

Table 01: AGRICULTURAL & OPEN SPACE USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	O (204)	AE-20 (204.10)	AE-5 (205)
Accessory buildings related to permitted uses.		BR	BR
Adult day care facilities for a maximum of six (6) adults when located in a single family dwelling.		BR	BR
Adult day care facilities providing supervision for seven (7) to 12 adults, subject to compliance with Subsection 12-306-N-42.		CUP	CUP
Agricultural crops such as the raising of tree, vine, field, forage and other plant life crops of all kinds, except mushroom growing.		BR	BR
Agricultural crops, greenhouses, fruit trees, nut trees, vines, and plant nurseries (for producing trees, vines & horticultural stock) provided that no dwellings, either temporary or permanent, be permitted in relation thereto & subject to subsection 12-306-N-11.	BR		
Airports, heliports and crop dusting strips, private.		CUP	CUP
Bovine (cow) and equine (horses) animals, where the lot area is one (1) acre or more, shall not exceed four (4) adult animals in any combination of the foregoing animals and their immature offspring. No pen, stable, barn or corral shall be maintained within 100 feet of any property line or within 40 feet of any building used for human habitation unless occupied by the owner or keeper of the animals. Pasturing of these animals is permitted within the above mentioned setbacks.		BR	BR
Caretaker's dwelling and necessary accessory buildings.	CUP		
Child Development Center.			CUP 115/116
Churches. Alpha Center, related to and with a Church		CUP CUP ₁₇	CUP CUP ₁₇
Church sponsored child day care center		CUP ₆	CUP ₆
Commercial stables and riding academies.		CUP	CUP
Community gardens where there is no underlying conditional use permit, provided that no dwellings, either temporary or permanent, be permitted in relation thereto & subject to subsection 12-306-N-11.	BR	BR	BR
Community gardens where the underlying special permit is a conditional use permit, subject to the provisions of subsection 12-306-N-11.	CUP	CUP	CUP
Electric distribution substation.		CUP	CUP
Electric transmission substation.		CUP	CUP
Family day care homes, large, subject to compliance with Subsection 12-306-N-42.		CUP	CUP
Family day care homes, small.		BR	BR
Fisheries.	BR		
Flood control channels, spreading grounds, settling basins, freeways, parkways and park drives.	BR		
Golf course, subject to compliance with Subsection 12-306-N-47.		CUP	CUP
Greenhouses, horticultural collections and flower and vegetable gardens, private.		BR	BR
Group housing facility for a maximum of six (6) persons when located in a single family dwelling.		BR	BR

Table 01: AGRICULTURAL & OPEN SPACE USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	O (204)	AE-20 (204.10)	AE-5 (205)
Group housing facility for seven (7) or more persons when located in a single family dwelling, subject to Subsection 12-306-N-43.		CUP	CUP
Guest ranches.		CUP	CUP
Home occupations in accordance with Subsection 12-105-H-7.		BR	BR
Home occupation; Beauty operator (Subsection 12-105-H-7-a(8).		CUP	CUP
Home occupation: Dental ceramist		BR ₁₁₀	BR ₁₁₀
Home occupation: Sewing of surgical garments		BR ₉₃	BR ₉₃
Household pets subject to the provisions of Subsection 12-105-H-12.		BR	BR
Kennels; boarding, training, or breeding.		CUP	CUP
Manufacture of concrete products, including hot mix plants, batching plants, or the use of asphalt or petroleum products.	CUP		
Microwave relay structures.	CUP	CUP	CUP
One single family dwelling unit per lot.		BR	BR
Petroleum products storage, for use by the occupants of the premises but not for resale or distribution.		BR	BR
Poultry raising (limited to hens only), rabbit or similar small furbearing animals, not to exceed 24 of any kind or combination thereof, for domestic purposes only provided that no pen, coop, or butch be located within 100 feet of any property line or within 40 feet of any residence, dwelling or building used for human habitation.		BR	BR
Recreation areas, parks, and playgrounds.	CUP		
Removal of natural resources other than as provided for in Section 12-204.3-F, subject to the applicable regulations of Article 5.5 of Chapter 12 of this Code.	CUP		
Roadside stands, temporary, for the sale of agricultural products produced upon the premises.		BR	BR
Sewage disposal and treatment plants.		CUP	CUP
Signs, subject to District Standards	BR	BR	BR
Surface mining operations subject to the provisions of Article 5.5 of Chapter 12 of this Code.	CUP	CUP	
Temporary logging camps.	CUP		
Temporary sawmills and planing mills.	CUP		
Water Pump Station.	BR ₆₆	CUP ₅₃	
Wildlife preserves, forest preserves and such buildings and structures as are related thereto.	BR		
Wine production (max. 200 gal./year)		BR ₁₅₄	BR ₁₅₄

Notes: BR = By Right
CUP = Conditional Use Permit
dc = Director Classification
*..... = Asterisked Use, special fees

Table 02: SINGLE FAMILY RESIDENTIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	R-A (206)	R-1-A (207)	R-1-AH (208)	R-1-E/R-1-EH (208.10)	R-1-B (209)	R-1-C (210)	R-1 (211)
Accessory buildings.		BR	BR	BR	BR	BR	BR
Accessory buildings. 1. Garages. 2. Servants' quarters on parcels of land having a minimum lot area of 36,000 square feet or more.	BR						
Adult day care facilities for a maximum of six (6) adults, when located in a single family dwelling.	BR						
Adult day care facilities providing supervision for seven (7) to twelve (12) adults, subject to compliance with Subsection 12-306-N-43.	CUP						
Agricultural crops, fruit trees, nut trees, vines, and plant nurseries (for producing trees, vines and horticultural stock) subject to 12-306-N-11.	BR						
Bovine (cow) and equine (horses) animals, where the lot area is one (1) acre or more, shall not exceed four (4) adult animals in any combination of the foregoing animals and their immature offspring. No pen, stable, barn or corral shall be maintained within one hundred (100) feet of any property line or within forty (40) feet of any building used for human habitation unless occupied by the owner or keeper of the animals. Pasturing of these animals is permitted within the above mentioned setbacks.	BR						
Churches. Alpha center, related to and with a Church	CUP CUP ₁₇						
Church sponsored child day care center	CUP ₆						
Community gardens where there is no underlying conditional use permit subject to 12-306-N-11.	BR						
Community gardens where the underlying special permit is a conditional use permit, subject to the provisions of Subsection 12-306-N-11.	CUP						
Electric distribution substation.	CUP	CUP	CUP	CUP		CUP	CUP
Family day care homes, large, subject to compliance with subsection 12-306-N-42.	CUP						
Family day care homes, small.	BR						

Table 02: SINGLE FAMILY RESIDENTIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	R-A (206)	R-1-A (207)	R-1-AH (208)	R-1-E/R-1-EH (208.10)	R-1-B (209)	R-1-C (210)	R-1 (211)
Farmers Market, subject to the conditions listed in Subsection 12-304-B-25.							CUP
Flood control settling grounds.		CUP	CUP	CUP			
Golf course and country club, subject to compliance with Subsection 12-306-N-47.	CUP						
Golf course, country club and driving range, subject to compliance with Subsection 12-306-N-47.		CUP	CUP	CUP	CUP	CUP	CUP
Greenhouses, horticultural collections and flower and vegetable gardens, private.	BR	BR	BR	BR	BR	BR	BR
Group housing facility for a maximum of six (6) persons when located in a single family dwelling.	BR	BR	BR	BR	BR	BR	BR
Group housing facility for seven (7) or more persons when located in a single family dwelling, subject to Subsection 12-306-N-43.	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Home occupations in accordance with Subsection 12-105-H-7.	BR	BR	BR	BR	BR	BR	BR
Home occupation; Beauty operator (Sec. 121-105-H-7-a(8)).	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Home occupation; Dental Ceramist.	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀
Home occupation; Sewing of Surgical Garments.	BR ₉₃	BR ₉₃	BR ₉₃	BR ₉₃	BR ₉₃	BR ₉₃	BR ₉₃
Horses may be maintained for personal use in the "R-1-EH" District upon an area not less than 37,500 square feet in a number not to exceed two (2) adult animals and their offspring less than one (1) year of age. Provided further, that no stable or corral shall be maintained within 25 feet of any side or rear property line or within 40 feet of any window or door of any residence, dwelling or other building used for human habitation, or within 100 feet of the front line of the property; however, horses may be pastured upon irrigated pasture within the above-mentioned side and rear yard setbacks. An additional horse is permitted for each additional 37,500 square feet of lot area, provided that the total number shall not, in any case, exceed four (4) horses. Both frontages of through lots shall be considered front property lines.				BR			

Table 02: SINGLE FAMILY RESIDENTIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	R-A (206)	R-1-A (207)	R-1-AH (208)	R-1-E/R-1-EH (208.10)	R-1-B (209)	R-1-C (210)	R-1 (211)
Horses may be maintained upon an area not less than 20,000 square feet in area in a number not to exceed two (2) animals with their immature off-spring less than one (1) year of age, for private use. Provided further, that no stable or corral shall be maintained within 25 feet of any side or rear property line or within 40 feet of any window or door of any residence, dwelling or other building used for human habitation, or within 100 feet of the front line of the property. An additional horse may be permitted for each additional 20,000 square feet of lot area, provided that the total number shall not in any case exceed four (4) horses. In the case of a through lot, both frontages, for the purposes of this paragraph, shall be considered as front lot lines.			BR				
Household pets subject to the provisions of Subsection 12-105-H-12.	BR	BR	BR	BR	BR	BR	BR
Kennels; boarding, training, or breeding.	CUP						
Libraries, public		CUP	CUP	CUP	CUP	CUP	CUP
Microwave relay structures.	CUP						
One single family dwelling unit per lot, except for a Second Dwelling in accordance with Subsection 12-306-N-38.	BR	BR	BR	BR			
One single family dwelling unit per lot, except: 1. In a Planned Development as permitted by Section 12-209-3-G; and 2. A second Dwelling in accordance with Subsection 12-306-N-38..					BR	BR	BR
Petroleum products storage, for use by the occupants of the premises but not for resale or distribution.	BR						
Planned developments, subject to the provisions of Subsection 12-306-N-21.					CUP	CUP	CUP

Table 02: SINGLE FAMILY RESIDENTIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	R-A (206)	R-1-A (207)	R-1-AH (208)	R-1-E/R-1-EH (208.10)	R-1-B (209)	R-1-C (210)	R-1 (211)
Poultry raising (limited to hens only), rabbits or similar small furbearing animals, not to exceed 24 of any kind or combination thereof, for domestic purposes only provided that no pen, coop, or hutch be located within 100 feet of any property line or within 40 feet of any residence, dwelling or building used for human habitation.	BR						
Private college.						CUP ₁₅₃	
Roadside stands, temporary, for the sale of agricultural products produced upon the premises.	BR						
Schools, parks and playgrounds, public.	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools, private or parochial, of an elementary, secondary or college level.	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Signs, subject to District Standards.	BR	BR	BR	BR	BR	BR	BR
Subdivision signs, Off-site, if proposed as specified in Subsection 12-207.5-K-4.	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Tract offices, model homes and construction material storage yards of a temporary nature, within the tract being developed.	BR	BR	BR	BR	BR	BR	BR
Unit Planned Developments, subject to the provisions of Section 12-304-B-12.				CUP			
Water pump stations, subject to the provisions of Subsection 12-306-N-46.	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Wine production (max. 200 gal./year).	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄
Youth Club.							CUP ₁₃₆

Notes: BR = By Right
 CUP = Conditional Use Permit
 dc = Director Classification
 *... = Asterisked Use, special fees

Table 03: MULTIPLE FAMILY RESIDENTIAL USES

By Zone District

List of Uses (Ref. Section)	R-2-A (211.10)	R-2 (212)	R-3 (213)	R-4 (214)
Accessory buildings.	BR	BR	BR	BR
Adult day care facilities providing supervision for a maximum of six (6) adults, subject to compliance with Subsection 12-306-N-43.	BR	BR	BR	BR
Adult day care facilities providing supervision for a maximum of twenty-four (24) persons, subject to compliance with Subsection 12-306-N-42.			CUP	CUP
Adult day care facilities providing supervision for seven (7) to twelve (12) adults, subject to compliance with Subsection 12-306-N-42.	CUP	CUP		
Agricultural crops, fruit trees, nut trees, vines, and plant nurseries (for producing trees, vines and horticultural stock) subject to 12-306-N-11.	BR	BR	BR	BR
Bed and Breakfast Facility.			BR ₁₂₃	BR ₁₂₃
Boarding and/or rooming house			CUP	CUP
Buildings over forty (40) feet in height. (Refer to Section 12-213.5-D, below.)			CUP	
Buildings over sixty (60) feet in height. (Refer to Section 12-214.5-D, below)				CUP
Child day care centers, large and small.				BR
Churches. Alpha center, related to and with a Church	CUP CUP ₁₇	CUP CUP ₁₇		
Church sponsored child day care center	CUP ₆	CUP ₆	CUP ₆	CUP ₆
Churches and parochial schools. Alpha center, related to and with a Church			BR BR ₁₇	BR BR ₁₇
Clubs and lodges, private, excepting those the principal activity of which is a service customarily carried on as a business.			CUP	BR
Community gardens where there is no underlying conditional use permit subject to 12-306-N-11.	BR	BR	BR	BR
Community gardens where the underlying special permit is a conditional use permit, subject to the provisions of subsection 12-306-N-11.	CUP	CUP	CUP	CUP
Electric distribution substation.	CUP	CUP	CUP	CUP
Family day care homes, large, subject to compliance with Subsection 12-306-N-42.	CUP	CUP	CUP	CUP
Family day care homes, small.	BR	BR	BR	BR
Fraternities and sororities.			CUP	CUP
Golf course, country club and driving range, subject to compliance with Subsection 12-306-N-47.	CUP	CUP	CUP	CUP
Greenhouses, horticultural collections and flower and vegetable gardens, private.	BR	BR	BR	BR
Group housing facility for a maximum of six (6) persons when located in a single family dwelling.	BR	BR	BR	BR
Group housing facility for seven (7) or more, subject to Subsection 12-306-N-43.	CUP	CUP	CUP	CUP
Home occupations in accordance with Subsection 12-105-H-7.	BR	BR	BR	BR
Home occupations; Beauty Operator	CUP	CUP	CUP	CUP

**Table 03: MULTIPLE FAMILY RESIDENTIAL
USES**

By Zone District

List of Uses (Ref. Section)	R-2-A (211.10)	R-2 (212)	R-3 (213)	R-4 (214)
Home occupation; Dental Ceramist	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀	BR ₁₁₀
Home occupation; Sewing of surgical Garments	BR ₉₃	BR ₉₃	BR ₉₃	BR ₉₃
Household pets subject to the provisions of Subsection 12-105-H-12.	BR	BR	BR	BR
Libraries, public.	CUP	CUP	BR	BR
Multiple family dwellings, to a maximum density of less than 30 units per acre. (Refer to Section 12-214.3-I for densities of 30 or more units per acre.)				BR
Multiple family dwellings with a density of 30 or more units per acre, or containing two (2) or more net acres in area.				CUP
Multiple family projects when the subject site contains two (2) or more net acres in area.	CUP	CUP	CUP	
One-family, two-family or multiple-family dwellings on a lot, with less than two (2) net acres in area.	BR	BR	BR	BR
One single family dwelling unit per lot, except: 1. In a Planned Development as permitted by Section 12-209-3-G; and 2. A second Dwelling in accordance with Subsection 12-306-N-38..	BR	BR	BR	BR
Schools, parks and playgrounds, public	CUP	CUP	BR	BR
Schools, private or parochial, of an elementary, secondary or college level.	CUP	CUP	CUP	
Signs subject to provisions of Section 12-211.5-K.	BR	BR	BR	BR
Subdivision signs--Off-site, if proposed as specified in Subsection 12-207.5-K-4.	CUP	CUP	CUP	CUP
Tract offices, model homes and construction material storage yards of a temporary nature, within the tract being developed.	BR	BR	BR	BR
U. S. Postal Service Neighborhood Delivery and Collection Box Units.	BR ₉₇	BR ₉₇	BR ₉₇	BR ₉₇
Water pump stations, subject to the provisions of Subsection 12-306-N-46.	CUP	CUP	CUP	CUP
Wine production (max. 200 gal./year).	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄

NOTES: BR = By Right
 CUP = Conditional Use Permit
 dc... = Director Classification
 *... = Asterisked Use, special fees

Table 04: OFFICE USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	R-P (215)	RP-L (215.10)	C-P (216)
Adult day care facilities, subject to subsection 12-306-N-42.	BR	BR	BR
Alcohol, the retail sale of, for on-site consumption pursuant to Sections 12-304-B-24 and 12-326, as applicable			CUP
Ambulance service			CUP
Art galleries			BR
Artist studios	BR		BR
Banks and savings and loan institutions	CUP		BR
Banquet hall.			CUP
Bed and Breakfast Facility			BR ₁₂₃
Bed and Breakfast House			BR ₁₀₁
Body viewing/Funeral Home Admin. Office.	CUP 184		
Book store, not to exceed 2,500 square feet in gross floor area			CUP
Buildings over one story in height when permitted by Subsection 12-215.5-D-1.	CUP		
Buildings over thirty-five (35) feet in height, pursuant to Section 12-216.5-D below.			CUP
Cerebral Palsy Center	BR ₁₄₈		
Child day care centers, large and small.	BR	BR	BR
Churches Alpha center, related to and with a Church	CUP CUP ₁₇		BR BR ₁₇
Church sponsored child day care center	CUP ₆		CUP ₆
Communication Masts.			CUP ₁₆₄
Conversion of an existing commercial use to residential use in a residential building where such use is specifically authorized in an applicable specific plan and pursuant to the provisions of the applicable specific plan. For purposes of this subsection, "Residential building" means a building originally planned for, built, occupied and used for residential purposes.	BR		BR
Copying & Duplicating Service.			CUP _{52&} 118
Copying Service, High Speed			BR ₁₀₄
Credit Union is a Savings & Loan.	CUP ₈₄		BR ₈₄
Day spa and salons.	BR		BR
Dental Laboratory.	CUP		
Dental Tech (doing lab in dental office).	BR ₁₁		

Table 04: OFFICE USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	R-P (215)	RP-L (215.10)	C-P (216)
District office, Century 21 real estate co,	BR ₃₆		
Educational services	CUP 110A		BR _{110A}
Electrical distribution substation.		CUP	CUP
Embalming, on a conditional basis	CUP 12-01		
Employee credit unions			BR
Exhibit halls			BR
Existing residential buildings.	BR	BR	BR
Furrier, as defined in subsection 12-105-F-18.			CUP
Group housing facility for a maximum of six (6) persons when located in a single family dwelling.	BR	BR	BR
Group housing facility for seven (7) or more persons, subject to Subsection 12-306-N-43.	CUP	CUP	CUP
Health and Fitness Club.			CUP _{119&} 172
Health and Fitness Club, Private.			CUP ₁₁₁
Home Health Care Facilities and Supplies w/in a Medical Office Building.			CUP ₁₂₆
Home occupations, in accordance with subsection 12-105-H-7.	BR		BR
Home occupation; Beauty operator	CUP	CUP	CUP
Home occupation; Dental Ceramist.	BR ₁₁₀		BR ₁₁₀
Home occupation; Sewing of Surgical Garments.	BR ₉₃		BR ₉₃
Hotels			BR
household pets subject to the provisions of Section 12-105-H, "Household Pets." (The keeping of)	BR	BR	BR
Housing for the elderly	CUP 197		CUP ₁₉₇
Institutions of a philanthropic nature (except correctional and mental)			BR
Internet or cyber café			CUP ₂₁₀
Jeweler (when part of a planned office development)			BR ₂₂
Jewelry manufacturing, limited	BR ₁₇₀		BR ₁₇₀
Laboratories <ul style="list-style-type: none"> a. Biological b. Dental c. Medical d. Optometrical 			BR
Large family day care homes, subject to compliance with Subsection 12-306-N-42.	CUP		

Table 04: OFFICE USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	R-P (215)	RP-L (215.10)	C-P (216)
Libraries	BR		BR
Limited Office Vocational Training Facility.	CUP ₈₂		CUP ₈₂
Lodges, clubs and fraternal organizations			BR
Manicurists and estheticians (skin care).	CUP		
Medical Laboratory.	CUP		
Medical or dental offices.		CUP	
Microwave relay stations.			CUP
Mixed Use projects pursuant to Section 12-325.			CUP
Multiple dwellings subject to the findings of Subsection 12-306-N-19.			CUP
Museums			BR
Night club is permitted only when it is within a Hotel and customer access is only through the Hotel lobby, and pursuant to Sections 12-326 and 12-327			CUP
Office furniture display & catalog sales	BR ₁₀₂		
Office furniture display, an interior design office w/incidental sales			BR ₁₁₂
Offices, excluding retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices <ul style="list-style-type: none"> a. Administrative b. Business c. General d. Medical e. Professional 			BR
Offices. There shall be no retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices. <ul style="list-style-type: none"> a. Administrative b. Business c. General d. Medical and dental e. Professional, other than veterinarian. 	BR		
One family dwelling unit used in combination with permitted nonresidential uses.	BR	BR	
One-family or multiple dwellings subject to the findings of subsection 12-306-N-19.	CUP		
Optometrical clinics			BR
Outpatient Substance Abuse Treatment Facility.	CUP ₁₈₁		CUP ₁₈₁
Photographer, Professional.	BR ₁₁₃		
Photographic studios			BR
Post Office substation.			CUP

Table 04: OFFICE USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	R-P (215)	RP-L (215.10)	C-P (216)
Prescription pharmacy.	CUP		
Prescription pharmacy, subject to the provisions of subsection 12-105-P-10			CUP
Private and parochial schools			BR
Private residence clubs, fraternity and sorority houses, rooming and boarding houses.			CUP
Professional scuba diving school			CUP _{166A}
Radio and television broadcasting studios			BR
Radio stations without any on-site transmitter, antenna, or tower for radio broadcasting purposes.	CUP		
Radiologist's Office is a Medical Office.	BR ₈₇		
Restaurant & Bar in Hotel/Motel.			CUP ₁₀₀
Restaurant (with or without alcoholic beverages).			CUP
School, Commercial.	CUP ₈₁		CUP ₈₁
School, Private Professional (training for dental, medical, & nursing assistants)			BR ₉₆
School, Vocational.	CUP ₈₁ & 110A		CUP ₁₃₄
Security brokers, dealers and flotation companies			BR
Shiatsu Therapy Office.	BR _{32b}		BR _{32b}
Shiatsu Therapy School			BR _{32b}
Signs, subject to district standards	BR	BR	BR
Single-story offices only. There shall be no retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices. a. Administrative. b. Business. c. Generally. d. Professional, other than medical, dental and veterinarian.		BR	
Small animal veterinary hospital, subject to the provisions of Subsections 12-306-I-2.2.t and 12-306-N-20.			CUP
Subdivision signs--Off-site, if proposed as specified in Subsection 12-207.5-K-4.			CUP
Surgical Center, Ambulatory.	CUP 142		
Surgical Clinic, Minor Outpatient.	BR ₁₀₅		
Swedish Massage Therapy.	BR ₁₃₅		BR ₁₃₅
Tanning salon.	BR		BR
Tavern, pursuant to Section 12-326			CUP

Table 04: OFFICE USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	R-P (215)	RP-L (215.10)	C-P (216)
Temporary or permanent telephone booths.			BR
Tobacconist (when part of a Planning Office Development)			BR ₂₂
Unit Planned Development.			CUP _{66A}
U.S. Postal service neighborhood delivery & collection box units	BR ₉₇		BR ₉₇
Valet Service (when part of a Planning Office Development)			BR ₂₂
Water pump stations, subject to the provisions of Subsection 12-306-N-46.	CUP	CUP	CUP
Wedding Chapel and Reception Facilities.	CUP ₁₅		
Wine production (max. 200 gal./year).	BR ₁₅₄	BR ₁₅₄	BR ₁₅₄

Notes: BR = By Right
 CUP = Conditional Use Permit
 dc = Director Classification
 *... = Asterisked Use, special fees

Table 05: COMMERCIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Additional uses requiring a Site Plan Review may be allowed subject to determination by the Director of Development and Resource Management.								BR	
Additional uses requiring a Conditional Use Permit shall be allowed subject to determination by the Director of Development and Resource Management pursuant to Section 12-408.								CUP	
Adult day care facilities for a maximum of six (6) adults when located in a single family dwelling.				BR				BR	
Adult day care facilities for seven (7) to twelve (12) adults when located in a single family dwelling, subject to Subsection 12-306-N-42								CUP	
Adult Day Care Facilities, subject to compliance with subsection 12-306-N-42.	BR ₂₀₆	BR ₂₀₆	BR ₂₀₆	BR ₂₀₆ / CUP	CUP	CUP			
Adult school.				BR ₁₅₉					
Alcohol, the retail sale of, for on- or off-site consumption, pursuant to Sections 12-304-B-24 and 12-326, as applicable.	CUP	CUP	CUP		CUP	CUP	CUP		CUP
Aluminum Screen and Door.						BR ₃₄			
Ambulance service	CUP	BR	BR	BR	BR	BR			
Animal hospitals (no kennels except for animals under treatment).						BR			
Antique shop				BR	BR	BR		BR	BR
Appliance sales (household)		BR	BR	BR	BR	BR			
Art gallery			BR	BR				BR	BR
Art gallery, brokerage		BR ₅₆	BR ₅₆	BR ₅₆					
Art Shop, Original.	BR ₁₀	BR ₁₀	BR ₁₀	BR ₁₀					
Artist studio				BR	BR	BR		BR	BR
Auction house.				BR		CUP			
Auditorium.			BR	BR		CUP			
Auto Tennis.	CUP ₃₂	CUP ₃₂							
Auto service facility, Limited	CUP ₂₀₁	CUP ₂₀₁	CUP ₂₀₁	CUP ₂₀₁	CUP ₂₀₁				

Table 05: COMMERCIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Automobile accessory parts (new) retail sales.		CUP			CUP ₇				
Automobile muffler shop, when located within a completely enclosed building.					CUP				
Automobile Paint Store.					BR ₁₀₉	BR ₁₀₉			
Automobile Painting, Retail (all activity, inc. storage, to be maintained completely within an enclosed building)						CUP ₈₀			
Automobile parts sales (new).	BR ₂₀₉	BR ₂₀₉	BR ₂₀₉	BR ₂₀₉		BR			
Automobile Parts Store (not to exceed 2,500 sq. ft. floor area)	BR ₁₄₇	BR ₁₄₇	BR ₁₄₇	BR ₁₄₇					
Automobile rental				CUP		CUP			
Automobile rental, repair, and service station conducted within an entirely enclosed building.								CUP	
Automobile repair (conducted within an enclosed building).				CUP					
Automobile re-upholstery.						BR			
Automobile retail sales subject to the provisions of subsection 12-306-N-54.				CUP		CUP			
Automobile service station.				CUP					
Automobile service station, subject to the provisions of Subsection 12-306-N-32.	CUP	CUP	BR	BR	BR	BR			
Automotive Torque Converter Repair Garage (w/in Enclosed Bldg.)						BR ₁₈₇			
Bail bond businesses above the ground floor				BR				BR	
Bakery goods, retail sales only	BR	BR	BR	BR					CUP
Bakery, retail	BR	BR	BR	BR	BR	BR		BR	
Bakery Shop				BR					
Banks, Savings and Loan Associations and credit unions	BR	BR	BR	BR	BR	BR		BR	CUP
Banquet and Social Halls.		CUP ₁₆₂	CUP	CUP		CUP	CUP		CUP
Banquet Hall		CUP							
Barber shop	BR	BR	BR	BR	BR	BR	BR	BR	CUP
Baseball Batting Range.						CUP _{dc}	BR _{dc}		

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Bath (Turkish, etc).				BR		BR	BR	BR	
Beauty college, subject to the provisions of Section 12-306-I-2.		BR	BR	BR		BR			
Beauty shop	BR	BR	BR	BR	BR	BR	BR	BR	CUP
Bed and Breakfast.				BR ₁₂₃	BR ₁₅₆	BR ₁₅₆			
Bicycle sales and repairs								BR	
Bicycle shop	BR	BR	BR	BR	BR	BR	BR		
Blood/Plasmapheris Bank				BR				BR	
Boarding House				BR ₁₅₇					
Body and fender shops, when located within completely enclosed buildings.						CUP			
Book Binding.				BR ₁₃₃					
Book store	BR	BR	BR	BR				BR	BR
Bookstore, adult, subject to the provisions of Section 12-306-N-30 of this Code.				BR	BR	BR			
Bowling alleys		BR	BR	BR		BR	BR		
Building and loan offices		BR	BR	BR	BR	BR			
Buildings or structures over 35 feet in height, but not exceeding 60 feet, pursuant to Subsection 12-231.5-D.								CUP	
Buildings over 35 feet in height, pursuant to Section 12-222.5-D.					CUP	CUP			
Bus terminals.				CUP		CUP			
Business colleges.				BR		BR			
Business school								BR	
Cafeteria	BR	BR	BR	BR				BR	
Candy shop				BR				BR	
Car Wash, drive through; as defined in Subsection 12-105-C-6-a.	CUP				CUP				
Car Wash: a. Drive through; as defined in Subsection 12-105-C-6-a. b. Mechanical; as defined in Subsection 12-105-C-6-b.		CUP	BR	BR					
Car Wash, self-service; as defined in Subsection 12-105-C-6-c.				CUP	CUP ₇₉				

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Car Wash: a. Drive through; as defined in Subsection 12-105-C-6-a. b. Mechanical; as defined in Subsection 12-105-C-6-b. c. Self-service; as defined in Subsection 12-105-C-6-c.						CUP			
Caretaker's residence.				CUP	CUP	CUP	BR ₂₀₇		
Carnival-promotional		BR	BR	BR		BR			
Carousel, (when located on the interior of a shopping mall).			BR ₁₄₉	BR ₁₄₉					
Carpet Sales, Retail.	BR _{dc}	BR _{dc}	BR _{dc}	BR _{dc}					
Cars, radio controlled.						CUP ₁₅₈	CUP ₁₅₈		
Ceramics Hobby Shop.	BR ₁₂	BR ₁₂	BR ₁₂	BR ₁₂	BR ₁₂	BR ₁₂	BR ₁₂		
Chapels									CUP
Child care centers if the facilities are not in conjunction with the adjoining businesses or do not primarily serve the employees of such businesses								CUP	
Child Care Nursery.				BR _{dc}	*CUP ₃₁				
Child day care centers, large and small.				BR					
Church and Related Facilities. Alpha Center with church	CUP 10-005/ 12-02			BR ₁₇	CUP ₁₇	CUP ₁₇	BR ₁₇	CUP ₁₇	
Church sponsored child day care center				CUP ₆	CUP ₆	CUP ₆	CUP ₆	CUP ₆	
Cleaning and dyeing shop (retail only dry cleaning clothes in enclosed machines, using noninflammable cleaning compounds)	BR	BR	BR	BR	BR	BR			
Clothing store	BR	BR	BR	BR					BR
Commercial Printing.					BR _{dc}	BR _{dc}			
Communication masts.			CUP ₁₆₄	CUP ₁₆₄	CUP ₁₆₄	CUP ₁₆₄			
Communications equipment building.				BR	BR	BR			
Confectionery	BR	BR	BR	BR	BR	BR		BR	BR
Confectionery (with incidental manufacturing).				BR		BR			
Concession Go-Kart Track, Kart Rental.						BR _{dc}			

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Conversion of an existing commercial use to residential use in a residential building. For purposes of this subsection, "Residential building" means a building originally planned for, built, occupied and used for residential purposes.						BR	BR		
Conversion of an existing commercial use to residential use in a residential building where such use is specifically authorized in an applicable specific plan and pursuant to the provisions of the applicable specific plan. For purposes of this section, "Residential building" means a building originally planned for, built, occupied and used for residential purposes.	BR	BR	BR	BR					
Conversion to, or the rehabilitation of, a single family dwelling, and multiple dwellings				BR					
Copy Services				BR				BR	
Credit Union, as a Savings & Loan	BR ₈₄	BR ₈₄	BR ₈₄	BR ₈₄	BR ₈₄	BR ₈₄		BR ₈₄	BR ₈₄
Credit Union, Employees	BR _{dc}	BR _{dc}	BR _{dc}	BR _{dc}					
Cyber Arcade		CUP ₁₉₂							
Dairy products	BR	BR	BR	BR					
Damaged Automobile Storage Yard, subject to the provisions of Section 12-105-D and Section 12-306-N-4.5.						CUP			
Dance Hall, Public.			BR ₉₈	BR ₉₈		BR ₉₈	BR ₉₈		
Dancing academies.				BR					
Dancing schools.					BR	BR			
Day spa and salon	BR	BR	BR	BR	BR	BR		BR	
Delicatessen	BR	BR	BR	BR	BR	BR		BR	CUP
Department Store.		BR	BR	BR		BR ₅₇			
Diaper service.						BR			
Drapery, Custom and Wholesale Manufacturing.						BR ₁₀₃			

Table 05: COMMERCIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Drive-in movies.						CUP			
Driving Skill Course.						CUP ₃₉	CUP ₃₉		
Drug manufacturer (beyond that which would be consistent with the definition of "drugstore" as provided in FMC 12-105-D-14 or "pharmacy" as provided in FMC 12-105-P-10 and Business and Professions Code Section 4035), subject to the provisions of Section 12-306-N-48.						CUP			
Drugstore	BR	BR	BR	BR	BR	BR		BR	
Dry goods	BR	BR	BR	BR					BR
Duplicating Service.		BR ₁₉	BR ₁₉	BR ₁₉					
Educational Services			BR _{110A}	BR _{110A}	BR _{110A}	BR _{110A}			
Electric distribution substation	CUP	CUP	CUP	CUP	BR	BR	CUP	CUP	
Electric Lighting Fixtures, Retail Sales.	BR ₄₆	BR ₄₆	BR ₄₆	BR ₄₆					
Electric sign company						BR ₄₄			
Electrical supply.						BR			
Employment agency			BR	BR		BR _{dc}			
Equipment rental, except heavy construction equipment.						BR			
Exhibit hall				BR				BR	
Fairgrounds							BR		
Family Restaurant, Game and Entertainment Center, subject to provisions of Subsection 12-306-N-37.		CUP	CUP	CUP					
Feed and fuel, when located within a completely enclosed building or solid masonry wall.						BR			
Financial institutions			BR	BR					
Financial services and title companies				BR					
Firearms & Accessories, Retail Sales and Repair.	BR ₁₀₇	BR ₁₀₇	BR ₁₀₇	BR ₁₀₇				BR	
Fishing and fly casting ponds							BR		
Fitness/Work out gym				BR					

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Flea Market (when located within a completely enclosed building).						BR ₄₅			
Florist and plant shop;	BR	BR	BR	BR	BR	BR		BR	BR
Food Specialty (Take Out).	BR ₂	BR ₂	BR ₂	BR ₂					
Freestanding electronic variable message board, subject to the provisions of subsection 12-306-N-55,	CUP	CUP ₁₉₄	CUP ₁₉₄	CUP		CUP			
Frozen food locker.						BR			
Fruit and vegetable stores	BR	BR	BR	BR				BR	
Furniture or automobile upholstery shop when located within a completely enclosed building.					CUP				
Furniture store.		BR	BR	BR	BR	BR			
Furniture store, having gross floor area of less than 15,000 square feet.	CUP								
Furniture upholstery (retail custom work).						BR			
Furrier									BR
Game Facility.						BR ₁₂₇	BR ₁₂₇		
Game parlors, including card rooms				BR ₃					
Garden supplies		BR	BR	BR	BR	BR			
General commercial amusements							BR		
Gift shop	BR	BR	BR	BR				BR	BR
Glass and Glazing, Retail Sales.				BR _{dc}		BR _{dc}			
Glass and Glazing, Retail Sales (not to include auto glass).					CUP _{dc}				
Golf driving ranges.						CUP	BR		
GOVERNMENTAL USES									
1. Administrative									
a. Police								BR	
b. Fire									
c. Sheriff's facilities									

Table 05: COMMERCIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
GOVERNMENTAL USES 2. Other uses associated with and under the direct control of the city, county, state, or federal governments and their subsidiary agencies that are housed in typical office buildings.								BR	
GOVERNMENTAL USES 3. District administrative facilities and similar agencies that are housed in typical office buildings including: a. School districts, excepting adjunct book warehouse b. Improvement and public facilities district c. Water districts								BR	
Greenhouse.					BR	BR			
Grocery stores	BR	BR	BR	BR	BR	BR			
Grocery/convenience store, food markets				BR				BR	
Group housing facility for a maximum of six (6) persons when located in an existing single family dwelling.				BR				BR	
Group housing facilities for seven (7) or more persons, subject to Subsection 12-306-N-43.				CUP	CUP	CUP		CUP	
Gymnasium				BR		BR		CUP	
Hardware store.	BR	BR	BR	BR	BR	BR			
Health and Fitness Clubs.	BR ₁₇₂	BR _{119/172}							
Health food store		BR	BR	BR	BR	BR		BR	
Hobby shop	BR	BR	BR	BR	BR	BR		BR	CUP
Home furnishings			BR	BR					
Home occupation in accordance with subsection 12-105-H-7.				BR				BR	
Home occupation, Dental ceramist				BR ₁₁₀					
Home occupation, Sewing of surgical garments				BR ₉₃					
Hospital				BR				BR	
Hotel.			BR	BR		CUP	CUP ₁₈₃	BR	

Table 05: COMMERCIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Household pets, the keeping thereof, subject to the provisions of Section 12-105-H, "Household Pets."				BR					
Ice and food products dispensing machines.	CUP	CUP	CUP		CUP	BR			
Ice and food products dispensing machines, provided that in the Central Business District core area the provisions of Section 12-220.3 shall apply.				BR					
Ice and food products dispensing machines within the Central Business District Core Area.				CUP					
Ice cream store	BR	BR	BR	BR				BR	CUP
Ice storage (10 tons' capacity maximum).					BR	BR			
Indoor electronic tagging fame facility		BR	BR	BR	BR	BR			
Indoor multi-tenant market		CUP ₁₉₅	CUP ₁₉₅	CUP ₁₉₅		CUP ₁₉₅			
Indoor Soccer Arena		CUP ₁₉₀							
Institutions of a philanthropic nature (except correctional and mental).				BR					
Interior decorating									BR
Internet or Cyber Cafe	CUP ₂₁₀	BR ₂₁₀	BR ₂₁₀	BR ₂₁₀	BR ₂₁₀	BR ₂₁₀			
Jewelry and loan business								CUP	
Jewelry store	BR	BR	BR	BR				BR	BR
Karate School.	BR ₂₈	BR ₂₈	BR ₂₈	BR ₂₈	BR ₂₈	BR ₂₈	BR ₂₈	BR ₂₈	BR ₂₈
Laboratories: a. Biological. b. Dental. c. Medical. d. Optometrical.				BR	BR	BR			
Laboratories; a. Testing.						BR			
Laundry and dry cleaning pick-up agencies for work to be done elsewhere	BR	BR	BR	BR	BR	BR			
Laundry/Dry cleaning pickup				BR				BR	
Laundry, self-service	BR	BR	BR	BR	BR	BR			
Lawnmower Sales and Service Shop.	CUP ₂₀				BR ₁₃	BR ₁₃			

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Leather goods and luggage			BR	BR				BR	
Library			BR	BR	BR	BR		BR	BR
Liquor products (packages);	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP
Lodges, clubs and fraternal organizations.				BR	CUP	CUP	BR	BR	
Lunchrooms	BR	BR	BR	BR					
Machinery sales, except heavy construction machinery.						BR			
Manicurist.	BR ₁₆₃								
Martial Arts Instruction				BR				BR	
Massage Parlor.			BR ₂₇	BR ₂₇		BR ₂₇			
Massage Therapy Services				BR				BR	
Mattress shop.						BR			
Meat Cutting Room.						BR ₂₅			
Meat jobber.			CUP						
Meat markets	BR	BR	BR	BR					
Medium-rise senior citizen complex						CUP ₁₂₄			
Meeting hall incidental to a permitted use								BR	
Meeting halls.				BR		BR			
Meta-Science Center.			BR _{13a}	BR _{13a}		BR _{13a}			
Micro-breweries.				CUP				CUP	
Microwave relay structure	CUP	CUP	CUP			CUP	CUP	CUP	
Millinery		BR	BR	BR				BR	
Mini Storage.						CUP ₂₃			
Miniature golf course.						BR	BR		
Mixed Use projects pursuant to Section 12-325.	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
Mobile Hot Lunch Wagons, Parking and Storage.						BR ₁₀₈			
Mobile Lunch Service.						BR ₁₂₀			
Model home display.					BR	BR			

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Model swimming pools (enclosed within a building or adequately protected by fencing).							BR		
Monument and tombstone sales (retail only).						BR			
Mortuaries.				CUP	CUP	CUP		CUP	
Motels			BR	BR		CUP			
Motion picture theater, adult, subject to the provisions of Section 12-306-N-30 of this Code.				CUP		CUP		CUP	
Motion picture theaters as defined in Subsection 12-105-M-10.		CUP	BR	BR		CUP	CUP ₁₈₃	BR	
Motorcycle Accessory Parts, new retail sales.				BR ₁₂₁	BR ₁₂₁	BR ₁₂₁			
Motorcycle retail sales and service, subject to the provisions of Subsection 12-306-N-54.				CUP		CUP		CUP	
Muffler Shop.						BR ₆₁			
Multiple dwellings, and the conversion to, or the rehabilitation of, a single family dwelling.				BR				BR	
Museums.				BR					
Music and dance instruction	BR	BR	BR	BR	BR	BR		BR	
Music stores	BR	BR	BR	BR					
Musical instrument sales			BR	BR					
Natatorium.				BR		CUP			
Newspaper publishing.				BR					
Newspaper stands	BR	BR	BR	BR	BR	BR		BR	
Night Club (subject to the provisions Section 12-326 & 12-327)		CUP	CUP	BR	CUP LIMITED	CUP	CUP	BR	
Notions		BR	BR	BR					
Off-street parking lot or structure.							BR		
Office and storage uses, provided such uses are clearly incidental to the retail sale of products on the premises				BR				BR	
Office Machines Sales and Service with Furniture Sales.		BR ₆₅	BR ₆₅	BR ₆₅	BR ₆₅	BR ₆₅			
Office supply stores				BR				BR	

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Offices: a. Administrative. b. Business. c. General. d. Medical. e. Professional.						BR	BR		
Offices: a. Administrative b. General		BR	BR	BR					
Offices: a. Business b. Medical c. Professional	BR	BR	BR	BR					BR
Offices, excluding retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices: a) Administrative b) Business c) General d) Medical				BR				BR	
One single-family dwelling unit used in combination with permitted nonresidential uses.					CUP	CUP			
Outpatient Substance Abuse Treatment Facility.	CUP ₁₈₁								
Paint, Wallpaper & Decor Center.	BR ₇₅	BR ₇₅	BR ₇₅	BR ₇₅					
Pawn shops.				BR				BR	
Performing arts theater				BR				BR	
Pet shop.		BR	BR	BR	BR	BR		BR	
Photofinishing, laboratory						BR ₈₈			
Photofinishing, Retail.	BR ₈₈	BR ₈₈	BR ₈₈	BR ₈₈					
Photographic Studios.	BR ₄	BR ₄	BR ₄	BR ₄	BR	BR		BR	
Photographic supplies	BR	BR	BR	BR	BR	BR		BR	BR
Physical fitness center for children			BR _{165A}	BR _{165A}					
Picture framing			BR	BR					
Pitch and putt golf course.						CUP	BR		
Plant nurseries	BR	BR	BR	BR	BR	BR			
Plumbing supplies (when located within a completely enclosed building or solid masonry walls).						CUP			

Table 05: COMMERCIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Pool and billiard parlors.			CUP	CUP		CUP	BR	CUP	
Pool and billiards parlor in conjunction with a restaurant, subject to the provisions of Subsection 12-306-N-31.		CUP							
Post office.		BR	BR	BR	BR	BR			
Pottery sales, when located within a completely enclosed building or solid masonry wall.						BR			
Prescription pharmacy.									CUP
Print shop, lithographing, publishing and blueprinting.				BR		BR			
Public parking lot or structure subject to other provisions of Sections 12-217.5 & 12-306-I.	CUP	CUP	CUP ₁₅₁	CUP	CUP	CUP	BR	CUP	
Purchase of gold and/or jewelry from the public in conjunction with a money mart or similar financial operation	BR ₁₀₋₀₀₃	BR ₁₀₋₀₀₃	BR ₁₀₋₀₀₃	BR ₁₀₋₀₀₃	BR ₁₀₋₀₀₃	BR ₁₀₋₀₀₃			
Racquetball Center.			BR ₄₂	BR ₄₂	BR ₄₂	BR ₄₂	BR ₄₂		
Radio and television broadcasting studios			BR	BR	BR	BR		BR	
Radio and television sales and service	BR	BR	BR	BR					
Reading room			BR	BR	BR	BR		BR	
Recreational slide.						CUP			
Recreational Vehicle Park.						CUP ₁₄₆			
Recycling Stations.	BR ₁₈₀	BR ₁₈₀	BR ₁₈₀	BR ₁₈₀	BR ₁₈₀	BR ₁₈₀			
Reducing salon	BR	BR	BR	BR	BR _{dc}	BR _{dc}			
Refrigeration and Air Conditioning Teaching Laboratory w/o Administration Facilities		BR ₁₃₂	BR ₁₃₂	BR ₁₃₂					
Rehabilitation facility, social						CUP _{22A}			
Religious facility	CUP ₁₀₋₀₀₅								
Rental of party supplies, sickroom supplies, and health machines.					BR	BR			
Repair garage.					CUP ₁₁₋₀₀₁	BR			
Restaurant, Drive-In, (serving no alcoholic beverages).				BR _{dc}		BR			
Restaurant, Drive-In, as defined in subsection 12-105-R-5.1.	CUP	BR	BR	BR	BR	BR			

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Restaurant (serving no alcoholic beverages).	BR	BR	BR	BR	BR	BR	BR	BR	CUP
Restaurants (serving alcoholic beverages).	CUP	CUP	CUP	BR	CUP	CUP	CUP	BR	CUP
Retail sales of alcohol (package store) for consumption off premises where sold.				CUP				CUP	
Riding stables and academies.							CUP		
School, Charm	BR ₃₇	BR ₃₇	BR ₃₇	BR ₃₇	BR ₃₇	BR ₃₇			
School, Commercial.			BR ₈₁ & 110A	BR ₈₁ & 110A	BR ₈₁ & 110A	BR ₈₁ & 110A			
School, Phlebotomy			BR ₂₁₅	BR ₂₁₅					
School, Private for Medical and Dental Training.					BR ₁₀₆	BR ₁₀₆			
School, Real Estate.					BR ₂₁	BR ₂₁			
School, Technical.				BR _{dc}		BR ₁₈			
School, Trade.				BR ₈₁ & 110A		BR ₈₁ & 110A			
School, Vocational.				BR ₈₁ & 110A	BR ₈₁ & 110A	BR ₈₁ & 110A			
Secondhand goods sale (all goods displayed, sold and stored within an entirely enclosed building).				CUP		BR			
Secondhand store, subject to paragraphs a. through d. of subsection 36 of Section 12-306-N.					CUP				
Self-Service, wholesaling.						CUP ₁₃₉			
Self-service wholesaling which shall mean the sale of merchandise for use or resale to individuals or institutions on a single item or case basis as opposed to the multiple case lot common to wholesale distribution. Merchandise shall be selected and transported by the customer. Gross floor area shall be limited to 10,000 square feet.						CUP			
Shiatsu Therapy Office.	BR _{32b}	BR _{32b}	BR _{32b}	BR _{32b}	BR _{32b}	BR _{32b}			
Shiatsu Therapy School	BR _{32b}	BR _{32b}	BR _{32b}	BR _{32b}		BR _{32b}			
Shoe repair shops	BR	BR	BR	BR	BR	BR		BR	CUP
Shoe stores	BR	BR	BR	BR				BR	BR
Sign painting.						BR			

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Signs, subject to District standards.	BR		BR						
Silkscreen processing.					BR	BR			
Single family attached and detached				BR				BR	
Skateboard Parks.						BR _{38a}	BR _{38a}		
Skating rinks.			CUP	BR		BR	BR		
Slot car racing shop.	CUP								
Small Animal Grooming Parlor.	BR ₈	BR ₈	BR ₈	BR ₈					
Small Animal Outpatient Veterinary Clinic	BR ₁₇₅	BR ₁₇₅	BR ₁₇₅	BR ₁₇₅					
Small Animal Pet Shop (no boarding of animals, not to exceed 4,500 sq. ft. floor area)	BR ₁₄₇	BR ₁₄₇	BR ₁₄₇	BR ₁₄₇					
Small Animal Vet hospital.	CUP ₇₁							CUP	
Small animal veterinary hospitals and clinics, within completely enclosed building, with no boarding except as is incidental to medical care, subject to provisions of Section 12-306-I and Subsection 12-306-N-20.		CUP	CUP	CUP	CUP				
Small Household Appliances, Retail Sales and Service.	BR ₄₉	BR ₄₉	BR ₄₉	BR ₄₉					
Soft drink fountains	BR	BR	BR	BR				BR	CUP
Soft Goods: Rental (including party supplies and health machines).					BR _{dc}	BR _{dc}			
Sporting goods	BR	BR							
Sports arena						CUP	BR	CUP	
Stadium							BR		
Stamp and coin broker	BR	BR	BR	BR					BR
Stationery stores		BR	BR	BR				BR	
Storage garage.					BR	BR			
Storage of hot lunch wagons.					CUP				
Subdivision signs, off-site, if proposed as specified in Subsection 12-207.5-K-4.	CUP	CUP							
Super drugstore	BR	BR	BR	BR		BR			
Supermarket	BR	BR	BR	BR	BR ₁₉₉	BR			

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Swedish Massage Therapy.	BR ₁₃₅	BR ₁₃₅	BR ₁₃₅	BR ₁₃₅	BR ₁₃₅	BR ₁₃₅			
Swim parks, natatoriums.							BR		
Swimming pools.						BR			
Tailors				BR					
Tanning salon	BR ₆₀	BR ₆₀	BR ₆₀	BR ₆₀	BR ₆₀	BR ₆₀	BR ₆₀	BR ₆₀	BR ₆₀
Tattoo parlor				BR	BR ₁₈₉	BR ₁₈₉		BR	
Tavern pursuant to Section 12-326	CUP	CUP	CUP	BR	CUP	CUP	CUP	BR	
Taxidermist.				BR		BR			
Tele Equipment Sales, Leasing & Service.				BR ₂₄					
Temporary or permanent telephone booths	BR	BR	BR	BR			BR		BR
Tennis courts.							BR		
Theatre and hotel							CUP 183		
Thrift Shop			CUP ₁₈₈	BR _{30a}	CUP ₆₈				
Thrift Shop, subject to the provisions of subsection 12-306-N-36		CUP			CUP				
Tinsmith.						BR			
Tire, battery, and accessory parts retail sales and service store.		CUP	CUP	CUP	CUP	BR			
Tire recapping, retreading and rebuilding (with the provision that all tires shall be sold on the premises at retail only and direct to the ultimate consumer; there be no more than four molds used in conjunction with the operation; all activity including storage be maintained completely within an enclosed building.						CUP			
Tire sales (retail only).				BR		BR			
Tobacco products	BR	BR	BR	BR	BR	BR		BR	BR
Toy stores		BR	BR	BR				BR	
Travel agency				BR				BR	
Tropical fish raising		BR	BR	BR		BR			
Truck rental				CUP ₃₈					

Table 05: COMMERCIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-1 (217)	C-2 (218)	C-3 (219)	C-4 (220)	C-5 (221)	C-6 (222)	C-R (223)	CC (231)	C-L (232)
Upholstery Shop.				CUP _{dc}					
U.S. Postal service neighborhood delivery and collection box units				BR ₉₇					
Used merchandise sales, subject to the provisions of Section 12-306-N-41.		BR	BR	BR					
Variable message board structure for the display of on-site events when located in the area bounded by "M", Inyo, "O" and Ventura Streets, with a maximum structure height of 40 feet, and a maximum display area of 160 square feet.								CUP	
Variety stores.	BR	BR	BR	BR	BR	BR		BR	
Veterinarian.						BR			
Video game arcades, subject to the provisions of Subsection 12-306-N-35.		CUP	CUP	CUP _{86/192}	CUP ₁₄₄	CUP _{86/192}	CUP _{86/192}		
Watch and clock sales and services				BR				BR	
Water pump stations, subject to the provisions of Subsection 12-306-N-46.	CUP	CUP	CUP	CUP	BR	BR	CUP	BR	

NOTES: BR = By Right
CUP = Conditional Use Permit
dc #...= Director Classification
* ... = Asterisked Use, special fees

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Acetylene gas manufacture or storage.						CUP
Acid manufacture.						CUP
Adult Day Care facility			BR ₂₁₁		BR ₂₁₁	BR ₂₁₁
Advertising structures, subject to the provisions of Section 12-306-K.			CUP		CUP	CUP
Agricultural uses.	BR	CUP	BR		BR	BR
Aircraft factory.			CUP		CUP	CUP
Aircraft, modification, storage, repair and maintenance			BR		BR	BR
Aircraft, storage, repair and maintenance		BR	BR		BR	BR
Alcohol distillation, including wineries and breweries.						BR
Alcohol distillation, including wineries and breweries (when not connected with adequate public sewers).						CUP
Alcohol, the retail sale of, for on- or off-site consumption, pursuant to Sections 12-304-B-24 and 12-326, as applicable	CUP	CUP	CUP		CUP	CUP
Aluminum foundry.						CUP
Aluminum Wheelchair Assembly Plant (Electronic coating)		BR ₁₂₅	BR ₁₂₅		BR ₁₂₅	BR ₁₂₅
Ambulance Service	BR		BR/ BR ₈₉		BR/ BR ₈₉	BR/ BR ₈₉
Ammonia bleaching powder or chlorine manufacture.						CUP
Animal and poultry slaughtering or packing.						CUP
Animal and Poultry Slaughtering or Packing, when located within the boundaries of an approved Redevelopment Plan or Specific Plan, subject to the provisions of Section 12-306-N-25.			CUP			
Animal hospital and shelter	CUP	CUP	BR		BR	BR
Artist studio	BR ₁₆₇					
Asphalt and asphaltic concrete mixing or batching plants.					CUP	CUP
Asphalt & Concrete Recycling.			CUP ₃₃		CUP ₃₃	BR ₃₃
Assembly of small electrical and electronic equipment	BR		BR		BR	BR
Assembly of plastic items made from finished plastic			BR		BR	BR
Auction houses	BR					
Auto mart, public			BR ₂₆		BR ₂₆	BR ₂₆

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Auto Parts, new retail Sales			BR ₇₃		BR ₇₃	BR ₇₃
Automobile rental and leasing, without drivers	BR ₁₇₈	BR ₁₇₆	BR ₁₇₆		BR ₁₇₆	BR ₁₇₆
Automobile parts sales (new)	BR					
Automobile repairs (conducted within a completely enclosed building)	BR		BR		BR	BR
Automobile reupholstery	BR		BR		BR	BR
Automobile retail sales, subject to the provisions of Subsection 12-306-N-54.	CUP		CUP			
Automobile service stations	BR		BR		BR	BR
Automobile wrecking, junk, rag or scrap iron storage or baling.						CUP
Automotive (manufacturing): a. Assembly. b. Battery manufacture. c. Body and fender works. d. Rebuilding.					BR	BR
Automotive (manufacturing) a. Painting b. Automotive reconditioning c. Trucks repairing and overhauling d. Upholstering			BR		BR	BR
Automotive (manufacturing) a. Painting b. Reconditioning c. Tire recapping, retreading and rebuilding (with the provision that all tires shall be sold on the premises at retail only and direct to the ultimate consumer). d. Trucks repairing and overhauling e. Upholstering	BR					
Automotive Emissions Laboratory		BR ₉₉	BR ₉₉		BR ₉₉	BR ₉₉
Bakery Goods, Dough Preparation Facility		BR ₆₂	BR ₆₂		BR ₆₂	BR ₆₂
Bakery, retail	BR					
Baled cotton storage.			CUP		BR	BR
Banks and financial institutions;	BR	BR	BR		BR	BR
Banquet and/or Conference Facility		CUP				
Banquet Hall	CUP		CUP			
Baths (Turkish, etc.)	BR					

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Batting ranges/cages.			CUP ₁₆₅			
Beauty shop, with manicurist incidental and barber shop	BR ₁₇₇					
Billiard parlor	CUP ₁₇₄					
Blast furnace or coke oven.						CUP
Blending of water treatment chemicals			CUP ₁₉₆		BR ₁₉₆	BR ₁₉₆
Blueprinting and photocopying	BR	BR	BR		BR	BR
Boat, sales, service, storage and rental.	BR		BR		BR	BR
Boat building and repairs	BR		BR		BR	BR
Body and fender shop	BR					
Bone, coal or wood distillation.						CUP
Book binding	BR		BR		BR	BR
Bookstore, adult, subject to the provisions of Section 12-306-N-30 of this Code.			CUP		CUP	CUP
Bottling plants	BR		BR		BR	BR
Bottling plants, except those liquids that are offensive or obnoxious by reason of odor or are hazardous.		BR	BR		BR	BR
Boxing school	BR ₁₃₁					
Brick or tile products manufacture.						CUP
Building materials.					BR	BR
Building materials, new	BR					
Business and research offices related to the administration and operation of the permitted industrial uses;		BR	BR		BR	BR
Candy (manufacturing).		BR	BR		BR	BR
Car wash, automatic			BR ₁₇₉		BR ₁₇₉	BR ₁₇₉
Car wash: a. Drive-through; as defined in Subsection 12-105-C-6-a. b. Mechanical; as defined in Subsection 12-105-C-6-b.	BR					
Car wash; as defined in subsection 12-105-C-6-c.	CUP					

Table 06: INDUSTRIAL USES

BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Car wash: a. Drive-through; as defined in Subsection 12-105-C-6-a. b. Mechanical; as defined in Subsection 12-105-C-6-b. c. Self-service; as defined in Subsection 12-105-C-6-c.			CUP		BR	BR
Caretaker's Residence	BR		BR	CUP	BR	BR
Caretaker's residence for a museum		BR ₁₆	BR ₁₆		BR ₁₆	BR ₁₆
Carpet and rug cleaning plants	BR	BR	BR		BR	BR
Cement, lime, gypsum, potash, or plaster of paris manufacture.						CUP
Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas	BR		BR		BR	BR
Church Alpha Center, church related			CUP ₉₄ CUP ₁₇			
Church, existing, within adopted urban renewal project Alpha Center, church related	BR ₁₄₀ BR ₁₇					
Church sponsored child day care center	CUP ₆	CUP ₆	CUP ₆		CUP ₆	CUP ₆
Church, Temporary Only Alpha Center, church related.	SEE 205	BR ₁₅₀ BR ₁₇	BR ₁₅₀ BR ₁₇		BR ₁₅₀ BR ₁₇	BR ₁₅₀ BR ₁₇
Cinder and cinder block manufacturing.						CUP
Clay and clay products manufacturing.						CUP
Cleaning and dyeing plants	BR	BR	BR		BR	BR
College/University	BR ₂₁₅					
Commercial blood banks	CUP					
Commercial uses that are incidental to and directly related to and serving the permitted industrial uses	BR		BR		BR	BR
Commercial uses that are incidental and directly related to and serving the personnel of the permitted industrial uses, providing that the Director determines that the proposed use will not be incompatible with uses in the surrounding residential districts.		CUP				
Communications equipment buildings	BR		BR		BR	BR
Community Center/Banquet-Social Hall					CUP ₁₆₈	
Composting, Clean Green Material						CUP ₁₈₂
Concrete and cement products.			CUP		CUP	BR
Cotton compress.			CUP		BR	BR

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Cotton ginning or oil milling.						CUP
Creameries	BR		BR		BR	BR
Crematorium			CUP ₁₈₆		BR ₂₁₂	BR ₂₁₂
Cyber Arcade			CUP ₁₉₂			
Dance school/studio	BR ₁₄₅		BR ₁₇₃		BR ₁₇₃	BR ₁₇₃
Delicatessens	BR		BR		BR	BR
Department stores	BR					
Drive-in theater.		CUP				
Drop forge industries manufacturing forgings with power hammers.						CUP
Dumping, refuse.						CUP
Electric motor rebuilding	CUP					
Electric sign company	BR ₄₄	BR ₄₄	BR ₄₄		BR ₄₄	BR ₄₄
Electric transmission substation			BR		BR	BR
Electrical distribution substation	BR		BR		BR	BR
Electrical supply	BR		BR		BR	BR
Electronics (manufacturing): a. Electrical and related parts; b. Electrical appliances; c. Electrical devices; d. Motors; e. Radio, television and phonograph.		BR	BR		BR	BR
Electroplating, Ornamental	BR ₉					
Employment agencies	BR					
Entertainment venue	CUP ₀₈₋₀₅					
Equipment rental or sale			BR		BR	BR
Equipment rental	BR					
Equipment sales	BR					
Explosives manufacturing or storage.						CUP
Farm equipment sales with incidental repairs and service	BR					
Farm equipment sales and service			BR		BR	BR

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Farm equipment service	BR					
Fat rendering, tallow grease, or lard manufacture or refining.						CUP
Fertilizer (inorganic), the compounding of dried inorganic materials.						CUP
Financial institutions	BR					
Fish smoking, curing, or canning.						CUP
Fitness center	BR ₁₅₅					
Flea Market, in a completely enclosed building	BR ₄₅	BR ₄₅	BR ₄₅		BR ₄₅	BR ₄₅
Freestanding electronic variable message board, subject to the provisions of Subsection 12-306-N-55.		CUP				
Frozen food lockers	BR		BR		BR	BR
Fruit and vegetable processing.						CUP
Fungicides manufacturing or processing.						CUP
Furniture store			BR ₂₀₃		BR ₂₀₃	BR ₂₀₃
Furniture upholstering.		BR	BR		BR	BR
Garbage, offal, dead animal, or refuse incineration, reduction or dumping.						CUP
Garment manufacturing.		BR	BR		BR	BR
Glass and Glazing, Retail Sales	BR _{dc}					
Glass blowing (industrial) and glass bottle production.						CUP
Glass manufacturing.						CUP
Glue manufacturing.						CUP
Grain milling and sacking.						CUP
Grocery stores	BR		BR		BR	BR
Group housing facilities for seven (7) or more persons, subject to Subsection 12-306-N-43.	CUP		CUP			
Gunite Contractor Yard	BR ₇₈					
Gymnasium.			CUP ₉₅			
Hard Chrome Plating			BR _{dc}		BR _{dc}	BR _{dc}
Hardware store	BR ₂₁₃		BR ₂₁₃		BR ₂₁₃	BR ₂₁₃
Health & Fitness Clubs	BR _{119/172}					

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Home furnishings	BR					
Ice and cold storage plants		CUP	BR		BR	BR
Ice and food products dispensing machines	BR		BR		BR	BR
Ice storage (such storage house shall be limited to ten (10) ton capacity each).	BR					
Infectious Waste, Sterilization & Disposal	CUP _{114/117}		CUP _{114/117}		CUP _{114/117}	CUP _{114/117}
Insecticides manufacturing (flammable type).						CUP
Institutions of a philanthropic nature (except mental or correctional)	CUP ₈₃		CUP ₁₉₈			
Instruments (manufacturing): a. Electronic; b. Medical and dental tools; c. Precision; d. Timing and measuring.		BR	BR		BR	BR
Internet or cyber café	BR ₂₁₀		BR ₂₁₀		BR ₂₁₀	BR ₂₁₀
Iron, steel, brass, or copper foundry or fabrication plant, including roller mill or boiler works.						CUP
Jewelry manufacturing	BR					
Kennels	CUP		BR		BR	BR
Laboratories	BR		BR		BR	BR
5. Laboratories (manufacturing): a. Chemical; b. Dental; c. Electrical; d. Optical; e. Mechanical; f. Medical;		BR	BR		BR	BR
Lamp black manufacture, including stove or shoe polish manufacture.						CUP
Laundry.	BR	BR	BR		BR	BR
Lawnmower, Sales and Service	BR ₁₃					
Leather goods and luggage	BR					
Libraries	BR					
Lien sale of stored goods as authorized by California Business and Professions Code, Chapter 10, Division 8, Section 21700 et. seq.				CUP		

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Machinery and shop (no punch presses over twenty (20) tons or drop hammers) a. Cabinet or carpenter shops. b. Custom furniture shops. c. Furniture upholstery shops, custom retail work. d. Machine shops. e. Welding shops.	BR					
Machinery and shop (no punch presses over twenty (20) tons or drop hammers): a. Automatic screw machines. b. Blacksmith shops.					BR	BR
Machinery and shop (no punch presses over twenty (20) tons or drop hammers) a. Blacksmith shops b. Cabinet or carpenter shops c. Electric motor rebuilding d. Machine shops e. Sheet metal shops f. Welding shops g. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared materials:			BR		BR	BR
Manufacture and maintenance of electrical and neon signs.	BR	BR	BR		BR	BR
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: a. Bone. b. Feathers. c. Hair. d. Horns. e. Paints, not employing a boiling process. f. Rubber.					BR	BR

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
<p>Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:</p> <ul style="list-style-type: none"> a. Canvas b. Cellophane c. Cloth d. Cork e. Felt f. Fiber g. Fur h. Glass i. Leather j. Paper (no milling) k. Precious or semi-precious stones or metals l. Plaster m. Plastics n. Shells o. Textiles p. tobacco q. Wood r. Yarns 		BR	BR		BR	BR
<p>Manufacturing, compounding, processing, packaging, or treatment of such products as:</p> <ul style="list-style-type: none"> a. Bakery goods b. Candy c. Cosmetics d. Dairy products e. Drugs, subject to the provisions of Section 12-306-N-48. f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system. g. Fruits and vegetables (packing only) h. Honey extraction plant i. Perfume j. Toiletries 	BR		BR		BR	BR
Meat packing and meat processing, subject to the provisions of Section 12-306-N-22.			CUP		BR	BR
Meeting hall	CUP ₁₉₁		CUP ₁₉₁		CUP ₁₉₁	CUP ₁₉₁
Metal, Custom Light Fabrication		BR ₇₄	BR ₇₄		BR ₇₄	BR ₇₄
Micro-brewery	CUP ₁₈₅					
Microwave relay structures	CUP		CUP		BR	BR
Mini Storage		BR ₄₀	BR ₄₀		BR ₄₀	BR ₄₀

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Mixed Use Projects, when located within the boundaries of the Central Area Plan, pursuant to Section 12-325.	CUP		CUP			
Mobile home and house trailer, sales, service, storage and rental			BR ₁₄		BR ₁₄	BR ₁₄
Mortuaries.	CUP	CUP				
Mortuary without chapel services			CUP ₁₀₋₀₁			
Motels, Hotels	CUP					
Motion picture theater, adult, subject to the provisions of Section 12-306-N-30 of this Code.			CUP		CUP	CUP
Motor Freight Terminal.					BR ₁₃₈	BR ₁₃₈
Motorcycle Accessory Parts - new retail sales	BR ₁₂₁					
Motorcycle retail sales and service, subject to the provisions of Subsection 12-306-N-54.	CUP		CUP		CUP ₀₈₋₀₆	CUP ₀₈₋₀₆
Music, musical instruments, records	BR					
Newspaper publishing	BR	BR	BR		BR	BR
Night Club, only permitted when it is within the boundaries of the Central Area Community Plan, and pursuant to Sections 12-326 and 12-327	CUP		CUP			
Non-Nuclear Electrical Generation Facility.						CUP ₁₃₇
Novelties and holiday paraphernalia.	BR	BR	BR		BR	BR
Off-street parking;	BR	BR	BR		BR	BR
Office and Related Machinery (manufacturing): a. Audio machinery; b. Computers-Electrical; c. Computers-Manual; d. Visual machinery.		BR	BR		BR	BR
Offices: a. Administrative b. Business c. General d. Medical e. Professional	BR		BR		BR	BR
Office, medical		CUP ₆₇				
Offices, business and professional;		BR	BR		BR	BR
Offices: 1. Administrative 2. Business. 3. General. 4. Medical, including Dental. 5. Professional. (Added Ord.				CUP		

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Oilcloth or linoleum manufacture.						CUP
Oils and fats (vegetable) refining.						CUP
Olive oil plant or olive processing plant.						CUP
Ore reduction, including refining and smelting of metals.						CUP
Organic fertilizer, bulk sales and storage.						BR
Organic fertilizer manufacturing.						CUP
Other uses which by written decision are determined by the Commission to be no more obnoxious or detrimental to the public welfare by reason of the emission of odor, dust, smoke, gas, noise, vibration, or other causes.						CUP
Outpatient Substance Abuse Treatment Facility	CUP ₁₈₁	CUP ₁₈₁	CUP ₁₈₁		CUP ₁₈₁	CUP ₁₈₁
Paint, pigments, enamels, japans, lacquers, putty, thinner, varnishes, whiting, wood fillers, and stains manufacturing.						CUP
Paint, Water Base, Manufacturing	BR _{dc}					
Paintball Game, indoor	BR ₁₄₁		BR ₁₄₃		BR ₁₄₃	BR ₁₄₃
Paper, Baling & Storing w/in Building	BR ₇₂					
Pawn shops	BR					
Pentachlorophenal treatment of lumber			CUP ₄₁			
Petroleum bulk plants			BR		BR	BR
Petroleum refining or petroleum product manufacture or storage, including gas and asphalt.						CUP
Pharmaceutics (manufacturing): a. Cosmetics; b. Drugs, subject to the provisions of Section 12-306-N-48 c. Perfumes; d. Soap; e. Toiletries;		BR	BR		BR	BR
Photofinishing, Laboratory	BR ₈₈	BR ₈₈	BR ₈₈		BR ₈₈	BR ₈₈
Picture framing	BR					
Pilot transient rest quarters.			CUP ₁₆₆			
Planing Mills			BR		BR	BR
Plasmapheresis Center	BR ₆₄		BR ₆₄		BR ₆₄	BR ₆₄
Plastic manufacture.						CUP

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Plumbing supply	BR		BR ₂₀₄		BR ₂₀₄	BR ₂₀₄
Poultry processing.			CUP		CUP	
Printing shop, lithographing, publishing;	BR	BR	BR		BR	BR
Public auction house for retail sale of automobiles						CUP 14-001
Public utilities service yards with incidental buildings	BR		BR		BR	BR
Purchase of gold and/or jewelry from the public in conjunction with a Money Mart or similar financial operation	BR ₁₀₋₀₀₃		BR ₁₀₋₀₀₃			
Punch presses.		CUP				
Punch presses over twenty tons.			CUP		CUP	
Racquetball & Exercise Facility.		CUP ₅₁				
Radio and television broadcasting;		BR	BR		BR	BR
Radio broadcasting studio,(KVPR-FM89)	BR ₈₅					
Radio-television sales and service	BR					
Railroad repair shops.						CUP
Reading rooms	BR					
Ready-mix concrete.					CUP	BR
Ready Mix Concrete (1) U-Haul.			CUP ₆₉			
Ready Mix Concrete (2) Delivered (5 cu. yd. maximum).			CUP ₁₅₂			
Recreational Motor Vehicle Assembly			BR ₅		BR ₅	BR ₅
Recreational sports facility, in accordance with Subsection 12-306-N-53.	CUP		CUP			
Recreational Vehicle Park	CUP ₁₂₈					
Recreational Vehicle, sales, service, storage and rental.	BR		BR		BR	BR
Recycling center, light processing facility subject to conditions of recycling centers			CUP ₁₆₁		CUP ₁₆₁	CUP ₁₆₁
Recycling Station	BR ₀₈₋₀₀₄					
Religious facility (church) Alpha center, church related	CUP ₂₀₅ CUP ₁₇					

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
RELOCATION OF A ONE FAMILY DWELLING DESIGNATED AS A "HISTORIC RESOURCE", PROVIDED; IT IS LOCATED WITHIN AN AREA FOR WHICH A REDEVELOPMENT PLAN HAS BEEN ADOPTED, AND WHEN LOCATED WITHIN THE REVIEW AREA OF AN AIRPORT SPECIFIC PLAN, SHALL BE SUBJECT TO THE PROVISIONS OF THE LAND USE COMPATIBILITY POLICIES FOR RESIDENTIAL DEVELOPMENT FOR 1) NOISE, 2) AIRSPACE PROTECTION, AND 3) SAFETY.			BR		BR	BR
Rental of trucks, trailers and dollies.				CUP		
Re-rubbering Bonded Duffers.			CUP _{dc}			
Restaurant, Drive-In, as defined in Subsection 12-105-R-5.1.	BR	BR ₂₀₂	BR ₂₀₂		BR ₂₀₂	BR ₂₀₂
Restaurant, drive-through take out (food)	CUP ₁₆₀					
Restaurant Supply		BR ₁₂₉	BR ₁₂₉		BR ₁₂₉	BR ₁₂₉
Restaurants (serving alcoholic beverages).	CUP	CUP	CUP		CUP	CUP
Restaurants (serving no alcoholic beverages);	BR	BR	BR		BR	BR
Retail lumber yard			BR		BR	BR
Retail lumber yards (including incidental millwork but not including planing mill)	BR					
Retail sale of items appurtenant to the on-site rental of storage spaces.				CUP		
Retail sales of sporting goods			BR ₁₇₁		BR ₁₇₁	BR ₁₇₁
Rubber and metal stamps.	BR	BR	BR		BR	BR
Rubber, fabrication of products made from finished rubber	CUP	BR	BR		BR	BR
Rubber or gutta-percha manufacture.						CUP
Salt works.						CUP
Sand blasting.						CUP
Sawmills.						CUP
School, Commercial	BR _{81/110A}	BR _{43/81/110A}	BR ₄₃		BR ₄₃	BR ₄₃
School, Technical	BR ₁₈					
School, Trade	BR _{81/110A}	BR _{81/110A}	BR _{81/110A}		BR _{81/110A}	BR _{81/110A}

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
School, Vocational	BR ₂₉					
Screens, Window and Door, Fabrication & Sales	BR ₃₀	BR ₃₀	BR ₃₀		BR ₃₀	BR ₃₀
Second-hand goods sale (all goods (except vehicles) displayed, sold and stored within an entirely enclosed building).	BR					
Shiatsu Therapy Office	BR _{32b}	BR _{32b}	BR _{32b}		BR _{32b}	BR _{32b}
Shoes			BR		BR	BR
Signs, subject to District standards	BR		BR		BR	BR
Soap manufacturing.						CUP
Soda and compound manufacturing.						CUP
Soft metals, manufacturing and finishing			BRdc		BRdc	BRdc
Solid waste transfer station.			CUP		CUP	CUP
Sporting goods	BR					
Stock feed lots and stockyards.						CUP
Stone monument works			BR		BR	BR
Storage of automobiles, boats and recreational vehicles.				CUP		
Storage of goods, entirely within a building, associated with general office uses such as stock in trade, display furniture, files, equipment, office supplies.				CUP		
Storage of goods, entirely within a building, associated with household uses such as furniture, appliances, camping gear, clothing, tools and other personal property.				CUP		
Storage of goods, entirely within a building, associated with industrial uses such as tools, parts, previously prepared metals, equipment, and machinery.				CUP		
Storage yards a. Contractor's storage yards b. Feed and fuel yards. c. Machinery rentals d. Motion picture studio storage yards e. Transit storage f. Petroleum bulk plants	BR					

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Storage yards a. Contractors storage yard b. Draying and freight c. Feed and fuel yard d. Machinery rental e. Motion picture studio storage yard f. Transit storage g. Trucking yard terminal, except freight classifications			BR		BR	BR
Suntan parlor (tanning salon)	BR ₆₀					
Supermarket	BR ₁₉₉		BR ₁₉₉			
Super service station.		CUP				
Swedish Massage Therapy	BR ₁₃₅	BR ₁₃₅	BR ₁₃₅		BR ₁₃₅	BR ₁₃₅
Syrup and grape sugar manufacture.						CUP
Tanning, curing, or storing or rawhides or skins.						CUP
Tavern, pursuant to Section 12-326	CUP	CUP	CUP		CUP	CUP
Taxidermist	BR					
Temporary or permanent telephone booths	BR		BR		BR	BR
Textiles.		BR	BR		BR	BR
Theater, adult, subject to the provisions of Section 12-306-N-30.			CUP		CUP	CUP
Tire retreading, recapping, rebuilding			BR		BR	BR
Tire sales retail only	BR					
Towing storage and lien sales of impounded motor vehicles	CUP ₂₀₈		CUP ₂₀₈		BR ₂₀₈	BR ₂₀₈
Toys	BR					
Trailer sales, service, storage and rental			BR		BR	BR
Truck sales, service, storage and rental			BR ₅₄		BR	BR
Truck service station	BR		BR		BR	BR
Unit Planned Development	CUP ₇₀					
Used material yards.			CUP		BR	BR
Variety stores	BR					
Video Game Arcade			CUP ₁₉₂			

Table 06: INDUSTRIAL USES
BY ZONE DISTRICT

List of Uses (Ref. Section)	C-M (224)	M-1-P (225)	M-1 (226)	S-L (226.10)	M-2 (227)	M-3 (228)
Vocational training center	BR _{32A}					
Warehousing directly related to the permitted manufacturing or service use.		BR	BR		BR	BR
Waste-to-energy plant.						CUP
WATER PUMP STATIONS.	BR		BR		BR	BR
Wet Storage Battery Manufacturing.			CUP _{dc}			
Wholesale lumber yards.			CUP		BR	BR
Wholesale meat cutting and packing provided there shall be no slaughtering, fat rendering, sausage making, or smoke curing.	BR					
Wholesale sausage making & smoking	CUP ₇₆					
Wholesaling and warehousing	BR		BR		BR	BR
Wine and Spirits Brokerage		BR ₅₅	BR ₅₅		BR ₅₅	BR ₅₅
Wood Waste Storage Processing and Recycling Facility			CUP ₉₀		BR ₉₀	BR ₉₀
Wool pulling or scouring.						CUP
Yeast manufacturing.						CUP

Table 07: MISCELLANEOUS DISTRICTS

By Zone District

List of Uses (Ref. Section)	P (229)	T-P (230)	MH (230.10)
Accessory buildings.			BR
Adult day care facilities, for a maximum of six (6) adults when located in a single family dwelling.		BR	BR
Adult day care facilities for seven (7) to twelve (12) adults when located in a single family dwelling, subject to Subsection 12-306-N-42.		CUP	CUP
Buildings incidental to the operation of a parking lot, not to exceed one hundred (100) square feet in area, to be used for purposes of maintaining the lot and to contain no provisions for residential or commercial use.	BR		
Electrical distribution substation.		CUP	CUP
Golf courses.			CUP
Greenhouses and horticultural collections, vegetable and flower gardens (private).			BR
Grocery dispensing facility, subject to the special standards and regulations contained in Section 12-230.5-N.		CUP	
Group housing facility for a maximum of six (6) persons when located in a single family dwelling		BR	BR
Group housing facility for seven (7) or more persons, subject to Subsection 12-306-N-43		CUP	CUP
Home occupations, subject to the provisions of Section 12-105, "Home Occupations."		BR	BR
Home occupations; Dental ceramist.		BR ₁₁₀	BR ₁₁₀
Home occupations; Sewing of surgical garments.		BR ₉₃	BR ₉₃
Household pets subject to the provisions of Section 12-105-H.		BR	BR
Large family day care homes, subject to compliance with subsection 12-306-N-42.		CUP	CUP
Off-site subdivision signs, subject to the provisions of Section 12-207.5-K.			CUP
Off-street parking lots.	BR		
Parking buildings.	CUP		
Planned Unit Developments subject to the provisions of Section 12-304-B-12, providing not less than ten per cent of the gross area of the lot is developed and maintained for open space and recreation use, excluding the area of required yards and setbacks.			CUP
Recreation facilities, including game courts, recreation and exercises buildings, and pools for recreation and therapeutic purposes, for the exclusive use of the residents and guests of residents.			BR
Signs, subject to the provisions of the appropriate district	BR	BR	BR
Single-family mobile homes constructed in accordance with the requirements of the National Mobile Home Construction and Safety Standards Act of 1974, as amended, and installed on permanent foundations; not to exceed one mobile home per lot, except in a Planned Unit Development as permitted in Section 12-230.12-D.			BR

Table 07: MISCELLANEOUS DISTRICTS

By Zone District

List of Uses (Ref. Section)	P (229)	T-P (230)	MH (230.10)
Small family day care homes.		BR	BR
Temporary or permanent telephone booths.	BR	BR	CUP
Tract offices, model mobile homes, and construction materials storage yards, of a temporary nature, within the tract being developed and subject to the conditions applicable to subdivision signs on site as set forth in subsection 12-206.6-K.			BR
Trailer parks.		BR	
Variable message board structure for the display of on-site events when located in the area bounded by "M", Inyo, "O" and Ventura Streets, with a maximum structure height of forty (40) feet, and a maximum display area of one hundred and sixty (160) square feet	CUP		
Water pump stations, subject to the provisions of Subsection 12-306-N-46.	CUP _{DC}	CUP	CUP
Within a parking structures four or more stories in height incidental commercial uses which are clearly incidental to the use of the building for parking purposes, are permitted on the ground floor only in an amount not to exceed six per cent of the gross floor area of the parking structure.	CUP		

NOTES: BR = By Right
 CUP = Conditional Use Permit
 dc... = Director Classification
 *... = Asterisked Use, special fees

Table 08: USES by CUP, §12-304-B

IN ALL ZONE DISTRICTS EXCEPT WHERE
EXPRESSLY PROHIBITED

List of Uses (Section 12-304)	
A.	Certain uses listed in the districts are permitted only when subject to Conditional Use Permit, pursuant to the procedures specified in Section 12-406. Such uses shall be subject to all applicable property development standards of the district in which they are to be located. Any such use may be subject to the submission of a site plan.
B.	The following uses may be permitted, except where expressly prohibited, when such uses are deemed by the Director or the Commission to be essential and desirable for the public welfare and convenience and when such uses are in conformity with the General Plan and its objectives, subject to the issuance of a Conditional Use Permit in accordance with Sections 12-405 and 12-406.
1.	Airport or aircraft landing facilities, subject to the provisions of Section 12-307;
2.	Cemeteries;
3.	Convents and rectories when connected with other religious institutions such as schools or churches;
4.	Development of natural resources including borrow pits and quarries, with necessary buildings, apparatus, or appurtenances thereto, subject to compliance with Chapter 12, Article 5.5 of this Code;
5.	Golf courses and driving ranges;
6.	Hospitals;
7.	Oil wells and appurtenant facilities, to recover oil, gas, or other hydrocarbon substances, in any nonresidential district and subject to the provisions of section 12-308;
8.	Radio or television antennas and transmitters (commercial);
9.	Stadia;
10.	Governmental facilities, subject to the provisions of Subsection 46 of Section 12-306-N;
11.	Public utility and public service structures, uses and buildings, except as otherwise provided in this Zoning Ordinance;
12.	In the residential districts, planned developments are permitted subject to the population density standards of the district in which such development is proposed to be located, except as otherwise provided in Subsection 21 of Section 12-306-N;
13.	<p>Assisted or congregate living facility for Senior Citizens as defined in Subsection 12-105-A-20. The maximum population density for any such facility shall be determined by multiplying the maximum population density that would otherwise be permitted by the district in which such facility is proposed to be located by a factor of 3.33. Parking requirements shall be in accordance with Subsection 12-306-I-6(e) (Group Homes), except that parking requirements for independent living shall be in accordance with Subsection 12-306-I-6(d) (multiple dwellings). Nothing stated herein, is intended to conflict with California Government Code Section 69515 related to density bonuses for senior citizen housing developments. If the State density bonus provision allows for additional density, and/or incentives, State law controls.</p> <p>In the event that this use is approved, constructed and occupied as an assisted or congregate living facility for senior citizens, when and if the development is converted to a different use, the new use shall be reviewed by special permit and it must meet the parking requirements of the new use prior to occupancy.</p>
14.	Rifle and pistol practice range, skeet field, archery range, or other similar place;

Table 08: USES by CUP, §12-304-B

IN ALL ZONE DISTRICTS EXCEPT WHERE
EXPRESSLY PROHIBITED

List of Uses (Section 12-304)
<p>15. Rest homes, homes for the aged and convalescent homes as defined in Subsection 12-105-R-6. There shall be only incidental convalescent care not involving a physician residing on the premises of any rest home. There shall be no surgery or other similar activities such as are customarily provided in sanitariums or hospitals. Parking requirements shall be in accordance with Subsection 12-306-I-6(e) (Group Homes),</p> <p>In the event that this use is approved, constructed and occupied as an assisted or congregate living facility for the elderly, when and if the development is converted to a different use, the new use shall be reviewed by special permit and it must meet the parking requirements of the new use prior to occupancy.</p>
*16. (Repealed);
17. In the "R-P" District, and all nonresidential districts, drive-up facilities which provide for in-vehicle service incidental to a use permitted in the districts;
18. Waste-to-energy plant, within governmental facilities, public schools, hospitals or other substantially similar facilities;
19. Airspace development over ponding basins;
20. Motorcycle clubs, in all nonresidential districts, subject to the provisions of Section 12-306-N;
21. Repealed;
*22. Child day care centers, large and small, subject to the provisions of subsection 45 of Section 12-306-N.
23. A transfer of residential densities as set forth in Subsection 12-403-B-4, is permitted for sites with two or more residential zone districts. Design of said sites must be planned, integrated development. The total number of residential units may not exceed the population density of the applicable plan designation(s).
<p>24. The sale of alcoholic beverages by retail stores for consumption either on-site or off-site, except for property located within the C-4 (Central Trading) & C-C (Civic Center) zone districts.</p> <p>a. Alcoholic beverages shall be defined as those beverages requiring licensing for sale by the California State Department of Alcoholic Beverage Control (hereafter referred to as an "ABC License").</p> <p>b. Failure to comply with any requirement or condition imposed under this conditional use permit shall constitute a violation of this Code and shall be subject to the modification or revocation of said conditional use permit.</p>
<p>25. Farmer's Market, as defined in subsection 12-105-F-4.5, and subject to the following conditions:</p> <p>a. Agricultural products shall comprise of at least seventy-five percent (75%) of the retail space available.</p> <p>b. The exhibition and sale of other agricultural products such as processed food (dried fruit, cheese or bread, for example), or artisan handiwork or art, shall not exceed twenty-five percent (25%) of the retail space available.</p> <p>c. The sale of alcoholic products is limited to wine only, by the bottle, not to be consumed on-site, and is subject to securing a conditional use permit for the sale of alcohol.</p> <p>d. The sale of second-hand or used merchandise is prohibited.</p>

Table 08: USES by CUP, §12-304-B

IN ALL ZONE DISTRICTS EXCEPT WHERE
EXPRESSLY PROHIBITED

List of Uses
(Section 12-304)

- C. Notwithstanding any provisions of this ordinance which may appear to the contrary, uses listed as permitted subject to Conditional Use Permit shall not be permitted in Areas I and II, described in Section 12-203, when such uses would cause any concentration of people, likely to unduly increase the threat to human life from the danger of falling airplanes. Any concentration of people beyond those normally and regularly occurring with uses allowed without Direct Review and Approval or Conditional Use Permits shall be deemed, until the Commission shall find otherwise, to unduly increase the danger.

Table 09: MISCELLANEOUS
DIRECTOR CLASSIFICATIONS

List of Director Classifications Not directed at a specific Zone District		
Zone District:		
Title of Use(Date)	No.	Permitted
Miscellaneous: Permitted in a variety of districts: refer to Original document for details.		
Christmas tree farm(01/27/83).....	92.	BR
Any Zone District, but only within future freeway alignments		
Entertainment as an Ancillary Use within a Restaurant(03/13/07)	214.	With permitted restaurant use
Incl. conditions.....		
Swedish massage(06/18/86)	130.	permitted with primary use.
as an element of a licensed health services facility, e .g. hospital, clinic Dr. office		
Incl. definition.....		
Wine production,<200 gal, personal consumption(08/22/91).....	154.	BR
IN ANY DISTRICT, and incl. conditions & limitations		
Zone District:		
Title of Use(Date)	No.	Permitted
Invalid and denied requests		
Proposed Zoning Ordinance text amendment. Re: advertising structures(05/11/78)	48.	INVALID
Superseded by text amendment in 1991		
No title(11/19/79)	63.	VOID
not a classification of a use, a noise evaluation of a specific site		
Water vending machines(12/07/04).....	200.	DENIED
Zone District:		
Title of Use(Date)	No.	Permitted
Missing or unknown files		
1. Missing		
5. Missing (Recreational Motor Vehicle Assembly)(??/??/??)	M-1, M-2, M-2	BR
24. Missing (Tele Equipment Sales, Leasing & Service	C-4	BR
50. Missing		
Thru #214, as of 05/30/07		

DAS:das/Table09.miscellaneous.director.classification's.082008

Notes: BR = By Right
CUP = Conditional Use Permit