

Exhibit Halls & Convention Facilities	-	P	P	C	P	-
Flood Control Facilities	L	L	L	L	L	-
Historical Buildings Used for Purposes Not Otherwise Allowed	C ⁽¹⁰⁾	C	C	C	C ⁽¹⁰⁾	-
Homeless Facilities:						
Congregate Meal Facilities	C ⁽¹⁰⁾	C	-	C	C ⁽¹⁰⁾	-
Emergency Shelters	C ⁽¹⁰⁾	C	-	C	C ⁽¹⁰⁾	-
Homeless Day Centers	C ⁽¹⁰⁾	C	-	C	C ⁽¹⁰⁾	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	-	P	P	C	P ⁽¹⁰⁾	-
Interpretive Centers	-	-	-	-	-	-
Museums	-	P	P	C	P	-
Major Transmission, Relay, or Communications Switching Stations	-	C	C	C	C ⁽¹⁰⁾	-
Social Service Institutions	-	C	C	C	C ⁽¹⁰⁾	-
Retail Sales						
Building Supplies & Equipment	P	P	P	-	-	-
Food, Beverages and Groceries	P	P	P	P	P	-
Consumer Goods, Furniture, Appliances, Equipment	P	P	P	P ⁽³⁾	-	-
Pets & Pet Supplies	P	P	P	-	-	-
Sundries, Pharmaceutical, & Convenience Sales	P	P	P	P	P	-
Wearing Apparel & Accessories	P	P	P	-	P	-
Separately Regulated Retail Sales Uses						
Agriculture Related Supplies & Equipment	-	P	P	-	-	-
Alcoholic Beverage Outlets	L	L	L	L	L	-
Plant Nurseries	P	P	P	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities	-	C	C	-	C ⁽¹⁰⁾	-
Commercial Services						
Building Services	-	P	P	P ⁽⁶⁾	-	-
Business Support	P	P	P	P ⁽⁷⁾	-	-
Eating & Drinking Establishments	P ⁽⁴⁾	P	P	P ⁽⁵⁾	P	-
Financial Institutions	P	P	P	P	-	-
Funeral & Mortuary Services	-	P	P	-	-	-
Maintenance & Repair	P	P	P	P ⁽⁶⁾	-	-

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Off-site Services	-	P	P	-	-	-
Personal Services	P	P	P	-	P	-
Assembly & Entertainment	-	P	P	-	P	-
Radio & Television Studios	-	P	P	-	-	-
Visitor Accommodations	-	P	P	-	P	-
Separately Regulated Commercial Services Uses						
Adult Entertainment Establishments:						
Adult Book Store	L	L	L	-	-	-
Adult Cabaret	-	L	L	-	L	-
Adult Drive-In Theater	-	L	L	-	L	-
Adult Mini-Motion Picture Theater	-	L	L	-	L	-
Adult Model Studio	L	L	L	-	L	-
Adult <i>Motel</i>	-	L	L	-	L	-
Adult Motion Picture Theater	-	L	L	-	L	-
Adult Peep Show Theater	-	L	L	-	L	-
Adult Theater	-	L	L	-	L	-
Body Painting Studio	L	L	L	-	L	-
Massage Establishment	L	L	L	-	-	-
Sexual Encounter Establishment	L	L	L	-	L	-
Bed & Breakfast Establishments:						
1-2 Guest Rooms	-	P	P	-	P	-
3-5 Guest Rooms	-	P	P	-	P	-
6+ Guest Rooms	-	P	P	-	P	-
Boarding Kennels	-	C	C	C	C ⁽¹⁰⁾	-
Camping Parks	-	C	C	C	C	-
<i>Child Care Facilities:</i>						
Child Care Centers	L	L	-	L	L ⁽¹⁰⁾	-
Large Family Day Care Homes	L	L	-	L	L ⁽¹⁰⁾	-
Small Family Day Care Homes	P	P	-	P	P	-
Eating and Drinking Establishments Abutting Residentially Zoned Property	L	L	L	L	L	-
Fairgrounds	-	C	C	-	C	-

Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	C	C	C	-
Helicopter Landing Facilities	-	C	C	C	C ⁽¹⁰⁾	-
Instructional Studios	P	P	P	C	C	-
Massage Establishments, Specialized Practice	L	L	L	-	-	-
Nightclubs & Bars over 5,000 square feet in size	-	C	C	C	C	-
Parking Facilities as a <i>Primary Use</i> :						
Permanent Parking Facilities	-	P	P	C	C	P
Temporary Parking Facilities	-	N	N	C	C	N
Private Clubs, Lodges and Fraternal Organizations	C	C	P	P	P	-
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁹⁾	-	C	C	-	C	-
Pushcarts:						
Pushcarts on Private Property	L	L	L	L	L	-
Pushcarts in Public Right of Way	N	N	N	N	N	-
Recycling Facilities:						
Large Collection Facility	N	N	N	N	N ⁽¹⁰⁾	-
Small Collection Facility	L	L	L	L	L ⁽¹⁰⁾	-
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-
Drop-off Facility	L	L	L	L	L	-
Green Materials Composting Facility	-	-	-	-	-	-
Mixed Organic Composting Facility	-	-	-	-	-	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-	-	-	-	-
Large Processing Facility Accepting All Types of Traffic	-	-	-	-	-	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	-	-	-	-	-
Small Processing Facility Accepting All Types of Traffic	-	-	-	-	-	-
Reverse Vending Machines	L	L	L	L	L	-
Tire Processing Facility	-	-	-	-	-	-
Sidewalk Cafes	N	N	N	N	N	-
Sports Arenas & Stadiums	-	C	C	C	C	-

Theaters that are outdoor or over 5,000 square feet in size	-	C	C	C	C	-
Urgent Care Facilities	N	N	N	N	N ⁽¹⁰⁾	-
Veterinary Clinics & Animal Hospitals	-	C	C	C	-	-
Zoological Parks	-	-	-	-	-	-
Offices						
Business & Professional	P ⁽⁷⁾	P	P	P	-	-
Government	P	P	P	P	-	-
Medical, Dental, & Health Practitioner	P	P	P	P	P ⁽¹⁰⁾	-
Regional & Corporate Headquarters	P	P	P	P	-	-
Separately Regulated Office Uses						
Real Estate Sales Offices & Model Homes	L	L	-	L	L	-
<i>Sex Offender</i> Treatment & Counseling	L	L	L	L	L ⁽¹⁰⁾	-
Vehicle & Vehicular Equipment Sales & Service						
Commercial Vehicle Repair & Maintenance	-	P	P	-	-	-
Commercial Vehicle Sales & Rentals	-	P	P	-	-	-
Personal Vehicle Repair & Maintenance	-	P	P	-	-	-
Personal Vehicle Sales & Rentals	-	P	P	-	-	-
Vehicle Equipment & Supplies Sales & Rentals	-	P	P	-	-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses						
Automobile Service Stations	-	C	C	C	C	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	-	C	C	-	-	-
Wholesale, Distribution, Storage						
Equipment & Materials Storage Yards	-	-	P	-	-	-
Moving & Storage Facilities	-	-	P	-	-	-
Warehouses	-	-	P ⁽⁸⁾	-	-	-
Wholesale Distribution	-	-	P ⁽⁸⁾	-	-	-
Separately Regulated Wholesale, Distribution, and Storage Uses						
Impound Storage Yards	-	-	C	-	-	-
Junk Yards	-	-	-	-	-	-
Temporary Construction Storage Yards Located off-site	L	L	L	L	L	-
Industrial						
Heavy Manufacturing	-	-	-	-	-	-

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Light Manufacturing	-	-	P ⁽⁸⁾	-	-	-
Marine Industry	-	-	-	-	-	-
Research & Development	-	P	P	P	-	-
Trucking & Transportation Terminals	-	P	P	-	-	-
Separately Regulated Industrial Uses						
<i>Hazardous Waste</i> Research Facility	-	-	-	-	-	-
<i>Hazardous Waste</i> Treatment Facility	-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone	-	C	C	C	C	-
Mining and Extractive Industries	-	-	-	-	-	-
Newspaper Publishing Plants	-	C	C	C	C ⁽¹⁰⁾	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-	-	-	-
Very Heavy Industrial Uses	-	-	-	-	-	-
Wrecking & Dismantling of Motor Vehicles	-	-	-	-	-	-
Signs						
Allowable Signs	P	P	P	P	P	P
Separately Regulated Signs Uses						
Community Identification Signs	-	-	-	-	-	-
Reallocation of Sign Area Allowance	N	N	N	N	N	N
Revolving Projecting Signs	N	N	N	N	N	N
Signs with Automatic Changing Copy	N	N	N	N	N	N
Theater Marquees	-	N	N	-	N	-

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Open Space																					
Active Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Passive Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Natural Resources Preservation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Maintenance Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Agriculture																					
Agricultural Processing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Aquaculture Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Dairies		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Horticulture Nurseries & Greenhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Raising & Harvesting of Crops		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Separately Regulated Agriculture Uses																					
Agricultural Equipment Repair Shops		P			P			-			P							P			
Commercial Stables		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Community Gardens		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Equestrian Show & Exhibition Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Residential																					
Group Living Accommodations		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Mobilehome Parks		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Multiple Dwelling Units		P ⁽²⁾			-			P ⁽²⁾			P ⁽²⁾			P ⁽²⁾			P ⁽²⁾				
Single Dwelling Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Separately Regulated Residential Uses																					
Boarder & Lodger Accommodations		L			-			L			L			L			L				
Companion Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Employee Housing:																					
6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Fraternities, Sororities and Student Dormitories		C			-			C			C			C			C				
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Guest Quarters			-			-			-			-0									
Home Occupations			L			-			L			L			L			L			
Housing for Senior Citizens			C			-			C			C			C			C			
Live/Work Quarters			L			-			L			L			L			L			
Residential Care Facilities:																					
6 or Fewer Persons			P			-			P			P			P			P			
7 or More Persons			C			-			C			C			C			C			
Transitional Housing:																					
6 or Fewer Persons			P			-			P			P			P			P			
7 or More Persons			C			-			C			C			C			C			
Watchkeeper Quarters			-			L			-			-			-			-			
Institutional																					
Separately Regulated Institutional Uses																					
Airports			C			C			C			C			C			C			
Botanical Gardens & Arboretums			C			C			C			C			C			C			
Cemeteries, Mausoleums, Crematories			C			C			C			C			C			C			
Churches & Places of Religious Assembly			L			L			C			L			L			C			
Communication Antennas:																					
Minor Telecommunication Facility			L			L			L			L			L			L			
Major Telecommunication Facility			C			C			C			C			C			C			
Satellite Antennas			L			L			L			L			L			L			
Correctional Placement Centers			C			C			C			C			C			C			
Educational Facilities:																					
Kindergarten through Grade 12			C			C			C			C			C			C			
Colleges / Universities			C			C			-			C			C			C			
Vocational / Trade School			P			P			-			P			P			P			
Energy Generation & Distribution Facilities			P			C			C			C			C			P			
Exhibit Halls & Convention Facilities			C			C			C			C			C			C			
Flood Control Facilities			L			L			L			L			L			L			
Historical Buildings Used for Purposes Not Otherwise Allowed			C			C			C			C			C			C			
Homeless Facilities:																					

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Congregate Meal Facilities	C	-	C	C					C												
Emergency Shelters	C	-	C	C					C												
Homeless Day Centers	C	-	C	C					C												
Hospitals, Intermediate Care Facilities & Nursing Facilities	C	C	C	C					C												
Interpretive Centers	-	-	-	-					-												
Museums	C	C	C	C					C												
Major Transmission, Relay, or Communications Switching Stations	C	C	C	C					C												
<i>Social Service Institutions</i>	C	C	C	C					C												
Retail Sales																					
Building Supplies & Equipment	P	P	-	P					P												
Food, Beverages and Groceries	P	P	P	P					P												
Consumer Goods, Furniture, Appliances, Equipment	P	P	P	P					P												
Pets & Pet Supplies	P	P	P	P					P												
Sundries, Pharmaceutical, & Convenience Sales	P	P	P	P					P												
Wearing Apparel & Accessories	P	P	P	P					P												
Separately Regulated Retail Sales Uses																					
Agriculture Related Supplies & Equipment	-	-	-	P					P												
Alcoholic Beverage Outlets	L	L	L	L					L												
Plant Nurseries	P	P	P	P					P												
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	-					C												
Commercial Services																					
Building Services	-	-	-	P					P												
Business Support	P	P	P	P					P												
Eating & Drinking Establishments	P	P	P	P					P												
Financial Institutions	P	P	P	P					P												
Funeral & Mortuary Services	P	P	P	P					P												
Maintenance & Repair	P	P	P	P					P												
Off-site Services	-	-	-	P					P												
Personal Services	P	P	P	P					P												
Assembly & Entertainment	P	P	P	P					P												
Radio & Television Studios	P	P	P	P					P												

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Visitor Accommodations			P			P			P			P					P				
Separately Regulated Commercial Services Uses																					
Adult Entertainment Establishments:																					
Adult Book Store			L			L			L			L					L				
Adult Cabaret			L			L			L			L					L				
Adult Drive-In Theater			L			L			L			L					L				
Adult Mini-Motion Picture Theater			L			L			L			L					L				
Adult Model Studio			L			L			L			L					L				
Adult Motel			L			L			L			L					L				
Adult Motion Picture Theater			L			L			L			L					L				
Adult Peep Show Theater			L			L			L			L					L				
Adult Theater			L			L			L			L					L				
Body Painting Studio			L			L			L			L					L				
Massage Establishment			L			L			-			-					L				
Sexual Encounter Establishment			L			L			L			L					L				
Bed & Breakfast Establishments:																					
1-2 Guest Rooms			P			P			P			P					P				
3-5 Guest Rooms			P			P			P			P					P				
6+ Guest Rooms			P			P			P			P					P				
Boarding Kennels			C			C			C			C					C				
Camping Parks			C			C			C			C					C				
Child Care Facilities:																					
Child Care Centers			L			-			L			L					L				
Large Family Day Care Homes			L			-			L			L					L				
Small Family Day Care Homes			P			-			P			P					P				
Eating and Drinking Establishments Abutting Residentially Zoned Property			L			L			L			L					L				
Fairgrounds			C			C			-			C					C				
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C			C			C					C				
Helicopter Landing Facilities			C			C			C			C					C				
Instructional Studios			C			C			C			C					C				
Massage Establishments, Specialized Practice			L			L			-			-					L				

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Nightclubs & Bars over 5,000 square feet in size	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Parking Facilities as a <i>Primary Use</i> :																					
Permanent Parking Facilities	P		C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Temporary Parking Facilities	N		C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Private Clubs, Lodges and Fraternal Organizations	P		C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁹⁾	C		C	-	C	C	-	C	C	-	C	C	-	C	C	-	C	C	-	C	
Pushcarts:																					
Pushcarts on Private Property	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Pushcarts in <i>public right-of-way</i>	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Recycling Facilities:																					
Large Collection Facility	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Small Collection Facility	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Large Construction & Demolition Debris <i>Recycling Facility</i>	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Small Construction & Demolition Debris <i>Recycling Facility</i>	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Drop-off Facility	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Green Materials Composting Facility	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Mixed Organic Composting Facility	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Large Processing Facility Accepting All Types of Traffic	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-		-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C			
Small Processing Facility Accepting All Types of Traffic	-		-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C			
Reverse Vending Machines	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Tire Processing Facility	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Sidewalk Cafes	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Sports Arenas & Stadiums	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Theaters That Are Outdoor or over 5,000 Square Feet in Size	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Urgent Care Facilities	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Veterinary Clinics & Animal Hospitals	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Zoological Parks	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Offices																					

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																		
	1st & 2nd >>	CC-																		
	3rd >>	1-			2-			3-			4-					5-				
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Business & Professional		P			P			P			P					P				
Government		P			P			P			P					P				
Medical, Dental, & Health Practitioner		P			P			P			P					P				
Regional & Corporate Headquarters		P			P			P			P					P				
Separately Regulated Office Uses																				
Real Estate Sales Offices & Model Homes		L			-			L			L					L				
<i>Sex Offender</i> Treatment & Counseling		L			L			L			L					L				
Vehicle & Vehicular Equipment Sales & Service																				
Commercial Vehicle Repair & Maintenance		-			-			-			P					P				
Commercial Vehicle Sales & Rentals		-			-			-			P					P				
Personal Vehicle Repair & Maintenance		P			P			-			P					P				
Personal Vehicle Sales & Rentals		P			P			-			P					P				
Vehicle Equipment & Supplies Sales & Rentals		P			P			-			P					P				
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																				
Automobile Service Stations		C			C			C			C					C				
Outdoor Storage & Display of New, unregistered Motor Vehicles as a <i>primary use</i>		C			C			-			C					C				
Wholesale, Distribution, Storage																				
Equipment & Materials Storage Yards		-			-			-			-					-				
Moving & Storage Facilities		-			-			-			P					P				
Warehouses		-			-			-			P ⁽⁸⁾					P ⁽⁸⁾				
Wholesale Distribution		-			-			-			-					P ⁽⁸⁾				

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																		
	1st & 2nd >>		CC-																		
	3rd >>		1-			2-			3-			4-					5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
Separately Regulated Wholesale, Distribution, and Storage Uses																					
Impound Storage Yards		-	-	-							C										C
Junk Yards		-	-	-							-										-
Temporary Construction Storage Yards Located off-site		L			L			L			L					L					L
Industrial																					
Heavy Manufacturing		-	-	-							-										-
Light Manufacturing		-	-	-							-										P ⁽⁸⁾
Marine Industry		-	-	-							-										-
Research & Development		P			P			-			P					P					P
Trucking & Transportation Terminals		-	-	-							-										-
Separately Regulated Industrial Uses																					
Extractive Industries		-	-	-							-										-
<i>Hazardous Waste Research Facility</i>		-	-	-							-										-
<i>Hazardous Waste Treatment Facility</i>		-	-	-							-										-
Marine Related Uses Within the Coastal Overlay Zone		C			C			C			C					C					C
Newspaper Publishing Plants		C			C			C			C					C					P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-	-							-										-
Very Heavy Industrial Uses		-	-	-							-										-
Wrecking & Dismantling of Motor Vehicles		-	-	-							-										-
Signs																					
Allowable Signs		P			P			P			P			P			P			P	P
Separately Regulated Signs Uses																					
Community Identification Signs		-	-	-							-										-
Reallocation of Sign Area Allowance		N			N			N			N					N					N
Revolving Projecting Signs		N			N			N			N					N					N
Signs with Automatic Changing Copy		N			N			N			N					N					N
Theater Marquees		N			N			N			N					N					N

Footnotes to Table 131-05B

- 1 Uses shall not begin operating before 6:00 a.m. or continue operating later than 12:00 midnight in CN zones.
- 2 See Section 131.0540.
- 3 Only office furniture, appliances, and equipment establishments are permitted. The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- 4 Drive-in and drive-through restaurants, live entertainment, and the sale of intoxicating beverages other than beer and wine are not permitted in the CN zones.
- 5 The sale of alcoholic beverages is not permitted as a *primary use*.
- 6 The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- 7 Hiring halls are not permitted.
- 8 These activities shall be located solely within an enclosed building that does not exceed 7,500 square feet of *gross floor area*. Activities that would require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District are not permitted.
- 9 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 10 This use is not allowed within the Coastal Overlay Zone.
(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§131.0530 Development Regulations of Commercial Zones

- (a) Within the commercial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all proposed *development* in the commercial base zones whether or not a permit or other approval is required except where specifically identified.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0531 Development Regulations Tables of Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

**Table 131-05C
Development Regulations of CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone designator	Zones		
	1st & 2nd >>	CN-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted residential density ⁽¹⁾		3,000	1,500	1,500
Supplemental residential regulations [See Section 131.0540]		applies	applies	applies
Lot area				
Min Lot Area (sf)		2,500	5,000	5,000
Max Lot Area (ac)		0.3	10	10
Lot dimensions				
Min Lot Width (ft)		25	50	50
Min <i>street frontage</i> (ft)		25	50	50
Min Lot Depth (ft)		100	--	--
Setback requirements				
Min Front <i>setback</i> (ft)		--	--	--
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		10 ⁽²⁾	--	10 ⁽²⁾
Min Side <i>setback</i> (ft)		10	10	10
Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies
Min <i>Street Side setback</i> (ft)		--	--	--
Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]		10 ⁽²⁾	--	10 ⁽²⁾
Min Rear <i>setback</i> (ft)		10	10	10
Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies
Max structure height (ft)		30	30	30
Max floor area ratio		1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone designator	Zones		
	1st & 2nd >>	CN-		
	3rd >>	1-	1-	1-
	4th >>	1	2	3
<i>Floor Area Ratio</i> bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		0.5/100	0.75/50	0.75/50
Pedestrian paths [See Section 131.0550]		applies	applies	applies
Transparency [See Section 131.0552]		applies	--	applies
Building articulation [See Section 131.0554]		applies	applies	applies

Footnotes for Table 131-05C

- 1 One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
 - 2 See Section 131.0543(a)(2).
 - 3 Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- (b) CR, CO, CV, and CP Zones

**Table 131-05D
Development Regulations of CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones						
	1st & 2nd >>	CR-		CO-		CV-		CP-
	3rd >>	1-	2-	1-		1-		1-
	4th >>	1	1	2	1	2	1	
Max permitted residential density ⁽¹⁾		1,500	1,000	1,500	1,500	1,500	--	
Supplemental residential regulations [See Section 131.0540]		applies	applies	applies	applies	applies	--	
Lot area								
Min Lot Area (sf)		15,000	5,000	5,000	15,000	5,000	--	
Max Lot Area (ac)		--	--	--	--	--	--	
Lot dimensions								
Min Lot Width (ft)		100	50	50	100	50	--	
Min street frontage (ft)		100	50	50	100	50	--	

(3-2006)

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator		Zones						
	1st & 2nd >>		CR-		CO-		CV-		CP-
	3rd >>	1-	2-	1-		1-		1-	
		4th >>	1	1	2	1	2	1	
Min Lot Depth (ft)			100	100	100	100	100	--	
Setback requirements									
Min Front setback (ft)			10	10	10	10	--	10	
Max Front setback (ft) [See Section 131.0543(a)(1)]			--	25 ⁽²⁾	--	--	10 ⁽²⁾	--	
Min Side setback (ft)			10	10	10	10	10	10	
Optional Side setback (ft)			--	0 ⁽³⁾	0 ⁽³⁾	--	0 ⁽³⁾	--	
Side Setback abutting residential [See Section 131.0543(c)]			applies	applies	applies	applies	applies	applies	
Min Street Side setback (ft)			10	10	10	--	--	--	
Max Street Side setback (ft) [See Section 131.0543(a)(1)]			--	25 ⁽²⁾	--	--	10 ⁽²⁾	--	
Min Rear setback (ft)			10	10	10	10	10	10	
Optional Rear setback (ft)			--	0 ⁽³⁾	0 ⁽³⁾	--	0 ⁽³⁾	0 ⁽³⁾	
Rear Setback abutting residential [See Section 131.0543(c)]			applies	applies	applies	applies	applies	applies	
Max structure height (ft)			60	45	60	60	45	30	
Min lot coverage (%)			--	--	--	--	35	--	
Max floor area ratio			1.0 ⁽⁴⁾	0.75 ⁽⁴⁾	1.5 ⁽⁴⁾	2.0 ⁽⁴⁾	2.0 ⁽⁴⁾	1.0 ⁽⁴⁾	
Floor Area Ratio bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]			1.0/50	1.0/100	1.5/50	--	--	--	
Floor Area Ratio bonus for child care [See Section 131.0546(b)]			applies	--	applies	--	--	--	
Pedestrian paths [See Section 131.0550]			applies	applies	applies	applies	applies	--	
Transparency [See Section 131.0552]			--	applies	--	--	applies	--	
Building articulation [See Section 131.0554]			applies	applies	applies	applies	applies	--	
Street yard parking restriction [See Section 131.0555]			--	applies	--	--	--	--	
Parking lot orientation [See Section 131.0556]			applies	--	applies	applies	applies	--	

Footnotes For Table 131-05D

- 1 One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- 2 See section 131.0543(a)(2).
- 3 See section 131.0543(b).
- 4 Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

(c) CC Zones

Table 131-05E
Development Regulations of CC Zones

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	3-	4-	5-	3-	4-	5-
	4th >>	1			2			3			4			5					
Max permitted residential density ⁽¹⁾		1,500			1,500			1,500			1,500			1500					
Supplemental residential regulations [See Section 131.0540]		applies			applies			applies			applies			applies					
Lot area																			
Min Lot Area (sq. ft.)		5,000			5,000			5,000			2,500			2,500					
Max Lot Area (ac)		--			--			--			--			--					
Lot dimensions																			
Min Lot Width (ft)		50			50			100			25			25					
Min <i>street</i> frontage (ft)		50			50			100			25			25					
Min Lot Depth (ft)		100			100			--			--			--					
Max Lot Depth (ft)		150			150			--			--			--					
Setback requirements																			
Min Front <i>setback</i> (ft)		--			--			--			--			--					
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		100 ^(2,3)			100 ^(2,3)			--			10 ⁽²⁾			10 ⁽²⁾					
Min Side <i>setback</i> (ft)		10			10			10			10			10					
Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		0			0			0			0			0					
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies			applies			applies			applies			applies					
Min <i>Street</i> Side <i>setback</i> (ft)		--			--			--			--			--					
Max <i>Street</i> Side <i>setback</i> (ft) [See Section 131.0543(a)(1)]		--			--			--			10 ⁽²⁾			10 ⁽²⁾					
Min Rear <i>setback</i> (ft)		10			10			10			10			10					
Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		0			0			0			0			0					
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies			applies			applies			applies			applies					
Max structure height (ft)		30			60			45			30			100					
Min lot coverage (%)		--			--			--			35			35					
Max floor area ratio		0.75 ⁽⁴⁾			2.0 ⁽⁴⁾			0.75 ⁽⁴⁾			1.0 ⁽⁴⁾			2.0 ⁽⁴⁾					
<i>Floor Area Ratio</i> bonus for mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		0.75/75			--			0.75/75			0.5/50			2.0/50					
Pedestrian paths [See Section 131.0550]		applies			applies			applies			applies			applies					
Transparency [See Section 131.0552]		---			---			---			applies			applies					

(3-2006)

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	3-	4-	5-	3-	4-	5-
	4th >>	1			2			3			4			5					
Building articulation [See Section 131.0554]		applies			applies			applies			applies			applies					
Parking lot orientation [See Section 131.0556]		applies			applies			applies			-			-					

Footnotes for Table 131-05E

- 1 One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- 2 See Section 131.0543(a)(2).
- 3 See Section 131.0543(a)(3).
- 4 Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

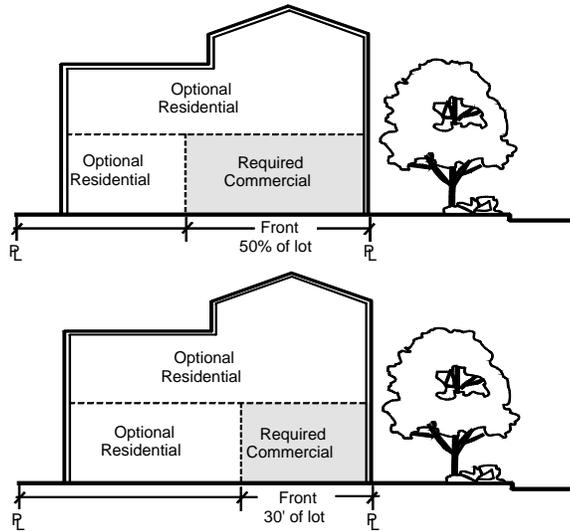
§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within commercial zones:

- (a) Residential *Development* as a Permitted Use. Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.
- (b) Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- (c) Ground *Floor* Restriction. Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-4-4, CC-4-5, CC-5-4, CC-5-5, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A. Within the Coastal Overlay Zone, required parking cannot occupy more than 50 percent of the ground floor in the CV-1-1 or CV-1-2 zones.

Diagram 131-05A

Ground Floor Restriction



- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7 zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.
- (e) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.
- (f) Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.

(Added 12-9-1997 by O-18451 N.S.)

(Amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§131.0543 Setback Requirements for Commercial Zones

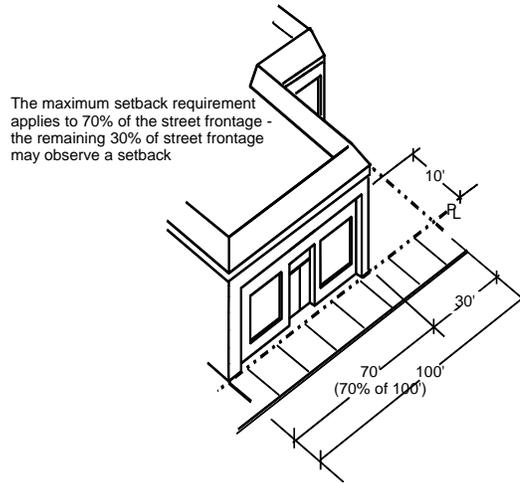
Setback requirements are specified in Tables 131-05C, 131-05D, and 131-05E and are subject to the following exceptions and additional regulations:

- (a) Front and *Street Side Setback* Requirements
 - (1) Off-street parking in all commercial zones may be located within the required front *yard* and required street side yard adjoining the required landscaped strip abutting *public rights-of-way*.

- (2) In the CN, CO, CV, and CC zones with a maximum front or *street* side *setback* as shown in Tables 131-05C, 131-05D, and 131-05E, the maximum *setback* shall apply to only 70 percent of the *street frontage*.

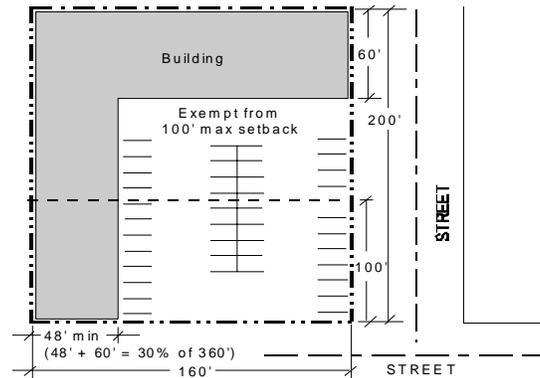
There is no maximum *setback* for the remaining 30 percent. See Diagram 131-05B.

**Diagram 131-05B
Maximum Setback Requirement**



- (3) In the CC-1-1, CC-1-2, CC-2-1, CC-2-2, CC-4-1, CC-4-2, CC-5-1, and CC-5-2 zones, the 100-foot maximum front *setback* does not apply to *lots* with more than 75 feet of *street frontage* if the proposed *development* is within 10 feet of the front or *street side property line* for at least 30 percent of the *street frontage*. See Diagram 131-05C.

**Diagram 131-05C
Exception to Maximum Setback**



NOTE: Example of exemption from 100' max setback

- The lot has more than 75' of lineal street frontage
- Buildings are located within 0'-5' of the front and street side property line for 30% of the total linear street frontage