

Section 20.225.110 - Allowable Mixed Use Land Uses and Permit Requirements

- A. **Permit Requirements.** Table 20.225-1 identifies the types of land use permits required to establish land uses in the MU-1 and MU-2 Zones consistent with this Zoning Ordinance.
  - 1. All proposed development projects within the Mixed Use Zones shall be subject to Site Development Review in conjunction with the permit requirements of Table 20.225-2.
- B. **Mixed Use Land Uses.** Any single parcel or building within the Mixed Use Zones may be permitted to include a single or multiple land uses subject to the permit requirements of the applicable Zone.
  - 1. Mixed Use property uses are not specified for the MU-3 (SP) and MU-4 (SP) Zones. Permitted land uses for MU-3 (SP) and MU-4 (SP) developments shall be established at the time of Specific Plan adoption. Land uses shall be limited to commercial and industrial uses and shall not include residential components or land uses.
- C. **Ground Floor Use Requirements.** Figure 20.225-1 identifies Primary, Secondary, and Tertiary Streets applicable to the Mixed Use Zones. In addition to setback requirements, the purpose of these street designations is to further encourage active ground floor land uses in specific areas to provide a vibrant, pedestrian-oriented experience. All buildings with frontage along a Primary or Secondary designated street shall contain ground floor uses identified in the "Ground Floor Use" column of Table 20.255-5 subject to the following minimum requirements.
  - 1. Along primary streets, eighty percent (80%) of the ground floor frontage shall contain "Ground Floor Uses"
  - 2. Along secondary streets, sixty percent (60%) of the ground floor frontage shall contain "Ground Floor Uses"
  - 3. The remainder of the ground floor frontage, and all upper stories, may contain any use subject to permit requirements identified in the "MU-1/MU-2" column of Table 20.255-5.
  - 4. Along tertiary streets a minimum ground floor use shall not apply.
- D. **Restrictions on Floor Area.** Business and Professional Offices shall not exceed twenty percent (20%) of the total gross floor area of any mixed use building without Director approval. This calculation and verification of consistency shall be part of Site Development Review and/or the Specific Plan process.
- E. **Additional Use Regulations.** In addition to the regulations, development standards, and provisions of this Chapter, all land uses are subject to the specific use standards identified in the "Additional Use Regulations" column of Table 20.225-2, refer to the referenced sections for additional operational standards and regulations applicable to the use.
- F. **Prohibited Uses.** When a use is not specifically listed, that use is prohibited. However, consistent with Section 20.205.030.C (Unlisted or Similar Compatible Uses), the Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on the finding that the proposed use is similar to and no more detrimental than a particular use permitted in the Zone.

**Table 20.225-5  
MU-1 and MU-2 Zone Permitted Use s**

Land Use	Ground Floor Uses	MU-1/ MU-2	Additional Use Regulations
Residential Uses			

Adult Day Care	DP	DP	20.400.110
Live/Work	P	P	
Multifamily Residential	P	P	
Residential Building Entries/Lobbies	P	P	
Residential Care Facility, General	P	P	
Residential Care Facility, Large	CUP	DP	
<b>Recreation, Education &amp; Public Assembly Uses</b>			
Child Day Care Facility, Day Care Center	DP	DP	20.400.050
Club	---	DP	Not permitted in buildings with residential units
College, Nontraditional Campus Setting	---	DP*	Note 2; Note 3
Museum, Library or Gallery	P	P	
Places of Assembly	DP	DP	Note 2; Note 3; 20.400.160
Park/Plaza	P	P	
<b>Office, Professional and Business Support Services</b>			
Business Support Service	---	P	
Financial Institution	P	P	
Financial Institution, with Drive-Thru	---	---	20.400.070
Medical, Urgent Care	P	P	
Office; Administrative, Business,	---	P	

Corporate			
Office; Government	---	P	
Office; Medical, Dental and Holistic	P	P	
<b>Service Uses(2)</b>			
Animal Sales and Services	P	---	
Dry Cleaning or Laundry, Agency	P	P	
Massage, Accessory Use	P	---	Note 4; 20.400.250 ( <b>Ord No. 2017-1443, 6-13-2017</b> )
Massage Establishment	P	---	Note 4; 20.400.250 ( <b>Ord No. 2017-1443, 6-13-2017</b> )
Personal Services, General & Instructional	P	---	
Personal Services, Fitness/Health Facility	DP	DP	

Notes:

All land uses are subject to the following standards: Chapters 20.300 (Site Planning and General Development), 20.340 (Off-Street Parking and Loading), 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.400 (Specific Use Standards).

2. ;hg;Business, including merchandising and sales, shall be conducted entirely within an enclosed building.
3. ;hg;DP required for new buildings and land use renewals; CUP required for new land use establishment in an existing building.
4. ;hg; Businesses where massage is performed as Massage, Accessory Use and Massage Establishments are permitted in legal, non-conforming commercial shopping centers when all persons performing massage services possess a current, valid and authentic certificate issued by the California Massage Therapy Council. Unless otherwise expressly exempt, all businesses where massage is performed as Massage, Accessory Use and Massage Establishments shall be subject to Chapter 5.44 and Title 5 of this Municipal Code.

(Ord No. 2017-1443, 6-13-2017)

**Table 20.225-5 Continued  
MU-1 and MU-2 Zone Permitted Uses**

Land Use	Ground Floor Uses	MU-1/ MU-2	Additional Use Regulations
<b>General Retail Uses(2)</b>			
ATM, interior to building/vestibule	P	P	
ATM, freestanding exterior/exterior wall	P	P	
Automotive, Fueling Station	CUP	CUP	
Bar	CUP	CUP	
Catering	---	DP	
Commercial Entertainment	P	P	
Commercial Recreation, Indoor	P	P	
Drive-Thru Facility	CUP	CUP	
Hookah Lounge	---	---	Prohibited in all Zones
Kiosk (stand-alone)	DP	---	
Lodging, Hotel <100 Rooms	CUP	CUP	
Market, grocery or supermarket	P	---	
Market; specialty food and beverage	P	---	
Market; Liquor	CUP	---	
Market; convenience	P	---	
Merchandise Sales, New Retail	P	---	

Outdoor Dining	P	P	
Parking Facility, Enclosed Freestanding	P	CUP	
Restaurant, Sit-Down	P	P	
Restaurant, Take-Out	P	DP	
Winery/Tasting Room	DP	CUP	
<b>Industrial, Manufacturing &amp; Processing Uses(2)</b>			
Industrial Design and Services	---	P	
<b>Recycling Facilities</b>			
Small Collection Facility	P	P	20.445 (Refuse and Recycling)
Reverse Vending	DP	DP	20.445 (Refuse and Recycling)
<b>Transportation, Communication &amp; Utility Uses(2)</b>			
Antenna or Communication Facility	P	P	20.465 (Telecommunication Facilities)
Non-Public Antenna or Communication Facility	P	P+	20.465 (Telecommunication Facilities)

Notes:

All land uses are subject to the following standards: Chapters 20.300 (Site Planning and General Development), 20.340 (Off-Street Parking and Loading), 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.400 (Specific Use Standards).

2. ;hg;Business, including merchandising and sales, shall be conducted entirely within an enclosed building.

3. ;hg;DP required for new buildings and land use renewals; CUP required for new land use establishment in an existing building.

Section 20.230.020 - Purpose of Industrial Zones

In addition to the purposes of this Zoning Ordinance and chapter, the purpose of each Industrial Zone follows:

- A. **Light Industrial (L-I) Zone.** To provide for the grouping of light- and medium-intensity industrial and support service uses in a business-supportive setting. Generally, these areas will not include pedestrian-oriented businesses and will serve the loading, delivery, and indoor warehousing needs of light industrial space. The L-I Zone is intended to implement and be consistent with the LI land use designation of the General Plan.
- B. **Business Park (B-P) Zone.** To provide a high-quality, attractive campus setting designed for the grouping of uses engaged in research and development/testing, supportive business and professional offices, and compatible light-industrial activities affiliated with research and development/testing. The B-P Zone is intended to implement and be consistent with the BP land use designation of the General Plan.
- C. **Industrial (I).** To provide a setting for the full range of indoor manufacturing, distribution, warehousing, processing, and general service uses that are adequately served by vehicular arterials and utilities. Industries that use hazardous materials, require heavy equipment, and/or that generate sustained noise levels are deemed appropriate for this Zone, and may be permitted according to the standards of this chapter. The I Zone is intended to implement and be consistent with the Industrial land use designation of the General Plan.
- D. **Industrial 2 (I-2).** To provide a setting for the full range of intensive industrial manufacturing, distributing, warehousing, processing, and general service uses, with provision for outdoor storage activities and facilities that service the industrial uses. Active industries and supportive service uses participating in heavy equipment operation, generation of sustained noise levels, warehousing, and/or outdoor or indoor storage and activities are deemed appropriate for this Zone, and may be permitted according to the standards of this chapter. The I-2 Zone is intended to implement and be consistent with the Industrial land use designation of the General Plan.

Section 20.230.030 - Applicability

Land use permit requirements, as detailed in Table 20.230-1, and the regulations and development standards of this section, shall be applicable to the following:

- A. **Zones.** All existing and new uses, structures, and activities within the L-I, B-P, I, and I-2 Zones.
- B. **Transitional Zones.** All existing industrial uses and structures that were established prior to the adoption of this Zoning Ordinance, and are continuing to conform to industrial use standards within a Transitional Zone, shall be subject to the regulations of the applicable Industrial Zone of this chapter (as the Initial Zone), established by Table 20.235-1, until such time as the use is transitioned to the Non-Industrial Transitional Zone. See Chapter 20.235 (Transitional Zone).

**Table 20.230-1  
Permit Requirement Types and Processes**

Symbol	Permit Requirement	Procedure Section
P	Permitted use subject to compliance with all applicable provisions of this Zoning Ordinance and the process standards of Chapter 20.500.	20.500 (Permits and Applications Process)
DP	Director's Permit (DP) is required for this use, subject to review	20.510 (Director's Permit)

	and approval by the Director.	
CUP	Conditional Use Permit (CUP) is required for this, subject to review and approval per the process standards of Chapter 20.500.	20.520 (Conditional Use Permits)
T	Permitted as a temporary uses restricted to limited occurrences and time periods.	20.455 (Temporary Events)
A	Permitted uses restricted to accessory uses in conjunction with a primary permitted use.	20.500 (Permits and Applications Process)
- - -	Use not allowed.	20.205.030.C (Unlisted and Similar Compatible Uses)

Note: Any land use authorized through a permit approval process identified may also require Site Development Plan Review, a Building Permit, and/or other permit(s) required by the Municipal Code. For unlisted and similar uses, see Section 20.205.030.C (Unlisted and Similar Compatible Uses).

Section 20.230.040 - Allowable Industrial Uses and Permit Requirements

- A. **Permit Requirements.** Table 20.230-1 identifies the types of land use permits required to establish land uses in Industrial Zones, consistent with this Zoning Ordinance.
  - 1. All proposed development projects within the Industrial Zones shall be subject to Site Development Plan Review in conjunction with the permit requirements of Table 20.230-2.
- B. **Industrial Land Uses.** Table 20.230-2 identifies the land use permit types in all Industrial Zones. Industrial uses are intended to be the primary permitted use, supplemented by light-industrial and business support uses that are complementary to industrial activities.
- C. **Additional Use Regulations.** In addition to the regulations, development standards, and provisions of this chapter, all land uses are subject to the specific use standards identified in the "Additional Use Regulations" column of Table 20.230-2; refer to the referenced sections for additional operational standards and regulations applicable to the use. All land uses are also subject to all the following standards: Chapters 20.320 (Signs on Private Property), 20.330 (Water Efficient Landscape Standards), 20.335 (Walls and Fences), 20.340 (Off-Street Parking and Loading), and 20.400 (Specific Use Standards).
- D. **Prohibited Uses.** When a use is not specifically listed, that use is prohibited. However, consistent with Section 20.205.030.C (Unlisted and Similar Compatible Uses), the Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on the finding that the proposed use is similar to and no more detrimental than a particular use permitted in the Zone.

**Table 20.230-2  
Industrial District Permitted Uses**

Land Use <sup>(1)</sup>	L-I	B-P	I	I-2	Additional Use Regulations
<b>Residential Uses</b>					
Caretaker Unit	---	---	A	A	Note 1
Emergency Shelter	---	---	P	---	
<b>Recreation, Education, and Public Assembly Uses</b>					
Club	DP	DP	CUP	CUP	
College, Nontraditional Campus Setting	CUP	DP	---	---	Note 2
College, Traditional Campus	---	CUP	---	---	
Conference/Convention Center	---	CUP	---	---	
Museum, Library, or Gallery	DP	DP	---	---	
Places of Assembly	DP	DP	DP	---	Note 2; Section 20.400.160 (Places of Assembly)
<b>General Retail Uses</b>					
ATM, Interior to Building/Vestibule	P	P	---	---	
ATM, Freestanding Exterior/Exterior Wall	---	P	---	---	
Automotive Fueling Station	CUP	---	---	---	Chapter 20.420 (Automotive Services)
Automotive Rentals	DP	DP	DP	DP	Section 20.400.040 (Automotive Sales and Rentals)
Automotive Sales, Wholesale	P	---	DP	---	Section 20.400.040 (Automotive Sales and Rentals)
Catering	P	---	P	P	
Catering, Food Truck	---	---	P	---	Section 20.400.230 (Vehicle Storage)



Commercial Artist/Production Studio	P	DP	P	P	
Commercial Recreation, Indoor	DP	---	---	---	
Commercial Recreation, Outdoor	DP	---	---	---	
Dry Cleaning or Laundry, Plant	DP	---	P	P	
Employee Services	A	A	A	A	
Funeral Homes/Mortuary	CUP	---	CUP	---	
Hookah Lounge	---	---	---	---	Prohibited in all Zones
Lodging, Hotel	---	CUP	---	---	
Merchandise Sales, New Retail >100,000 s.f.	---	DP	---	---	
Merchandise Sales, New Retail <30,000 s.f.	DP	---	DP	---	
Merchandise Sales, Showrooms	P	---	DP	---	Section 20.400.190 (Showrooms)
Merchandise Sales, Used/Pawn	CUP	---	CUP	---	
Moving Company	P	---	P	P	Section 20.400.230 (Vehicle Storage)
Parcel Delivery Service	P	---	P	P	Section 20.400.230 (Vehicle Storage)
Outdoor Dining	A	A	---	---	Section 20.400.150 (Outdoor Dining)
Parking Facility, Enclosed Freestanding	CUP	CUP	---	---	
Parking Lot Sales	T	---	T	---	Chapter 20.455 (Temporary Events)
Restaurant, Sit-Down	DP	DP	---	---	Drive-through not permitted
Restaurant, Take-Out	P	A	P	---	Drive-through not permitted

<b>Office, Professional, and Business Support Services</b>					
Financial Institution	---	P	---	---	Drive-through not permitted
Internet-Based Sales	P	P	P	P	
Medical; Hospital	---	CUP	---	---	
Medical; Urgent Care	CUP	CUP	---	---	
Office; Corporate, Administrative, Business, ≤5,000 s.f.	P	P	DP	DP	
Office; Corporate, Administrative, Business, ≥5,000 s.f.	P	P	CUP	CUP	
Office; Government	P	P	CUP	CUP	
Office; Medical, Dental, and Holistic	DP	P	---	---	
Research and Development	P	P	P	P	Section 20.400.170 (Research and Development Uses)
Research and Development Fabrication and Light Manufacturing	P	P	P	P	Section 20.400.170 (Research and Development Uses)
Technical/Scientific/Medical Laboratories, Incidental Uses	P	P	P	---	Section 20.400.170 (Research and Development Uses)
<b>Services</b>					
Animal Sales and Services	DP	---	DP	DP	
Auctions, Indoor	DP	---	DP	DP	
Automotive Services, Repair	DP	---	DP	DP	Note 2; Chapter 20.420 (Automotive Services)
Automotive Services, Washing/Detailing	CUP	---	CUP	---	Chapter 20.420 (Automotive Services)

Dry Cleaning or Laundry, Agency	P	P	---	---	
Equipment Rental Yards	---	---	DP	P	Section 20.230.060.H.4 (Outdoor Storage)
Firearm Shooting Range (Indoor) (Ord. No. 2016-1419, 1-23-2016)	---	---	CUP	---	Section 20.400.240 (Firearm Shooting Range (Indoor)), 5.60 (Firearms)
Personal Services, General	DP	DP	---	---	
Personal Services, Fitness/Health Facility	DP	DP	DP	---	
Personal Services, Instructional	DP	---	DP	---	
Tattoo and/or Body Art Facility	---	---	---	---	
<b>Industrial, Manufacturing, and Processing Uses</b>					
Boat Building	---	---	P	P	
Building Material Storage & Sales Yard	---	---	CUP	P	
Furniture and Carpentry	P	---	P	P	
Commercial Bakery	P	---	P	P	Including associated thrift shop outlets
Contractor Office & Services	P	---	P	P	Section 20.400.060 (Contractor Offices and Services)
Food Processing	P	---	P	P	Note 3
Fueling Station; Fleets	---	---	CUP	CUP	
Industrial Design and Services	P	P*	P	P	* Limited to on-site support
Machine Repair Shop	P	---	P	P	
Manufacturing and Assembly	P	DP	P	P	Note 4
Microbrewery/Tasting Room	P	---	P	P	

Microbrewery/Tasting Room with Restaurant	DP	---	---	---	
Metal Working Shop	---	---	P	P	
Newspaper Printing	---	---	P	P	
Outdoor Storage, Primary Use	---	---	---	P	Section 20.230.060.H (Outdoor Storage)
Outdoor Storage, Accessory Use	A		A	A	Section 20.230.060.H (Outdoor Storage)
Self-Storage	CUP	---	---	---	Section 20.400.180 (Self-Storage)
Warehousing, Indoor	P	A	P	P	Section 20.230.060.H (Outdoor Storage)
Water Treatment and Filtering Services	---	---	DP	DP	
Wholesale, Processing, and Distribution	P	---	P	P	Section 20.230.060.H (Outdoor Storage)
<b>Recycling Facilities</b>					
Small Collection Facility	DP	---	DP	DP	
Large Collection Facility	DP	---	DP	P	
Small Processing Facility	---	---	CUP	CUP	
Large Processing Facility	---	---	CUP	CUP	
Reverse Vending	A	A	A	A	Section 220.445.040
<b>Transportation, Communication, and Utility Uses</b>					
Antenna or Communication Facility	P	P	P	P	Chapter 20.465 (Telecommunication Facilities)

Parking; Fleets	A	---	A	A	Section 20.400.230 (Vehicle Storage)
Transportation Dispatch, Fleet Usage	---	---	DP	DP	Section 20.400.230 (Vehicle Storage)
Transportation Dispatch Only	P	---	P	P	

Notes: See Table 20.230-1 for definitions.

All proposed development projects within the Industrial Zones shall be subject to Site Development Plan Review in conjunction with the permit requirements of Table 20.230-2.

2. ;hg;A Director's Permit (DP) shall be required for the establishment of the land use in an existing building to ensure adequate parking and student services are provided and to minimize effects on other land uses within the building or site. A Conditional Use Permit (CUP) shall be required for the establishment of a use in conjunction with a new building (development of the building in conjunction with the use).

3. ;hg;Permitted accessory use in conjunction with a primary use on the same industrial Zone parcel. Unit shall be continuously occupied exclusively by a superintendent or a caretaker and his/her immediate family; the unit shall be consistent with the development standards and setback of the R-3 Zone, provide one (1) paved and covered off-street parking space, and shall not be located within a required setback.

4. ;hg;The compounding, processing, packaging, or treatment of food is permitted by right, except fish, lard, meat, pickles, sauerkraut, or vinegar; these uses shall be subject to CUP restrictions.