

Permitted Uses Table 9.02.020-2 MIXED USE ZONES

X -	Indicates stated use is permitted subject to zoning requirements.
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M -	Indicates a use is allowed with a conditional use permit, providing the requirements of 9.09.290 (Commercial Cannabis Activities) of this title are met.

	Mixed Use Zones				Mixed Use Overlay		
	BF zone (18)	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)

Adult Businesses							
Agricultural Uses—Crops Only ¹⁸		X	X	X	X	X	X
Agricultural (involving structures)							
Aircraft Landing Facilities							
Ambulance Service	◆		◆	◆			
Amusement Parks, Fairgrounds ¹⁸							
Animal Raising (see Section 9.09.090 of this title) ¹⁸					X	X	X
Appliance and Electronic Repair Shops			X		X	X	X
Arcades, Video Machines			X				
Athletic Clubs, Gymnasiums and Spas ¹⁸		X	X	X	X	X	X
Auction Houses ¹⁸			X				
Auditoriums ¹⁸		X	◆	X	◆	◆	◆
Auto Electronic Accessories and Installation	X		X				
Automobile Fleet Storage	X						
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle,	◆	X	◆				

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Aircraft and Boat Sales, Leasing, and Incidental Minor Repairs and Accessory Installations							
Auto Service Stations	X	◆	◆	◆			
a) Accessory uses include convenience store and car wash							
b) Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)							
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)	◆		◆				
Automotive Paint and Body Repair—Major Engine Overhaul	◆		◆				
Auto Rentals	X		X				
Auto Supply Stores			X	X	X	X	X
Bakery Shops		X	X	X	X	X	X
Bakery—Commercial ¹⁸							

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Banks—Financial Institutions ¹⁸		X	X	X	X	X	X
Barber and Beauty Colleges ¹⁸		X	X	X	X	X	X
Bars (Drinking Establishments) ¹⁸							
Bars			C	C	C	C	C
Bars, with Limited Live Entertainment			C	C	C	C	C
Boarding and Rooming Houses ¹⁸					X	X	
Bowling Alley ¹⁸			X	X	◆	◆	◆
Building Material Sales (with or without outdoor sales) ¹⁸	◆		◆				
Building Material Storage Yards ¹⁸	X						
Bus, Rail and Taxi Stations ¹⁸			◆	◆			◆
Business Equipment Sales (includes repairs)	X	X	X	X	X	X	X
Business Schools ¹⁸		X	X	X	X	X	X
Business Supply Stores	X	X	X	X	X	X	X
Cabinet Shop	X						
Caretakers Residence ¹	C		X				

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Car Wash	X		X				
Accessory to auto related use							
Catering Service			X	X	X	X	X
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)							
Churches ^{2, 18}		◆	◆	◆	◆	◆	◆
Clubs ¹⁸			◆	◆	◆	◆	◆
Commercial Cannabis Activities ^{17, 18}							
Cultivation							
Dispensary	M		M				
Manufacturing							
Testing							
Microbusiness			M				
Distribution							
Commercial Radio or Television Stations							
With on-site antenna			◆	C			
Without on-site antenna	X		X	X			

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Communications Facilities (See Section 9.09.040 of this title)							
Computer Sales and Repairs	X	X	X	X	X	X	X
Contractors Storage Yard							
Convalescent Homes/Assisted Living ¹⁸			◆	◆	◆	◆	◆
Convenience Stores							
With drive-through	X		X				
Without drive-through	X	X	X	X	X	X	X
With alcohol sales	◆	◆	◆	◆	◆	◆	◆
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services ¹⁸				C			C
Copy Shops	X	X	X	X	X	X	X
Country Club ¹⁸				C			
Dancing, Art, Music and Similar Schools ¹⁸		X	X	X	X	X	X
Day Care Centers ^{18, 19}		◆	◆	◆	◆	◆	◆
Delicatessens ¹⁸		X	X	X	X	X	X
Diaper Supply Service	X						
Laundry with fleet storage ¹⁸							
Disposal company							

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Drapery Shops	X	X	X	X	X	X	X
Dressmaking Shops	X	X	X	X	X	X	X
Driving School ¹⁸	X	X	X	X	X	X	X
Drug Stores	X	X	X	X	X	X	X
Dry Cleaning or Laundry ¹⁸							
a. Dry Cleaning	X		X	X	X	X	X
b. Laundromat	X		X	X	X	X	X
c. Laundry Commercial	X						
Emergency Shelters ¹⁴							
Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack) ¹⁸		X					
Exterminators	X		C				
Farm Worker Housing ¹⁸							
Feed and Grain Stores	X		X				
Fire and Police Stations	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)	X	X	X	X	X	X	X
Fraternity/Sorority ¹⁸							
Frozen Food Locker							

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Gasoline Dispensing - Non-retail accessory to an auto-related use ¹⁸	X		X	X			
Glass Shops and Glass Studios—Stained, etc.	X		X	X			
Golf Courses or Golf Driving Ranges with Incidental Commercial Uses ¹⁸				C			
Handicapped Housing ¹⁸			X	X	X	X	X
Heavy Equipment Sales and Rentals	X						
Hospitals ¹⁸			◆	◆			◆
Hotels ¹⁸							
a. With 20% or less of the units containing kitchens			X	X	X	X	X
b. With over 20% of the units containing kitchens			C	C	C	C	C
Ice Cream Stores—Including Yogurt Sales	X	X	X	X	X	X	X
Impound Yards	C						
Jewelry Stores	X	X	X	X	X	X	X
Kennel and Catteries	C		C		C	C	C
Laboratories (medical and dental) ¹⁸	X		X	X	X	X	X

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Libraries ¹⁸	X	X	X	X	X	X	X
Liquor Stores			◆	◆	◆	◆	
Live/Work Unit ^{12, 18}			X	X	X	X	X
Locksmith Shops	X		X	X	X	X	X
Lodge Halls and Similar Facilities ¹⁸			◆	◆	◆	◆	◆
Lumberyards							
Mail Order House							
Manufacturing and Assembly ¹⁸							
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						
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						
c. General manufacturing with frequent truck traffic							

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and/or outdoor equipment or storage							
d. Retail sales of goods produced or warehoused on-site ³	X						
Medical Clinics/Medical Care ¹⁸							
Inpatient care		X	X	X	X	X	X
Urgent care		X	X	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			X
Medical equipment supply, including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment	X	X	X	X			X
Mobile Home Parks ¹⁸							
Mobile Home Sales or Rentals (outdoor display)							
Mortuaries ¹⁸							
With cremation services							

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No cremation services			◆				◆
Museums ¹⁸		X	X	X	X	X	X
Newspaper and Printing Shops	X	X	X	X	X	X	X
Nightclubs ¹⁸			C	C		C	C
Nursery, (Plant), Wholesale and Distribution		X	X				
Offices (administrative and professional) ¹⁸	X	X	X	X	X	X	X
Open Air Theaters ¹⁸				X			C
Orphanages ¹⁸							
Painting Contractor	X						
Parcel Delivery Terminals ¹⁸							
Parking Lot	X		X	X			C
Parks and Recreation Facilities (public) ¹⁸		X	X	X	X	X	X
Personal Services (e.g., nail salons, spa facilities ¹⁵ , barber and beauty shops, and tattoo parlors) ¹⁸	X	X	X	X	X	X	X
Pharmacy ⁴	X	X	X	X	X	X	X
Photo Studios	X	X	X	X	X	X	X
Plumbing Shops	X		X				

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Plumbing Supply Stores for Contractors	X						
Pool Hall ¹⁸				◆		◆	
Postal Services	X		X	X	X	X	X
Pottery Sales with Outdoor Sales	X	X	X	X	X	X	X
Public Administration, Buildings and Civic Centers ¹⁸			X	X	X	X	X
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices ¹⁸					◆	◆	◆
Racetracks ¹⁸							
Record Store			X	X	X	X	X
Recording Studio	X	X	X	X	X	X	X
Recreational Facilities (Private) such as Tennis Club, Polo Club, with Limited Associated Incidental Uses ¹⁸	◆	◆	◆	◆	◆	◆	◆
Recycling, Large Collection Facility ⁵							
Recycling, Small Collection Facility	X		X	X	X	X	X

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Recycling Processing Centers							
Refreshment Stands					X	X	X
Rental Service							
Within an enclosed structure (furniture, office, party supplies)	X		X		X	X	X
With outdoor storage and display (vehicles, equipment, etc.)	◆						
Research and Development ¹⁸	X	X	X	X	X	X	X
Residential ¹⁸							
Single-Family				X			
Multiple-Family			X	X	X	X	X
Manufactured home park (see mobile home parks)							
Residential Care Facility (for seven or more persons) ¹⁸			C	C	C	C	X
Restaurants (Eating and Drinking Establishments) ¹⁸							
Without entertainment		X	X	X	X	X	X

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With Limited Live entertainment			X	X	X	X	X
With alcoholic beverage sales			X	X	X	X	X
With outdoor seating ¹³		X	X	X	X	X	X
Restaurants (fast-food) ¹⁸							
With drive-through	X	◆	◆	◆			
Without drive-through	X	X	X	X	X	X	X
Retail Sales	X	X	X	X	X	X	X
Support Retail Sales			X	X	X	X	X
Sandwich Shops ⁶	X	X	X	X	X	X	X
Schools, Private		X	◆	C	◆	◆	◆
Senior Housing			X	X	X	X	X
Shoe Shine Stands	X	X	X	X	X	X	X
Shoe Repair Shop	X		X	X	X	X	X
Sign Shop	X		X	X	X	X	X
Single room occupancy (SRO) facility ¹⁸					C	C	C
Skating Rinks ¹⁸			X	X		X	
Smoke Shops ¹⁶			S	S			
Stationery Stores	X		X	X	X	X	X
Statue Shop -Outdoor display	X						
Storage Lots and Mini-Warehouses							
Indoor	C		C				

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Outdoor	C						
Swim Schools/Center with Incidental Commercial Uses ¹⁸			X	C			
Taxidermist	X						
Theaters (excludes open air) ¹⁸			X	X	X	X	X
Tire Recapping							
Trade and Vocational Schools ¹⁸		X	X	X	X	X	X
Transfer, Moving and Storage Facilities	X						
Transit Center				X			
Truck Wash							
Upholstery Shops	X		X				
Vehicle Storage Yards							
Indoor	X						
Outdoor							
Vending Machine Service and Repair	X						
Veterinarian (including animal hospital) ¹⁸							
All activities within an enclosed structure	X	X	X	X	X	X	X
With outdoor activities			◆				
Weight Reduction Center	X	X	X	X	X	X	X

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◆ -	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 9.09.280 (Smoke Shops) of this title are met. A conditional use permit is required if dictated by the distance criteria.
M -	Indicates a use is allowed with a conditional use permit, providing the requirements of 9.09.290 (Commercial Cannabis Activities) of this title are met.

	Mixed Use Zones				Mixed Use Overlay		
	BF zone (18)	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)

Wholesale, Fulfillment, Storage, and Distribution ¹⁸							
All activities indoors (50,000 square feet or less)	X						
All activities indoors (more than 50,000 square feet)	X						
All activities outdoors							
Retail sale of goods warehoused on-site ⁷	X						
Wrecking Yard							

Notes:

- (1) Do not consider residential use per distance requirement.
- (2) 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.
- (3) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (4) Permitted in the OC and VOR zones only as a support medical office facility.
- (5) 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.
- (6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
- (7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).

Permitted Uses Table 9.02.020-2 MIXED USE ZONES

X -	Indicates stated use is permitted subject to zoning requirements.
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	Mixed Use Zones				Mixed Use Overlay		
	BF zone (18)	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)

- (8) In the MUI, 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.
- (9) In the MUC and MUN, 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.
- (10) See Section 9.07.40 (Medical Use Overlay)
- (11) See Section 9.09.260 (Mixed Use Development)
- (12) See Section 9.09.250 (Live-Work Development)
- (13) See Section 9.09.270 (Outdoor Dining)
- (14) Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208)
- (15) For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.
- (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) For Day Care uses in the Moreno Valley Industrial Area Plan (SP 208), 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.**

Permitted Uses Table 9.02.020-2 MIXED USE ZONES

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	Mixed Use Zones				Mixed Use Overlay		
	BF zone (18)	H-OC zone	COMU zone	DC zone	MUN (9,11)	MUC (9,11)	MUI (8,10,11)

Zoning Key

HR	Hillside Residential	MU	Mixed Use Overlay
RR	Rural Residential	MUN	Mixed-Use Neighborhood Overlay
R1	Residential 1 (40,000 square feet minimum lot size)	MUC	Mixed-Use Community Overlay
RA2	Residential Agriculture 2 (20,000 square feet minimum lot size)	MUI	Mixed-Use Institutional Anchor Overlay
R2	Residential 2 (20,000 square feet minimum lot size)	P	Public
R3	Residential 3 (10,000 square feet minimum lot size)	I	Industrial
R5	Residential 5 (7,200 square feet minimum lot size)	LI	Light Industrial
RS10	Residential Single-Family 10 (4,500 square feet minimum lot size)	BP	Business Park
R10	Residential 10 (Up to 10 Dwelling Units per net acre)	BPX	Business Park-Mixed Use
R15	Residential 15 (Up to 15 Dwelling Units per net acre)	OS	Open Space
R20	Residential 20 (Up to 20 Dwelling Units per net acre)	BF	Business Flex
R30	Residential 30 (Up to 30 Dwelling Units per net acre)	DC	Downtown Center
NC	Neighborhood Commercial	COMU	Corridor Mixed Use
CC	Community Commercial	H-OC	Highway – Office/Commercial
VC	Village Commercial		
OC	Office Commercial		
O	Office		