

§ 20.11.020 LAND USES.

The land uses made part of this chapter shall be interpreted consistent with the principles and rules set forth as follows:

A. *Designations.* The allowable uses in Table 20.11.020.A are established for base zoning districts by letter designations as follows:

1. "P" designates classes of uses permitted;
2. "C" designates classes of uses permitted with a conditional use permit;
3. "M" designates classes of uses permitted with a minor conditional use permit;
4. "--" designates classes of uses that are prohibited.

B. *Overlay districts.* Generally, the provisions of the zone to which an overlay zone is added shall apply. Refer to respective chapters of the overlay districts for additional requirements and provisions.

C. *Unlisted uses.* The Community Development Director has the authority to make an interpretation whether a specific proposed use fits within or similar to an existing use class as either a permitted or conditionally permitted use. If the Director determines that an unlisted use does not fit within or is not similar to an existing use class, such use may be considered under procedures of § 20.408.010 (Administrative Interpretation) in Chapter 20.408 (Administrative Procedures) of this Title.

D. *Special provisions.* Special provisions related to a use are referenced in the "Special Provisions" column of Table 20.11.020.A. Such provisions may include references to other applicable code sections, or limitations to the specified land use.

E. The off-street parking requirements shall be in accordance with §20.08.040 of this Title.

F. *Housing opportunity sites.* Dwellings, Multiple-Family use in which 20% or more of the units are affordable to lower income households shall be permitted by right on properties designated as Focused Development Site Nos. 1, 2, 3, 7 and 10 in the City's 2021-2029 Housing Element (6th Cycle). Development shall meet all of the requirements of the respective zone in which such sites are located in unless otherwise permitted by this Title, and shall comply the provisions of applicable environmental documents for such site, if any.

Click [HERE](#) to view Table 20.11.020.A in PDF

TABLE 20.11.020.A. PERMITTED LAND USES TABLE																						
P: Permitted C: Permitted with Conditional Use Permit --: Prohibited M: Permitted with Minor Conditional Use Permit					NOTES: ¹ In HR Zoning district, either an Administrative Hillside Development Permit or a Hillside Development Permit is required, unless specifically exempted. Refer to 20.206.040. ² In MU-I, MU-2, and MU-3 Zoning districts, nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue. Also, refer to 20.258.030.A regarding integration of uses requirement.																	
	R-1-H	HR-1	R-1	R-1 (5,000)	R-2	R-3	C-P	C-N	C-C	C-G	C-M	C-RC	M-P	M-1	M-2	MU-I ²	MU-II ²	MU-III ²	PRO-P/R	PRO-NOS	PF	Special Provisions
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	R-1-H	HR-1	R-1	R-1 (5,000)	R-2	R-3	C-P	C-N	C-C	C-G	C-M	C-RC	M-P	M-1	M-2	MU-I ²	MU-II ²	MU-III ²	PRO-P/R	PRO-NOS	PF	Special Provisions
RESIDENTIAL USES																						
Accessory buildings and structures	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	(1) In HR Zoning district, accessory building/structure is limited to 600 sq. ft.
Accessory dwelling unit	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	(1) Subject to requirements of Chapter 20.52 of this Title.
Accessory dwelling unit, junior	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	(1) Subject to requirements of Chapter 20.52 of this Title.
Boarding House	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	
Caretaker unit	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	(1) Permitted only as an accessory use to a principal permitted use within the zone
Community care facility, small	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	

Dwelling, multi-family	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	C	C	C	-	-	C	(1) In PF Zoning district, such dwelling unit is subject to development standards of R-2 Zoning District. (2) Refer to § 20.11.020.D .
Dwelling, single-family attached	-	P	-	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	C	(1) In R-1 (5,000) and R-2 Zoning districts, two-story developments may be permitted only if the second story is an integral part of the first-floor unit. No separate second story dwelling unit shall be permitted. (2) In PF Zoning district, such dwelling unit is subject to development standards of R-2 Zoning District.
Dwelling, single-family detached	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	C	(1) Mobile homes cannot be used as a residence. (2) In PF Zoning district, such dwelling unit is subject to development standards of R-1 Zoning District.
Dwelling, two-unit development	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Employee housing	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	C	(1) In PF Zoning district, such dwelling unit is subject to development standards of R-1 Zoning District.
Fraternity/sorority house	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Home occupations	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	(1) Permitted only as an accessory use to a principal residential use. (2) Subject to requirements of Section 20.36 of this Title.
Live/work units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Mobile home parks	C	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) A minimum 10-acre lot required with no less than 5,000 sq. ft. of land area within the park for each mobile home unit.
Model homes and real estate tract sales office	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	(1) Permitted only as a temporary use during active construction and/or sales period for a residential tract. (2) Subject to Chapter 20.54 of this Title.

[illegible]

Agriculture, major	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) Non-dairy farms and aviaries: Minimum 40,000 square-foot lot required, and animals must be kept not less than 50 feet from any building utilized for human habitation. (2) Dairy farms: Minimum 80,000 square-foot lot required, and animals must be kept not less than 100 feet from any building utilized for human habitation. (3) Uses involving animals are subject to requirements of Title 6 of the City's Municipal Code.
Agriculture, minor	C	P	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Alcoholic beverage sale, off-sale	-	-	-	-	-	-	P/C	P/C	P/C	P/C	P/C	C	C	--	--	P/C	P/C	C	-	-	(1) Conditional Use Permit not required if the use is in conjunction with Markets, Large.
Alcoholic beverage sale, on-sale	-	-	-	-	-	-	C	M/C	M/C	M/C	M/C	C	C	--	--	M/C	M/C	M/C	-	-	(1) Permitted with a Minor Conditional Use Permit if accessory to a primary restaurant use, as long as such restaurant does not have a bar area that is open to the patrons of the restaurant.
Alcoholic beverages manufacturing	-	-	-	-	-	-	-	-	-	-	M	-	M	M	M	-	-	-	-	-	
Ambulance service	-	-	-	-	-	-	C	C	C	P	-	-	C	-	-	-	-	-	-	-	
Animals, boarding/kennel (commercial)	-	-	-	-	-	-	-	-	-	C	P	-	C	C	-	-	-	-	-	-	
Animals, boarding/kennel (noncommercial)	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) Permitted only as an accessory use to a primary residential use (2) Subject to requirements of Section 20.20.070 of this Title.
Animals, daycares	-	-	-	-	-	-	-	M	M	M	M	-	M	M	-	M	M	M	-	-	
Animals, grooming	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	P	P	P	-	-	

Animals, ranch	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) A minimum 80,000 square-foot lot required, and animals must be kept not less than 100 feet from any building utilized for human habitation. (2) This use is subject to requirements of Title 6 of the City's Municipal Code.
Animals, stable	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	(1) A minimum 40,000 square-foot lot required, and animals must be kept not less than 50 feet from any building utilized for human habitation. (2) In R1-H and HR Zoning districts, a private, noncommercial stable use is permitted by right, unless a separate permit is required per this Title. However, in R1-H Zone, such use limited to four (4) animals. (3) This use is subject to requirements of Title 6 of the City's Municipal Code.
Animals, veterinary clinic/hospital	-	-	-	-	-	-	-	C	C	C	P	-	C	C	-	C	C	-	-	-	
Auditoriums and meeting places	-	-	-	-	-	-	C	C	C	C	-	C	C	C	-	C	-	-	-	-	
Automated teller machines	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	P	-	-	-	
Automotive, parking lots/structures	-	-	-	-	-	C	-	-	-	C	-	-	-	P	-	P	P	-	-	-	(1) In R-3 Zoning district, the lot must be directly adjacent to a commercial zone.
Automotive parts/supply sales	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	-	-	-	
Automotive, recharging facilities	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Automotive, rental	-	-	-	-	-	-	-	-	-	P / C	P / C	-	P / C	C	C	-	-	-	-	-	(1) In C-G, C-M and M-P Zoning districts, uses that do not include any storage/dis play and incidental maintenance of rental vehicles are allowed without a conditional use permit.
Automotive, repair (major)	-	-	-	-	-	-	-	-	C	P	P	-	P	C	C	-	-	-	-	-	
Automotive, repair (minor)	-	-	-	-	-	-	-	-	P	P	P	-	P	P	C	-	-	-	-	-	

Automotive, sales and leasing	-	-	-	-	-	-	-	-	-	C	C	-	-	C	C	-	-	-	-	-	(1) Uses that do not include any outdoor storage/display of vehicles are considered as "Automotive , Sales, and Leasing (limited)" use.
Automotive, sales and leasing (limited)	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P	-	-	-	
Automotive, service stations	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	-	(1) A conditional use permit for a new service station at any location within the corporate limits of the city shall not be approved and granted to any company or an affiliated company that owns, leases, rents or has control of, in any manner, property that is presently occupied by an abandoned or vacant service station at any other location within the corporate limits of the city. Abandoned or vacant, as used herein, shall mean that the service station has not been in operation for a period of ninety (90) days or more prior to the date the Planning Commission adopts its resolution on the application for a new service station. This provision shall not apply to an abandoned or vacated service station that has been legally converted to and is being utilized for another permitted use, or to a service station that is not in operation because it is in the process of being reconstructed or remodeled.
Automotive, towing service	-	-	-	-	-	-	-	-	-	-	C	-	-	C	C	-	-	-	-	-	
Automotive, washing and detailing	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	
Bars and nightclubs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	

Borrow pit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) May be permitted in all Zoning districts with a Conditional Use Permit only if the use is deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.	
Catering services	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	N	N	N	-	-	-	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (1) In PF Zoning district, the use is permitted only on properties within the "Cemetery" General Plan Land Use Designation . (2) May be permitted in other zoning districts with a Conditional Use Permit only if the use is deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.	
Clubs and lodges	-	-	-	-	-	-	-	C	C	P	-	C	-	-	-	C	C	C	-	-	-	
Community care facilities, large	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	C	C	C	-	-	-	
Community facilities, public	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	-	-	-	
Computer internet facilities	-	-	-	-	-	-	-	-	M	M	-	-	-	-	-	M	M	M	-	-	-	
Contractor's office & storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P (1) Permitted only as a temporary use, during active construction period.	
Convalescent and rest homes	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	C	C	-	-	-	-	
Convenience stores and mini markets	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	C	C	-	-	-	
Day care centers	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	M	M	M	-	-	-	
Drive-through facilities	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	C	C	-	-	-	
Educational institution, general	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	C	C	C	-	-	C	
Educational institution, trade	-	-	-	-	-	-	-	C	-	-	C	-	C	C	-	C	C	C	-	-	-	
Educational institution, tutoring	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	P	P	P	-	-	-	
Emergency shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	P / C	P / C	-	-	-	-	-	- (1) Conditional Use Permit required for facilities with 30 or more beds. (2) Subject to requirements of Chapter 20.66 of this Title.	
Entertainment venues	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	C	C	-	-	-	-	
Financial institution	-	-	-	-	-	-	-	P	P	P	C	-	-	-	-	P	P	P	-	-	-	

Garden centers and nurseries	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P/C	P/C	-	-	-	(1) In C-N Zoning district, outdoor storage of non-plant materials, including fertilizers, are not permitted. (2) In MU-I, MU-II and MU-III Zoning districts, uses without any outdoor storage is permitted without a conditional use permit, while uses with any outdoor storage is permitted with a conditional use permit.
Golf course	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	-	-	P	-	-	(1) In PRO Zoning district, only publicly owned golf courses are allowed. (2) May be permitted in other zoning districts with a Conditional Use Permit if the use is deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.
Government facilities	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
Hazardous waste facility, off-site	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	(1) Subject to Chapter 20.48 of this Title. (2) The use is subject to Health and Reactivity rating of three or below in accordance with the NFPA 704 System, National Fire Protection Association or equivalent
Health/fitness center	-	-	-	-	-	-	-	-	-	P	-	P	-	C	-	C	C	-	-	-	
Helipads and heliports	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) May be permitted in all Zoning districts with a Conditional Use Permit if the use is deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.

Hotels	-	-	-	-	-	-	-	-	C	P	-	P / C	-	-	-	C	C	-	-	-	(1) May include accessory commercial and/or retail uses which are clearly incidental to the hotel, motel or resort complexes, in exception to C-RC Zoning district. (2) In C-RC Zoning district, accessory commercial and/or retail uses that are incidental to the hotel, motel or resort complexes are allowed subject to a Conditional Use Permit.
Industrial, limited	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	(1) May include accessory non-industrial uses (e.g. administrative offices, cafeterias, auditorium, recreation area) that provides support to and are clearly incidental to the permitted industrial use.
Industrial, major	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	(1) May include accessory non-industrial uses (e.g. administrative offices, cafeterias, auditorium, recreation area) that provides support to and are clearly incidental to the permitted industrial use.
Industrial, minor	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	(1) May include accessory non-industrial uses (e.g. administrative offices, cafeterias, auditorium, recreation area) that provides support to and are clearly incidental to the permitted industrial use.
Industrial, outdoor operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	

Industrial, outdoor storage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C / C	-	-	-	-	-	(1) In M-2 Zoning district, this use is permitted without a conditional use permit if all outdoor storage is screened from view from all public right-of-way; otherwise a Conditional Use Permit is required. The outdoor storage of oversized and recreational vehicles shall require a Conditional Use Permit regardless of the screening.
Liquor stores	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	C	C	-	-	-	-	
Markets, large	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	
Massage establishments	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	P	P	-	-	-	-	(1) Use shall comply with the requirements set forth in Chapter 5.220 of the City's Municipal Code (e.g. separation, operating, permit requirements, etc.)
Medical services, clinics/offices	-	-	-	-	-	-	P	P	P	P	P	-	P	P	-	P	P	-	-	-	-	
Medical services, equipment/laboratories	-	-	-	-	-	-	P	P	P	P	P	-	P	P	-	P	P	-	-	-	-	
Medical services, hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	(1) May be permitted in other zoning districts with a Conditional Use Permit if the use is deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.
Mortuary	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	
Motels	-	-	-	-	-	-	-	-	-	C	-	P	C	-	-	C	C	-	-	-	-	(1) In M-P Zoning district, accessory commercial and/or retail uses that are incidental to the hotel, motel or resort complexes are allowed subject to a Conditional Use Permit.
Offices, administrative & professional	-	-	-	-	-	-	P	P	P	P	P	-	-	C	-	P	P	-	-	-	-	
Oil and hydrocarbon activities	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1) This use is subject to requirements of Chapter 8.24 of the City's Municipal Code

Parks, public	P	P	P	P	P	P	-	-	C	C	-	P	-	-	-	-	-	-	P	C	P	(1) May include accessory uses and structures including hiking trails, visitor/community centers, maintenance buildings, ranger stations, restroom facilities, etc.
Personal services, general	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	P	P	-	-	-	(1) In C-P Zoning district, this use may only be permitted as an accessory use, if the total area occupied by such use and any other uses permitted as an accessory use within the zone pursuant to this Section does not exceed 25% of floor area building(s) located within the same development .
Personal services, limited	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	
Pharmacies/drug stores	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	P	P	P	-	-	-	
Real estate tract sales office	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	(1) Permitted only as a temporary use during active sale period for a residential tract.
Reception hall	-	-	-	-	-	-	-	C	C	C	-	C	-	-	-	C	C	C	-	-	-	
Recreation, indoor	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	P	P	P	-	-	-	
Recreation, open space	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	(1) May include accessory uses and structures including hiking trails, visitor centers, camp grounds, maintenance buildings, ranger stations, restroom facilities, etc.
Recreation, outdoor	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-	-	C	-	-	

Recycling facilities, consumer	-	-	-	-	-	-	-	-	P / C	P / C	P / C	-	-	-	-	P / C	P / C	-	-	-	(1) Must be established and maintained on a site located within a "Convenience Zone" as designated by the California Department of Conservation, or on a site that is also occupied by an operating a market or grocery store having an enclosed gross floor area of more than 10,000 square feet and engaged primarily in the sale of food items and secondarily in the sale of household items, off-sale alcoholic beverages and similar items. (2) A conditional use permit is required if the facility is larger than 500 square feet.
Recycling facilities, processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	
Religious assembly	C	C	C	C	C	C	C	C	C	C	C	-	C	C	-	C	C	-	-	-	(1) In C-M, M-P, M-1 and M-2 Zoning districts, this use shall not locate within one thousand (1,000) feet, as measured from closest property line, of a previously entitled Religious Assembly located in CM, MP, M-1 or M-2 Zones.
Repair services, major	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-	-	
Repair services, minor	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	-	-	-	
Research and development	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	
Restaurants, drive-in	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	
Restaurants, outdoor dining	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	-	-	-	(1) In C-P Zoning district, this use may only be permitted as an accessory use to another restaurant uses permitted in the zone.

Restaurants, quick service	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	-	-	-	(1) In C-P Zoning district, this use may only be permitted as an accessory use, if the total area occupied by such use and any other uses permitted as an accessory use within the zone pursuant to this Section does not exceed 25% of floor area building(s) located within the same development .
Restaurants, sit down	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	-	-	-	(1) In C-P Zoning district, this use may only be permitted as an accessory use, if the total area occupied by such use and any other uses permitted as an accessory use within the zone pursuant to this Section does not exceed 25% of floor area building(s) located within the same development.
Restaurants, specialty	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	-	-	-	(1) In C-P Zoning district, this use may only be permitted as an accessory use, if the total area occupied by such use and any other uses permitted as an accessory use within the zone pursuant to this Section does not exceed 25% of floor area building(s) located within the same development .

Retail sales, general	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	P	P/C	-	-	-	(1) In MU-III Zoning district, uses between 5,000 square feet and 10,000 square feet or gross floor area permitted subject to a Conditional Use Permit; uses over 10,000 square feet of gross floor area not permitted. (2) In C-P Zoning district, this use may only be permitted as an accessory use, if the total area occupied by such use and any other uses permitted as an accessory use within the zone pursuant to this Section does not exceed 25% of floor area building(s) located within the same development .
Retail sales, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	(1) Subject to requirements of Section 20.72.040.C of this Title.
Retail sales, warehouse stores	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	-	-	-	-	
Salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	
Senior living facility, large	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	C	C	C	-	-	-	
Shopping center	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	-	-	-	-	
Stadiums and sports arena complexes	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	C	-	-	
Studios, instruction/service	-	-	-	-	-	-	P	P	P	P	M	-	-	M	-	P	P	P	-	-	-	
Transit facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Utilities	-	-	-	-	-	-	-	-	-	P / C	-	P / C	-	-	P / C	-	-	-	-	-	P / C	(1) Privately owned utilities require a Conditional Use Permit. (2) May be permitted in other zoning districts with a Conditional Use Permit if the use is deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.
Wireless communication facilities, major	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	(1) Subject to requirements of Chapter 20.68 of this Title.
Wireless communication facilities, minor	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	(1) Subject to requirements of Chapter 20.68 of this Title.