

Table 25.18-1 (Use Matrix for Downtown Districts) identifies allowed uses and corresponding permit requirements for the downtown districts and all other provisions of this title. Descriptions/definitions of the land uses can be found in Chapter 25.99 (Definitions). The special use provisions column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Uses that are not listed are not permitted. However, the Commission may make a use determination as outlined in Section 25.72.020 (Use Determinations).

TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Residential Uses					
Assisted Living	N	N	N	C	
Condominium	C ¹	C ¹	C	C	25.16.040.B
Dwelling, duplex	C ¹	C ¹	C	P	25.16.040.B
Dwelling, multifamily	C ¹	C ¹	C	P	25.16.040.B
Dwelling, single-family	C ¹	C ¹	C	N	25.16.040.B
Group home	C ¹	C ¹	C	N	25.16.040.B
Home-based business	N	N	N	P	
Agriculture-Related Uses					
Garden, private	C ¹	C ¹	N	P	
Greenhouse, private	N	N	C	P	
Horticulture, private	N	N	C	P	
Recreation, Resources Preservation, Open Space, and Public Assembly Uses					
Club, private	N	N	N	C	
Day care center	C ¹	C ¹	N	N	
Day care, large family	N	N	N	A	25.10.040.F
Day care, small family	N	N	N	P	
Institution, educational	N	N	C	C	
Institution, general	N	N	C	C	
Institution, religious	N	N	C	C	
Mechanical or electronic games, ≤ 4	P ¹	P ¹	P	N	
Mechanical or electronic games, ≥ 5	C ^{1,2}	C ^{1,2}	C	N	
Recreational facility, incidental	N	N	N	C	25.10.040.H
Recreation facility, private	N	N	N	P	
Recreation facility, public	N	N	N	C	

¹ Uses prohibited along El Paseo facing ground floor frontages.

² The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on: parking, traffic, or other impacts.

P = use permitted by right

A = use requires administrative use permit

C = use requires approval of conditional use permit

N = use not permitted

TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS (CONTINUED)

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Retail, Service, and Office Uses					
Accessory massage establishments	P	P	P	N	25.34.160
Ancillary commercial	N	N	A	N	25.16.040.E
Art gallery	P	P	P	A	
Art studio	P ¹	P ¹	A	A	
Book and card shops	P	P	N	N	
Bed and Breakfast	N	N	C	C	
Clothing and apparel shops	P	P	P	N	
Convention and visitors bureau	P ¹	P ¹	C	N	
Drugstore	P ¹	P ¹	N	N	
Financial institution	P ¹	P ¹	C	N	
Furniture stores and home furnishings	P	P	P	N	
Gift and accessories boutiques (including small antiques)	P	P	P	N	
Grocery Store < 35,000 SF	C ¹	C ¹	N	N	
Health club, gyms or studios	C ^{1,2}	C ^{1,2}	C ²	N	
Hotel	C	C	C	C	
Independent stand-alone massage establishments	P ¹	P ¹	C	N	25.34.160
Jewelry shops	P	P	P	N	
Liquor store	P ¹	P ¹	N	N	
Liquor, beverage and food items shop	P ¹	P ¹	N	N	
Luggage shops	P	P	P	N	
Medical, clinic	P ¹	P ¹	P	N	
Medical, office	P ¹	P ¹	P	N	
Medical, hospital	P ¹	P ¹	C	C	
Medical, laboratory	N	N	P	N	
Mortuary	C ¹	C ¹	N	N	
Office, professional	P ¹	P ¹	P	C	25.10.040.M
Office, local government	P ¹	P ¹	P	N	
Office, neighborhood government	N	N	N	C	
Office, travel agency	P ¹	P ¹	P	N	25.10.040.K
Outdoor sales	A ¹	A ¹	A	N	

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Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Personal services	P	P	P	N	
Restaurant	C ²	C ²	C ¹	N	25.16.040.H
Retail	P	P	P	N	
Retail, bulky items	P ¹	P ¹	C	N	
Spa	P	P	P	C	
Sundries shops (general merchandise)	P	P	P	N	
Time-share project	C ¹	C ¹	N	N	
Utility, Transportation, Public Facility, and Communication Uses					
Fire Station	C	C	C	C	
Commercial communication tower	C	C	C		
Commercial parking lot	P	P	C	C	25.10.040.I
Office parking lot	N	N	N	C	25.10.040.L
Public service facility	N	N	N	C	
Utility Facility	N	N	N	C	
Utility installation	C	C	N	N	
Automobile and Vehicle Uses					
Automotive rental agency	P	P	C	N	
Automotive service station	C	C	N	N	
Temporary Uses				See Section 25.34.080	

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