

Property Summary

CITY OF EL MONTE

- Property
- Zoning
- Street Cut Moratorium

2740 POTRERO AVE, EL MONTE, CA - 91733

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Zoning
UMU

Additional Table

Development Standard

<https://www.ci-el-monte.ca.us/DocumentCenter/View/6470/EMMC-1730-MMU>

Zoning Code

<https://www.ci-el-monte.ca.us/DocumentCenter/View/7396/Zoning-Code---Adopted-5-14-25>

Others



DIVISION A – CITYWIDE MATRIX OF PERMITTED USES

CHAPTER 17.A – MATRIX OF PERMITTED USES

- A. **Permitted Uses.** Table 17.A-1 prescribes the land use regulations for commercial zoning districts. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review. Home occupation businesses and nonresidential uses shall require a Business Occupancy Permit (BOP). Refer to Chapter 17.14 (Zoning Classifications and Map) of this Title for a full listing of the different zoning districts.
- B. **Unlisted Uses.** Any land use not listed in Table 17.A-1 is not permitted in commercial zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.A-1 – Permitted Uses – Citywide Matrix																		
Residential – Main Uses	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Residential dwelling, single-family, one (1) on a lot, one (1) story	P	P	P	P ¹	P ¹	P ¹	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, single-family, greater than one (1) story	P	P/D ²	D ²	P ¹	P ¹	P ¹	--	--	--	--	--	--	--	--	--	--	--	17.122
Residential dwellings, single-family, two (2) or more detached on a lot	--	P	--	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, two-family, two (2) attached or detached on a lot	--	--	--	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, multiple-family, three (3) or more attached or detached on a lot	--	--	--	P	P	P	--	--	--	P	P	P ³	--	--	--	--	--	
Residential dwellings, multiple-family, five (5) or more attached on a lot	--	--	--	P	P	P	P	P	--	P	P	P ³	--	--	-/P ⁴	P/C ⁵	P	

¹ Subject to the development standards of the R-1A zoning district.

² A maximum of 1½-stories shall require Community Development Director approval for properties located in the RHOD overlay.

³ Not permitted in the East Valley Entryway Area as shown on the City's Zoning Map or on Valley Boulevard at the intersections of Baldwin Avenue and Peck Road.

⁴ Only permitted in Main Street DOR-2 and Zócalo Subareas. Shall not be permitted in Main Street DOR-1.

⁵ Ground floor residential facing Santa Anita Avenue shall require approval of a Conditional Use Permit (CUP).

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Residential – Main Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Affordable housing in comm. areas	--	--	--	--	--	--	P	P	--	P	P	P	--	--	--	--	--	17.104
Corridor housing	--	--	--	--	--	--	P	P	--	P	P	P	P	P	P	P	P	17.110.040
Factory-built housing	P	P	P	P	P	P	P	P	--	P	P	P ⁶	--	--	--	P/C ⁷	P	
Live-work unit	--	--	--	--	--	--	M	M	--	C	C	C ⁶	--	--	--	M ⁷	M	17.110.060
Mixed-use development –																		
Horizontal	--	--	--	--	--	--	P	P	--	--	--	P ⁶	--	--	--	P/C ⁷	P	17.110.070
Vertical ⁸	--	--	--	--	--	--	P	P	--	--	--	--	--	--	P	P	P	17.110.070
Mobile home or trailer park	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	
Planned Residential Development (PRD)	--	--	--	--	R	R	--	--	--	R	R	R ⁶	--	--	--	--	--	17.127
Religious institutions housing	--	P	--	P	P	P	P	P	--	P	P	P	--	--	--	--	P	17.110.080
Senior housing	--	--	--	--	C	C	C	C	--	C	C	C ⁶	--	--	P	P/C ⁷	P	
Single room occupancy (SRO)	--	--	--	--	--	--	--	--	--	--	--	C ⁶	--	--	--	--	--	17.110.090
Urban dwelling	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.110
Urban housing development	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--/P ⁹	P/C ⁷	P	17.110.120
Residential – Ancillary Uses																		
Accessory building	P	P	P	P	P	P	P	P	--	P	P	P	--	--	--	--	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	17.110.030
Animals, breeding and raising	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Animals, horses	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

⁶ Not permitted in the East Valley Entryway Area as shown on the City's Zoning Map or on Valley Boulevard at the intersections of Baldwin Avenue and Peck Road.

⁷ Ground floor residential facing Santa Anita Avenue shall require approval of a CUP.

⁸ For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

⁹ Only permitted in Main Street DOR-2 and Zócalo Subareas. Shall not be permitted in Main Street DOR-1.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Residential – Ancillary Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Animals, husbandry product	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
Community garden	M	M	M	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Garage sale	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Greenhouse or conservatory, private	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Home occupation business	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	17.110.050
Lighted outdoor sporting field or court, private	M	M	--	M	M	M	M	--	--	M	M	M	--	--	--	--	--	
Transitional parking	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Transitional use	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	17.110.100
Community Care Uses																		
Adult daycare home –																		
Small, less than seven (7) adults	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 adults	C	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
Adult daycare facility, general	--	--	--	--	--	--	C	C	--	C	C	C*	--	--	--	--	C	
Alcoholism or drug abuse treatment facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Childcare facility	--	--	--	--	--	--	C	C	--	C	C	C*	--	--	--	C	C	
Elder care or assisted living facility	--	--	--	--	--	--	C	C	--	--	C	C*	--	--	--	--	C	
Emergency shelter –																		
Less than 25 beds/occupants	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	17.112.090
25 or more beds/occupants	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.090
Family daycare home –																		
Small, less than nine (9) children	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, nine (9) to 14 children	Z	Z	Z	Z	Z	Z	--	--	--	--	--	--	--	--	--	--	--	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Community Care Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Group home –																		
Small, less than (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) or more residents	Z	Z	Z	Z	Z	Z	--	--	--	--	--	--	--	--	--	--	--	
Low barrier navigation center –																		
Less than 25 beds/occupants	--	--	--	--	--	--	P	P	--	P	P	p ¹⁰	--	--	--	--	--	17.112.110
25 or more beds/occupants	--	--	--	--	--	--	Z	Z	--	Z	Z	Z ¹⁰	--	--	--	--	--	17.112.110
Residential care home –																		
Small, less than seven (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 residents	Z	Z	Z	Z	Z	Z	--	--	--	--	--	--	--	--	--	--	--	
Residential care facility, general	--	--	--	--	--	--	C	C	--	--	C	C	--	--	--	--	C	
Social rehabilitation facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Supportive or transitional housing	--	--	--	P	P	P	P	P	--	P	P	p ¹⁰	--	--	--	--	--	
Public & Quasi-Public Uses								--	--									
Electrical distribution substation	--	--	--	--	--	--	C	--C	--	C	C	C	M	M	--	--	C	
Government or related facility	P	P	--	P	P	P	P	P	--	P	P	p*	P	P	p^	P	P	
Hospital or clinic –																		
Hospital	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	
Urgent care or medical clinic	--	--	--	--	--	--	p*	p*	--	P	P	p*	P	P	--	p*	p*	
Recreation facility –																		
Public	P	P	P	P	P	P	P	P	--	P	P	P	--	--	p^	P	P	
Private	C	C	--	C	C	C	--	--	--	--	C	C	--	--	--	--	--	

¹⁰ Not permitted in the East Valley Entryway Area as shown on the City's Zoning Map or on Valley Boulevard at the intersections of Baldwin Avenue and Peck Road.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Public & Quasi-Public Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
School & educational facility –																		
College or university, public	--	--	--	--	--	--	P	P	--	--	C	C	--	--	--	P	P	
College or university, private	--	--	--	--	--	--	C	P	--	--	C	C	--	--	--	C	C	
School & educational facility –																		
K-12, public	P	P	--	P	P	P	P	P	--	P	P	P	--	--	--	--	P	
K-12, private	--	--	--	--	C	C	C	C	--	C	C	C	--	--	--	--	C	
Preschool, public	P	P	--	P	P	P	P	P	--	P	P	P*	--	--	--	P	P	
Preschool, private	--	--	--	--	C	C	C	C	--	C	C	C*	--	--	--	C	C	
Specialized education and training	--	--	--	--	--	--	M	M	--	--	M	M*	M	M	--	C	C	
Tutoring and educational center	--	--	--	--	--	--	P*	P*	--	P	P	P*	--	--	P*	P*	P*	
Utility facility	C	C	--	C	C	C	C	C	--	C	C	C	C	C	--	--	C	
Wireless facility	See notes											*	See notes					17.90 & 92
Assembly & Entertainment Uses																		
Adult entertainment	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	5.16, 5.98, 17.112.020
Ancillary entertainment	--	--	--	--	--	--	P*	P*	--	--	P	P*	P	P	P*^	P*	P*	
Assembly or meeting facility	--	--	--	--	--	--	C	C	--	--	C	C	C	C	C	C	C	
Commercial entertainment	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C^	C	C	
Commercial recreation facility –																		
Indoor	--	--	--	--	--	--	C	C	--	--	--	C*	C	C	C^	C	C	5.76 for billiards
Outdoor	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Community center	--	--	--	--	--	--	P	P	--	P	P	P*	--	--	P^	P	P	
Cultural institution	--	--	--	--	C	C	C	C	--	C	C	C*	--	--	P^	P	P	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Assembly & Entertainment Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Family entertainment center	--	--	--	--	--	--	C	C	--	--	--	C	C	C	--	C	C	
Gaming center or arcade	--	--	--	--	--	--	C	C	--	--	C	M/C ₁₁	M/C ₁₁	M/C ₁₁	--	C	C	5.96
Nightclub	--	--	--	--	--	--	C	C	--	--	--	C	C	C	C^	C	C	5.32
Religious institutions	--	--	--	--	C	C	C	C	--	C	C	C	--	--	--	--	C	
Retail & Offices Uses																		
Alcohol sales ¹² –																		
Assembly and entertainment use, on-site ¹³	--	--	--	--	--	--	C	C	--	C	C	C	C	C	C^	C	C	17.112.030
Bar or tavern, on-site	--	--	--	--	--	--	C	C	--	--	C	C	C	C	C^	C	C	17.112.030
Brew pub, on-site and off-site	--	--	--	--	--	--	C	C	--	--	--	C	C	C	--	--	C	17.112.030
Liquor store, off-site	--	--	--	--	--	--	C	C	--	--	C	C	C	C	--	--	C	17.112.030
Restaurant, limited hours, on-site	--	--	--	--	--	--	C*	C*	--	M	M	M*	M	M	M*^	M*	M*	17.112.030
Restaurant, on-site	--	--	--	--	--	--	C*	C*	--	C	C	C*	C	C	M*^	C*	C*	17.112.030
Retail store, off-site	--	--	--	--	--	--	C	C	--	--	C	C*	C	C	C*^	C*	C*	17.112.030
Cannabis activity, commercial – Dispensary	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	5.18
Convenience store or minimart	--	--	--	--	--	--	C*	C*	--	--	C	C*	C	C	M*^	M*	C*	
Food or beverage establishment –																		
Bakery or pâtisserie, retail	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	
Bakery, commercial	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	

¹¹ A CUP shall be required for arcade with more than 3,500 sq. ft. in Gross Floor Area (GFA). An MUP shall be required in all other instances.

¹² If a use only has approval for beer and wine and wants to add distilled spirits, a new CUP or MUP shall be required.

¹³ Only applicable to assembly and entertainment uses permitted in the underlying zoning district.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Retail & Office Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Food or beverage establishment (cont.)																		
Coffeehouse or ice cream parlor	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	
Outdoor seating/dining	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	17.112.130
Restaurant	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	
Grocery store	--	--	--	--	--	--	P*	P*	--	--	P	P*	P	P	P*^	P*	P*	
Multiple-tenant center	--	--	--	--	--	--	M*	M*	--	P	M	M*	M	M	P*^	M*	M*	17.112.120
Offices –																		
Ancillary	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	
Administrative, business Professional	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*	P*	P*	
Government	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*	P*	P*	
Medical and dental	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*	P*	P*	
Office supply store	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	
Pawnbroker or pawnshop	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	5.68 17.112.140
Pharmacy	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P*	P*	
Retail sales (unless listed as a separate use)	--	--	--	--	--	--	P*	P*	--	--	P	P*	P	P	P*^	P*	P*	
Secondhand vendor	--	--	--	--	--	--	P*	P*	--	--	P	P*	P	P	P*^	P*	P*	5.68 17.112.170
Showroom sales	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	--	
Significant tobacco retailer	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	17.112.180
Vehicle retail use –																		
Parts and accessory store	--	--	--	--	--	--	P	P	--	--	P	P*	P	P	--	--	P	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Retail & Office Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle retail use (continued) –																		
Sales and lease, limited	--	--	--	--	--	--	M	M	--	--	M	M*	P	P	--	--	M	
Sales and lease, general new & used	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	17.112.190
Sales and lease, general used	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.96 & 17.112.190
Sales and lease, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.190
Warehouse retailer or retail warehouse	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	
Wholesaler	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	
Service Uses																		
Alternative financial establishment	--	--	--	--	--	--	--	--	--	--	--	M*	--	--	--	--	--	17.112.040
Ambulance service	--	--	--	--	--	--	--	--	--	--	--	C	M	M	--	--	--	
Animal service –																		
Animal boarding/kennel	--	--	--	--	--	--	C ¹⁴	C ¹⁴	--	--	C ¹⁴	C	M	M	--	--	--	5.96
Animal grooming	--	--	--	--	--	--	P	P	--	P	P	P*	P	P	P^	P	P	
Veterinary service or animal hospital/clinic	--	--	--	--	--	--	P	P	--	--	P	P	P	P	--	--	P	
Appliance or electronics repair	--	--	--	--	--	--	P	--	--	--	P	P	P	P	--	--	--	
Automated Teller Machine (ATM), walk-up	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P	P	17.112.050
Bail bonds	--	--	--	--	--	--	--	--	--	--	--	M	P	P	--	--	--	

¹⁴ Overnight boarding shall be limited to indoors.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Collection containers –																		
Small	--	--	--	--	--	--	--	--	--	--	Z	Z	--	--	--	--	--	17.112.060
Large	--	--	--	--	--	--	--	--	--	--	--	Z	--	--	--	--	--	17.112.060
Correctional facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.070
Drive-thru business –																		
Food or beverage establishment	--	--	--	--	--	--	C	C	--	--	C	C	C	C	--	--	C	17.112.080
Service or retail	--	--	--	--	--	--	M	M	--	M	M	M*	M	M	C	C	M	17.112.080
Financial institution	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*	P	P	
Funeral home or mortuary	--	--	--	--	--	--	P ¹⁵	P ¹⁵	--	--	P	P	P	P	--	--	P ¹⁵	
Hotels and motels	--	--	--	--	--	--	C	C	--	--	--	C*	--	--	C*^	C	C	5.48 17.112.100
Office concierge service	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*	P	P	
Personal service use –																		
General	--	--	--	--	--	--	P*	P*	--	P	P	P*	P	P	P*^	P	P	17.112.150
Restricted	--	--	--	--	--	--	M*	M*	--	--	M	M*	M	M	M*^	M	M	17.112.150
Massage	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.56 17.112.150
Philanthropic or charitable institution	--	--	--	--	C	C	P*	P*	--	P	P	P*	P	P	P*	P	P	
Recycling facility –																		
Mobile	--	--	--	--	--	--	P	P	--	P	P	P	P	P	--	--	P	17.112.160
Self-service	--	--	--	--	--	--	Z	Z	--	--	Z	Z	P	P	--	--	Z	17.112.160
Small	--	--	--	--	--	--	--	--	--	--	--	M	Z	Z	--	--	--	17.112.160
Large	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	17.112.160

¹⁵ Funeral home or mortuary shall not include crematories.

DIVISION 3 – MULTIUSE ZONING DISTRICTS

CHAPTER 17.30 – MIXED AND URBAN MULTIUSE ZONING DISTRICTS

Sections.

17.30.010 – Summary of the Zoning Districts.

17.30.020 – Purpose.

17.30.030 – Permitted Uses.

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17.30.010 – Summary of the Zoning Districts.

Mixed/Multiuse (MMU) Zoning District – Consistent with the General Plan Land Use Designation of Mixed/Multiuse. This zoning district allows projects to combine a complementary mix of housing and nonresidential uses along designated corridors. Such projects can be vertically integrated (commercial ground-floor frontage with residential above the first floor) or horizontal (housing adjacent to commercial and office uses). The scale, size and mix of land uses vary based on the location and character of the surrounding land uses. Densities up to 35 residential units per acre are allowed.

Urban/Multiuse (UMU) Zoning District – Consistent with the General Plan Land Use Designation of Urban/Multiuse. This zoning district allows projects combining a complementary mix of housing and nonresidential uses along the Garvey Corridor and 5-Points areas. Such projects can be vertically integrated (commercial ground-floor frontage with residential above the first floor). The scale, size and mix of land uses can be more urban compared to the MMU zoning district. Densities up to 50 residential units per acre are allowed.

17.30.020 – Purpose.

- A. Create opportunities for new multiuse development along major corridors to provide “by-right” housing opportunities, reduce automobile dependence, improve air quality and revitalize and transition underutilized sites;
- B. Expand available land capacity and zoning tools to accommodate the City's projected need for housing;
- C. Encourage commercial and multiuse development at key intersections and nodes along major corridors and direct exclusively residential developments mid-block;
- D. Create a pedestrian-oriented mix of uses with convenient access between area neighborhoods, and among housing, employment centers, and retail services;
- E. Facilitate well-designed projects that combine residential and nonresidential uses, either vertically or horizontally, to promote a better balance of jobs, services and housing.

- F. Stimulate economic development and reinvestment based upon recognized urban design principles that allow property owners to respond with flexibility to market forces; and
- G. Encourage the development of a unique zone character through a streetscape that provides attractive features (e.g., landscaping, niche or linear parks, public spaces, courtyards.) designed to integrate the public realm (e.g., streets, sidewalks.) with development on adjacent private property.

17.30.030 – Permitted Uses.

- A. **Permitted Uses.** Table 17.30-1 prescribes the land use regulations for each Multiuse zoning district. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.30-1 shall not be permitted in the MMU or UMU zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.30-1 – Permitted Uses – Multiuse Zoning Districts			
Residential – Main Uses	MMU	UMU	Notes
Affordable housing in commercial areas	P	P	17.104
Corridor housing	P	P	17.110.040
Factory-built housing	P	P	
Live/work unit	M	M	17.110.060
Mixed-use –			
Horizontal	P	P	17.110.070
Vertical ¹	P	P	17.110.070
Multiple-family, five (5) or more attached dwellings on a lot	P	P	
Religious institutions housing	P	P	17.110.080
Senior housing	C	C	
Urban housing development	--	P	17.110.120
Residential – Ancillary Uses			
Accessory building	P	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	17.110.030
Home occupation business	P	P	17.110. 050
Lighted outdoor sporting field or court, private	M	--	

¹ For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

Table 17.30-1 – Permitted Uses – Multiuse Zoning Districts (continued)			
Community Care Uses	MMU	UMU	Notes
Adult daycare facility, general	C	C	
Childcare facility	C	C	
Elder care or assisted living facility	C	C	
Low barrier navigation center –			
Less than 25 beds/occupants	P	P	17.112.110
25 or more beds/occupants	Z	Z	17.112.110
Residential care facility, general	C	C	
Supportive or transitional housing	P	P	
Public & Quasi-Public Uses			
Electrical distribution substation	C	C	
Government or government related facility	P	P	
Recreation facility – public	P	P	
School & educational facility –			
College or university, public	P	P	
College or university, private	C	C	
K-12, public	P	P	
K-12, private	C	C	
Preschool, public	P	P	
Preschool, private	C	C	
Specialized education and training	M	M	
Tutoring and education center*	P	P	
Urgent care or medical clinic*	P	P	
Utility facility	C	C	
Wireless facility	See notes		17.90 & 17.92
Assembly & Entertainment Uses			
Ancillary entertainment*	P	P	
Assembly or meeting facility	C	C	
Commercial entertainment	C	C	
Commercial recreation facility – indoor	C	C	5.78 for billiards
Community center	P	P	

Table 17.30-1 – Permitted Uses – Multiuse Zoning Districts (continued)			
Assembly & Entertainment Uses (continued)	MMU	UMU	Notes
Cultural institution	C	C	
Family entertainment center	C	C	
Gaming center or arcade	C	C	
Nightclub	C	C	5.32
Religious institution	C	C	
Retail & Office Uses			
Alcohol sales ² –			
Assembly and entertainment use, on-site ³	C	C	17.112.030
Bar or tavern, on-site	C	C	17.112.030
Brew pub, on-site and off-site	C	C	17.112.030
Liquor store, off-site	C	C	17.112.030
Restaurant, limited hours, on-site*	M	M	17.112.030
Restaurant, on-site*	C	C	17.112.030
Retail store, off-site	C	C	17.112.030
Cannabis activity, commercial – dispensary*	P	P	5.18
Convenience store or minimart*	C	C	
Food or beverage establishment –			
Bakery or pâtisserie, retail*	P	P	
Coffeehouse or ice cream parlor*	P	P	
Outdoor seating/dining*	P	P	17.112.130
Restaurant*	P	P	
Grocery store*	P	P	
Multiple-tenant center*	M	M	17.112.120
Offices –			
Ancillary*	P	P	
Administrative, business professional*	P	P	
Government*	P	P	
Medical and dental*	P	P	

² If a use only has approval for beer and wine and wants to add distilled spirits, a new CUP or MUP shall be required.

³ Only applicable for assembly and entertainment uses permitted in the MMU zoning district.

Table 17.30-1 – Permitted Uses – Multiuse Zoning Districts (continued)			
Retail & Office Uses (continued)	MMU	UMU	Notes
Office supply store*	P	P	
Pharmacy*	P	P	
Retail sales (unless listed as a separate use)*	P	P	
Secondhand vendor*	P	P	5.68 & 17.112.170
Showroom sales	P	--	
Significant tobacco retailer	C	C	17.112.180
Vehicle retail use –			
Parts and accessory store	P	P	
Sales and lease, limited	M	M	
Service Uses			
Animal service –			
Animal boarding/kennel ⁴	C	C	
Animal grooming	P	P	
Veterinary service or animal hospital/clinic	P	P	
Appliance or electronics repair	P	--	
Automated Teller Machine (ATM), walk-up*	P	P	17.112.050
Drive-through business –			
Food or beverage establishment	C	C	17.112.080
Service or retail	M	M	17.112.080
Financial institution*	P	P	
Funeral home or mortuary ⁵	P	P	
Hotels and motels	C	C	5.48 & 17.112.100
Office concierge service*	P	P	
Personal service use –			
General*	P	P	17.112.150
Restricted*	M	M	17.112.150
Philanthropic or charitable institution*	P ±	P*	

⁴ Overnight boarding shall be limited to indoors.

⁵ Funeral home or mortuary shall not include crematories.

Table 17.30-1 – Permitted Uses – Multiuse Zoning Districts (continued)			
Service Uses (continued)	MMU	UMU	Notes
Personal service use –			
General*	P	P	17.112.150
Restricted*	M	M	17.112.150
Philanthropic or charitable institution*	P±	P*	
Recycling facility –			
Mobile	P	P	17.112.160
Self-service	Z	Z	17.112.160
Wedding chapel	M	M	
Industrial, Transportation & Other Uses			
Temporary use	See notes		17.124
Vehicle parking –			
Attendant parking or valet parking	M	M	
Car sharing, residential	M	M	17.070.070(C)
Car sharing, nonresidential use ⁶	M	M	
Commercial parking	M	M	
Parking structure	M	M	
Shared parking	Z	Z	17.070.070(D)

Key:

* Pedestrian oriented use and may occupy the ground floor of a vertical mixed-use building. Other uses shall not be permitted on the ground floor.

-- Use not permitted.

P Use permitted by-right.

M Use permitted after review and approval of a Minor Use Permit (MUP).

C Use permitted after review and approval of a Conditional Use Permit (CUP).

Z Use permitted after review and approval of a Director Level Zoning Clearance (ZCD).

17.30.040 – Development Standards.

- A. **Development Standards.** Table 17.30-2 prescribes the development standards for the Mixed/Multiuse zoning district.
- B. **Commercial and Mixed-use Nodes.** Vertical mixed-use, commercial square footage or community uses (e.g. libraries, public plazas) shall be located at the following intersections:
 1. Peck Road and the following cross streets: Lower Azusa Road, Lambert Avenue, Forest Grove Street and Ramona Boulevard.

⁶ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

2. Garvey Avenue and the following cross streets: Merced Avenue, Santa Anita Avenue, Tyler Avenue, Peck Road, Mountain View Road, Valley Boulevard and Cogswell Road.
3. Valley Boulevard and the following cross streets: Mountain View Road, Garvey Avenue and Cogswell Road.
4. Durfee Avenue and Elliott Avenue.

Table 17.30-2 – Development Standards – Multiuse Zoning Districts ⁷		
Development Standard	MMU	UMU
Land use description	Mixed Multiuse	Urban Multiuse
Maximum height ⁸ –		
Nonresidential buildings	4 stories & 50 ft.	4 stories & 50 ft.
Residential buildings <35 units/acre		
Residential buildings >35 units/acre		5 stories & 60 ft.
Minimum yard setbacks ⁹		
Front and street side	Min. 5 ft. & max. 15 ft. ¹⁰	
Interior side and rear	0 ft.	
Additional buffer standards when abutting an R-zoned property –		
Street side (to be landscaped)	10 ft. for the first 20 ft. from the R-zoned property line	
Interior side	10 ft.	
Rear	If adjacent property is R-1: 20 ft. All other R properties: 10 ft.	
Minimum New Lot Specifications ¹¹		
Area	20,000 sq. ft.	
Street frontage –		
Interior lot	100 ft.	
Corner lot	125 ft.	
Cul-de-sac	60 ft	
Depth	100 ft.	

⁷ The development standards listed in this table shall be prior to any density bonus or other State provision that permits a higher density than allowed in this Title.

⁸ Refer to Section 17.60.030 for additional height exceptions and restrictions.

⁹ All street setbacks that separate a driveway or parking area shall be fully landscaped as prescribed in Sections 17.72.040, 17.72.050 and 17.72.060.

¹⁰ A maximum of 20% of the building façade may be set back greater than 15 ft., provided the additional setback is for a public open space area, a building entrance/exit or additional landscaping.

¹¹ For new lots. Refer to Section 16. 30.040 of Title 16 (Subdivisions) for additional standards and exceptions.