

### 20.10.020 Land Use Regulations for Commercial Zoning Districts

**A. Permitted Uses.** Table 20.10-1 identifies land uses permitted in commercial zoning districts.

**TABLE 20.10-1 PERMITTED LAND USES IN THE COMMERCIAL ZONING DISTRICTS**

Key	Zoning District <sup>[1]</sup>							
<b>P</b> Permitted Use	<b>C-O</b>	<b>C-N</b>	<b>C-C</b>	<b>C-SC</b>	<b>C-T</b>	<b>C-G</b>	<b>B-P</b>	<b>Additional Regulations</b>
<b>M</b> Minor Use Permit Required								
<b>SP</b> Site Plan Review Permit Required								
<b>C</b> Conditional Use Permit Required								
<b>X</b> Use Not Allowed								
RESIDENTIAL USES								
Group/Transitional/Supportive Housing	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Live/Work Units	<b>C</b>	<b>C</b>	<b>P [2]</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Sec. 20.44.080
Multiple-Family Dwellings	<b>C</b>	<b>C</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Residential Care Facilities, Small <i>(6 or Less)</i>	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Residential Care Facilities, Large <i>(More than 6 residents)</i>	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Single-Room Occupancy	<b>X</b>	<b>X</b>	<b>P [3]</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Sec. 20.44.120
COMMUNITY USES								
Community Assembly	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>C</b>	<b>C</b>	<b>C</b>	
Community Garden	<b>SP</b>	<b>SP</b>	<b>SP</b>	<b>X</b>	<b>X</b>	<b>SP</b>	<b>X</b>	Sec. 20.44.050
Colleges and Trade Schools	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>X</b>	<b>C</b>	<b>C</b>	
Convalescent or Nursing Homes	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Cultural Institutions	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>C</b>	<b>C</b>	<b>C</b>	
Day Care Centers (Children & Adults)	<b>M</b>	<b>M</b>	<b>M</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>SP</b>	
Emergency Shelters	<b>X</b>	<b>X</b>	<b>C</b>	<b>X</b>	<b>C</b>	<b>P</b>	<b>X</b>	Sec.20.44.150
Government Offices	<b>P</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>C</b>	<b>C</b>	<b>C</b>	
Hospitals and Surgery Centers	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>C</b>	
Instructional Services	<b>P</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>SP</b>	
Medical Offices and Clinics	<b>P</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>C</b>	
Parks and Recreational Facilities	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>C</b>	
Public Safety Facilities	<b>SP</b>	<b>SP</b>	<b>P</b>	<b>C</b>	<b>SP</b>	<b>SP</b>	<b>SP</b>	
Rehabilitation Centers	<b>P</b>	<b>P [6]</b>	<b>P[10]</b>	<b>X</b>	<b>X</b>	<b>C</b>	<b>C</b>	
Social Assistance Services	<b>C</b>	<b>C</b>	<b>C</b>	<b>X</b>	<b>SP</b>	<b>P</b>	<b>X</b>	

Key	Zoning District <sup>[1]</sup>							
P Permitted Use	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	Additional Regulations
M Minor Use Permit Required								
SP Site Plan Review Permit Required								
C Conditional Use Permit Required								
X Use Not Allowed								
COMMERCIAL USES								
Alcoholic Beverage Sales [7]	X	P [7][8]	P [7]	C [7][8]	P [7]	P [7]	SP [7]	Sec.20.44.010
Bail Bond Businesses	C	X	C [10]	X	C	C	C	
Bars and Nightclubs	X	C	C	X	C	C	C	
Banks, Retail	P	P	P	P [9]	SP	SP	SP	
Bed and Breakfast	X	X	C	X	C	C	X	Sec.20.44.030
Building Supplies/Home Improvement	X	X	C	X	SP	P	SP	
Business Support Services	X	C	M	X	P	P	SP	
Cardrooms [5]	X	X	C [5]	X	C [5]	C [5]	X	Chapter 9.08
Cemeteries and Mausoleums	X	X	C	X	C	P	X	
Check Cashing/Payday Loan Establishments	C	X	C [10]	X	C	C	C	Sec.20.44.040
Commercial Cannabis Businesses	Refer to Table 20.44-1 in Section 20.44.170							
Commercial Recreation, Indoor (Except Below)	X	SP	SP	X	P	SP	C	
Multi-Screen (6 or More) Movie Theaters	X	C	P	X	C	X	C	
Commercial Recreation, Outdoor	X	X	X	X	P	C	C	
Drive-Through and Drive-Up Sales	C	C	SP	X	P	P	SP	
Equipment Sales and Rental	X	X	X	X	P	P	SP	
Farmer’s Market	C	SP	SP	SP	SP	SP	SP	Sec.20.50.030B
Flea Market	X	X	X	X	C	C	C	
Funeral Parlors and Mortuaries	C	C	C	X	C	P	C	
Gas and Service Stations/Car Washes	X	C	SP	C [9]	P	P	SP	Sec.20.44.070
Hotels and Motels	X	X	P	X	P	C	C	
Hookah Lounges	X	C	C	X	C	C	C	
Kennels	X	X	X	X	C	P	C	
Maintenance and Repair Services	X	X	X	X	P	P	SP	
Massage Establishments	C [16]	C [16]	C [16]	X	C [16]	C [16]	X	Chapter 5.44
Massage Therapy—Sole Practitioner	P[17]	P[17]	P[17]	X	C [16]	C [16]	X	Chapter 5.44
Mobile Food Vendors	C	C	C [10]	X	SP [11]	SP	C	Sec. 5.54 & 20.44.020
Mobile Home Sales	X	X	X	X	P	P	SP	
Office, Professional	P	P	P	C [9]	SP	SP	SP	

Key	Zoning District <sup>[1]</sup>							
P Permitted Use	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	Additional Regulations
M Minor Use Permit Required								
SP Site Plan Review Permit Required								
C Conditional Use Permit Required								
X Use Not Allowed								
COMMERCIAL USES (Continued)								
Pawn Shops	X	X	C [10]	X	X	P	X	
Personal Services	SP	P	P	P [9]	SP	SP	SP [12]	
Retail, General	SP[12]	P	P	P [9]	P	SP	SP	
Restaurants	C [13]	P [8]	P	C [9]	P	M	SP [12] [13]	
Tattoo Parlors	X	SP	M	X	M	M	SP	
Tobacco Retailers [18]	X	P [18]	P [18]	P [18]	P [18]	P [18]	SP[18]	Sec.20.44.160
Vehicle Parts and Accessories Sales	X	P	P	X	P	P	SP	
Vehicle Rentals	X	X	M	X	P	P	SP	
Vehicle Repair and Maintenance, Major	X	X	X	X	C	P	C	
Vehicle Repair and Maintenance, Minor	X	SP	P	X	P	P	C	
Vehicle Sales	X	X	P [10] [14]	X	P	P	C	
INDUSTRIAL USES								
Manufacturing and Processing, General	X	X	X	X	X	M	C	
Manufacturing and Processing, Light	X	X	X	X	X	P	SP	
Research and Development	C	X	C	X	SP	SP	P	
Warehousing, Wholesaling, and Distribution	X	X	SP[15]	X	P	P	SP	
Wrecking & Salvage Establishments	X	X	X	X	C	C	X	Sec.20.44.140
TRANSPORTATION, COMMUNICATION, AND UTILITY USES								
Airports	X	X	X	X	C	C	C	
Freight Terminals	X	X	X	X	C	C	C	
Heliports	C	X	C	X	C	C	C	
Parking Facilities	P	P	P	P[9]	P	P	P	
Public/Mini Storage	X	X	X	X	M	M	SP	
Recycling Collection Facilities								Sec.20.44.090
Reverse Vending Machines	P	P	P	M[9]	P	P	P	
Small Collection Facilities	SP	SP	SP	SP[9]	SP	SP	SP	
Large Collection Facilities	X	X	X	X	C	C	C	
Utilities, Major	C	C	C	X	C	C	C	
Utilities, Minor	P	P	P	P[9]	P	P	P	
Wireless Communications Facilities	See Chapter 20.58							

Notes:

- [1] A Site Plan Review Permit may be required per Chapter 20.32 (Interface Regulations) regardless of the uses shown in Table 20.10-1.
- [2] Residential use on the ground floor is prohibited unless it is located on the back of the property where it is not visible or approved with a Conditional Use Permit.
- [3] Prohibited as a single use. Permitted as part of a residential mixed-use project.
- [4] Use shall not exceed 20,000 square feet.
- [5] 24 hour operations limited to C-T and C-C zones per Chapter 9.08 (Gaming).
- [6] Rehabilitation centers for drug, methadone, and alcohol are prohibited.
- [7] A Conditional Use Permit is required for establishments smaller than 20,000 square feet.
- [8] A Conditional Use Permit is required for alcoholic beverage sales for on-site consumption.
- [9] Permitted only as part of a shopping center or other retail establishment with a minimum of 5,000 square feet of floor area devoted to the sale of groceries.
- [10] Prohibited in the City Center area between 19th and 16th Streets and O Street and Martin Luther King, Jr. Way, including properties fronting on either side of each of the above streets, except vehicle sales showrooms can be allowed.
- [11] Includes refreshment stands.
- [12] Permitted only as an ancillary use to serve employees, not to occupy more than 5,000 square feet.
- [13] Conditional Use Permit required unless the use is ancillary to a principal permitted use. For restaurants, Conditional Use Permit is required unless the uses are conducted in and entered from within the building with no outside advertising.
- [14] A Site Plan Review Permit is required for used vehicle sales.
- [15] Temporary warehousing and storage only is allowed per the requirements of Section 20.10.030(D).
- [16] Provided that a massage establishment permit has not been revoked at that location within 12 months of the application for a conditional use permit and a massage establishment permit is obtained pursuant to Chapter 5.44.
- [17] Must have valid certificate from State of California as a massage therapist or massage practitioner pursuant to the Massage Therapy Act (Business and Professions Code Section 4600 *et seq.*).
- [18] Prohibited within 1,000 feet of schools and other uses per Sec. 20.44.160, unless building over 20,000 square feet.


**20.10.030      Development Standards and Guidelines for Commercial Zoning Districts**

- A. General Standards.** Table 20.10-2 identifies development standards that apply to all parcels and structures located in commercial zoning districts. See Figure 20.10-1.
- B. Outdoor Operation of Uses.**
  - 1. The outdoor operation of a land use in the C-C and C-N zoning districts shall require approval of a Site Plan Review Permit. Outdoor dining in accordance with Chapter 12.36 (Restaurant Encroachment Permits), outdoor recreation,