

DVSP Table 6.1

Permitted Uses In the Mixed Use 1, Mixed Use 2, Mixed Use 12, Mixed Use 25, Institutional, Residential, and Park Districts

Deleted: and

Table Legend:

P = Permitted

Director's Review = Director's Review per LCFMC Chapter 11.45

CUP = Conditional Use Permit per LCFMC Chapter 11.43

X = Not Permitted

	<u>MIXED USE 1</u>	<u>MIXED USE 2</u>	<u>MIXED USE 12</u>	<u>MIXED USE 25</u>	<u>Institutional</u>	<u>Residential</u>	<u>Park</u>
Accessory uses and structures , incidental and subordinate to the principal use or structure on the same lot	Director's Review	Director's Review	<u>Director's Review</u>	<u>Director's Review</u>	X	X	X
Alcoholic beverage sales , whether consumption on or offsite and whether alone or in conjunction with other uses	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Amphitheaters and their accessory uses and structures	X	X	X	X	X	X	CUP
Art galleries	P	P	<u>P</u>	<u>P</u>	X	X	X
Athletic fields, recreational uses and their accessory uses and structures	X	X	X	X	X	X	CUP
Automobile sales , excluding outdoor sales lots	X	X	X	X	X	X	X
Automobile supply stores	X	P	X	<u>P</u>	X	X	X
Automotive services - minor - Service or repair to motorized vehicles which do not affect the body or frame. Minor automotive services include: gasoline service stations; smog control certification; tire sales or installation; glass installation; radiator repair; detail shops; or other similar service or repair. All repair activities shall be conducted within an enclosed building	X	CUP	X	<u>CUP</u>	X	X	X
Banks, savings and loans	P	P	<u>P</u>	<u>P</u>	X	X	X
Car Wash (enclosed and automated), as accessory use to gas station	X	CUP	X	<u>CUP</u>	X	X	X
Commercial schools , including the arts, grooming, manual training, shop work, tutoring	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Commercial uses located below residential uses (any commercial use with a residential use on the level above)	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Day care centers for children	CUP	CUP	<u>CUP</u>	<u>CUP</u>	CUP	X	X
Dry cleaners	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Energy and communication control stations , general utility only	X	X	X	X	P	X	X
Fire Stations	X	X	X	X	CUP	X	X
Food markets , including grocery stores, supermarkets and specialty food stores	P ¹	P ¹	<u>P¹</u>	<u>P¹</u>	X	X	X
Gas metering & control (public utility)	X	X	X	X	P	X	X

	MIXED USE 1	MIXED USE 2	MIXED USE 12	MIXED USE 25	Institutional	Residential	Park
Government and administrative offices and facilities	CUP	CUP	<u>CUP</u>	<u>CUP</u>	CUP	X	X
Health clubs, gymnasiums, aerobics studios	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Hospitals	X	X	X	X	CUP	X	X
Home occupations , pursuant to the standards established in the Zoning Code	P	P	<u>P</u>	<u>P</u>	<u>P⁵</u>	<u>P⁵</u>	X
Hotels, motels, bed and breakfast inns	X	CUP	<u>X</u>	<u>CUP</u>	X	X	X
Libraries	X	X	<u>X</u>	<u>X</u>	P	X	X
Lodge halls, clubhouses, meeting rooms	X	X	<u>X</u>	<u>X</u>	CUP	X	X
Medical and Health Services , including hospitals, laboratories as a primary use, supplies, rental sales and service, veterinary office and clinics which do not have outdoor kennels, animal hospitals and ambulance services	X	CUP	<u>X</u>	<u>CUP</u>	X	X	X
Museums	X	X	<u>X</u>	<u>X</u>	P	X	X
Nurseries , including growing of plant stock	X	P	<u>X</u>	<u>P</u>	X	X	X
Other publicly owned uses	X	X	<u>X</u>	<u>X</u>	CUP	X	X
Outside storage and displays	Director's Review	Director's Review	<u>Director's Review</u>	<u>Director's Review</u>	X	X	X
Parking as a principal use²	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Personal service establishments , such as barber and beauty shops, shoe repair, photographic studios	P	P	<u>P</u>	<u>P</u>	X	X	X
Pet grooming , excluding boarding	X	CUP	<u>X</u>	<u>CUP</u>	X	X	X
Pet sales	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Plumbing shops	X	CUP	<u>X</u>	<u>CUP</u>	X	X	X
Pool service and supply	X	P	<u>X</u>	<u>P</u>	X	X	X
Post Offices	X	X	<u>X</u>	<u>X</u>	CUP	X	X
Professional offices , including business, medical and dental offices and accessory laboratories	CUP – upper level only	CUP	<u>CUP – upper level only</u>	<u>CUP</u>	X	X	X
Public parks and their accessory structures	X	X	<u>X</u>	<u>X</u>	X	X	P
Real estate offices	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Recreation facilities , including tennis, golf, skateboard park, bowling alley, dance hall, skating rink, indoor soccer field, and other similar uses, together with appurtenant clubhouse	CUP	CUP	<u>CUP</u>	<u>CUP</u>	X	X	X
Religious institutions and facilities and other places used exclusively for religious worship, including customary incidental educational and social activities	X	X	<u>X</u>	<u>CUP</u>	CUP	X	X
Residential: Multiple-family⁶ (maximum 15 units per acre)	CUP – upper level only	CUP	<u>P⁷</u>	<u>X</u>	X	X	X
Residential: Multiple-family - 12 to 15 units per acre⁶	<u>CUP – upper level only</u>	<u>CUP</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Residential: Multiple-family - 25 to 30 units per acre⁶	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P⁴</u>	X	X
Residential: Senior citizen multiple-family dwelling⁶ (maximum 15 units per acre, <u>except for sites developed in accordance with the DVSP-HEIOZ</u>) pursuant to the criteria established in Section	CUP – upper level only	CUP	<u>P</u>	<u>P</u>	<u>P⁴</u>	CUP	X

Deleted: Churches, temples,

Deleted: dwelling (

	MIXED USE 1	MIXED USE 2	MIXED USE 12	MIXED USE 25	Institutional	Residential	Park
6.7 and Chapter 7 of this Plan							
Residential: Single-family dwelling	X	X	X	X	X	P	X
Residential care home and facilities	X	X	X	X	CUP	X	X
Restaurants & other eating establishments, including food take-out and catering, but excluding drive-through	P	P	P	P	X	X	X
Restaurants with outside eating facilities	P ³	CUP	P ³	CUP	X	X	X
Retail businesses , such as variety, hardware, drug, dry goods, florists, home furnishings, clothing, photography, sporting goods, hobby, pet supply stores and similar retail uses	P	P	P	P	X	X	X
Service businesses , including but not limited to adjustment and collection agencies, advertising agency, business management services, credit agency, duplicating, addressing, blue printing, photocopying, mailing and stenographic services, employment agency, office equipment rental agency, repair shops, telephone answering service, and other business services such as bondsman, drafting, detective agency, notary public and like services	CUP - upper level only	P	CUP - upper level only	P	X	X	X
Schools through grade 12 , accredited, including appurtenant facilities, which offer instruction required by the State Education Code	CUP	CUP	CUP	CUP	CUP	X	X
Telecommunications equipment and antennae , pursuant to the standards established in the Zoning Code	CUP	CUP	CUP	CUP	CUP	X	X
Temporary storage of materials and construction equipment used in construction or maintenance for a period not to exceed one year	CUP	CUP	CUP	CUP	X	X	X
Temporary uses and events	Director's Review	Director's Review	Director's Review	Director's Review	X	X	X
Theaters and other auditoriums	CUP	CUP	CUP	CUP	X	X	X
Travel agencies	CUP	CUP	CUP	CUP	X	X	X

Table 6.1 Notes:

¹ Food markets greater than 12,500 square feet shall be prohibited in Subareas 1 and 2 of the Downtown Village Specific Plan. Subareas 1 and 2 are defined in Section 7.2.6.

² The top of any parking structure may be developed and used for recreational purposes with a Conditional Use Permit.

³ Outdoor speakers require Planning Commission review.

⁴ Only on property owned by religious institutions in the DVSP-HEIOZ, where at least 50% of the units are provided for very low, low, and/or moderate income households, pursuant to Chapter 7 of this Specific Plan.

⁵ Only in association with multi-family residential permitted pursuant to Note⁴ above.

⁶ Density bonus projects shall be allowed in accordance with Chapter 11.19 (Affordable Housing Density Bonus) and as otherwise provided for in California Density Bonus Law (Government Code Sections 65915, et seq.).

⁷ Development must be a minimum of 12 du/ac and maximum of 15 du/ac.