

ZONED TC-P

Table 18.45.060-1: Commercial and Mixed Uses

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Agriculture									
Urban agriculture, low-impact ¹		P	P	P	P	P	P	P	Section <u>18.190.015</u>
Urban agriculture, high-impact ¹		Z	Z	Z	Z	Z	Z	Z	Section <u>18.190.015</u>
Assembly, Entertainment, Recreation									
Banquet hall ¹		--	--	C	C	--	C	C	Sections <u>18.190.025</u> and <u>18.190.140</u>
Club, lodge, meeting hall, or membership organization		Z	--	Z	--	Z	Z	Z	Sections <u>18.190.025</u> and <u>18.190.050</u>
Exhibition and conference halls ¹ not associated with full service hotels ¹		C	--	--	C	--	--	C	Section <u>18.190.025</u>
Fitness and recreational sports centers including yoga and pilates studios and sports and recreation instruction (e.g., dance, martial arts, etc.)	<u>713940</u> , <u>611620</u>	P	P	P	P	P	P ³	P	
Game or computing arcade ¹ , more than five gaming devices									Section <u>18.190.180</u>
Without alcoholic beverages and closed before 10:00 p.m.		P	P	P	P	P	P	P	
With alcoholic beverages and/or open after 10:00 p.m.		Z	Z	Z	Z	Z	Z	Z	
Assembly uses ¹ not listed elsewhere including: cultural institutions, libraries, museums, religious facilities, etc.		Z	--	Z	--	Z	Z	Z	Section <u>18.190.025</u>

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Indoor <u>commercial recreation</u> ¹ including billiard hall, bowling alley, gymnasium, indoor tennis, swimming, escape rooms, etc.									Section <u>18.190.420</u> Chapter <u>5.90</u> applies to swimming facilities
Closed before midnight		P	P	P	P	P	P	P	
Open after midnight and/or with sale of distilled spirits		C	C	C	C	C	C	C	
Outdoor <u>commercial recreation</u> including pickleball									
Within 100 feet of residential development		Z	Z	Z	Z	Z	Z	Z	
Beyond 100 feet of residential development		P	P	P	P	P	P	P	
<u>Parks, public</u>		P	P	P	P	P	P	P	Citywide <u>parks</u> , as defined in the <u>general plan</u> , are not permitted in <u>TOD overlay district</u>
<u>Place of entertainment</u> ¹		--	--	Z	Z	Z	Z	Z	Chapter <u>5.45</u> and Section <u>18.190.025</u>
<u>Nightclubs</u> ¹ and <u>dance clubs</u> ¹		--	--	--	C(*)	--	C(*)	C(*)	(*) when not located adjacent to residential <u>general plan</u> designations. Chapter <u>5.45</u> and Section <u>18.190.025</u>
Theater and performance venues including: <u>concert hall</u> ¹ , <u>dinner theater</u> ¹ , <u>motion picture theater</u> ¹ , or <u>performing arts theater</u> ¹		--	--	Z	Z	--	Z	Z	Section <u>18.190.025</u>
Automotive and Transportation									
Ambulance services		--	--	C	--	--	--	--	

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Automotive repair services									
Major ¹		--	--	--	--	--	--	--	
Minor ¹		--	--	P(*)	--	--	--	P(*)	Section <u>18.190.027</u> ; (*) not permitted in HOD, TOD and I <u>overlay</u> districts
Auto rental and leasing		--	--	Z	Z	--	--	Z	Section <u>18.190.027</u>
Automotive parts and accessories stores	<u>441310</u>	--	P	P	P	P	P ³	P	
Auto sales and dealerships, including motorcycles		--	--	P(*)	P(*)	--	--	Z(*)	Section <u>18.190.027</u> ; (*) not permitted in HOD, TOD and I <u>overlay</u> districts; a <u>zoning</u> <u>administrator</u> <u>permit</u> is required if there are outdoor sales
Boat and <u>trailer</u> sales and service		--	--	Z	Z	--	--	--	Section <u>18.190.027</u> ; not permitted in TOD <u>overlay</u> district
<u>Car washes</u> ¹ , <u>car detailing</u> , and <u>gasoline service stations</u> ¹		--	C	C	C	--	--	C	Sections <u>18.190.027</u> and <u>18.190.190</u> ; not permitted in mixed-use <u>buildings</u> ; <u>gasoline</u> <u>service stations</u> not permitted in TOD <u>overlay</u> district
<u>Mobile home</u> and recreational <u>vehicle dealers</u>		--	--	--	Z	--	--	--	Section <u>18.190.027</u>

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Parking <u>lots</u> or <u>structures</u> , <u>commercial</u>		--	P	P	--	P	C	C	
Eating and Drinking									See also Sections <u>18.190.140</u> and <u>18.190.510</u>
<u>Drinking place</u> ¹		--	--	C	C	C	C	C	
<u>Eating place without alcoholic beverages</u> ¹									
In general (no restrictions on hours of operation)		P(*)	P	P	P	P	P	P	(*) Not permitted if more than 50 <u>seats</u>
With <u>drive-in or drive-through enterprise</u> ¹		--	C	C	C	--	--	C	Section <u>18.190.110</u> ; not permitted in mixed-use projects or HOD and TOD <u>overlay districts</u>
<u>Eating place with alcoholic beverages</u> ¹									
Closed before midnight		--	P	P	P	P	P	P	
Open after midnight		--	Z	Z	Z	Z	Z	Z	
Educational Services									
Educational services, not elsewhere listed in this table	<u>61</u>	C	Z	Z	--	Z	--	Z	
<u>Elementary and secondary schools</u>	<u>611110</u>	C	C	C	--	--	--	C	

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes	
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T		
Other <u>schools</u> and instruction including: exam preparation, language, music, photography, and tutoring	6116									See assembly, entertainment, recreation section for yoga and pilates studios and sports and recreation instruction (e.g., dance, martial arts, etc.)
Less than 3,000 square feet		Z	P	P	--	Z	--	P		
More than 3,000 square feet		--	--	P	C	Z	--	Z		
Technical and trade <u>schools</u> and business <u>schools</u> and computer and management training	6114, 6115	Z	--	Z	--	--	--	Z		
Health Care and Social Assistance										
Continuing care retirement communities ¹ and assisted living facilities for the elderly ¹		C	C	--	--	--	Z	P		Section 18.190.026
Day care, child ¹		Z	Z	Z	--	Z	Z	Z		Section 18.190.400
<u>Day care facility for adults¹</u>		--	--	P	--	P	P ³	P		Not including residential care facilities
Health care and social assistance, not elsewhere listed in this table	62	Z	Z	Z	--	Z	--	Z		
Hospitals	622	C	C	Z	--	--	--	C		
Medical clinics, convenience ¹		--	A	A	A	A	A	A		
Nursing care facilities (skilled nursing facilities)	623110	--	Z	Z	--	--	--	Z		Section 18.190.410; not permitted in mixed-use projects
Residential intellectual and developmental disability, mental health, and substance abuse facilities	6232	--	C	C	--	--	--	C		Not permitted in mixed-use projects

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
<u>Skilled nursing health facilities</u> ¹		--	Z	Z	--	--	C	Z	Section <u>18.190.026</u>
Surgery centers, outpatient		P	Z	P	--	--	--	Z	
Office									
<u>Co-working space</u>		P	P	P	--	p ³ P-UFO	p ³ P- UFO	P	
Offices of physicians ² , dentists ² , chiropractors ² , optometrists ² , podiatrists ² , mental health practitioners ² , physical, occupational and speech therapists and audiologists ² , and acupuncturists	<u>6211</u> , <u>6212</u> , <u>62131</u> , <u>62132</u> , <u>62133</u> , <u>62134</u> , <u>621391</u>	P	P	P	--	p ³ P-UFO	p ³ P- UFO	P	
Offices, other		P	P	P	--	p ³ P-UFO	p ³ P- UFO	P	
Banks and credit unions		P	P	P	P	p ³	p ³	P	
Residential									
<u>Emergency shelters</u> ¹		P	P	C	--	P	P	P	Not permitted in a special flood hazard area; Section <u>18.190.150</u>
<u>Live/work units</u> ¹		--	--	--	--	Z(*)	Z(*)	Z	Section <u>18.190.290</u> (*) Not allowed along main <u>street</u> corridor frontages as shown in the community character element
<u>Low-barrier navigation centers</u> ¹		P	P			P	P	P	Section <u>18.190.295</u>
Residential, as component of mixed-use project only		C	C	--	--	P	P	P	

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
<u>Residential care facilities</u> ¹		P	P	--	--	P	P	P	Within residential units only. <u>Commercial building conversion not permitted.</u> Section <u>18.190.465</u>
Supportive ¹ and/or <u>transitional housing</u> ¹		P(*)	P(*)	--	--	P ³	P ³ (*)	P	(*) Allowed only as a component of a mixed-use project. Section <u>18.190.527</u>
Retail									
<u>Commercial nurseries</u> ¹		--	P	P	P	--	--	--	Not permitted in mixed-use projects or <u>TOD overlay district</u>
Food and beverage stores	<u>445</u>								
<u>Convenience food stores</u> ¹ and mini-marts	<u>445120</u>	--	Z	P	C	Z	Z	P	
Grocery, supermarket, or specialty food store	<u>445110</u> , <u>4452</u>	--	P	P	P	P ³ (*)	P ³	P	(*) <u>Zoning administrator permit</u> if in a project that includes housing above grocery store
Furniture, home furnishings and equipment, including carpeting, tile, lighting, bedding, household appliances, and similar uses		--	P	P	P	P ³	P ³	P	
Hardware and home improvement stores									
With outdoor storage		--	--	C	C	--	--	--	
No outdoor storage		--	P	P	P	P ³	P ³	P	

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Health and personal care stores, not including pharmacies	<u>4461</u>	A	P	P	A	P ³	P ³	P	
Liquor stores	<u>4453</u>	--	Z	P	--	Z	Z	P	
Pharmacies	<u>446110</u>								
In general		A	P	P	A	P ³	P ³	P	
With <u>drive-in or drive-through enterprise</u> ¹		C	C	C	C	C	--	C	Section <u>18.190.110</u>
Retail sales, general, including apparel, accessories, automotive parts and accessories, books, consumer electronics, consumer goods, flower and gift shops, office supplies, pet supplies, sporting goods, variety stores, and miscellaneous retail, excluding uses classified as "restricted retail" below		A(*)	P	P	P	P(**)	P	P	(*) Applies to apparel and accessories, flower/gift shops, and office supplies and equipment stores only. Other retail uses are not permitted (**) Fuel dealers not permitted in mixed-use <u>buildings</u>
Retail sales, restricted:									
<u>Adult-oriented businesses</u> ¹ , not including sexual encounter establishments ¹		--	--	--	--	--	--	--	
<u>Firearms dealers</u> ¹ and <u>gunsmiths</u> ¹ , including firearm sales accessory to sporting goods store		--	--	C	C	--	--	--	Chapter <u>5.55</u> ; Section <u>18.190.160</u>
<u>Head shops</u> ¹		--	--	C	--	--	--	C	Section <u>18.190.210</u>
Pawn shops		--	--	Z	--	--	--	Z	
<u>Retail tobacco stores</u> ¹		--	--	--	--	--	--	--	
Used merchandise or secondhand sales		--	Z	Z	--	--	Z	Z	Section <u>18.190.430(b)</u> regarding donation/drop off

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes	
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T		
Services										
Animal care and services										Section 18.190.590: (*) outdoor boarding not allowed within 100 feet of residential development; indoor boarding not allowed adjacent to residential uses
Boarding and dog day care with outdoor area		Z(*)	Z(*)	Z(*)	Z(*)	Z(*)	Z(*)	Z(*)		(**) Noise study required when within 100 feet of residential development to demonstrate compliance with <u>general plan</u> noise element
Dog day care, indoor only		P(**)	P(**)	P(**)	P(**)	P(**)	P(**) ³	P(**)		
Grooming		P	P	P	P	P	P ³	P		
Veterinary clinics and animal hospitals		P(**)	P(**)	P(**)	P(**)	P(**)	P(**)	P(**)		
Artisan and craft shops, such as taxidermists, carpenters, cabinet makers, art studios		--	P	P	--	--	P	P		
Business support services, including <u>commercial</u> art, computer and data processing, mailboxes and postal services, mailing and reproduction, messenger services, photography, and similar services	5614	P	P	P	--	P ³	P ³	P		Excludes machinery and equipment rental and <u>commercial</u> cleaning
<u>Astrology</u> ¹ services		--	--	Z	--	--	Z	Z		Chapter 5.60. Not permitted in mixed-use <u>buildings</u>

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Consumer product repair and maintenance, including repair and servicing of air conditioning, bicycles, cameras, electronics, furniture, jewelry, lawnmowers, leather goods, refrigeration, upholstery, and similar products and services		--	P(*)	P	--	Z	Z(*)	P	(*) Refrigeration, air conditioning, upholstery, and furniture repair are not permitted in I overlay district, or in CN district
Employment services	<u>5613</u>	P	P	P	--	P ³	P ³	P	
Investigative and security services, including locksmiths	<u>5616</u>	P(*)	P(*)	P	--	P ³ (*)	P ³ (*)	P(*)	(*) Excludes <u>corporation yards</u> ¹ for <u>vehicles</u> associated with these uses
Laundry and dry cleaning services, including coin-operated laundries, dry cleaners, and garment services not elsewhere listed in this table but excluding power and industrial launderers		--	P	P	--	P ³ (*)	P ³	P	(*) <u>Zoning administrator permit</u> required for those establishments with on-site dry cleaners
Lodging									
Hotels, full service ¹ , including conference		Z	--	Z	P	Z	Z	P	
Hotels, limited service ¹ ; <u>motels</u>		P	--	Z	P	P	P	P	
<u>Bed and breakfast inn</u> ¹		P	--	P	--	P	P	P	
Machinery and equipment rental and leasing		--	--	Z	--	--	--	--	Not permitted in HOD
<u>Massage establishments</u> ¹		--	--	C	--	--	C	C	Chapter <u>5.65</u> and Section <u>18.190.310</u> . Not allowed in HODs
<u>Mini-warehouses for household goods</u> ¹ , when not located on an <u>arterial street</u> ¹		--	--	C	C	--	--	--	Section <u>18.190.330</u> . Prohibited in TODs

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
Mortuaries, funeral homes, and crematoria		--	--	C	--	--	--	C	
<u>Personal services, general</u> ¹		P	P	P	Z	P ³	P ³	P	
<u>Personal services, other</u> ¹ , excluding piercing services and tattoo parlors		--	--	C(*)	--	--	C	C	Not permitted in mixed-use buildings. (*) Modeling services are not permitted.
Piercing services, tattoo parlors		P	P	P	P	P	P	P	
Printing, publishing, and photofinishing	<u>3231.511.812921.812922</u>	P	P	P	--	P ³	P ³	P	
Public or <u>quasi-public use</u> ¹ , not including: corporation/contractor/fleet/service yards ¹ and <u>warehouses</u> ¹ or any use specifically listed in this table as a permitted, <u>zoning administrator</u> or prohibited use		Z	C	C	--	C	C	C	
Radio and television broadcasting	<u>5151</u>	--	--	Z	--	--	P ³	--	
Services to <u>dwellings</u> and <u>buildings</u> , including carpet cleaning, janitorial, landscape, pest control, etc.	<u>5617</u>	P(*)	P(*)	P	--	P(*)	P(*)	P(*)	(*) Excludes <u>corporation yards</u> ¹ for <u>vehicles</u> associated with these uses
Travel arrangement and reservation services	<u>5615</u>	P	P	P	--	P	P	P	
Miscellaneous/Other Uses									
<u>Accessory uses</u> and <u>buildings</u> customarily appurtenant to a <u>permitted use</u> , such as incidental storage facilities		A	A	A	A	A	A	A	
Any other use that the <u>zoning administrator</u> finds is similar in nature, function, and operation to other:									
<u>Conditional uses</u> in the <u>district</u>		C	C	C	C	C	C	C	Chapter <u>18.250</u>

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
<u>Permitted uses</u> within the <u>district</u>		P	P	P	P	P	P	P	Chapter <u>18.250</u>
<u>Zoning administrator uses</u> in the <u>district</u>		Z	Z	Z	Z	Z	Z	Z	Chapter <u>18.250</u>
<u>Drive-in or drive-through enterprise</u> ¹ accessory to a <u>permitted use</u> unless prohibited herein		C	C	C	C	--	--	C	Section <u>18.190.110</u> ; not permitted in mixed-use projects or in <u>TOD overlay district</u>
Structured parking facility, public or <u>commercial</u> ¹		Z	Z	P	P	P	P	Z	
Wireless facilities									Chapter <u>18.187</u>
<u>Accessory Uses</u>									
<u>Accessory uses</u> and <u>accessory structures</u> customarily appurtenant to the <u>principal use</u> of property		A	A	A	A	A	A	A	Chapter <u>18.153</u>
<u>Commercial sales</u> , when the <u>zoning administrator</u> determines that the <u>building complex</u> served by the proposed uses is of sufficient size and user characteristics to justify the uses as a needed convenience to the employees and clientele of the complex -Pharmacy -Flower/gift shop -Coffee shop/small restaurant limited to 49 <u>seats</u> -Uniforms and related supplies and accessories -Office supplies and equipment		A	--	--	--	--	--	--	Such uses shall not exceed 2,000 square feet in area, and the total aggregate area of such uses shall not exceed 10 percent of the ground floor of the <u>building</u> or <u>building complex</u> to be served by the proposed uses. The location of such uses shall not create the appearance of a retail center from outside of the development.
Electric <u>vehicle</u> charging stations		A	A	A	A	A	A	A	

Use	2012 NAICS ²	Zones							Specific Use Requirements/ Notes
		C-O	C-N	C-G	C-R	MX	TC-P	TC-T	
<u>Home occupation</u> ^{1,4}		A	A	--	--	A	A	A	Section <u>18.190.240</u>
Mobile vending vehicle/cart ¹		A	A	A	A	A	A	A	Section <u>5.35.110</u>
Outdoor portions of <u>home improvement centers</u> ¹ within a permanent designed enclosure		--	--	A	A	--	--	--	No storage allowed over height of enclosure walls
Outdoor sales and service activities that are accessory to a <u>permitted use</u> or are specifically permitted in the <u>district</u>		--	--	A	A	--	A	A	
Small recycling collection facilities ¹ and <u>reverse vending machines</u>		--	A	A	A	--	--	A	Sections <u>18.190.430(a)</u> and (b); not permitted in mixed-use
<u>Sidewalk displays</u> ¹		--	--	--	--	--	A	A	Section <u>18.190.520</u>
Supportive services within <u>supportive housing</u> ¹ projects		A	A	--	--	A	A	A	Section <u>18.190.527</u>

¹ This term is defined in Chapter 18.25.

² When this column includes a number, the use is elaborated on in the North American Industrial Classification System (NAICS) Manual. When a NAICS number is shown within parentheses, the use is excluded and prohibited.

³ A storefront review certificate or discretionary design review permit is required pursuant to Section 18.190.525.

⁴ A home occupation permit is required in accordance with Section 18.190.240.

(Ord. 16-2015 § 31, 6-2-15; Ord. 24-2015 § 3, 12-15-15; Ord. 04-2016 § 12 (Att. 2), 3-1-16; Ord. 17-2016 § 15, 9-13-16; Ord. 27-2016 § 10, 12-6-16; Ord. 09-2017 § 4, 6-6-17; Ord. 23-2018 § 6, 10-2-18; Ord. 02-2020 § 7, 1-14-20; Ord. 05-2021 § 17, 4-20-21; Ord. 07-2023 § 14, 12-5-23; Ord. 01-2025 § 7, 1-7-25.)

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The Fremont Municipal Code is current through Ordinance 13-2025, passed November 18, 2025.

Disclaimer

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