

## Title 17 ZONING

## Chapter 17.13 MASTER LAND USE TABLE

### **17.13.030 Permitted Uses.**

**Alert:** This item has been affected by: Ordinance 18-21-B. Visit the [CodeAlert](#) page for more information on pending legislation.

- A. Table 17.13.030 indicates all uses permitted (P), permitted by conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in all zones. Permitted and accessory uses marked with an asterisk (\*) are subject to special use or development conditions outlined in Section 17.13.040. Conditional uses marked with a plus (+) also have special use or development standards as outlined in Section 17.13.050. Conditional uses marked with a pound symbol (#) must conform to special provisions contained in Section 17.14.070 (V and W), as well as City Council policy. Uses designated with a+, \*, or # correlate to the "Additional Standards" code references listed in the far right column of Table 17.13.030.
- B. All uses are subject to compliance with the development standards contained in their respective chapters and must comply with parking standards contained in Chapter 17.34.
- C. All developments are subject to applicable maximum FARs contained in the City of Orange General Plan.



ZONING	RESIDENTIAL						COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE		PI	OVERLAY	SAND & GRAVEL				
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG

**Agriculture/horticulture uses—Includes uses related to the growing of vegetation for food or ornamental landscaping.**

Agriculture/horticulture	-	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P*	P*	P
Commercial nursery with seasonal sales	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
Greenhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Plant nurseries, retail	-	-	-	-	-	-	-	-	P	P	P	P	C	P	P	P	P	P	P	P	P	P	-	-	-	-
Row crops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Tree and shrub farm	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
Tree crops and orchards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-

**Animal uses—Includes any activities related to the raising, breeding, feeding, keeping, boarding, veterinary care of, or display of animals.**

Animal keeping	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
Animal raising and keeping in excess of specified limits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	-	-	-	-	-	-
Animal raising—Large animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-
Animal raising—Small animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	C+	-	-	-	-	-
Animal raising—Wild animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apiary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-
Dairy, commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
Dog and cat grooming w/o boarding	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	P	-	-	-	-	-	-	-



ZONING	RESIDENTIAL							COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE		PI	OVERLAY	SAND & GRAVEL			
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Veterinary clinics and livestock animal hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	
Zoo	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	
Automotive uses—Includes uses related to automobiles including but not limited to service, repair, maintenance, fueling, cleaning, transport, storage, sales, rental, licensing, manufacturing (including parts), and wrecking. This category includes boats, trucks, motorcycles, trailers, recreational vehicles or, any other vehicle requiring licensing or registration from the California Department of Motor Vehicles. In industrial zones, any industrial production, processing, cleaning, testing, repair, storage, or similar activities with an outdoor component, shall require a conditional use permit when conducted within 300 feet of any residential district.																											
Auto accessories—Sales, service or, installation (such as automobile alarm, phone or stereo installation, tires, batteries)	-	-	-	-	-	-	-	-	C	C	C	C	C	A*	-	-	-	C	C	P	P	-	-	-	-	-	
Automobile accessories, sale of services related to the retail merchandising of auto accessories in the Commercial Recreation (CR) zone	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-	-	-	-	-	-	-	
Automobile body shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Automobile broker—Retail sales	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Automobile broker—wholesale sales	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Automobile parts and supplies, assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	





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Child care center in conjunction with a church or school or other similar institutional use	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Community care facility	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Day care, child or elderly	-	-	-	-	-	-	-	C	P*	P*	P*	P*	-	C*	C*	C*	P*	-	-	-	-	-	-	-	-	-	
Family day care homes, large (7 to 12 children)	C+	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Large family day care homes	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Family day care, large (9 to 14 children)	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	
Family day care, small (8 or fewer children)	P	P	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
<b>Entertainment uses—Includes uses facilitating group or individual engagement in games, physical activity or, auditory or visual presentations for the purpose of amusement. Such uses include spectating of events with themes related to competitions, theatrics, playing of music, or showing films.</b>																											
Amusement arcade	-	-	-	-	-	-	-	-	C+	C+	C+	C+	C+	C+	C+	C+	C+	C+	C+	C+	C+	C+	-	-	-	-	-
Amusement devices, including, but not limited to, video games, pinball machines, pool tables, computers and similar devices (3 or fewer)	-	-	-	-	-	-	-	-	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-

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Amusement park	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-	-	-	C	-	-	-	-	-	
Archery range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	
Auditorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-		
Billiard parlor	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	
Bingo games	-	-	-	-	-	-	-	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	-	-	-	-	-	A*	-	-	
Boating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	
Commercial recreation facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	C	-	-	-	-	-	
Commercial sports facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
Dance floor as accessory use	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	
Dance floor or hall as primary use	-	-	-	-	-	-	-	-	C	C	C	C	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dance hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	
Entertainment establishment	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	
Fortunetelling	-	-	-	-	-	-	-	-	C+	P*	P*	P*	P*	-	P*	P*	P*	P*	-	-	-	-	-	-	-	-	
Miniature golf course	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sexually oriented/adult businesses	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-	P*	-	-	-	-	-	-	
Skateboard park	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Skating rink	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-	C	C	-	-	-	-	-	-	-	









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Planned unit developments	C+	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	
Residential structure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Rest home	-	-	-	-	C	C	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sanitarium	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	
Senior citizen housing development	-	-	-	-	C+	C+	-	C+	C+	C+	C+	C+	-	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	
Senior housing	P	P	P	P	P	P	P	C+	C+	C+	C+	C+	C+	-	P	P	P	P	-	-	-	-	-	-	-	-	
Short term rental	P*	P*	P*	P*	P*	P*	-	P*	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	
Single-family dwelling	P#	P	P	P	P	P	-	P	-	-	-	-	-	P*	P*	P*	P*	-	-	-	P	-	-	-	-	-	
Sober living facility	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Supportive housing (6 or fewer persons)	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	A*	-	-	
Supportive housing (7 or more persons)	-	-	-	-	C+	C+	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	A*	-	-	
Transitional housing (6 or fewer persons)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	A*	-	-	
Transitional housing (7 or more persons)	-	-	-	-	C+	C+	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	-	A*	-	-	
<b>Medical uses—Includes uses that provide for medical transport, consultation, examination, diagnosis, care, treatment, operation, or prescriptive needs.</b>																											
Ambulance service	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Hospital	-	-	-	-	C	C	-	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	C	-	-	C	-	-	
Medical clinic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	-	-	-	-	
Pharmaceuticals, production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	

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LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Pharmacy <sup>1,2,3</sup>	-	-	-	-	-	-	-	P	P	P	P	P	P*	P	P	P	P	-	-	-	-	-	-	-	-	-	
Miscellaneous uses—Includes uses with characteristics that could appear similar to other land use categories but are distinguishable by potential operational variations that would cause the use to be classified in multiple land use categories. In industrial zones, any industrial production, processing, cleaning, testing, repair, storage, or similar activities with an outdoor component, shall require a conditional use permit when conducted within 300 feet of any residential district.																											
Backfilling, with inert materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Contractor's yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Conversion of a residential structure to a nonresidential use	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	-	-	P*	-	-
Creation of a lot without frontage on a public street	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	P*	-	-	-	-	-	-	-
Highway maintenance yards and facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Integrated industrial or commercial complex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	C+	-	-	-	-	-	-	-	
Laboratory; research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Movie production studios	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Moving an existing structure or building	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	A*	
Outdoor uses within 300 feet of residential zones	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	C+	-	-	-	-	-	-	-	
Recording studios	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	C	C	-	P	-	-	-	-	-	-





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Manufacturing, processing, assembling and/or, warehousing of materials and products in conjunction with the retail sales and service or office functions related to such products	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	A*	A*	A*	A*	-	-	-	-	-	-	-	-
Mechanical, assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Mining, quarrying, extraction, excavation and removal of rock, sand, gravel and similar materials. Storage of such materials is limited to outside the flood plain.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	C+	P	
Newspapers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Oil or natural gas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	
Plastic fabrication or lamination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Plumbing parts and supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Printing plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	

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Refining raw materials (in copper, zinc or iron ores)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		
Rock crushing; treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		
Rubber and its constituents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-		
Sales and supply (of fuels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-		
Sheet metal fabrication	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-		
Smelting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		
Tar distillation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-		
<b>Public, social, or institutional uses—Includes uses conducted by Federal, State, or County government, quasi-governmental corporations acting in a utility-providing capacity, institutions accommodating religious worship, private clubs, private cultural centers, private convention facilities, and human internment preparations and burial.</b>																											
Antennas, wireless communication	C+	C+	C+	C+	C+	C+	C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	A*/C+	-	C+	-	A*/C+	-	-	
Art gallery	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
Assembly uses (clubs, lodges, and similar uses)	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-		
Cemetery (not including crematorium)	C	C	C	C	C	C	C	-	C	C	C	C	-	-	-	-	-	C	C	C	C	-	P	-	-		
Church	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P*	P*	C	-	-	P	-	-		
Community center	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	-	-	-	-	-	P	-	-		

ZONING	RESIDENTIAL						COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			PI	OVERLAY		SAND & GRAVEL		
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Convention center	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-	-	
Country clubs, golf courses, tennis clubs and the like	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	P	-	-	-	
Department of Motor Vehicles office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Landfills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	
Libraries, private	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	-	-	-	-	
Mortuary (not including crematorium)	-	-	-	-	-	-	-	C	C	C	C	C	C	-	C	C	C	C	-	-	-	-	-	-	-	-	
County, and other government buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
Museum	C	C	C	C	C	C	-	-	P	P	P	P	P	P	P	P	P	P	-	-	C	C	-	P	-	-	-
Observatory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	
Parks and athletic fields, private	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	-	C	
Private clubs and lodges	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Public utilities installation or substation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Public utility buildings, structures, and facilities (on less than one acre)	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	C	C	-	

ZONING	RESIDENTIAL							COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			PI	OVERLAY		SAND & GRAVEL	
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Public utility buildings, structures, and facilities (on one acre or more)	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	
Recreation facilities such as campgrounds, playgrounds, fishing lakes, equestrian users, hunting clubs, trails, golf courses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	
Transit facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
<b>Recycling and waste uses—Includes uses collecting, processing, or storing recyclable material, refuse/waste, or hazardous materials. In industrial zones, any industrial production, processing, cleaning, testing, repair, storage, or similar activities with an outdoor component, shall require a conditional use permit when conducted within 300 feet of any residential district.<sup>4</sup></b>																											
Collection facilities (recycling)	-	-	-	-	-	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	C+	P*	-	-	-	-	-	-	-
Collection facilities, small (recycling)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	C+	-	-	-	-	-	-	-	
Collection facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	P*	-	-	-	-	-	-	-
Hazardous waste facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	C+	-	-	-	-	-	-	-
Manure stockpiling or processing, commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Processing facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-





ZONING	RESIDENTIAL							COMMERCIAL						MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			PI	OVERLAY		SAND & GRAVEL
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
School or college (public/private)	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	C	C	-	P	-	-	-	
<b>Service uses—Includes uses providing businesses or individuals with services not included in other land use categories and predominantly related to the maintenance of property, finances, personal hygiene, fitness, and personal well-being. Examples of uses include those that provide financial transactions, cosmetology, personal and real property maintenance, equipment repair, equipment testing and, equipment rental, etc.</b>																											
Appliance repair and service (portable appliances only)	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	-	-	
Appliance, equipment or furniture repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Banks and similar financial institutions <sup>1,4</sup>	-	-	-	-	-	-	-	P	P	P	P	P	P*	P	P	P	P	P	C	C	-	-	-	-	-	-	
Barber, beauty shop, manicure salon, or spa	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
Bindery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Blacksmith	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Check cashing, pay day loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	
Commercial laundry	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Driving school	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	
Dry cleaners								P	P	P	P																
Dry cleaners w/o onsite cleaning	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
Dry cleaning plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	



ZONING	RESIDENTIAL							COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			PI	OVERLAY		SAND & GRAVEL	
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG
Cold or frozen goods, storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Construction materials storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	-	-	-	
Mini-warehouse/self-storage facility	-	-	-	-	C	C	C	-	C	C	C	C	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A*	A*	-	-	-	-	-	-	-	
Storage of floatable substances or materials in a flood plain overlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Tank storage, extraction, manufacture and refinery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	

**KEY:**

P = Permitted use

C = Conditional use permit required. Refer to administrative procedure provisions in Sections [17.08.030](#) and [17.10.030](#). See Chapter [17.28](#) for overlay district procedures.

- = Not permitted.

A = Accessory use.

\* = Use subject to special provisions contained in Section [17.13.040](#).

+ = Use subject to conditional use permit regulations contained in Section [17.13.050](#).

# = Use subject to special provisions contained in Sections [17.14.070\(V\)](#) and [\(W\)](#).

1 = Land uses with drive-throughs shall comply with Section [17.13.050](#) for drive-through windows.

2 = Subject to standards for retail uses in the Commercial Recreation (CR) zone (Section [17.13.040](#)).

3 = Indicated retail uses are permitted in the OP district provided they are integrated within and clearly incidental to a professional or general office development.

4 = In industrial zones, the use must be within an integrated commercial development.

(Ord. 05-21, 2021; Ord. 03-21, 2021; Ord. 07-20, 2020; Ord. 13-18, 2018)

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## Contact:

City Clerk: 714-744-5500

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