

## Temecula, California Municipal Code

## Title 17 ZONING

## Chapter 17.08 COMMERCIAL/OFFICE/INDUSTRIAL DISTRICTS

**17.08.030 Use regulations.**

The land uses list in the following Table 17.08.030 shall be permitted in one or more of the commercial zoning districts as indicated in the columns corresponding to each commercial district. Where indicated with a letter “P,” the use shall be a permitted use. Where indicated with a “-,” the use is prohibited within the zone. A letter “C” indicates the use shall be conditionally permitted subject to the approval of a conditional use permit.

<b>Table 17.08.030 Schedule of Permitted Uses Commercial/Office/Industrial Districts</b>							
<b>Description of Use</b>	<b>NC</b>	<b>CC</b>	<b>HT</b>	<b>SC</b>	<b>PO</b>	<b>BP</b>	<b>LI</b>
<b>A</b>							
Adult businesses—subject to Chapter 5.09 of the Temecula Municipal Code	-	C	C	C	-	-	-
Aerobics/dance/gymnastics/jazzercise/martial arts studios (greater than 5,000 sq. ft.)	-	P	P	P	-	C	-
Aerobics/dance/gymnastics/jazzercise/martial arts studios (less than 5,000 sq. ft.)	C	P	P	P	C	C	-
Airports	-	-	-	-	-	C	C
Alcoholism or drug treatment facilities	-	C	C	C	C	-	-
Alcoholic beverage manufacturing <sup>1</sup>	-	-	-	C	-	P	P
Alcoholic beverage manufacturing with entertainment <sup>1,11</sup>	-	-	-	C <sup>1,11</sup>	-	C <sup>1,11</sup>	C <sup>1,11</sup>
Alcoholic beverage sales	See Section 17.10.020, Supplemental development standards.						
Ambulance services	-	-	P	P	-	P	P
Animal hospital	-	P	P	P	-	P	P
Animal keeping	-	-	-	-	-	-	-
Animals—large (cattle, horses and mules) <sup>9</sup>	P	P <sup>10</sup>	P	P	P <sup>10</sup>	P	P

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Animals—small (burros, goats, pigs, ponies and sheep) <sup>9</sup>	P	P <sup>10</sup>	P	P	P <sup>10</sup>	P	P
Animal shelter <sup>9</sup>	-	C	C	C	-	C	C
Antique restoration	-	C	C	C	-	C	P
Antique sales	P	P	P	P	-	-	-
Apiaries or beekeeping <sup>9</sup>	P	P <sup>10</sup>	P	P	P <sup>10</sup>	P	P
Apparel and accessory shops	P	P	P	P	-	-	-
Appliance sales and repairs (household and small appliances)	P	P	-	P	-	C	C
Arcades (pinball and video games) <sup>1</sup>	-	C	C	C	-	-	-
Art supply stores	P	P	P	P	-	-	-
Auction houses	-	-	C	P	-	C	C
Auditoriums and conference facilities	-	C	C	C	C	C	C
Automobile oil change/lube services with no major repairs	-	C	P	P	-	-	P
Automobile painting and body shop	-	-	-	C	-	-	P
Automotive parts—sales	P	P	P	P	-	-	P
Automobile rental	-	C	C	P	-	-	P
Automobile repair services	-	C	C	P	-	-	P
Automobile sales (wholesale or autobroker only) with no outdoor/storage of vehicles	-	C	C	P	-	C	C
Automobile sales with only indoor display/storage of vehicles	-	C	C	P	-	C	C
Automobile sales with outdoor display/storage of vehicles <sup>1</sup>	-	-	-	C	-	-	C
Automobile salvage yards/impound yards	-	-	-	-	-	-	C
Automobile service stations with or without an automated car wash <sup>1</sup>	-	P	P	P	C	C	P
Automotive service stations selling beer and/or wine—with or without an automated car wash <sup>1</sup>	-	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>
<b>B</b>							
Bakery goods distribution	-	-	-	P	-	P	P

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Bakery retail	P	P	P	P	-	-	-
Bakery wholesale	-	-	-	P	-	-	P
Banks and financial institutions <sup>1</sup>	P	P	P	P	P	P	P
Barber and beauty shops	P	P	P	P	P	P	P
Bed and breakfast <sup>1</sup>	-	C	P	-	-	C	-
Beer and wine market <sup>1</sup>	C	C	C	C	-	-	-
Bicycle (sales, rentals, services)	P	P	P	P	-	-	P
Billiard parlor/pool hall <sup>1,11</sup>	-	C <sup>1,11</sup>	C <sup>1,11</sup>	C <sup>1,11</sup>	-	-	-
Binding of books and similar publications	-	-	-	-	-	P	P
Blood bank	-	P	P	P	P	P	P
Blueprint and duplicating and copy services	-	P	P	P	P	P	P
Bookstores	P	P	P	P	-	-	-
Bowling alley <sup>1</sup>	-	P	P	P	-	-	-
Building material sales (with exterior storage/sales areas greater than 50% of total sales area)	-	-	-	P	-	-	P
Building material sales (with exterior storage/sales areas less than 50% of total sales area)	-	C	C	P	-	-	P
Butcher shop	P	P	P	P	-	-	-

<b>C</b>							
Cabinet shop	-	-	-	P	-	-	P
Cabinet shops under 20,000 sq. ft.—no outdoor storage	-	-	-	P	-	P	P
Camera shop (sales/minor repairs)	P	P	-	P	-	-	-
Candy/confectionery sales	P	P	P	P	-	-	-
Car wash, full service <sup>1</sup>	-	C	C	C	-	-	C
Carpet and rug cleaning	-	-	-	P	-	C	P
Catering services	P	P	-	P	-	P	P
Clothing sales	P	P	-	P	-	-	-

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Coins, purchase and sales	P	P	-	P	-	-	-
Cold storage facilities	-	-	-	-	-	-	P
Communications and microwave installations <sup>2</sup>	-	-	-	-	-	-	-
Communications equipment sales	-	C	-	C	-	P	P
Community care facilities	P	P	P	P	-	-	-
Computer sales and service	P	P	-	P	P	P	P
Congregate care housing for the elderly <sup>1, 4</sup>	P	P	P	P	P	-	-
Construction equipment sales, service or rental	-	-	-	C	-	-	P
Contractor's equipment, sales, service or rental	-	-	-	C	-	-	P
Convenience market <sup>1</sup>	C	C	C	C	C	-	-
Costume rentals	-	P	-	P	-	-	-
Crematoriums	-	-	-	-	-	-	C
Cutlery	-	P	P	P	-	-	-
<b>D</b>							
Data processing equipment and systems	C	C	-	P	P	P	P
Day care centers	C	P	P	C	P	C	-
Delicatessen	P	P	P	P	P	P	P
Discount/department store	-	P	-	P	-	-	-
Distribution facility	-	-	-	C	-	C	P
Drug store/pharmacy	P	P	P	P	P	-	-
Dry cleaners	P	P	P	P	P	P	C
Dry cleaning plant	-	C	C	C	-	-	P
<b>E</b>							
Educational institution	C	C	-	C	C	C	-
Efficiency unit housing	-	C	-	-	C	-	-
Emergency shelters	C	C	C	C	C	C	C
Equipment sales and rentals (no outdoor storage)	-	P	P	P	-	C	P
Equipment sales and rentals (outdoor storage)	-	-	-	C	-	-	P

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<b>F</b>							
Feed and grain sales	-	-	-	P	-	-	P
Fire and police stations	P	P	P	P	P	P	P
Floor covering sales	-	P	P	P	-	-	-
Florist shop	P	P	P	P	P	-	-
Food processing	-	-	-	-	-	-	P
Fortunetelling, or similar activity	P	P	P	P	P	P	-
Freight terminals	-	-	-	-	-	-	P
Fuel storage and distribution	-	-	-	-	-	-	C
Funeral parlors, mortuary	-	P	P	P	-	-	C
Furniture sales	-	P	-	P	-	-	-
Furniture transfer and storage	-	-	-	C	-	P	P
<b>G</b>							
Garden supplies and equipment sales and service	-	C	P	P	-	-	C
Gas distribution, meter and control station	-	-	-	-	-	C	C
General merchandise/retail store less than 10,000 sq. ft.	C	P	P	P	-	-	-
Glass and mirrors, retail sales	-	P	P	P	-	-	-
Governmental offices	C	P	P	P	P	P	P
Grocery store, retail <sup>1</sup>	-	P	P	P	C	-	-
Grocery store, wholesale <sup>1</sup>	-	-	-	P	-	C	P
Guns and firearm sales	-	P	-	P	-	-	-
<b>H</b>							
Hardware stores	P	P	-	P	-	-	-
Health and exercise clubs (greater than 5,000 sq. ft.)	-	P	P	P	-	P	-
Health and exercise clubs (less than 5,000 sq. ft.)	C	P	P	P	C	P	-
Health care facility	P	P	P	-	P	P	P
Health food store	P	P	P	P	C	-	-
Heliports <sup>1</sup>	-	-	-	-	-	C	C

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Hobby supply shop	P	P	P	P	-	-	-
Home and business maintenance service	-	-	-	P	-	P	P
Hospitals	-	C	C	C	C	C	C
Hotels/motels	-	C	P	-	C	C	-
<b>I</b>							
Ice cream parlor	P	P	P	P	P	-	-
Impound yard	-	-	-	-	-	-	C
Interior decorating service	P	P	P	P	P	P	-
<b>J</b>							
Junk or salvage yard	-	-	-	-	-	-	C
<b>K</b>							
Kennels (Commercial Kennels) and Commercial Cattery, and Dog/Cat Training Center <sup>9</sup>	-	C	-	C	-	C	C
<b>L</b>							
Laboratories, film, medical, research or testing centers	-	-	-	-	-	P	P
Laundromat	P	P	P	P	-	-	-
Laundry service (commercial)	-	-	-	P	-	-	P
Libraries, museums and galleries (private)	-	C	C	C	C	C	C
Liquefied petroleum, sales and distribution	-	-	-	-	-	-	C
Liquor stores <sup>1</sup>	-	-	-	-	-	-	-
Lithographic service	-	-	-	P	-	P	P
Locksmith	P	P	P	P	-	-	P
<b>M</b>							
Machine shop	-	-	-	-	-	-	P
Machinery storage yard	-	-	-	-	-	-	C
Mail order businesses	P	P	-	P	P	P	P
Manufacturing of products similar to, but not limited to, the following:							

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Custom-made product, processing, assembling, packaging, and fabrication of goods within enclosed building (no outside storage), such as jewelry, furniture, art objects, clothing, labor intensive manufacturing, assembling, and repair processes which do not involve frequent truck traffic.	-	-	-	-	-	P	P
Compounding of materials, processing, assembling, packaging, treatment or fabrication of materials and products which require frequent truck activity or the transfer of heavy or bulky items. Wholesaling, storage, and warehousing within enclosed building, freight handling, shipping, truck services and terminals, storage and wholesaling from the premises of unrefined, raw or semirefined products requiring further processing or manufacturing, and outside storage.	-	-	-	-	-	-	P
Uses under 20,000 sq. ft. with no outside storage	-	-	-	-	-	P	P
Commercial marijuana activity	-	-	-	-	-	-	-
Marijuana cultivation <sup>7</sup>	-	-	-	-	-	-	-
Massage	P	P	P	P	P	P	-
Medical equipment sales/rental	P	P	P	P	P	-	-
Medical marijuana dispensary	-	-	-	-	-	-	-
Membership clubs, organizations, lodges	C	C	C	C	C	C	C
Mini-storage or mini-warehouse facilities <sup>1</sup>	-	C	-	P	-	C	P
Mobilehome sales and service	-	-	-	P	-	-	P
Motion picture studio	-	-	-	P	-	P	P
Motorcycle sales and service <sup>1</sup>	-	-	-	P	-	-	C
Movie theaters	-	C	C	-	-	-	-
Musical and recording studio	-	C	C	C	-	P	P
<b>N</b>							
Noncommercial cattery	-	-	-	-	-	-	-
Noncommercial kennel	-	-	-	-	-	-	-
Nurseries (retail)	-	C	C	P	-	-	P
Nursing homes/convalescent homes	C	C	C	C	C	-	-

<b>Table 17.08.030 Schedule of Permitted Uses Commercial/Office/Industrial Districts</b>							
Description of Use	NC	CC	HT	SC	PO	BP	LI
<b>O</b>							
Office equipment/supplies, sales/services	C	P	P	P	C	P	P
Offices, administrative, corporate headquarters and professional services including, but not limited to, business law, medical, dental, veterinarian, chiropractic, architectural, engineering, real estate, finance and insurance	P	P	P	P	P	p <sup>5, 6</sup>	p <sup>5, 6</sup>
<b>P</b>							
Paint and wallpaper stores	-	P	P	P	-	-	-
Parcel delivery services	P	P	P	P	P	P	P
Parking lots and parking structures	-	C	C	C	C	P	P
Pawnshop	-	P	P	P	-	-	-
Personal service shops	P	P	P	P	P	P	-
Pest control services	-	C	-	C	-	P	P
Pet grooming/pet shop	P	P	P	P	-	P	P
Photographic studio	P	P	P	P	P	P	-
Plumbing supply yard (enclosed or unenclosed)	-	-	-	C	-	-	P
Postal distribution	-	-	-	-	-	-	P
Postal services	P	P	P	P	P	P	P
Poultry <sup>9</sup>	P	p <sup>10</sup>	P	P	p <sup>10</sup>	P	P
Printing and publishing (newspapers, periodicals, books, etc.)	-	C	-	P	C	P	P
Private heliport <sup>1</sup>	-	-	-	-	C	C	C
Private heliport for hospital <sup>1</sup>	-	C	C	C	C	C	C
Private utility facilities (regulated by the Public Utilities Commission)	P	P	P	P	P	P	P
<b>Q (Reserved)</b>							
<b>R</b>							
Radio and broadcasting studios, offices	-	P	P	P	P	P	P
Radio/television transmitter	-	-	-	-	-	P	P
Recreational vehicle parks	-	-	C	-	-	-	-



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Recreational vehicle sales and rentals	-	-	C	C	-	-	C
Recreational vehicle, trailer, and boat storage within an enclosed building	-	-	-	C	-	P	P
Recreational vehicle, trailer and boat storage-exterior yard	-	-	-	C	-	-	P
Recycling collection facilities	-	P	-	-	-	C	P
Recycling processing facilities	-	-	-	-	-	C	P
Religious institution, without a day care or educational institution	P	P	P	C	P	C	C
Religious institution, with an educational institution	C	C	C	C	C	C	-
Religious institution, with a day care center	C	C	C	C	C	C	-
Residential (one dwelling unit on the same parcel as a commercial or industrial use for use of the proprietor of the business)	C	C	C	C	C	C	C
Residential, multiple-family housing	-	C <sup>12</sup>	-	-	P <sup>8,12</sup>	-	-
Restaurant, drive-in/fast food	-	C	C	C	-	-	-
Restaurant (bona fide public eating establishment) without alcohol	P	P	P	P	P	P	P
Restaurant (bona fide public eating establishment) with beer & wine sales <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Restaurant (bona fide public eating establishment) with beer, wine & distilled spirits <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>
Restaurant (bona fide public eating establishment) with entertainment (not including dancing) <sup>1,11</sup>	-	P <sup>1,11</sup>	P <sup>1,11</sup>	P <sup>1,11</sup>	-	P <sup>1,11</sup>	P <sup>1,11</sup>
Restaurant (bona fide public eating establishment) with entertainment and/or dancing <sup>1,11</sup>	-	P <sup>1,11</sup>	P <sup>1,11</sup>	P <sup>1,11</sup>	-	-	-
Retail support use to a noncommercial business (limited to the sale of products manufactured or assembled on site and occupying less than 15% of the floor area of the business)	-	-	-	-	-	P	P
Rooming and boarding houses	-	C	-	C	-	-	-
<b>S</b>							
Scale, public	-	P	P	P	P	P	C

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Schools, trade or vocational	-	P	P	P	P	P	C
Scientific research and development offices and laboratories	-	-	-	-	C	P	P
Senior citizen housing (see also congregate care) <sup>1, 4</sup>	P	P	P	P	P	-	-
Solid waste disposal facility	-	-	-	-	-	-	C
Specialty market <sup>1</sup>	C	P	P	P	C	-	-
Sports and recreational facility	C	C	C	C	C	C	C
Supportive housing	-	C	-	-	C	-	-
Swap meet, entirely inside a permanent building <sup>1</sup>	-	-	-	C	-	C	C
Swap meet, outdoor	-	-	-	-	-	-	-
Swimming pool supplies/equipment sales	-	P	-	P	-	-	P
<b>T</b>							
Tailor shop	P	P	-	-	P	-	-
Taxi or limousine service	-	P	P	P	-	-	C
Tile sales	-	P	-	P	-	-	-
Tobacco shop	C	P	P	P	-	-	-
Tool and die casting	-	-	-	-	-	-	P
Transfer, moving and storage	-	-	-	-	-	C	P
Transitional housing	-	C	-	-	C	-	-
Transportation terminals and stations	-	-	C	-	-	C	P
Truck sales/rentals/service <sup>1</sup>	-	-	-	C	-	-	C
TV/VCR repair	P	P	P	P	-	-	-
<b>U</b>							
Upholstery shop	-	-	-	C	-	P	P
<b>V</b>							
Vending machine sales and service	-	-	-	P	-	-	P
<b>W</b>							
Warehousing/distribution	-	-	-	-	-	C	P
Watch repair	P	P	P	-	-	P	-

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Wedding chapels	-	P	P	-	-	-	-
Welding shop	-	-	-	-	-	-	P
Welding supply and service (enclosed)	-	-	-	P	-	-	P
Wine tasting shop, with or without product sale for off-site consumption (Department of Alcoholic Beverage Control Type 02 only)	C	P	P	P	-	-	-
Wine tasting shop, with or without product sale for off-site consumption (Department of Alcoholic Beverage Control License Types other than Type 02)	C	C	C	C	-	-	-
<b>Y (Reserved)</b>							
<b>Z (Reserved)</b>							

**Notes:**

1. Subject to the supplemental development standards contained in Chapter [17.10](#) of this code.
2. Subject to the provisions of Chapter [17.40](#) of the Temecula Municipal Code.
3. See Chapter [5.22](#) of the Temecula Municipal Code.
4. Senior housing residential projects in the CC, SC, HT and PO zones shall use the residential performance and development standards for the high density residential zone. Senior housing residential projects in the NC zone shall use the residential performance and development standards for the medium density residential zone and the applicable supplemental development standards in Chapter [17.10](#). Congregate care facilities shall use the residential performance standards.
5. New office buildings in the BP and LI zones are subject to performance standards contained in Section [17.08.070\(E\)](#).
6. Supplemental Design Review. Office buildings that are less than 50,000 square feet may be approved, conditionally approved, or denied by the city council.
7. Marijuana cultivation (as defined in Chapter [8.52](#)) for medical, nonmedical or other purposes, are prohibited uses everywhere in the city including all zoning districts, specific plan areas, overlay zones and planned development zones and shall be prohibited uses, except as otherwise provided in Sections [8.52.040](#), [8.52.050](#), and [8.52.060](#) of the Temecula Municipal Code.
8. Residential, multiple-family housing shall be allowed in the PO zone only if the affordable housing overlay (AHO) applies to the property and the proposed development complies with all requirements of Chapter [17.21](#).

9. Subject to the supplemental development standards contained in Chapter 6.04 of this code.
10. These uses are prohibited within any multifamily residential use within these zones.
11. Subject to Chapter 9.10 (Entertainment License) and Chapter 9.11 (Regulation of Private Security Operators).
12. Any housing development project that, pursuant to state law, requires ministerial approval or where the housing development project is subject to discretionary review, but a specific plan or a planned development overlay zoning district (PDO) does not otherwise set forth objective design standards applicable to the project shall comply with the Temecula Objective Design Standards for Multifamily and Mixed-Use Developments.

(Ord. 23-03 § 22; Ord. 22-09 § 4; Ord. 22-06 § 8; Ord. 22-02 § 7; Ord. 19-02 § 17; Ord. 18-09 § 7; Ord. 17-02 § 4; Ord. 16-05 § 6; Ord. 16-01 § 3; Ord. 14-01 § 15; Ord. 13-03 § 4; Ord. 12-02 § 5; Ord. 10-07 §§ 25—28; Ord. 08-11

§§ 7—13; Ord. 08-08 §§ 18, 20; Ord. 07-15 §§ 12, 13; Ord. 06-06 § 6(G); Ord. 06-05 § 5; Ord. 05-05 § 3(A—D); Ord. 04-10 §§ 1 and 2; Ord. 02-11 § 3(D)—(E), § 4(R)—(U); Ord. 2000-05 § 5; Ord. 2000-04 § 5; Ord. 99-24 §§ 4(B—D) and 5(B); Ord. 98-19 § 6; Ord. 98-18 § 6; Ord. 97-17 §§ 3(D) and 5 (A—D); Ord. 97-06 § 2; Ord. 97-03 § 2; Ord. 96-19 §§ 2(EE) and 4; Ord. 95-16 § 2)

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## Contact:

City Clerk: 951-694-6444

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