

Table 1 Land Use Permit Types and Processes

Symbol	Permit Requirement	Procedure/Standards Section
Y	Yes, the use is permitted.	
N	No, the use is not permitted.	
C	Conditional use permit required.	Chapter 21.52
AP	Administrative use permit required.	Chapter 21.52
A	Accessory use subject to special development standards.	This Chapter and Chapter 21.51
T	Temporary use subject to provisions.	Chapter 21.53
N/A	Not applicable to the zone.	

Table 2: Permitted Uses**Table 2A: Permitted Uses in Residentially Focused Mixed Use (RMU) Zones**

Table 2A: Permitted Uses					
Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations.
	RMU3	RMU4	RMU3-A	RMU4-A	
Alcoholic Beverages Sales and Uses					
Off-Premise Sales	N	C	N	N	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
On-Premise Sales	N	C	N	C	
Alcohol Beverage Manufacturing	C	AP	C	AP	Subject to Section 21.45.114.
Accessory Tasting Room	C	AP	C	AP	
Assembly Uses, see Section 21.45.125 – Uses Listed directly from new City Council decision					
Live or Movie Theater					
≤100 Seats	N	AP	N	N	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	N	N	N	N	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	Y	Y	
Religious Assembly Uses					
≤2,500 Sq. Ft. GFA and ≤100 occupants	AP	AP	AP	AP	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	N	N	N	N	
≥25,000 Sq. Ft. GFA	N	N	N	N	

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions
	RMU3	RMU4	RMU3-A	RMU4-A	
Fitness Facility					
≤2,500 Sq. Ft. GFA	AP	Y	AP	Y	
2,501≤25,000 Sq. Ft. GFA	N	AP	N	AP	
> 25,000 Sq. Ft. GFA	N	N	N	N	
Automobile / Vehicle / Transportation Uses					
Auto Detailing	N	N	N	N	
Auto Detailing, With Handheld Machines Only	N	N	N	N	Inside parking structures or garages only.
Car Wash	N	N	N	N	
Fleet Services and Towing	N	N	N	N	Single vehicle parking permitted; see Specific Use Standards. Accessory uses limited to hotel primary use only; no auto repair.
Fuel Sales					
Gasoline and/or Ethanol Sales	N	N	N	N	
Diesel Fuel	N	N	N	N	
Electric Vehicle Charging	A	A	A	A	
Hydrogen Fuel	N	N	N	N	
Automotive Sales & Repair					
General Auto Repair	N	N	N	N	As defined in 21.15.280.
Minor Auto Repair	N	N	N	N	
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	
Parts, with installation	N	N	N	N	
Parts, without installation	N	N	N	N	
Parking Structure					
Accessory Use	A	A	A	A	Subject to requirements of Section B.6.
Primary Use, Public	AP	AP	AP	AP	
Primary Use, Private	N	N	N	N	
Recreational Vehicle Storage	N	N	N	N	
Rental Agency					

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions
	RMU3	RMU4	RMU3-A	RMU4-A	
Mobility Services	Y	Y	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; consultation with Public Works is required prior to approval.
Traditional Daily+ Automobile Rental	N	N	N	N	Accessory to hotel use only; no auto repair services.
Transportation Facilities	N	N	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc..
Billboards					
Billboards/Off-Site Advertising	N	N	N	N	Regardless of size.
Civic / Institutional Uses					
Adult Day Care	AP	AP	AP	AP	See Development Incentives for A series zones.
College, University, Business or Professional School	N	N	N	N	
Community Center / Senior Center	N	N	N	N	
Elementary or Secondary School	N	N	N	N	
Government Offices, Facilities, or Civic Uses	C	C	C	C	
Industrial Arts Trade School or Rehabilitation Workshop	N	N	N	N	
Mortuary or Funeral Home	N	N	N	N	
Museum	Y	Y	Y	Y	See Development Incentives for A series zones.
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Y	Y	Subject to standards of 21.52.260, 21.45.155.
Parsonage	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	N	N	N	N	See Development Incentives for A series zones.
Social Service Office	N	AP/N	N	N	As defined in 21.15.2795, w/ or w/o food distribution; See Development Incentives for A series zones.
Tutoring center up to 2,500 sq. ft.	N	N	N	N	

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions
	RMU3	RMU4	RMU3-A	RMU4-A	
Tutoring center greater than 2,500 sq. ft.	N	N	N	N	
Interim Parks					
Community Garden	IP	IP	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Y	Y	Subject to 21.45.155.
Playground	IP	IP	IP	IP	
Recreational park	AP	AP	AP	AP	Subject to 21.52.260.
Urban Agriculture	Y	Y	Y	Y	
Commercial: Business / Retail / Professional / Personal					
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Y	AP	Y	
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	AP	N	AP	Subject to special development standards for indoor animal adoption and boarding 21.45.
Outdoor animal daycare	AP	AP	N	N	
ATM, Interior	N	N	N	N	
ATM, Exterior or free-standing walk up	N	Y	N	N	
ATM Drive-Through Machine	N	N	N	N	
Bail Bonds	N	N	N	N	Only within 600 feet of a police station, jail, or court.
Basic Sales and Service: Retail / Business / Professional / Personal					
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Subject to 21.52.251 in RMU3 and RMU4 zones.
>4,500 and ≤9,000 Sq. Ft. GFA	N	Y	N	N	
>9,000 Sq. Ft. GFA	N	N	N	N	
Thrift Store, Used Merchandise	N	N	N	N	
Pawn Shop	N	N	N	N	

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions
	RMU3	RMU4	RMU3-A	RMU4-A	
Daycare Center or Pre-School, 15 or More	Y	Y	Y	Y	As defined in 21.15.730, subject to 21.52.249.
Gallery / Experience / Demonstration Space	N	N	N	N	
Equipment Sales, Rental, or Repair	N	N	N	N	Indoor only; outdoor display or sales prohibited.
Financial Services					
With Drive-Through Windows	N	N	N	N	
Without Drive-Through Windows	N	Y	N	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	N	N	
Firearms or Other Weapons, Sales or Repair	N	N	N	N	
Laundromat	C	C	C	C	
Manufacture of Products Sold On-Site	N	N	N	N	
Medical Uses / Services					
Convalescent Hospital or Home	N	N	N	N	
Medical Office or Clinic	C	C	C	C	
Hospital	N	N	N	N	
Urgent Care Facility/Minor-Medical Services	C	AP	C	AP	
Massage Therapy					
Accessory Use	N	A	N	N	
Primary Use	N	N	N	N	
Office, non-medical	N	N	N	N	
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	A	A	Maximum of 6,000 sq.ft. for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	T	T	Permitted only on the ground floor.
Pop-Up Shop / Stand / Itinerant Vendor	N	N	N	N	Subject to 21.45.135, except subsection B.1. See also Section C.8 of this chapter.
Recycling Collection Center for Cans and Bottles					
Subject to 21.51.265, no more than four vending machines at one location					

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions	
	RMU3	RMU4	RMU3-A	RMU4-A		
Staff Attended	N	N	N	N	Permitted only on the ground floor.	
Unattended	A	A	A	A	Accessory to a grocery store only, permitted only on the ground floor.	
Repair Services	N	N	N	N	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.	
Self-Storage, mini-warehousing (indoor only)	N	N	N	N	Indoor or outdoor.	
Tattoo Parlor / Piercing Studio	AP	AP	N	AP	Subject to 21.45.166.	
Termite and Pest Control	N	N	N	N		
Entertainment						
Amusement Machines (≤4)	N	A	N	A	See Section 21.51.205.	
Banquet Room Rental, Accessory Use	N	N	N	N	Accessory to restaurant or hotel.	
Banquet Room Rental, Primary Use	N	N	N	N		
Indoor Amusement/Entertainment Facility	N	Y	N	Y	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).	
Outdoor Amusement/Entertainment Facility	N	N	N	N		
Dancing, Accessory Use	N	A	N	A	Accessory to restaurant, hotel, banquet room only. City council hearing is required for new and transferred business licenses.	
Private Club, Social Club, Night Club, Pool Hall	N	N	N	N	City council hearing required for new and transferred business licenses; consistent with Section 21.32.	
Other Entertainment Uses						
Accessory to a Restaurant or Food Service Use	AP	AP	AP	AP	See Specific Use Standards, Section C.4 within this chapter.	
≤9,000 Sq. Ft GFA	C	C	C	C		
>9,000 Sq. Ft GFA	N	N	N	N		
Food Uses						
Grocery and Food Market						

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions
	RMU3	RMU4	RMU3-A	RMU4-A	
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	
>4,500 and ≤9,000 Sq. Ft. GFA	AP	AP	AP	AP	See Development Incentives for A series zones.
>9,000 Sq. Ft. GFA	C	C	C	C	
Mobile Food Trucks (Temporary)	T	T	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	A	A	For outdoor dining within the public right of way, a Public Walkways Occupancy Permit will be required.
Restaurants & Ready-To-Eat Foods					
Restaurant	Y	Y	Y	Y	
Ready-To-Eat Without Drive-Through	AP	Y	AP	AP	
Ready-To-Eat With Drive-Through	N	N	N	N	
With Entertainment	N	N	N	N	City council hearing required for new and transferred business licenses; AP required for mixed-use consistency verification.
Vending Cart (Food Only)	AP	AP	AP	AP	Subject to 21.45.170.
Vending Machines (Exterior)	N	N	N	N	Accessory to existing retail sales; subject to 21.51.295.
Residential Uses					
Child Day Care Home, 14 or Fewer Children	A	A	A	A	Subject to 21.51.230.
Emergency Shelter	C	C	N	C	Subject to 21.45.132.
Transitional Housing	Y	Y	Y	Y	Subject to pending City regulations.
Supporting Housing	Y	Y	Y	Y	
Group Home (1-6 Persons)	Y	Y	Y	Y	
Home Occupation	A	A	A	A	Subject to 21.51.235.
Residential Units					
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	Y	Y	
Caretaker residence	N	N	N	N	
Multi-Family	Y	Y	Y	Y	Residential development shall be limited to attached

Table 2A: Permitted Uses

Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)		Notes and Exceptions
	RMU3	RMU4	RMU3-A	RMU4-A	
					All uses subject to 21.52.29 and the following noted standards or regulations.
					configurations (rowhomes, townhomes, bungalows, etc.); single-family detached homes are prohibited.
Senior and/or Handicapped Housing	Y	Y	Y	Y	
Accessory Dwelling Unit	Y	Y	Y	Y	
Single-Family Detached	N	N	N	N	
Residential Historic Landmark Building	*	*	*	*	*Subject to 21.52.265.5.
Room Rental	A	A	A	A	Subject to 21.51.270.
Special Group Residence	N	N	N	N	Subject to 21.52.271.
Temporary Lodging					
Bed and Breakfast / Inn	N	C	N	N	Subject to 21.52.209.
Hotel	N	N	N	N	
Motel	N	N	N	N	
Youth Hostel	AP	AP	AP	AP	
Miscellaneous and Other Uses					
Adult Entertainment Business	N	N	N	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	T	T	Subject to 21.53.109 and 21.53.113.
Wireless Facility	C	C	C	C	Building or roof-mounted only, subject to 21.45.115 and 21.56; freestanding monopoles prohibited.
Electric Distribution Station/Substation	C	C	C	C	
Unattended Donation Box	A	A	A	A	Subject to accessory use standards Section 21.51.294.