

*MX-1 Mixed Use 1 (Commercial, Residential, Business Park)*

The MX-1, Mixed Use 1 Zone, is intended to provide for and promote comprehensive planning and design at a large scale for mixed uses of residential (Low, Medium, or High Density Residential with a maximum of 25 du/ac), retail and service commercial as well as business park.

*MX-2 Mixed Use 2 (Residential, Business Park, Recreational)*

The MX-2, Mixed Use 2 Zone, is intended to provide for and promote high quality planning and design for the mixed uses of business park, recreational and residential (Low, Medium, or High Density Residential with a maximum of 25 du/ac except within the Approach and Transitional Surfaces as established by the Stanislaus County Airport Land Use Commission; see Section B, III DEVELOPMENT REGULATIONS) in a golf course and river view setting.

*RC Regional Commercial*

The RC, Regional Commercial Zone, is intended to provide for and promote concentration of large-scale commercial uses such as department store, outlet stores, or big "box" retail, furniture stores and other large retail-service uses which serve the needs of the city, surrounding area, and its neighboring communities. Because of its proximity to State Route 99, the RC Zone includes automobile-oriented uses that are traditionally associated with commercial zoning adjacent to freeway interchanges. Because of its proximity to State Route 99, the RC Zone includes automobile-oriented uses that are traditionally associated with commercial zoning adjacent to major freeway interchanges.

*R Residential*

The R, Residential Specific Plan designation, is intended to provide for the development of housing pursuant to the City's Zoning Ordinance. Residential densities included in this designation include Low Density Residential - 5 to 7 units per net acre; Medium Density - 7 to 15 units per net acre; and High Density Residential - 15 to 25 units per net acre. Those properties designated for Low Density Residential development shall be shown as RL-7, those designated for Medium Density Residential development shall be shown as RM-15, and those designated for High Density Residential shall be shown as RH-25 on the Specific Plan Map with the appropriate zoning as established in Chapter 18 of the Ceres Municipal Code shown in parentheses following the land use designation.

D. LAND USES BY SPECIFIC PLAN ZONE

Buildings, structures and land shall be used, and building and structures shall hereafter be erected, structurally altered or enlarged in the MRCSP area (as defined herein) only for the uses indicated for each district or zone by the following table/matrix entitled "LAND USE MATRIX". Other such uses may be permitted if the Planning Director or Planning Commission find such uses to be similar to other permitted uses, consistent with the purpose of the Specific Plan land use designation and/or zone, and not more obnoxious or detrimental to the public health, safety,

## LAND USE MATRIX

KEY: p=Permitted Use; a=Accessory Use; adm=Administrative Permit c=Conditional Use; x=Prohibited Use

	RC	HC	CC	IP	MX-1	MX-2
<b><u>OFFICE USES</u></b>						
Bail bond offices	p	p	p	x	p	p*
Banks, financial institutions	p	p	p	x	p	p*
Business, administrative, professional	p	p	p	x	p	p*
Editorial offices	p	p	p	x	p	p*
Employment agencies	p	p	p	x	p	p*
Insurance brokers, adjusters, agents	p	p	p	x	p	p*
Law offices	p	p	p	x	p	p*
Medical offices (including dentists, opticians, chiropractic's)	p	p	p	x	p	p*
Notary publics	p	p	p	x	p	p*
Real Estate brokers	p	p	p	x	p	p*
Tax consulting services	p	p	p	x	p	p*
<b><u>COMMERCIAL USES</u></b>						
<b>RETAIL COMMERCIAL</b>						
Antique stores	p	p	p	x	p	x
Apparel-clothing, millinery, etc.	p	p	p	x	p	x
Art supplies	p	p	p	x	p	x
Automotive retail/sales						
Auto parts or accessories not including tires or batteries (no second-hand sales)	p	p	p	p	p	x
Auto, RV, trailers, trucks, motorcycles sales & services, new and used (not service stations)	c	c	x	x	x	x
Tires: Retail and installation (no wholesale, retreading, or recapping <sup>1</sup> )	p	p	p	p	p	x
Bakeries (retail)	p	p	p	x	p	x

<sup>1</sup>Where otherwise not prohibited, a conditional use permit is required if the property is located within 300 feet of a property occupied by residential units and/or is zoned for residential.

\*Uses located within the Approach and Transitional surface may not be allowed and/or approval may be required by the Stanislaus County Airport Land Use Commission (see Section III, B., Land Use Limitations-Airport Approach and Transitional Surfaces).

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	RC	HC	CC	IP	MX-1	MX-2
Bars (only) <sup>1,2</sup>	p	p	p	x	p	x
Bar-restaurants <sup>1,2</sup>	p	p	p	x	p	p*
Bicycle sales or rentals	p	p	p	x	p	x
Boat retail/sales and service	c	c	x	x	x	x
Book stores	p	p	p	x	p	x
Building materials sales yard	p	x	x	x	p	x
Carpet sales (retail)	p	p	p	x	p	x
Computer stores	p	p	p	x	p	x
Department stores and variety stores (large scale)	p	x	p	x	p	x
Discount stores	p	p	p	x	p	x
Drug stores	p	p	p	x	p	x
Electrical fixture supply stores	p	p	p	x	p	x
Electronic equipment stores (radios, televisions, stereos, cameras, etc.)	p	p	p	x	p	x
Emergency medical & sickroom sales & service facilities	p	p	p	x	p	x
Equipment/sales-agricultural, industrial & construction	c	x	c	p	c	x
Florists	p	p	p	x	p	x
Furniture stores-New/Used (retail)	p	p	p	x	p	x
Garden supply/patio furniture, masonry <sup>1</sup>	p	c	p	p	p	x
Gifts	p	p	p	x	p	x
Grocery stores (supermarkets)	p	p	p	x	p	x
Gun shops and repair	p	p	p	x	p	x
Hardware stores	p	p	p	x	p	x
Hobby shops	p	p	p	x	p	x

<sup>1</sup>Where otherwise not prohibited, a conditional use permit is required if the property is located within 300 feet of a property occupied by residential units and/or is zoned for residential.

<sup>2</sup>Where otherwise not prohibited, a conditional use permit is required if the property is located within 300 feet of a property occupied by a public or private elementary, junior high or high school.

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	RC	HC	CC	IP	MX-1	MX-2
Household appliance stores	p	p	p	x	p	x
Ice cream/candy stores	p	p	p	x	p	x
Jewelry, camera & supply, luggage stores	p	p	p	x	p	x
Liquor stores <sup>2</sup>	p	p	p	x	p	x
Meat/fish markets	p	p	p	x	p	x
Music, musical instrument & record stores	p	p	p	x	p	x
Office supply stores	p	p	p	x	p	x
Paint supply stores	p	p	p	x	p	x
Pet stores with grooming	p	p	p	x	p	x
Plumbing supplies	p	p	p	x	p	x
Pool & Spa equipment (retail)	p	p	p	x	p	x
Restaurants-fast food <sup>1</sup>	p	p	p	x	p	p*
Restaurants-sit down, quality	p	p	p	x	p	p*
Shoe stores	p	p	p	x	p	x
Souvenirs	p	p	p	x	p	x
Sporting goods, toys	p	p	p	x	p	x
Stationery stores	p	p	p	x	p	x
Video rentals/sales stores	p	p	p	x	p	x
Wallpaper and floor covering stores	p	p	p	x	p	x
Wholesale outlets (big box uses, home supply, furniture, carpet, etc.)	p	x	p	p	p	x
<b>SERVICE COMMERCIAL</b>						
Automotive service/repair						
Auto club offices with repair	p	p	p	p	p	p*
Body shops, machinery repair & painting totally within enclosed buildings	c	c	c	p	c	x
Car washes <sup>1</sup>	p	p	p	p	p	c*

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	RC	HC	CC	IP	MX-1	MX-2
Rental agencies <sup>1</sup>	p	p	p	p	p	p*
Repair garages <sup>1</sup> (including oil and lube, muffler, brake shops)	p	p	p	p	p	x
Service Stations <sup>3</sup>	c	c	c	c	c	x
Towing services	c	c	c	p	c	x
Truck/bus repair and service shops	x	x	x	p	x	x
<b>Education</b>						
Colleges, modeling schools 13 or more students	c	c	c	c	c	c*
12 or less students	p	p	p	p	p	p*
Libraries, reading rooms	p	p	p	x	p	p*
Miscellaneous schools Gym, self defense, dance (13 or more students)	c	c	c	c	c	c*
(12 or less students)	p	p	p	p	p	p*
Vocational colleges-barber/beauty (13 or more students)	c	c	c	c	c	c*
(12 or less students)	p	p	p	p	p	p*
<b>Health Services</b>						
Acute care offices	p	p	p	x	p	p*
Ambulance offices <sup>1</sup> (ambulance parking and overnight sleeping)	p	p	p	x	p	p*
Convalescent hospitals/nursing homes	p	p	p	x	p	x
Hospitals	c	c	c	x	c	c*
Pharmacy shops	p	p	p	x	p	p*

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<sup>3</sup>Automobile service stations subject to the following specific conditions: a. A maximum of two automobile service stations shall be allowed at a cross intersection; one at "T" intersection; b. All automobile service stations shall be limited to intersections of major thoroughfare or greater as designated by the General Plan.

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	RC	HC	CC	IP	MX-1	MX-2
<b>Personal Services</b>						
Barbershops, beauty salons	p	p	p	x	p	p*
Dry cleaning (large scale & delivery services)	x	x	x	p	x	c*
Dry cleaning - retail	p	p	p	x	p	p*
Laundromats	p	p	p	x	p	p*
Shoe repair, tailor, dressmaker shops	p	p	p	x	p	p*
Suntanning booths-within exercise facilities and beauty salons	p	p	p	x	p	p*
<b>Recreation</b>						
Adult entertainment (see Section 9.42)	c	x	x	x	x	x
Archery ranges, batting cages, slot car, etc	p	p	p	p	p	p*
Billiards/pool parlors <sup>1</sup>	p	p	p	c	p	p*
Bowling alleys <sup>1</sup>	p	p	p	c	p	p*
Entertainment <sup>1</sup>	p	p	p	c	p	p*
Health clubs (indoor only) <sup>1</sup>	p	p	p	c	p	p*
Health clubs (w/outdoor activities) <sup>1</sup>	p	p	p	c	p	p*
Operation of amusement devices 6 or less coin operated	a	a	a	a	a	a
6 or more coin operated	c	c	c	c	c	c*
Night clubs (with dancing and music)	c	c	c	c	c	c*
Parks & recreational facilities	p	p	p	p	p	p*
Social Halls (non public-banquets, bingo, bridge clubs, etc.)	c	c	c	c	c	c*
Skating rinks <sup>1</sup>	p	p	p	c	p	p*
Stadiums/arenas	c	c	c	c	c	c*
Theaters	c	c	c	c	c	c*
<b>Social Services</b>						
Churches	c	c	c	c	c	c*

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	RC	HC	CC	IP	MX-1	MX-2
Conference Centers	c	x	x	x	x	c*
Day nursery and nursery schools 13 or more children	c	c	c	x	c	c*
12 or less children	p	p	p	x	p	p*
Other services						
Alarms-sales/services	p	p	p	p	p	p*
Auctions	c	c	c	c	c	c*
Bicycle repair shops	p	p	p	p	p	p*
Contractors-building, painting, landscaping, etc. (with outdoor storage)	x	x	x	p	x	x
Electricians (no outdoor storage)	p	p	p	p	p	p*
Equipment rental-agriculture, industrial, and construction	c	x	c	p	c	x
Hotels, motels, motor hotels	p	p	x	x	x	p*
Lock smiths	p	p	p	p	p	p*
Mini-storage facilities	c	c	c	p	c	c*
Mortuaries	c	c	c	c	c	c*
Pest control services	p	p	p	p	p	p*
Plumbers (no outdoor storage)	p	p	p	p	p	p*
Printing, graphic arts services: copying, addressographing, mimeographing, photostatting, instant printing	p	p	p	x	p	p*
Sign Shops (sales and fabrication)	x	x	x	p	x	x
Studio-art studios, art galleries, interior decoration, costume design, arts & crafts, Photography	p	p	p	x	p	p*
Studios-radio/television <sup>1</sup>	p	p	p	x	p	p*
Studios-music, recording <sup>1</sup>	p	p	p	x	p	p*
Upholstery shops (indoor only)	p	p	p	p	p	p*
Upholstery shops (with outdoor activity)	x	x	x	p	x	x
Warehouse wholesale/businesses	x	x	x	p	x	x

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	RC	HC	CC	IP	MX-1	MX-2
<b><u>INDUSTRIAL USES</u></b>						
All industrial uses	x	x	x	p	x	x
Assembly plants	x	x	x	p	p	p*
Awning manufacture	x	x	x	p	x	x
Cabinet shops, woodworking business including furniture manufacture/repair	x	x	x	p	x	x
Computer manufacture/maintenance/service	x	x	x	p	p	p*
Glass manufacture & glass projection, fabrication & distribution	x	x	x	p	x	x
Laundry & dry cleaning plants	x	x	x	p	x	x
Machine shops & tool & die making	x	x	x	p	x	x
Mail order & mail-out	x	x	x	p	p	p*
Metal welding & plating business	x	x	x	p	x	x
Outside storage associated with industrial & commercial uses	c	c	c	c	c	c*
Paint manufacture/packing/distribution	x	x	x	p	x	x
Parcel delivery services	x	x	x	p	p	p*
Printing & publishing	x	x	x	p	p	p*
Processing/distribution plants (including fabricating, packaging, repair & storage of: audio/video/ electronic equipment, communication equipment, food & beverages, plastic products using previously manufactured or formulated plastics, pharmaceutical products, photographic products, garments & textile products, soap & detergent)	x	x	x	p	c	c*
Recycling plants	x	x	x	c	x	x
Research & development labs/businesses	x	x	x	p	p	p*
Roofing business	x	x	x	p	x	x
Technical & industrial training schools	c	c	c	c	c	c*
Trucking companies	x	x	x	p	x	x

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	RC	HC	CC	IP	MX-1	MX-2
<b><u>RESIDENTIAL USES</u></b> <sup>4</sup>						
Low-density residential (RL-7)	x	x	x	x	c	c*
Medium-density residential (RM-15)	x	x	x	x	c	c*
High-density residential (RH-25)	x	x	x	x	c	c*
Mobile homes for residential uses	x	x	x	x	c	c*
Condo-group dwellings	x	x	x	x	c	c*
<b><u>ACCESSORY USES</u></b>						
Dwelling units for caretakers	a	a	a	a	a	a*
Off-site advertising <sup>5</sup>	x	x	x	c**	x	x
Off-street loading facilities	a	a	a	a	a	a*
Off-street parking facilities (public/private)	a	a	a	a	a	a*
Outdoor sales- permanent (e.g. fruit & vegetable stands, flower stands, craft stands, plants, nursery products, sporting goods, etc.)	c	c	c	c	c	c*
Propane tanks	adm	adm	adm	adm	adm	adm
Publicly owned facilities	p	p	p	p	p	p
Recreation Accessory Uses						
Commercial uses incidental to public recreational facilities (pro shop, concession stand, etc.)	p	p	p	p	p	p*
Signs which pertain only to a permitted use on the premises	a	a	a	a	a	a*
Special events and uses operated in conjunction with established commercial or industrial uses (promotional sales, carnivals, pumpkin lots, accessory food sales etc., not to exceed more than 90 days in a calendar year)	adm	adm	adm	adm	adm	adm*
Storage structures for goods sold at retail (minor enclosed structure)	adm	adm	adm	adm	adm	adm

<sup>4</sup>NOTE: The residential matrix addresses new residential development. The existing residential uses and are designated RL-7: R-1 and P-C; RM-15: R-2, R-3; and P-C; RH-25: R-4 and P-C on the map. These existing residential uses shall abide by current zoning requirements as specific by the Zoning Ordinance.

<sup>5</sup>Except temporary signs allowed by Chapter 13.42.160.C2. located at least 300 feet from other temporary signs.

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\*\*Only when located adjacent to State Route 99.

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	RC	HC	CC	IP	MX-1	MX-2
<b>Utilities and Communications</b>						
Water well, pumping station, water reservoir, electrical substation	p	p	p	p	p	p
Other public utility facilities/structures	p	p	p	p	p	p
<b>TEMPORARY USES</b>						
Temporary uses on undeveloped lots (promotional sales, carnivals, pumpkin lots, accessory food sales etc., not to exceed more than 90 days in a calendar year)	adm	adm	adm	adm	adm	adm*
Garage sales, not to exceed 2 per year per location	x	x	x	x	x	x
Itinerant vendors, road side sales, open air sales, etc.	x	x	x	x	x	x
Fireworks stands	Fireworks stand permits issued by the Fire Marshal					

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