

Table 2.1 Allowable Uses and Permit Requirement

TABLE 2.1 Allowed Uses and Permit Requirements											
LAND USE	A		Allowed Use		Use Permit Required		Administrative Use Permit Required		Home Occupation Use Permit Required		Specific Use Regulations
	UP	AUP	Use Not Allowed	Use Not Allowed	HOUN	WF	OS/PB				
AGRICULTURE AND OPENSOURCE											
PERMIT REQUIRED BY DISTRICT											
	MU	C-N	C-R	MDR	HDR	I	WF	OS/PB			
RESIDENTIAL USES											
Accessory residential uses and structures	A	A	—	A	A	—	—	—			
Caretaker quarters	UP	UP	—	—	—	AUP	UP	—			
Guest House	A	A	—	A	A	A	—	—			
Home occupations	HOUN	HOUN	—	HOUN	HOUN	—	—	—	9-5.901		
Live/work facilities	AUP	AUP	—	—	—	AUP	—	—			
Mixed Use Projects	AUP	UP	UP	—	—	—	—	—			
Mobile home park	—	—	—	—	—	—	—	—			
Multi-family dwellings (3 or more units)	A	—	UP	—	A	—	—	—			
Emergency shelters	—	—	—	—	—	—	—	—			
Secondary dwelling units	A	—	—	A	A	—	—	—	9-5.3839		
Single family dwellings	A	A	—	A	A	—	—	—	9-5.3805		
Transitional and Supportive Housing	—	—	—	—	UP	UP	—	—			
Two family dwellings (Duplex)	A	A	—	A	A	—	—	—			
RETAIL TRADE											
Accessory retail uses	A	A	A	—	—	A	—	—			
Adult entertainment business	—	—	—	—	—	—	—	—	9-5.3808		
Alcoholic beverage sales, off-site	UP *	UP *	UP	—	—	—	UP	—	* 500' separation required between outlets		
Animal sales and grooming	AUP	AUP	AUP	—	—	—	—	—			
Art, antique, collectible, and gift stores	A	A	A	—	—	—	—	—			
Auto parts sales	A	A	A	—	—	AUP	—	—			
Auto sales and rental	—	—	UP	—	—	UP	—	—			
Building material stores	A	A	A	—	—	A	—	—			
Construction/heavy equipment sales and rental	—	—	UP	—	—	AUP	—	—			
Convenience stores	UP	UP	UP	—	—	UP	—	—			
Drive-in and drive-through sales and services	—	UP	UP	—	—	—	—	—			
Firearms sales	UP	—	UP	—	—	UP	—	—			
Furniture, furnishings & appliance stores	A	A	A	—	—	AUP	—	—			
Gas stations	—	—	UP	—	—	UP	—	—	9-5.3815		
General retail	A	A	A	—	—	—	—	—			
Grocery stores	A	A	A	—	—	—	—	—			
Mobile home and RV sales	—	—	—	—	—	UP	—	—			

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LAND USE	Allowed Use											
	PERMIT REQUIRED BY DISTRICT											Specific Use Regulations
	MU	C-N	C-R	MDR	HDR	I	WF	OS/PB				
Night clubs and bars	UP	—	—	—	—	—	—	—				
Outdoor retail sales, temporary	AUP	AUP	AUP	—	—	AUP	AUP	—				
Pawn Shops	UP	UP	UP	—	—	—	—	—				
Plant nurseries and garden supply stores	—	A	A	—	—	—	A	—				
Restaurants	A	A	A	—	—	AUP	AUP	UP				
Tobacco Retailer	—	—	—	—	—	—	—	—				
Warehouse retail	—	—	—	—	—	AUP	—	—				
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL												
Automated teller machines (ATMs)	A	A	A	—	—	A	A	—				
Banks and financial services	A	A	A	—	—	A	—	—				
Business support services	A	A	A	—	—	A	—	—				
Medical services - clinics, offices, and labs	A	A	A	—	—	A	—	—				
Medical services - extended care	—	—	A	—	—	—	—	—				
Medical – hospitals	—	—	—	—	—	—	—	—				
Offices	A	A	A	—	—	A	A	A		A		
Professional Services	A	A	A	—	—	A	—	—		—		
SERVICES												
Assembly - Major (over 30)	UP	UP	UP	UP	UP	UP	UP	UP		UP		
Assembly - Minor (30 or fewer)	A	A	A	A	AUP	AUP	AUP	—		UP		
Auto repair and maintenance	—	—	UP	—	—	—	—	—		—		
Bed and breakfast inns (B&Bs)	UP	UP	—	UP	UP	—	—	—		—		
Boat repair and maintenance	—	—	UP	—	—	UP	UP	UP		—		
Car wash	—	—	UP	—	—	UP	—	—		—		
Residential care facility (6 or fewer)	A	A	—	A	A	—	—	—		—	9-5-3840	
Residential care facility (7 or more)	—	—	—	AUP	AUP	—	—	—		—	9-5-3817	
Small Family day care home (up to 8)	A	A	—	A	A	—	—	—		—	9-5-3818	
Large family day care home (9 to 14)	—	—	—	AUP	AUP	—	—	—		—		
Day care center	AUP	AUP	UP	UP	UP	—	—	UP		UP		
Computer gaming and internet access business	—	—	—	—	—	UP	—	—		—		
Contractor storage yard	—	—	—	—	—	AUP	—	—		—		
Furniture repair and upholstery shops	AUP	AUP	AUP	—	—	AUP	—	—		—		
Hotels and motels	UP	—	AUP	—	—	—	—	—		—		
Mortuaries & funeral homes	AUP	—	AUP	—	—	A	—	—		—		
Personal services	A	A	A	—	—	A	—	—		—		
Pharmacies	A	A	A	—	—	—	—	—		—		
Recreational vehicle park	—	—	A	—	—	—	—	UP		UP		
Research and development	A	A	A	—	—	A	—	—		—		

TABLE 2.1 Allowed Uses and Permit Requirements											
LAND USE	PERMIT REQUIRED BY DISTRICT										Specific Use Regulations
	MU	C-N	C-R	MDR	HDR	I	WF	OS/PB	Allowed Use		
									UP	Use Permit Required	
INDUSTRIAL, MANUFACTURING & PROCESSING, WHOLESALING											
Accessory uses – industrial	—	—	—	—	—	AUP	—	—			
Auto dismantling yard	—	—	—	—	—	UP	—	—			
Crop Production	—	—	—	—	—	AUP	—	—			
Electronics equipment manufacturing	—	—	—	—	—	UP	—	—			
Food and beverage product manufacturing	—	—	UP	—	—	UP	—	—			
Furniture/fixtures manufacturing, cabinet shops	—	—	UP	—	—	UP	—	—			
Handcraft industries, small-scale manufacturing	AUP	AUP	AUP	—	—	A	—	—			
Junkyard	—	—	—	—	—	—	—	—			
Laundries and dry cleaning plants	—	—	—	—	—	AUP	—	—			
Metal products fabrication, machine/welding	—	—	—	—	—	A	—	—			
Industrial manufacturing – light	—	—	—	—	—	A	—	—			
Industrial manufacturing – heavy	—	—	—	—	—	—	—	—			
Printing and publishing	—	—	—	—	—	—	—	—			
Quarry materials storage and processing	—	—	—	—	—	—	—	—			
Recycling – reverse vending machines	—	AUP	AUP	—	—	AUP	—	—	9-5.3811		
Recycling – small collection facility	—	—	UP	—	—	AUP	—	—	9-5.3812		
Recycling – large collection facility	—	—	—	—	—	UP	—	—	9-5.3813		
Warehouses, wholesaling and distribution	—	—	—	—	—	A	—	—			
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE USES											
Ferry Terminal	UP	—	—	—	—	—	UP	—			
Marina	UP	—	—	—	—	—	UP	—			
Parking facilities	UP	UP	UP	—	—	UP	UP	UP			
Telecommunications facilities	UP	UP	UP	UP	UP	UP	UP	UP	17.36.140		
Truck and freight terminals	—	—	—	—	—	UP	—	—			
Vehicle storage	—	—	—	—	—	UP	—	—			
Public utility facility	UP	UP	UP	UP	UP	UP	UP	UP			
Cemetery	—	—	—	—	—	—	—	UP			
Clubs, lodges, & membership halls	UP	UP	UP	UP	UP	UP	—	—			
Community centers	A	A	A	A	A	A	A	A			
Health/fitness facilities	AUP	AUP	AUP	—	—	AUP	—	—			
Indoor amusement/entertainment facilities	AUP	AUP	AUP	—	—	AUP	—	—			
Libraries and museums	A	A	A	A	A	A	—	A	Bingo: 9-5.3844		

Outdoor recreation facilities	A	A	A	A	—	—	AUP	A	UP	
Parks and playgrounds	A	A	A	A	A	A	A	A	A	
Public safety facilities	A	A	A	A	A	A	A	A	A	
SUBDIVISION AND RESIDENTIAL										
Small lot subdivision – less than 5,000 sf	—	—	—	—	UP	—	—	—	—	
Res. density - greater than 28 units per acre	UP	—	—	—	—	—	—	—	—	

Note: the Specific Use Regulations column in the above table refers to relevant sections within the Antioch Municipal Code, Title 9: Planning and Zoning, Chapter 5: Zoning

Table 2.2: Development Standards

TABLE 2.2												
Development Standards											Notes	
	MU	C-N	C-R	MDR	HDR	I	WF	PB				
MINIMUM LOT SIZE												
Area	5,000 sq. ft.	10,000 sq. ft.	1 acre	3,300 sq. ft. with a Use Permit	5,000 sq. ft.	1 acre	By Use Permit			Minimum area, width, and depth required for new parcels.		
Width	50 ft.	100 ft.	200 ft.	33 ft.	50 ft.	200 ft.						
Depth	100 ft.	100 ft.	500 ft.	100 ft.	100 ft.	500 ft.						
MINIMUM SETBACKS												
Front	0 ft. min. (10 ft. max.)	0 ft.	30 ft.	15'	15'	5 ft.	By Use Permit			Minimum and maximum setbacks required. Exceptions are per AMC 9-5.601		
Sides (each)	0 ft. min.	0 ft.	15 ft.	5'	5'	5 ft.						
Streetside	0 ft. min. (10 ft. max.)	0 ft.	15 ft.	5'	5'	5 ft.						
Rear	0 ft.	0 ft. (20' to res.)	20 ft.	15'	15'	5 ft.						
OTHER STANDARDS												
Maximum height limit	4 stories/45 ft.	3 stories/35 ft.	3 stories/50 ft.	2 stories/30 ft.	2 stories/30 ft.	60 ft.	By Use Permit					
Maximum residential density (dwellings per acre)	28, greater with a Use Permit *18 at 2 nd A St.	16 dwellings per acre	-	12 dwellings per acre	18 dwellings per acre	-						
Minimum land area per unit	1,500 square feet	2,750 square feet	-	3,300 square feet	2,500 square feet	-						
Floor area ratio (FAR)	2.0	1.0	0.4	-	-	-						
Site coverage	1	0.75	0.5	0.6	0.6	0.5						
Parking	No requirement	0-5,000 sq. ft. = no requirement; 5,001+ sq. ft.=1/1,000 square feet	Per AMC 9-5.1703.1	1 covered space per residential unit.	Per AMC 9-5.1703.1					Parking is required only for new construction/ additions or by Use Permit. Existing buildings are exempt.		

Figure 2-1: Downtown Specific Plan Land Use Map

