

PLANNING AND ZONING

9 Attachment 1

Permitted Uses Table 9.02.020-1

X -	Indicates stated use is permitted subject to district requirements.																	
C -	Indicates stated use is allowed with a conditional use permit.																	
♦ -	Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.																	
A -	Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.																	
S -	Indicates a use is permitted, providing the requirements of Section 9.09.280 (Smoke shops) of this title are met.																	
M -	Indicates a use is allowed with a conditional use permit, providing the requirements of Section 9.09.290 (Commercial Cannabis Activities) of this title are met.																	

	Residential Zones										Mixed-Use Overlay					Commercial & Office Zones				Industrial Zones					
	HR	RR	RI	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN _{RU}	MUC _{RU}	MUL _{RU}	NC	CC	VC	OC	O	P	I	LI	BP	BPX
Adult Businesses																									
Agricultural Uses — Crops Only ¹⁸	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	
Agricultural (involving structures)																									
Aircraft Landing Facilities (including helipads and facilities for quadcopters) ¹⁸																									
Ambulance Service																									
Amusement Parks, Fairsgrounds ¹⁸																									
Animal Raising (see Section 9.09.090 of this title) ¹⁸	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Appliance and Electronic Repair Shops																									
Arcades, Video Machines																									
Athletic Clubs, Gymsnasiums and Spas ¹⁸																									
Auction Houses ¹⁸																									
Auditoriums ¹⁸																									
Auto Electronic Accessories and Installation																									
Automobile Fleet Storage																									
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle and Boat Sales and Incidental Minor Repairs and Accessory Installations																									
Auto Service Stations																									
Accessory uses include convenience store and car wash																									
Minor repairs to include automobile/motorcycle/ RV (excludes major repair, paint, body work)																									

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	Residential Zones										Mixed-Use Overlay					Commercial & Office Zones					Industrial Zones					
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN § 9.11	MUC § 9.11	MII § 9.11	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Automotive, Boat, and RV Repair — Minor (includes brake, muffle and tire installation and repair)															♦	X					X	X		X		
Automotive, Paint and Body Repair — Major Engine Overhaul															♦						X					
Auto Rentals																										
Auto Supply Stores																										
Bakery Shops																										
Bakery — Commercial ¹⁸																										
Banks — Financial Institutions ¹⁸																										
Barber and Beauty Colleges ¹⁸																										
Bars (Drinking Establishments) ¹⁸																										
Bars																										
Bars, with Limited Live Entertainment																										
Boat Sales, New and Used Including Repairs and Accessory Installation																										
Boarding and Rooming Houses ¹⁸																										
Bowling Alley																										
Building Material Sales ¹⁸ With outdoor storage ¹⁸																										
Building Material Storage Yards ¹⁸																										
Bus, Rail and Taxi Stations ¹⁸																										
Business Equipment Sales (includes repairs)																										
Business Schools ¹⁸																										
Business Supply Stores																										
Cabinet Shop																										
Caretakers Residence ¹																										
Car Wash																										
Accessory to auto related use																										
Catering Service																										
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Churches ^{21,18}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Clubs ¹⁸																										
Commercial Cannabis Activities ¹⁸																										

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	Residential Zones										Mixed-Use Overlay				Commercial & Office Zones				Industrial Zones						
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN § 8-111	MUC § 8-1011	MII § 8-1011	NC	CC	VC	OC	O	P	I	LI	BP	BPX
Cultivation																M	M				M	M	M	M	
Dispensary																M	M				M	M	M	M	
Manufacturing																					M	M	M	M	
Testing																					M	M	M	M	
Microbusiness																M	M				M	M	M	M	
Distribution Center																					M	M	M	M	
Commercial Radio or Television Stations																									
With on-site antenna																									
Without on-site antenna																									
Communications Facilities (See Section 9-199.040 of this title)																									
Compute Sales and Repairs																									
Contractors Storage Yard																									
Convalescent Homes/Assisted Living ¹⁸																									
Convenience Stores																									
With Drive-Through																									
Without Drive-Through																									
With Alcohol Sales																									
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services ¹⁹																									
Copy Shops																									
Country Club ¹⁸	C	C	C	C	C	C	C	C	C	C	C	C													
Dancing, Art, Music and Similar Schools ¹⁸																									
Day Care Centers ^{18, 19}	X	X	X	X	X	X	X	X	X	X	X	X	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	C		
Delicatessens ¹⁸																									
Diaper Supply Service																									
Laundry with Fleet																									
Storage ¹⁸																									
Disposal Company																									
Drapery Shops																									
Dressmaking Shops																									
Driving Schools ¹⁸																									
Drug Stores																									
Dry Cleaning or Laundry ¹⁸																									
a. Dry Cleaning																									
b. Laundromat																									
c. Laundry Commercial																									
Emergency Shelters ¹⁴																									
Employee Housing ¹⁸																									

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Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack) ¹⁸	C	C	C	C																♦					C		
Exterminators																				C					X		
Feed and Grain Stores																				X	X	X	X	X	X		
Film Studios																				C	C	C	C	C	C		
Fire and Police Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Floor Covering Stores (may include incidental repairs with installation service)																				X	X	X	X	X	X		
Fraternity/Sorority ¹⁸																											
Frozen Food Locker																				X	X	X	X	X	X		
Gasoline Dispensing ¹⁸																				X	X	X	X	X	X		
Non-retail Accessory to an Auto-Related Use ¹⁸																				X	X	X	X	X	X		
Glass Shops and Glass Studios—Stained etc.																				X	X	X	X	X	X		
Golf Courses or Golf Driving Ranges with incidental Commercial Uses ¹⁸	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	♦		
Handicapped Housing ¹⁸																				X	X	X	X	X	X		
Heavy Equipment Sales and Rentals																				X	X	X	X	X	X		
Hospitals ¹⁸																			♦	♦	♦	♦	♦	♦	C		
a. With 20% or Less of the Units Containing Kitchens																			X	X	X	X	X	X	X		
b. With Over 20% of the Units Containing Kitchens																			C	C	C	C	C	C	C		
Ice Cream Stores—Including Yogurt Sales																			X	X	X	X	X	X	X		
Impound Yards																				X							
Jewelry Stores																			X	X	X	X	X	X	X		
Kennel and Catteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	C			
Laboratories (medical and dental) ¹⁸																			X	X	X	X	X	X	X		
Libraries ¹⁸	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Liquor Stores																			♦	♦	♦	♦	♦	♦			
Live/Work Units ¹⁸																			X	X	X	X	X	X	X		
Locksmith Shops																			X	X	X	X	X	X	X		
Lodge Halls and Similar Facilities ¹⁸																			♦	♦	♦	♦	♦	♦	♦		
Low Barrier Navigation Centers ¹⁸																			X	X	X	X	X	X	X		
Lumberyards																			X	X	X	X	X	X	X		
Mail Order House																			X	X	X	X	X	X	X		

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Manufacturing and Assembly ¹⁸																					X	X	X	X	
a. Custom and Light Manufacturing Indoor Uses Only (50,000 square feet or less), with Light Truck Traffic, On-Site and Wholesaling of Goods Produced																					X	X	X	X	
b. Custom and Light Manufacturing Indoor Uses Only (more than 50,000 square feet) with Light Truck Traffic, On-Site and Wholesaling of Goods Produced																					X	X			
c. General Manufacturing with Frequent Truck Traffic and/or Outdoor Equipment or Storage																					X	X			
d. Retail Sales of Goods Produced or Warehoused On-Site ¹⁹																					X	X	X	X	
Medical Clinics/Medical Care ¹⁸																									
Inpatient care																					X	X	X	X	
Urgent care																					X	X	X	X	
Medical device services and sales (retail), including, but not limited to, fittings for and sale of prosthetic and orthotic devices																					X	X	X	X	
Medical equipment supply ¹⁷ , including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment																					X	X	X	X	
Mobile Home Parks ¹⁸	C	C	C	C	C	C	C	C	C	C	C	C													
Mobile Home Sales or Rentals (outdoor display)																					C				
Mortuaries																									
With Cremation Services																									
No Cremation Services																									
Museums ¹⁸	X	X	X	X	X	X	X	X	X	X	X	X									X	X	X	X	
Newspaper and Printing Shops																					X	X	X	X	
Nightclubs ¹⁸																				C	C	C	C		
Nursery (Plant), Wholesale and Distribution	X	X	X	X																	X	X		X	
Offices (administrative and professional) ¹⁸																				X	X	X	X		
Open Air Theaters ¹⁸																				C	C	C	C		

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Orphanages ¹⁸	C	C	C	C	C	C	C	C	C	C	C									X	X			
Painting Contractor																				X	X			
Parcel Delivery Terminal ¹⁸																				X	X			
Parking Lot																				X	X			
Parks and Recreation Facilities (public) ¹⁸	X	X	X	X	X	X	X	X	X	X	X								X	X				
Personal Services (e.g. nail salons, spa facilities, barber and beauty shops, and tattoo parlors) ¹⁸																				X	X			
Pharmacy ²⁴																				X	X			
Photo Studios																				X	X			
Plumbing Shops																				X	X			
Plumbing Supply Stores for Contractors																				X	X			
Pool Halls ¹⁸																				X	X			
Postal Services																				X	X			
Pottery Sales with Outdoor Sales																				X	X			
Public Administration, Buildings and Civic Centers																				X	X			
Public Utility Stations, Yards, Wells and Similar Facilities Excluding Offices ¹⁸	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	X	X			
Racetracks ¹⁸																				C	C			
Record Store																				X	X			
Recording Studio																				X	X			
Recreational Facilities (Private) such as Tennis Club, Pool Club, with Limited Associated Incidental Uses ¹⁸	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	X	X			
Recycling, Large Collection Facility ²⁵																				X	X			
Recycling, Small Collection Facility																				X	X			
Recycling Processing Centers																				X	X			
Refreshment Stands																				X	X			
Rental Service																				X	X			
Within an Enclosed Structure (urniture, office, party supplies)																				X	X			
With Outdoor Storage and Display (Vehicles, equipment, etc.)																				X	X			
Research and Development ¹⁸																				X	X			
Residential ¹⁸																				X	X			

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Single-Family	X	X	X	X	X	X	X	X	X	X	X														
Multiple-Family																									
Affordable Housing ¹⁵ in Commercial Zones ¹⁶																									
Manufactured Home Park (see mobile home parks)																									
Residential Care Facility																									
For Six or Less Persons ¹⁸	X	X	X	X	X	X	X	X	X	X	X														
For Seven or More Persons ¹⁸	C	C	C	C	C	C	C	C	C	C	C														
Restaurants (eating and drinking establishments) ¹⁸																									
Without Entertainment																									
With Limited Live Entertainment																									
With Alcoholic Beverage Sales																									
With Outdoor Seating ¹⁸																									
Restaurants (fast-food) ¹⁸																									
With Drive-Through																									
Without Drive-Through																									
Retail Sales																									
Support Retail Sales																									
Sandwich Shops ¹⁸																									
Schools, Private	C	C	C	C	C	C	C	C	C	C	C														
Senior Housing	X	X	X	X	X	X	X	X	X	X	X														
Shoe Shine Stands																									
Shoe Repair Shop																									
Sign Shop																									
Single room occupancy (SRO) facility ¹⁸																									
Skating Rinks ¹⁸																									
Smoke Shops ¹⁸																									
Stationery Stores																									
Statue Shop -Outdoor display																									
Storage Lots and Mini-Warehouses																									
Indoor:																									
Supportive and Transitional Housing	X	X	X	X	X	X	X	X	X	X	X														
Swim Schools/Center with Incidental Commercial Uses ¹⁸	C	C	C	C	C	C	C	C	C	C	C														
Taxidermist																									
Theaters (excludes open air) ¹⁸																									
Tire Recapping																									

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Trade and Vocational Schools ¹⁵													X	X	X		X	X	X	X	X	X	X	X	
Transfer, Moving and Storage Facilities																									
Truck Charging Facilities																									
Truck Wash																									
Upholstery Shops																									
Vehicle Storage Yards																									
Indoor																									
Outdoor																									
Vending Machine Service and Repair																									
Veterinarian (including animal hospital) ¹⁶																									
All Activities Within an Enclosed Structure																									
With Outdoor Activities																									
Weight Reduction Center																									
Wholesale, Storage, and Distribution ¹⁷																									
All Activities Indoors (50,000 square feet or less)																									
All Activities Indoors (more than 50,000 square feet)																									
All Activities Outdoors																									
Retail Sale of Goods ¹⁸																									
Warehoused On Site ¹⁹																									
Wrecking Yard																									

Notes:

- Do not consider residential use per distance requirement.
- The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
- Retail is limited to 15% of gross floor area (see Section 9.05.040 of this title).
- Permitted in the OC and VOR districts only as a support medical office facility.
- Large collection facilities may be established within an existing building through the “tenant improvement” process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
- Sandwich shops shall not have cooking stoves, nor shall they exceed five percent of the gross floor area of the complex where they are located.
- Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- In the MUN district, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are: (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines; and (b) are allowed, but not required on the other lots.
- In the MUC and MUN districts, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are: (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines; and (b) are allowed, but not required on the other lots.
- See Section 9.07.040 (Medical use overlay district (MUD)).
- See Section 9.09.2610 (Mixed-use development).
- See Section 9.09.2510 (Live-work development).
- See Section 9.09.2710 (Outdoor dining).
- Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208).
- For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.

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- (16) See Section 9.09.280.C (Smoke shops) for distance requirements that require a conditional use permit.
- (17) See Section 9.09.290 (Commercial cannabis activities) for all commercial cannabis activities regulations.
- (18) See Section 9.07.060 (Airport land use compatibility plan) for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an airport compatibility zone. When located within an airport land use compatibility zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
- (19) See Section 9.07.060 (Airport land use compatibility plan) for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an airport compatibility zone. When located within an airport land use compatibility zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
- (20) See Section 9.04.050 (Affordable housing in commercial zones)
- (21) See Section 9.09.320 (Low barrier navigation centers).