

**TABLE 2-1
Mixed Use Permit Requirements
Downtown Specific Plan Planning Areas**

Land Use	Permit Requirements by District						Notes:
	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway	
Arts							
Art Gallery	P	P	P	P	P	P	
Art Studio							
▪ Commercial	P	P	P	P	P	P	
▪ Private	P	P	P	P	P	P	
▪ Industrial	-	-	-	-	MUP	-	
▪ Retail	P	P	P	P	P	P	
Live performance venue	PP	PP	PP	PP	PP	SUP	Live performance venues require a Live Entertainment Permit.
Food and Entertainment							
Arcade	-	-	SUP	SUP	-	SUP	As a primary use only. For accessory use refer to VDC 18.38.020 #27.
Commercial Recreation Facility (Indoor)	PP	-	PP	PP	PP	PP	
Cultural Institution	PP	PP	PP	PP	PP	PP	
Eating and Drinking Establishments:							
▪ Bar, Cocktail Lounge or Nightclub	SUP	SUP	SUP	SUP	SUP	SUP	
▪ Microbrewery/Winery Tasting Room with or without On-site Manufacturing	MUP	MUP	MUP	MUP	MUP	MUP	VDC 18.66.035
▪ Outdoor Cooking	MUP	MUP	MUP	MUP	MUP	MUP	VDC 18.38.030 (J) Outdoor cooking must be associated with an eating or drinking establishment.
▪ Outdoor Dining	PP	PP	PP	PP	PP	PP	
▪ Restaurant with drive-through	-	-	-	-	-	-	Drive-through restaurants located at 827 S. Santa Fe Avenue, 377 Vista Village Drive, and 101 Main Street will not become nonconforming pursuant to this Specific Plan, and may be expanded or altered at the same location, subject to Plot Plan Review.
▪ Restaurant without onsite alcohol sales	P	P	P	P	P	P	
▪ Restaurant with onsite alcohol sales	MUP	MUP	MUP	MUP	MUP	MUP	VDC 18.66.035

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SUP = Special Use Permit Required
PP = Plot Plan Required

MUP = Minor Use Permit Required
TUP = Temporary Use Permit Required
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Farmer's Market	P	P	P	P	P	P	Street closures require Special Event Permits. Events held outdoors on private property in parking areas require Temporary Use Permits (TUPs). TUPs limited to four/year on one site.
Lodge Hall/Dance Hall/Private Club	SUP	SUP	SUP	SUP	SUP	SUP	Dance halls may provide live entertainment, may serve alcoholic beverages, and may serve prepared meals Lodge/Private Club may maintain dining facilities, serve alcohol, or engage professional entertainment for the enjoyment of dues-paying members and their guests.
Mobile Food Vending	See VDC 8.26						
Movie Theater	PP	PP	PP	PP	PP	PP	
Manufacturing and Processing							
Light Manufacturing	-	P	-	-	P	-	
Medical Laboratory	-	P	-	-	-	P	
Public							
Electric Vehicle Charging Stations	P	P	P	P	P	P	
Places of Assembly	SUP	SUP	SUP	SUP	-	SUP	
Public Buildings	-	P	-	P	P	P	
Public Open Space and Parks	P	P	P	P	P	P	
Public Parking Facilities	P	P	P	P	P	P	
Public Utilities	P	P	P	P	P	P	
Schools, Commercial	SUP	SUP	SUP	SUP	-	SUP	
Telecommunication Facilities	MUP	MUP	MUP	MUP	MUP	MUP	
Transportation Service	-	P	P	P	P	P	
Residential							
Home Occupations	P	P	P	P	P	P	VDC 18.58.480
Live/Work Units	PP	PP	PP	PP	PP	PP	
Mixed-Use Developments	PP	PP	PP	PP	PP	PP	Plot Plan Review shall consider hours of operation
Multi-Family Dwellings	PP	PP	PP	PP	PP	PP	
Senior Housing Developments	PP	PP	PP	PP	PP	PP	
Single-Family Dwellings	PP	PP	PP	PP	PP	PP	

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	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway	
Retail and Services							
Alcohol Sales, Off-site	SUP	SUP	SUP	SUP	SUP	SUP	VDC Section 18.38.020 #22
Animal Clinic, Small	-	P	P	P	P	P	
Automobile Sales, New	-	-	P	-	-	-	Minor vehicle maintenance may be allowed as an accessory use.
Automobile Service Stations/Carwash	-	-	SUP	-	-	SUP	
Bargain Basement Stores	-	-	-	-	-	SUP	
Bed and Breakfast Inns	PP	PP	PP	PP	PP	PP	
Business Support Services	P	P	P	P	P	P	
Commercial Day Care Center	PP	PP	PP	PP	PP	PP	
Financial Facilities	P	P	P	P	P	P	
Health Clubs (Large)	-	MUP	MUP	MUP	MUP	MUP	
Health Clubs (Small)	P	P	P	P	P	P	
Hotels/Motels	SUP	SUP	SUP	SUP	SUP	SUP	
Massage Services	-	-	-	-	-	-	Massage services offered to supplement a separate primary use (e.g. physical therapy) may be allowed on a case-by-case basis
Medical Services (Clinic, Laboratory, Urgent Care)	-	MUP	MUP	MUP	-	MUP	
Nurseries	P	P	P	P	P	P	No more than 0.5 acres outdoor space per nursery
Offices, Business	P	P	P	P	P	P	
Offices, Medical	MUP	P	P	P	P	P	
Outdoor Display and Sales	PP	PP	PP	PP	PP	PP	
Pawn Shops	-	-	-	-	-	SUP	
Personal Services	P	P	P	P	P	P	

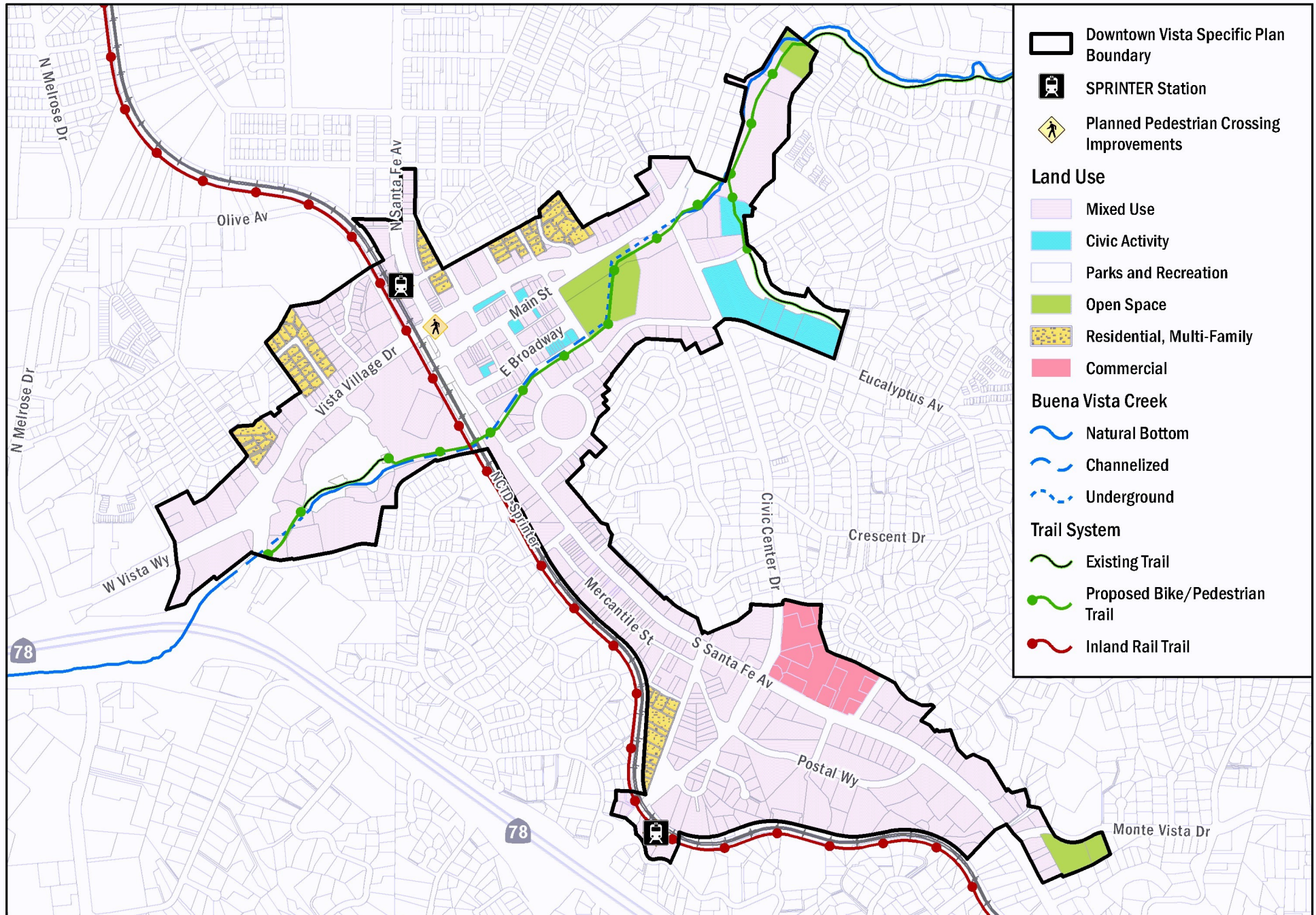
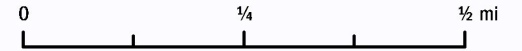
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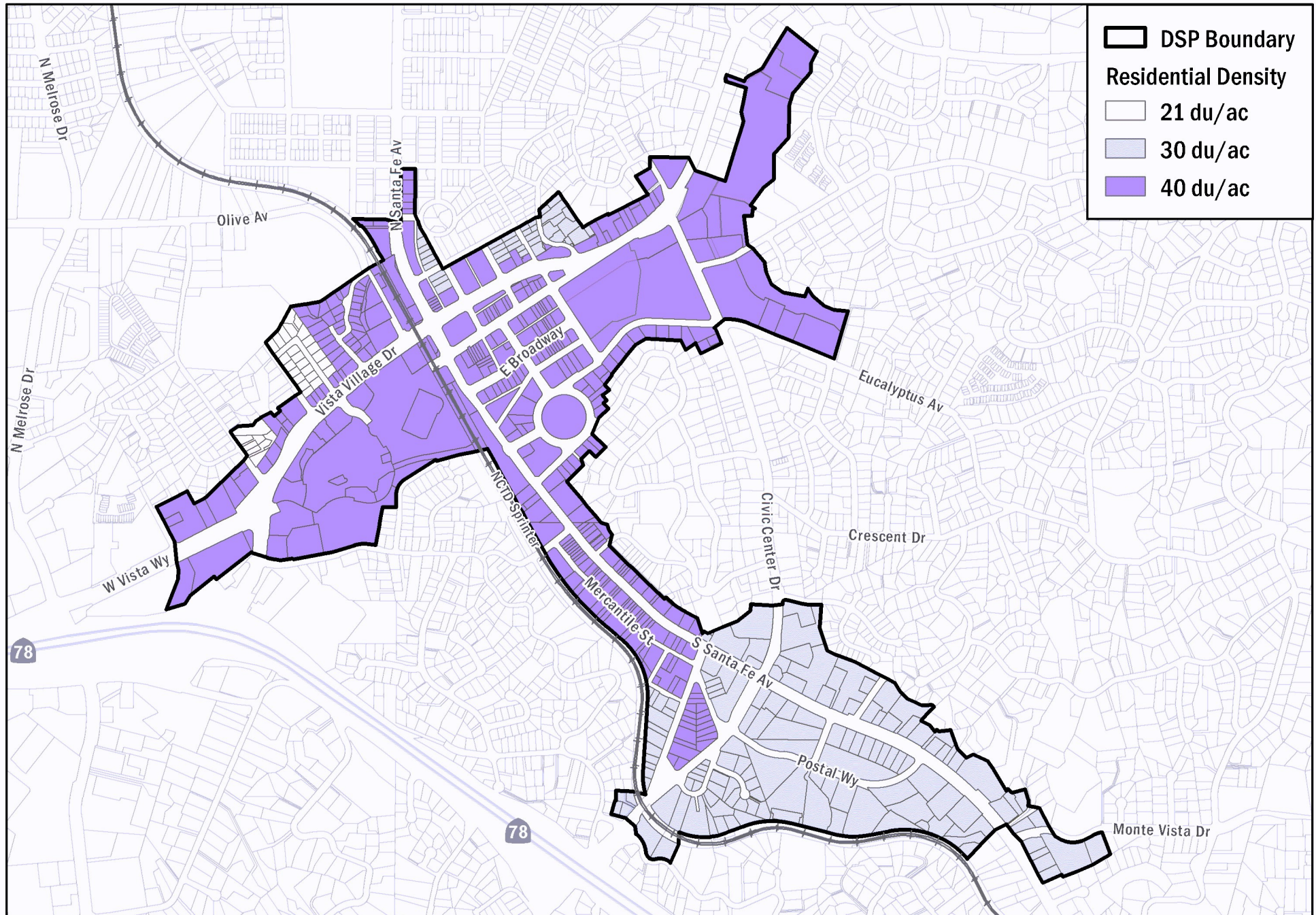
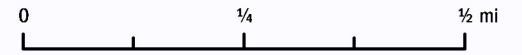
Land Use	Permit Requirements by District						Notes:
	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway	
Postal Services	P	P	P	P	P	P	
Retail Sales, General	P	P	P	P	P	P	
Tattoo parlor	SUP	SUP	-	-	SUP	-	No more than one tattoo parlor within the Specific Plan area. High quality interior design is required. Check-in and waiting area(s) must be accessed from the primary entrance. Work areas shall not be visible from the public right-of-way.
Valet Parking	P	P	P	P	P	P	
Other Uses							
Accessory Structures	PP	PP	PP	PP	PP	PP	
Community Gardens and Urban Agriculture	P	P	P	P	P		
Temporary Buildings	PP	PP	PP	PP	PP	PP	Includes pop-up storage container uses, not to exceed 24 months.

Downtown Vista Specific Plan Figure 2-2 Land Use Map



- Downtown Vista Specific Plan Boundary
- SPRINTER Station
- Planned Pedestrian Crossing Improvements
- Land Use**
- Mixed Use
- Civic Activity
- Parks and Recreation
- Open Space
- Residential, Multi-Family
- Commercial
- Buena Vista Creek**
- Natural Bottom
- Channelized
- Underground
- Trail System**
- Existing Trail
- Proposed Bike/Pedestrian Trail
- Inland Rail Trail

Downtown Vista Specific Plan Figure 2-3 Residential Density

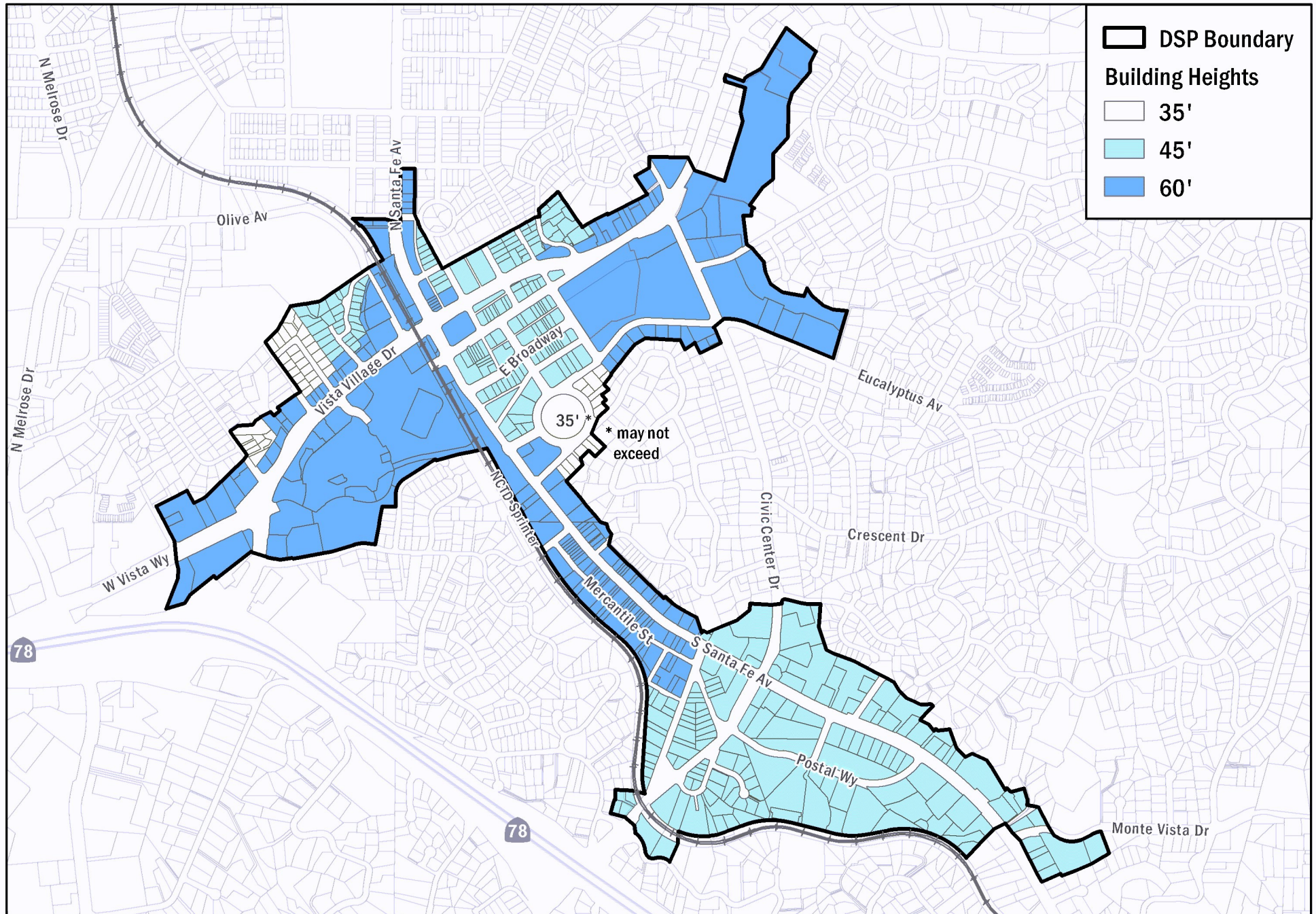
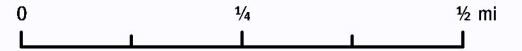


DSP Boundary

Residential Density

- 21 du/ac
- 30 du/ac
- 40 du/ac

Downtown Vista Specific Plan Figure 2-4 Building Heights



DSP Boundary

Building Heights

- 35'
- 45'
- 60'

35' *
* may not exceed