

DIVISION A – CITYWIDE MATRIX OF PERMITTED USES

CHAPTER 17.A – 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. 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	M/MU	U/MU	O/MU	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 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 Residential uses are only permitted within ¼-mile of a Major Transit Intersection (MTI).

⁴ Only permitted in Main Street DOR-2 and Zócalo Subareas. Is 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	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Factory-built housing	P	P	P	P	P	P	--	--	--	P	P	P ⁶	--	--	--	--	--	
Live-work unit	--	--	--	--	--	--	M	--	--	C	C	C ₆	--	--	--	M ⁷	M	17.110.050
Mixed-use development –																		
Horizontal	--	--	--	--	--	--	P	--	--	--	--	P ₆	--	--	--	P/C ₇	P	17.110.060
Vertical ⁸	--	--	--	--	--	--	P	--	--	--	--	--	--	--	P	P	P	17.110.060
Mobile home or trailer park	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	
Planned Residential Development (PRD)	--	R	--	R	R	R	--	--	--	R	R	R ₆	--	--	--	--	--	17.126
<i>Religious institutions housing (reserved)</i>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.070
Senior housing	--	--	--	--	C	C	C	--	--	C	C	C ₆	--	--	P	P/C ₇	P	
Single room occupancy (SRO)	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	17.110.080
Urban dwelling	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.100
Urban lot split	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.110
Urban housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--/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	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	17.110.030
Animals, breeding and raising	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Animals, horses	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Animals, husbandry product	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

⁶ Residential uses are only permitted within ¼-mile of an MTI.

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. Is not permitted in Main Street DOR-1.

Residential – Ancillary Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Community garden	M	M	M	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Garage sale	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	5.44
Greenhouse or conservatory, private	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Home occupation	P	P	P	P	P	P	P	--	--	P	P	P	--	--	P	P	P	17.110.040
Lighted outdoor sporting field or court, private	M	M	--	M	M	M	M	--	--	M	M	M	--	--	--	--	--	
Trailer, temporary	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Transitional parking	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Transitional use	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	17.110.090
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	
Alcoholism or drug abuse treatment facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Childcare facility	--	--	--	--	--	--	C	--	--	C	C	C*	--	--	--	C	C	
Elder care or assisted living facility	--	--	--	--	--	--	C	--	--	--	C	C*	--	--	--	--	C	
Emergency shelter –																		
Less than 25 beds/occupants	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	17.112.100
25 or more beds/occupants	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.100
Family daycare home –																		
Small, less than nine (9) children	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, nine (9) to 14 children	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Residential – Ancillary Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	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	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Low barrier navigation center –																		
Less than 25 beds/occupants	--	--	--	--	--	--	P	--	--	P	P	P ¹⁰	--	--	--	--	--	17.112.100
25 or more beds/occupants	--	--	--	--	--	--	A	--	--	A	A	A ¹⁰	--	--	--	--	--	17.112.100
Residential care home –																		
Small, less than seven (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 residents	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Residential care facility, general	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	--	--	C
Social rehabilitation facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Supportive or transitional housing	--	--	--	P	P	P	P	--	--	P	P	P ¹¹	--	--	--	--	--	
Public & Quasi-Public Uses								--	--									
Electrical distribution substation	--	--	--	--	--	--	C	--	--	C	C	C	M	M	--	--	--	C
Government or government related facility	P	P	--	P	P	P	P	--	--	P	P	P*	P	P	P^	P	P	
Hospital or clinic –																		
Hospital	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	
Urgent care medical center	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	--	P*	P*	
Recreation facility –																		
Public	P	P	P	P	P	P	P	--	--	P	P	P	--	--	P^	P	P	
Private	C	C	--	C	C	C	--	--	--	--	C	C	--	--	--	--	--	
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	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
School & educational facility –																		

¹⁰ Low barrier navigation center is only permitted within ¼-mile of an MTI.

¹¹ Supportive or transitional housing is only permitted within ¼-mile of an MTI.

College or university, public	--	--	--	--	--	--	P	--	--	--	C	C	--	--	--	P	P		
College or university, private	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	C	C		
K-12, public	P	P	--	P	P	P	P	--	--	P	P	P	--	--	--	--	P		
K-12, private	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	--	C		
Preschool, public	P	P	--	P	P	P	P	--	--	P	P	P	--	--	--	P	P		
Preschool, private	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	C	C		
Specialized education and training	--	--	--	--	--	--	M	--	--	--	M	M*	M	M	--	C	C		
Tutoring and educational center	--	--	--	--	--	--	P	--	--	P	P	P*	--	--	P*	P*	P*		
Utility facility	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	--	--	--	5.32 17.112.020
Ancillary entertainment	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*		
Assembly or meeting facility	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C	C	C		
Commercial entertainment	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C		
Commercial recreation facility –																			
Indoor	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	5.18 for billiards	
Outdoor	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--		
Community center	--	--	--	--	--	--	P	--	--	P	P	P	--	--	P^	P	P		
Cultural institution	--	--	--	--	C	C	C	--	--	C	C	C	--	--	P^	P	P		
Family entertainment center	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	C	C		
Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																			
Assembly & Entertainment (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes	
Gaming center or arcade	--	--	--	--	--	--	C	--	--	--		C	C	C	--	C	C		
Nightclub	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	5.32	

Religious institution	--	--	--	--	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	17.112.030
Bar or tavern, on-site	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C^	C	C	17.112.030
Brew pub, on-site and off-site	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	C	17.112.030
Liquor store, off-site	--	--	--	--	--	--	C	--	--	--	C	C	C	C	--	--	C	17.112.030
Restaurant, limited hours, on-site	--	--	--	--	--	--	C*	--	--	M	M	M*	M	M	M*^	M*	M*	17.112.030
Restaurant, on-site	--	--	--	--	--	--	C*	--	--	C	C	C*	C	C	M*^	C*	C*	17.112.030
Retail store, off-site	--	--	--	--	--	--	C	--	--	--	C	C*	C	C	C*^	C*	C*	17.112.030
Cannabis activity, commercial – Dispensary	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	5.18
Convenience store or minimart	--	--	--	--	--	--	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*	
Bakery, commercial	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	
Coffeehouse or café	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Outdoor seating	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	17.112.120
Restaurant	--	--	--	--	--	--	P*	--	--	P	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	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Grocery store	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Multiple-tenant commercial center	--	--	--	--	--	--	M*	--	--	P	M	M*	M	M	P*^	M*	M*	17.112.110
Offices –																		

¹² Alcohol sales can be for beer and wine or beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

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

Ancillary	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Administrative, business Professional	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Government	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Medical and dental	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Office supply store	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Pawnbroker or pawnshop	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	5.68 17.112.130
Pharmacy	--	--	--	--	--	--	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*	
Secondhand vendor	--	--	--	--	--	--	M*	--	--	--	M	M*	M	M	M*^	M*	M*	5.68 17.112.160
Showroom sales	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	--	
Significant tobacco retailer	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	17.112.170
<i>Temporary use (reserved)</i>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.124
Vehicle retail use –																		
Parts and accessory store	--	--	--	--	--	--	--	--	--	--	P	P*	P	P	--	--	P	
Sale and lease, limited	--	--	--	--	--	--	--	--	--	--	M	M	P	P	--	--	M	
Parts and accessory store	--	--	--	--	--	--	--	--	--	--	P	P*	P	P	--	--	P	
Sales and lease, limited	--	--	--	--	--	--	--	--	--	--	M	M	P	P	--	--	M	
Sales and lease, general new & used	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	17.112.180
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	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle retail use (continued) –																		
Sales and lease, general used	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	17.112.180
Sales and lease, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.180
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	M	M	--	--	--	
Animal grooming	--	--	--	--	--	--	P	--	--	P	P	P*	P	P	P^	P	P	
Veterinary service or animal hospital/clinic	--	--	--	--	--	--	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	17.112.050
Bail bonds	--	--	--	--	--	--	--	--	--	--	--	M	P	P	--	--	--	
Collection containers –																		
Small	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	17.112.060
Large	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	17.112.060
Correctional facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.070
Drive-thru business –																		
Food or beverage establishment	--	--	--	--	--	--	C	--	--	--	C	C	C	C	--	--	C	17.112.080
Service or retail	--	--	--	--	--	--	M	--	--	M	M	M	M	M	C	C	M	17-112.080
Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Financial institution	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P	P	
Funeral home or mortuary	--	--	--	--	--	--	P ¹⁴	--	--	--	P ¹⁴	P	P	P	--	--	P ¹⁴	
Hotels and motels	--	--	--	--	--	--	C	--	--	--	--	C*	--	--	C*^	C	C	5.48 17.112.090

¹⁴ Funeral home or mortuary shall not include crematories.

Office concierge service	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P	P	
Personal service use –																		
General	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P	P	17.112.140
Restricted	--	--	--	--	--	--	M*	--	--	--	M	M*	M	M	M*^	M	M	17.112.140
Massage	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.56 17.112.140
Philanthropic or charitable institution	--	--	--	--	C	C	P*	--	--	P	P	P*	P	P	P*	P	P	
Recycling facility –																		
Mobile	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	P	17.112.150
Self-service	--	--	--	--	--	--	M	--	--	--	A	A	P	P	--	--	A	17.112.150
Small	--	--	--	--	--	--	--	--	--	--	--	M	A	A	--	--	--	17.112.150
Large	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	17.112.150
Self-Storage	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle service uses –																		
Repair, minor	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.190
Repair, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.190
Rental, automobile	--	--	--	--	--	--	--	--	--	--	C	C	M	M	--	--	--	
Rental, truck	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)

Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle service uses (continued) –																		
Service station, minimum	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.200
Service station, full	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.200
Washing facility	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.210
Wedding chapel	--	--	--	--	--	--	M	--	--	--	M	M*	M	M	M	M	M	
Industrial & Transportation Uses																		

Cannabidiol (CBD) products manufacturer	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Cannabis, commercial –																		
Cultivation, distributor, manufacturing and microbusiness	--	--	--	--	--	--	--	--	--	--	--	p ¹⁵	P	P	--	--	--	5.18
Testing laboratory	--	--	--	--	--	--	--	--	--	P	P	P*	P	P	--	--	--	5.18
Courier service or messengers	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	
Distribution, fulfillment or warehouse center –																		
Less than 100,000 square feet	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
100,000 square feet or greater	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Hazardous materials, any use involving storage of	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	17.50.100
Industrial hemp processing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Impound or tow yard	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Laboratory, testing	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Laundry or dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Industrial & Transportation Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Machine shop	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Manufacturing (unless listed as separate use) –																		
Ancillary	--	--	--	--	--	--	--	--	--	--	--	A	P	P	--	--	--	
Light	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
General	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	
Recycling processing facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	

¹⁵ Limited to the East Valley Entryway Area as shown on Exhibit A of City Council Ordinance No. 2924.

New industrial construction over 5,000 sq. ft. and within 150 ft. of a residential zoning district	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Passenger transport or taxi service	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--
Research and development	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Rock, sand and gravel storage and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Towing facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Transit station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	
Truck terminal	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle parking –																		
Attendant or valet parking	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C	C	C	
Car sharing, residential use	--	--	--	--	M	M	M	--	--	--	--	M	--	--	M	M	M	
Car sharing, nonresidential use ¹⁶	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	
Parking structure	--	--	--	--	--	--	M ¹⁷	--	--	--	--	M* ¹⁷	M ₁₇	M ₁₇	M	M	M ₁₇	
Shared parking	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	
Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Industrial & Transportation Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	M/MU	U/MU	O/MU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle parking (continued) –																		
Vehicle parking, limited (short-term)	--	--	--	--	--	--	--	--	--	--	--	A	A	A	--	--	--	
Vehicle parking, limited (long-term)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle parking, general	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	

Key:

* C-3: Use permitted on properties developed with a horizontal mixed-use project.

* M/MU, MS/Z, ST and MV: Use is pedestrian oriented and may occupy the ground floor of vertical mixed-use buildings. Other uses shall not be permitted on the ground floor.

¹⁶ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

¹⁷ Parking structures shall be ancillary to a permitted use.

- ^ MS: Use is pedestrian oriented and may occupy the ground floor of building facing Main Street west of Tyler Avenue. Other uses shall not be permitted on the ground floor.
- Use not permitted.
- P Use permitted by-right.
- A Use permitted after review and approval of an Administrative Permit (AP).
- D Use permitted after review and approval of the Community Development Director.
- T Use permitted after review and approval of a Temporary Use Permit (TUP).
- 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).
- R Use permitted after review and approval of a Planned Residential Development (PRD).