wine, etc.) including bars; tasting rooms; and taverns with or without craft-processing brewery, distillery, or winery (light production)	C	---	C	---
Drive-through establishment (Section 33-341*)	C	---	C	---
Electric vehicle charging station (for fee)	P	---	P	---
Farmers' market / community garden with for-sale plots or produce (roadside sales)	C	C	C	C
Firearms dealer	C	---	C	---
Food stores	P	---	P	---
General retail	P	---	P	---
Liquor store	---	---	---	---
Outdoor retail as a principal use (including nurseries)	C*	---	---	---
Pawn shops, second hand stores, and thrift shops	---	---	---	---
Pharmacy and drug stores	P	---	P	---
Restaurant with or without alcoholic beverages	P	---	P	---
Smoker's Lounge	---	---	---	---
Sporting goods store (includes ammunition and firearms)	C	---	C	---
Sporting goods store (excludes ammunition and firearms but includes fishing, hunting, golf, playground equipment, etc.)	P	---	P	---

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Table 7-2 Permitted & Conditional Uses (Continued)

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USE	GENERAL COMMERCIAL (EV-CG)	URBAN I/M/V (EV-U5) <sup>1</sup>	MIXED USE (EV-MU) <sup>1</sup>	PARK OVERLAY ZONE (EV-POZ) <sup>2</sup>
Tobacco product store	---	---	---	---
<b>Services</b>				
Adult entertainment (Article 42*)	---	---	---	---
Animal care, excluding daycare and boarding	P	---	C	---
Animal care, animal daycare, and boarding	C	---	---	---
Barber/beauty services, excluding tattoo parlor or body piercing	P	---	P	---
Business services (general)	P	---	P	---
Churches, synagogues, temples missions, etc.; professional and social service organizations; and youth organizations	C	C	C	---
Crematoriums, mortuary, mausoleums, etc.	---	---	---	---
Cultural services and entertainment (including museums)	P	P	P	---
Dry cleaning, drop-off and pick up only (Articles 13 and 57*)	P	---	P	---
Dry cleaning, commercial press or on-site pressing (Articles 13 and 57*)	---	---	---	---
Duplicating services (including screen printing, blueprinting, printing, and photocopying)	P	---	P	---
Child care center (Article 57*)	C*	C*	C*	---
Primary and secondary education (including kindergarten, elementary, junior, and high schools) (Article 57*)	C	---	C	---
Post K-12 education (including professional and trade schools)	C	---	C	---
Group counseling services and other special training (including art, music, dance, drama, etc.)	P	---	P	---
Employment training services	P	---	P	---
Entertainment and assembly, including arcades, dance halls, theaters, miniature golf etc.	C	---	C	---
Government services	C	C	C	---
Financial institutions, banks, savings and loans, securities brokers, etc.	P	---	P	---
Financial institutions, non-chartered check-cash and pay day loan	---	---	---	---
Florists, gifts, cards, newspapers, and magazines	P	P	P	---
Hospitals, excluding medical clinics	C	---	C	---



Table 7-2 Permitted & Conditional Uses (Continued)

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USE	GENERAL COMMERCIAL (EV-CG)	URBAN I/V (EV-U5) <sup>1</sup>	MIXED USE (EV-MU) <sup>1</sup>	PARK OVERLAY ZONE (EV-POZ) <sup>2</sup>
Health and fitness facilities (gyms and venues)	P	---	P	---
Laundry self-service coin operated (Article 57*)	C	---	---	---
Personal services (other)	P	---	P	---
Office, general	P	---	P	---
Massage establishments (Article 38*)	---	---	---	---
Medical, small clinics (including dental, optical, etc.)	P	---	P	---
Medical, large clinics and service organizations (including blood banks and healthcare establishments)	P	---	C	---
Park – private, semi-private or publicly accessible open space on private property	P	P	P	P
Park – public	---	---	---	P
Repair services shop (including small appliance repair, watch/clock repair, etc.)	P	---	P	---
Recycling services	---	---	---	---
Studios and galleries (including photography, art, printing, etc.)	P	---	P	---
Transportation services as a primary use (including car or bike sharing station, helipad, park and ride facilities, municipal parking lots and parking structures, taxicab or shuttle station, transit stations etc.)	C	C	C	---
<b>Automotive Services</b>				
Auto oriented drive-in, drive-through (Section 33-341*)	C*	---	---	---
Automotive car and vehicle sales (car dealership) (Article 57*)	---	---	---	---
Automotive car wash, polishing, vacuuming, detailing as a primary use (Article 57*)	C	---	---	---
Automotive vehicle repair, limited (Article 57*)	C*	---	---	---
Automotive vehicle repair, general and commercial (including tire retreading/recapping, tow services) (Article 57*)	---	---	---	---
Boutique car sales (No more than one on the same location; two cars maximum) (Article 57*)	C*	---	C*	---
Gasoline service station with or without alcohol sales (Article 57*)	C*	---	---	---
<b>Industrial, Manufacturing, and Storage</b>				



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USE	GENERAL COMMERCIAL (EV-CG)	URBAN IV/V (EV-UV) <sup>1</sup>	MIXED USE (EV-MU) <sup>1</sup>	PARK OVERLAY ZONE (EV-POZ) <sup>2</sup>
Electric generating facilities as a primary use (Article 57*)	C	---	C	---
Industrial and manufacturing	---	---	---	---
Mini-warehousing and storage facilities (Article 57*)	---	---	---	---
Outdoor storage as a primary use, including building materials and equipment	---	---	---	---
Outdoor storage, vehicles and fleet vehicle storage (overnight or after normal business hours, or for rent)	---	---	---	---
Utilities (including central processing, regulating, generating, distribution, etc.)	C	---	C	---
Tow yard and junk yard	---	---	---	---

