

TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS

Land Use	District					
	M	D	MUC	AC	WF	GN
Accessory Buildings and Structures						
Cabana Located on the Same Lot as the Principal Residential Use.	P	–	–	–	–	P
Garage	P	–	–	–	–	P
Recreation Room	P	–	–	–	–	P
Storage Shed	P	–	–	–	–	P
Workroom	P	–	–	–	–	P
Automobile and Vehicle Uses						
Automobile Laundry/Car wash	–	–	–	–	P	–
Automobile Sales: New	–	–	–	P	CUP	–
Automobile Sales: Used	–	–	–	P	CUP	–
Automotive Repair, Major and Minor	–	–	–	P	P [1]	–
Automobile Rental Agencies	–	–	–	P	CUP	–
Automotive Impound Area	–	–	–	–	CUP[2]	–
Gasoline Refueling Service Stations	CUP	–	CUP	P	CUP	–
Recreational Vehicle Storage	–	–	–	–	CUP	–
Tire Retreading and Recapping	–	–	–	–	CUP[2]	–
Manufacturing and Industrial Uses						
Agriculture	–	–	–	–	P	–
Animal Hospital	–	–	–	–	P	–
Animal Shelter	–	–	–	–	CUP[3]	–
Assaying	–	–	–	–	P[2]	–
Assembly Plants	–	–	P	–	P	–

KEY	NOTES
P = use permitted by right	[1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
CUP = use requires approval of conditional use permit	[2] Heavy Industrial uses allowed only along the south side of First Street.
– = use not permitted	[3] Use Permitted by Right along south side of First Street.
M = Maclay District	[4] A minimum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
D = Downtown District	[5] Use permitted only on parcels that face Hubbard Avenue
MUC = Mixed-Use Corridor District	[6] Use not permitted within 200 feet of railroad right-of-way.
AC = Auto Commercial District	[7] Use permitted only within Downtown Residential Overlay and only on upper floors.
WF = Workplace Flex District	[8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
GN = General Neighborhood District	[9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
	[10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
	[11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
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Assembly and Production Facilities	–	–	P	–	P	–
Assembly of Plastic Products	–	–	–	–	CUP	–
Blast Furnaces as an Accessory Use and not Needing EPA or AQMD approvals	–	–	–	–	P[2]	–
Boat Building and Repair Business	–	–	–	–	CUP	–
Cabinet Shops and Woodworking	–	–	P	–	P	–
Commercial uses which are customarily and incidental to permitted and conditionally permitted uses	–	–	–	–	P	–
Contractors' Storage and Fabrication Yards	–	–	–	–	CUP	–
Exhibition of products, produced on the premises or available for wholesale distribution.	–	–	P	–	P	–
Extermination Businesses	–	–	–	–	CUP	–
Glass Edging, Beveling, and Silvering	–	–	–	–	CUP	–
Hazardous Waste Facility which includes Off-Site Facility, Regional Facility, Transfer Facility/Station, Transportable Treatment Units, and Treatment Facility	–	–	–	–	CUP	–
Heavy Equipment Sales and Rental	–	–	–	–	P[2]	–
Helistop or Heliport	–	–	–	–	CUP	–
House Moving Businesses	–	–	P	P	CUP	–
Laboratory						
Anatomical	–	–	CUP	CUP	CUP	–
Biological	–	–	CUP	CUP	CUP	–
Chemical	–	–	CUP	CUP	CUP	–
Pharmaceutical	–	–	CUP	CUP	CUP	–

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Landscaping and Gardening Service and Supply Business	—	—	—	—	CUP	—
Laundry, Cleaning and Dry Cleaning Plants	—	—	—	—	P	—
Machine Shop	—	—	—	—	P	—
Machine Shops and Tool and Die Making	—	—	—	—	CUP	—
Maker Space	—	—	P	P	P	—
Manufacturing						
Automobiles, Trailers, and Recreational Vehicles	—	—	—	—	P[2]	—
Ceramics, Pottery, Statuary	—	—	—	—	P[2]	—
Ceramic Products using only Previous Pulverized Clay and Using Kilns Fired only by Electricity or Gas	—	—	—	—	CUP	—
Computer Manufacturing	—	—	—	—	P	—
Control Devices and Gauges	—	—	—	—	CUP	—
Cosmetics (no Soap)	—	—	—	—	P	—
Electric and Gas Appliances	—	—	—	—	P	—
Engine Manufacture	—	—	—	—	CUP	—
Food Products (excluding Fish Meat, Sauerkraut, Vinegar, Yeast, and rendering or refining of Fats and Oils)	—	—	—	—	P	—
Ink, Polish, Enamel	—	—	—	—	P[2]	—
Jewelry	—	—	—	—	P	—
Optical Equipment	—	—	—	—	P	—
Paint or Related Manufacture	—	—	—	—	CUP	—

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Pharmaceutical	—	—	—	—	P	—
Signs	—	—	—	—	P	—
Tile (Indoor Kiln)	—	—	—	—	P[2]	—
Wallboard, Glass (no Blast Furnace)	—	—	—	—	P[2]	—
Metal Engraving, Metal fabrications	—	—	—	—	P[2]	—
Metal Welding and Plating Business	—	—	—	—	CUP	—
Outdoor Storage	—	—	—	—	CUP	—
Parcel Service Delivery Depot	—	—	—	—	CUP	—
Pest Control Contractors	—	—	—	—	P[1]	—
Photoengraving	—	—	—	—	CUP	—
Recreation Area or Facility Accessory to Primary Use	—	—	—	—	CUP	—
Rental Yards, Maintenance Yards, and Storage Yards for Construction and Agricultural Related Equipment, Machinery, and Vehicles.	—	—	—	—	CUP	—
Research and Development	—	—	P	—	CUP	—
Research and Development Facilities for the Creation of Prototypes	—	—	P	—	CUP	—
Roofing Business	—	—	P	—	CUP	—
Salvage and Recycling Business	—	—	—	—	CUP	—
Sandblasting	—	—	—	—	P[2]	—
Storage and Distribution	—	—	—	—	CUP	—
Testing	—	—	P	—	P	—
Truck Terminal or Yard	—	—	—	—	CUP	—
Warehousing	—	—	P	—	P	—

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Welding Shop	–	–	–	–	P	–
Wholesale Business	–	–	P	–	P	–
Parking Structures and Facilities						
Privately-Owned	–	P[4]	P[4]	P	P	–
Publicly-Owned	–	P[4]	P[4]	P	P	–
Public Uses						
Civic and Cultural Facilities						
Libraries	–	P	–	–	–	–
Public Recreation Facilities	–	P	–	–	–	–
Museums	–	P	P	–	–	–
Art Galleries	P	P	P	–	–	–
Public and Institutional Uses						
Open Spaces, including Parks and Playgrounds	P	P	P	P	P	P
Public Health Services and Facilities	P	–	–	–	–	–
Public Service Facilities	–	–	–	–	P[2]	–
Public Assembly Uses						
Banquet Halls	–	CUP	CUP	–	–	–
Churches, Temples, or Other Places of Worship	CUP[5]	–	CUP	CUP	CUP	CUP[5]
Conference Facilities	–	CUP	CUP	–	–	–
Community Recreational Centers	CUP	–	CUP	–	–	P
Meeting Facilities	CUP	CUP	CUP	–	–	–
Movie Theaters	P	P	P	P	–	–

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Land Use	District					
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Public Clubs, Lodges, and Halls	CUP	CUP	–	–	CUP	–
Venues/Auditoriums for the Performing Arts	P	P	P	P	–	–
Residential Uses						
Accessory dwelling unit [6]	–	–	–	–	–	–
Apartments [6]	CUP	CUP[7,8]	CUP	–	–	CUP
Community Care Facilities/Small [6]	P	P[7,8]	P	–	–	P
Community Care Facilities/Large [6]	CUP	CUP[7,8]	CUP	–	–	CUP
Condominiums [6]	CUP	CUP[7,8]	CUP	–	–	CUP
Duplexes [6]	–	–	–	–	–	P
Emergency Homeless Shelters	–	–	–	–	P[2]	–
Home Occupations in accordance with Division 9 of Article VI of the <i>San Fernando City Code</i>	P	P[7]	P	–	CUP	P
Live-Work	CUP	CUP[7, 8]	CUP	–	–	–
Manufactured home as defined in <i>Health and Safety Code</i> Section 18007	–	–	–	–	–	–
Mobile Home Park	–	–	–	–	–	–
Primary single-family dwelling units, one per lot, in a permanent location	–	–	–	–	–	P
Single Room Occupancy	–	–	–	–	–	–
Supportive Housing [6]	CUP	CUP[7,8]	CUP	–	–	CUP
Townhouses [6]	CUP	–	CUP	–	–	CUP
Transitional Housing [6]	CUP	CUP[7,8]	CUP	–	–	CUP

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Retail, Service, Entertainment, Lodging and Office Uses						
Business and Personal Service Shops						
Adult Businesses: Merchandise Sales	—	—	—	—	—	—
Banks, Credit Unions, Loan Companies, Title Companies	—	P	P[9]	P[9]	—	—
Barber & Beauty Shops	—	P	P	P	—	—
Dry Cleaning	P	P	P	P	—	—
Interior Decorating Studios	—	P	P	P	P	—
Laundromat	P	P	P	P	—	—
Market Hall, Food Hall	—	P	P	P	—	—
Nail Salons	—	P	P	P	—	—
Photocopy Shops	—	P	P	P	P	—
Repair Shops	—	—	P	P	P	—
Shoe Repair	—	P	P	P	P	—
Video Rental & Sales	P[10,11]	P	P	P	P	—
Entertainments Uses						
Arcades	—	P	—	—	—	—
Billiards/Pool Parlors	—	P	P	—	—	—
Bowling Alleys	—	P	P	P	—	—
Nightclubs	—	P	—	—	—	—
Skating/Skateboard Venues	—	—	CUP	—	—	—

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Health and Exercise Clubs	P	P	P	–	–	–
Lodging						
Bed-and-Breakfasts	CUP	CUP[7,8]	CUP	–	–	–
Hotels, Motels	CUP	CUP[7,8]	CUP	CUP	–	–
Boardinghouses	–	–	CUP	–	–	–
Offices						
Administrative	P	P	P	P	P[12]	–
Business	P	P	P	P	P[12]	–
Design, including Industrial Design, Architecture, Engineering, Model Making, Planning, Drafting, and Editorial	P	P	P	P	CUP	–
Government	P	P	P	P	–	–
Incubator Business	–	P	P	P	P	–
Medical and Dental	P	P	P	P	–	–
Professional	P	P	P	P	P[12]	–
Social, Cultural or Public Services, including Public and Non-Profit Organizations.	–	P	–	–	P	–
Restaurants						
Alcoholic Beverages for on-site consumption in conjunction with operation of a restaurant (up to Type 47 liquor license)	P	P	P	P	P[13]	–
Bar, tavern, cocktail lounge, (Type 48 liquor license)	CUP	CUP	CUP	CUP	–	–
Craft brewery/distillery, tap room, tasting room, and wine bar	–	P	–	–	–	–

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Drive-through Restaurants in a Free-Standing Building	–	–	–	CUP[9]	CUP	–
Employee’s cafeteria or coffee shop as an accessory use where integrated with and clearly incidental to primary use	–	–	–	–	P	–
Full-Service Sit-Down Restaurants, including Walk-in Food Takeout Establishments	P[11]	P	P	–	CUP	–
Outdoor Dining, subject to encroachment permit	P	P	P	P	CUP	–
Retail						
Antique Shops	–	P	P	P	–	–
Clothing Stores	–	P	P	P	–	–
Drug Stores and Pharmacies	P[11]	P	P[9]	P[9]	–	–
Electronic Equipment Stores	–	P	P	P	–	–
Florist Shops	–	P	P	P	–	–
Gift Shops	–	P	P	P	–	–
Grocery Stores	P[11]	P	P	P	–	–
Hardware Stores	–	P	P	P	–	–
Jewelry Stores	–	P	P	P	–	–
Music Stores	–	P	P	P	–	–
Pet Supply Stores	–	P	P	P	–	–
Photographic Equipment and Supply Stores	–	P	P	P	P	–
Shoe Stores	–	P	P	P	–	–
Specialty Foods	–	P	P	P	–	–
Sporting Goods Stores	–	P	P	P	–	–

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Swap Meets or Flea Markets; Auctions, indoor or outdoor	–	–	–	–	CUP	–
Service Commercial						
Blueprinting and Photostating	–	–	P	P	P	–
Building Materials and Hardware Sales	–	–	P	P	P	–
Computer Maintenance and Service	–	–	P	P	P	–
Contractor Supply and Home Improvement Stores	P	–	P	P	P	–
Electrical Supply	–	–	P	P	P	–
Equipment Sales and Rentals	–	–	–	–	P	–
Film Laboratories	–	–	P	P	P	–
Home Furnishings, Hardware and Appliance Sales and Repair	P	P	P	P	P	–
Lumberyard, Building Materials, Contractor Storage: Indoor	–	–	P	P	P	–
Lumberyard, Building Materials, Contractor Storage: Outdoor	–	–	–	–	CUP	–
Plumbing, Heating, Air Conditioning Equipment Supply and Repair	–	–	–	–	P	–
Plumbing Shops	–	–	P	P	P	–
Product Service Center	–	–	P	P	P	–
Self Storage	–	–	–	–	–	–
Tool Sales and Rentals	–	–	–	–	P	–
Studios: Physical Activity and Instruction, including exercise and physical therapy, dance, martial arts, and similar activities.	P	P	P	P	P	–

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 CUP = use requires approval of conditional use permit
 – = use not permitted

M = Maclay District
D = Downtown District
MUC = Mixed-Use Corridor District
AC = Auto Commercial District
WF = Workplace Flex District
GN = General Neighborhood District

NOTES

- [1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
- [2] Heavy Industrial uses allowed only along the south side of First Street.
- [3] Use Permitted by Right along south side of First Street.
- [4] A minimum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
- [5] Use permitted only on parcels that face Hubbard Avenue
- [6] Use not permitted within 200 feet of railroad right-of-way.
- [7] Use permitted only within Downtown Residential Overlay and only on upper floors.
- [8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
- [9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
- [10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
- [11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
- [12] Allowed as accessory use to uses permitted or conditionally permitted in Workplace Flex District.
- [13] Use allowed only along north side of Truman Street and south side of First Street.

TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Studios: Art and Design						
Artist Studio - all media	P	P	P	P	P	—
Design Professional Studio	P	P	P	P	P	—
Photography Studio	P	P	P	P	P	—
Studios: Motion Picture and Television						
Post-Production Studios	P	—	P	P	P	—
Recording Studio	P	—	P	P	P	—
Television, Movie, and Media Arts Production Studio	P	—	P	P	P	—
Schools						
Business and Professional Practice	P	P	P	P	P	—
Nursery School/Day Care Facilities developed accordance with <i>San Fernando City Code</i> , Chapter 106 (Zoning), Article VI, Division 10 (Section 106-1271 <i>et seq.</i>	P	—	—	—	—	CUP
Performing and Fine Arts	P	P	P	P	P	—
Vocational Training for Trades	P	P	P	P	P	—
Utilities						
Commercial Antennas	—	—	—	—	CUP	—
Electrical Distribution and Transmission Substations, Gas Metering and Regulation Stations, and other Similar Public Utility Structures or Uses	—	—	—	—	CUP	—
Telephone, Communication exchange or Equipment Building	—	—	—	—	P	—

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