

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Chapter 17.04. Establishment of Zones, Adoption of Zoning Map

Sections:

17.04.010	Purpose.
17.04.020	Zones Established
17.04.030	Zoning map Adopted
17.04.040	Zoning of Annexed Areas and Undesignated Properties

17.04.010 Purpose

This Chapter establishes the zones applied to properties within the City, sets forth how the zones are applied on the zoning map, establishes the general permit requirements for development and land uses citywide.

17.04.020 Zones Established

The City shall be divided into zones that implement the General Plan land use designations. The zones into which the City is divided are defined in Table 2-01 (Zones and General Plan Designations).

17.04.030 Zoning Map Adopted

The designations, locations, and boundaries of the zones established are delineated upon the map entitled "Zoning Map of the City of Los Alamitos, California." Materials, references, data, and other information shown on the zoning map and as amended from time to time are made a part of this Title 17 by reference. The Director shall be responsible for the custody and maintenance of and amendments to the zoning map.

17.04.040 Zoning of Annexed Areas and Undesignated Land

- A. **Annexed/Unincorporated Areas.** Where adjoining unincorporated land has been rezoned in compliance with the methods provided by this Zoning Code for zoning within the City, the zone applied by the rezoning action shall become effective when lands are annexed to the City.
- B. **Undesignated Land.** Land now or later included within the City boundaries that is not a public right-of-way or pre-zoned in compliance with subsection A of this section or is designated on the zoning map as being included in a zone shall be designated as R-1 (single-family unit residential).

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Table 2-01: Zones and General Plan Designations

Zone Symbol	Zones Name	General Plan Land Use Designation
Residential Zones		
R-1	Single Family Residential Zone	Single-Family Residential
R-2	Limited Multiple-Family Residential Zone	Limited Multiple-Family Residential
R-3	Multiple-Family Residential Zone	Multiple-Family Residential
M-H	Mobile Home Park Zone	Multiple-Family Residential
Commercial and Industrial Zones		
C-O	Commercial/Professional Office Zone	Commercial-Professional Office
C-G	General Commercial Zone	Retail Business
P-M	Planned Light Industrial Zone	Planned Industrial
Mixed Use Zones		
TCMU	Town Center Mixed Use Zone	Town Center-Mixed Use
Special Purpose Zones		
O-A	Open Area Zone	Open Area/Easement Overlay
C-F	Community Facilities Zone	Community & Institutional and Community & Institutional/JFTB
SP	Specific Plan	Specific Plan
Overlay Zones		
MOZ	Medical Overlay Zone	Medical Overlay
ROZ	Retail Overlay Zone	Retail Overlay
LWOZ	Live/Work Overlay Zone	Limited Multiple Family Residential; Mixed Use

Chapter 17.06. Land Use Permit Requirements

Sections:

17.06.010	Purpose
17.06.020	General Requirements for Development and Land Uses
17.06.030	Exemptions from Land Use Permit Requirements
17.06.040	Additional Permits and Approvals May Be Required

17.06.010 Purpose.

This Chapter establishes general requirements for the approval of proposed development and new land uses in the City. The land use permit requirements for specific land uses are established by Division 2 (Zones, Land Uses, and Zone-Specific Standards), and Division 3 (Site Planning and General Development Standards).

17.06.020 General Requirements for Development and New Land Uses

Uses of land and/or structures shall be established, constructed, reconstructed, altered, or replaced in compliance with the following requirements.

- A. **Allowable Uses.** The land uses for lots of land shall be identified by Chapter 17.XX (Residential Zones), Chapter 17.10 (Commercial/Industrial Zones), or Chapter 17.XX (Special Purpose and Overlay Zones). The Director may determine whether a land use is allowable in compliance with Section 17.XX (H) (Rules of Interpretation - Allowable Uses of Land).
- B. **Permit/Approval Requirements.** Land use permits or other approvals required by Section 17.08.020 (Land Uses and Permit Requirements – Residential Zones), Section 17.XX.XX (Land Uses and Permit Requirements – Commercial and Industrial Zones), and Section 17.XX.XX (Land Uses and Permit Requirements – Special Purpose and Overlay Zones) shall be obtained by the applicant before the proposed use is established, constructed, reconstructed, enlarged, altered, moved, or otherwise put into operation, unless the proposed use is exempt as provided in Section 17.XX.XX (Exemptions from Land Use Permit Requirements).
- C. **Development Standards.** The use of land and/or structure shall comply with applicable requirements of this Zoning Code, including the zone standards of this Division and the provisions of Division 3 (Site Planning and General Development Standards).
- D. **Conditions of Approval.** The use of land and/or structure shall comply with applicable conditions imposed by a previously granted land use permit or other approval.
- E. **Legal Lot.** The use of land and/or structure shall only be established on a lot of land that has been legally created in compliance with the Subdivision Map Act (Section 66410 et seq. of the California Government Code) and Title 16 (Subdivisions), as applicable at the time the lot was created.

17.06.030 Exemptions from Land Use Permit Requirements

The land use permit requirements of this Zoning Code shall not apply to the following activities, uses of land, and/or structures:

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- A. **Governmental Facilities.** Facilities of the City, State, Federal government, or special districts (e.g., school district, sanitation district) on land owned or leased by a governmental agency, for governmental operations, to the extent that the facilities are exempted by State or Federal law.
- B. **Interior Remodeling.** Interior alterations that do not increase the number of rooms or the gross floor area within the structure or change the approved use of the structure.
- C. **Repairs and Maintenance.** Ordinary repairs and routine maintenance that do not result in a change in the approved land use of the site or structure, addition to, or enlargement/expansion of the land use and/or structure.

17.06.040 Additional Permits and Approvals May Be Required

- A. An allowed land use that has been granted a land use permit, or is exempt from a land use approval, may still be required to obtain City permits or approvals before the use is constructed or otherwise established and put into operation. Nothing in this Chapter shall eliminate the need to obtain permits or approvals required by other Municipal Code provisions or applicable County, State, or Federal agency regulations.
- B. Necessary permits shall be obtained before starting work or establishing a new use.

Chapter 17.08. RESIDENTIAL ZONES

Subsections:

- 17.08.010 Purpose of Zones
- 17.08.020 Allowed Uses and Permit Requirements for Residential Zones
- 17.08.030 Development Standards in Residential Zones

17.08.010 Purpose of Zones

A. Generally. The purpose of the residential zones is to:

1. Provide for a full range of housing types and densities consistent with the General Plan;
2. Preserve, protect, and enhance the character of Los Alamitos' residential neighborhoods and the quality of life of City residents;
3. Ensure adequate light, air, privacy, and open space for each dwelling; and
4. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

B. Individual Zones. The purposes of the individual residential zones and the manners in which they are applied are as follows:

1. ~~R-1 (Single-Unit)~~ **R-1 Residential Zone**. The R-1 zone identifies lots designed to accommodate Single Family dwellings on individual lots and planned-unit developments consisting exclusively of detached Single Family dwellings. The maximum permitted density is six dwelling units per net acre. The R-1 zone implements the General Plan Single-Family Residential land use designation.
2. ~~R-2 (Limited Multiple-Family)~~ **R-2 Residential Zone**. The R-2 zone applies to lots providing low-density Multiple-Family housing consisting of more than one detached individual dwelling unit on one lot or attached dwelling units consisting of no more than three units in one structure. The maximum permitted density is 20 dwelling units per net acre. The R-2 zone implements the General Plan Limited Multiple-Family Residential land use designation.
3. ~~R-3 (Multiple-Family)~~ **R-3 Residential Zone**. The R-3 zone applies to lots intended to provide Multiple-Family housing. Housing types permitted include those permitted in the R-1 and R-2 zones, as well as structures containing four or more dwelling units. The maximum permitted density is 30 dwelling units per net acre. The R-3 zone implements the General Plan Multiple-Family Residential land use designation.
4. ~~M-H (Mobile Home)~~ **M-H Residential Zone**. The M-H zone is established to accommodate and preserve mobile home park housing developments and subdivisions. The M-H zone implements the General Plan Multiple-Family Residential land use designation.

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17.08.020 Allowed Uses and Permit Requirements for Residential Zones

- A. **Use Regulations.** This Section, and Table 2-02 (Allowed Uses and Permit Requirements for Residential Zones) in particular, identifies the uses of land that may be allowed within each of the zones established in Section 17.04.020 (Zones Established) and indicates whether any special permit is required for each allowable use.
- B. **Permitted Uses, Use Permits, and Uses Not Allowed**
1. **Permitted Use ("P").** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17.XX) and a building permit or other permit required by the Municipal Code.
 2. **Permitted as an Accessory Use ("A").** Accessory uses ~~are uses that are~~ clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to subject to the requirements of this Zoning Code, including Section 17.38.030 (Accessory Structures).
 3. **Administrative Use Permit ("AUP").** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.XX).
 4. **Conditional Use Permit ("CUP").** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.XX).
 5. **Temporary Use Permit ("TUP").** Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.XX).
 6. **Uses Not Allowed ("—").** Uses with an "—" indication in Table 2-02 are not allowed in the specified zone.
- B. **Specific Use Regulations.** All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table 2-02 labeled Specific Use Regulations, the use is also subject to the referenced provisions.
- C. **Zoning Permit Required.** For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.XX (Zoning Permits).
- D. **Multiple Uses on a Single Site.** When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.
- E. **Director Determination.** Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character, pursuant to Section 17.02.030 (Rules of Interpretation). Land uses not listed in Table 2-02 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

Table 2-02: Allowed Uses and Permit Requirements for Residential Zones

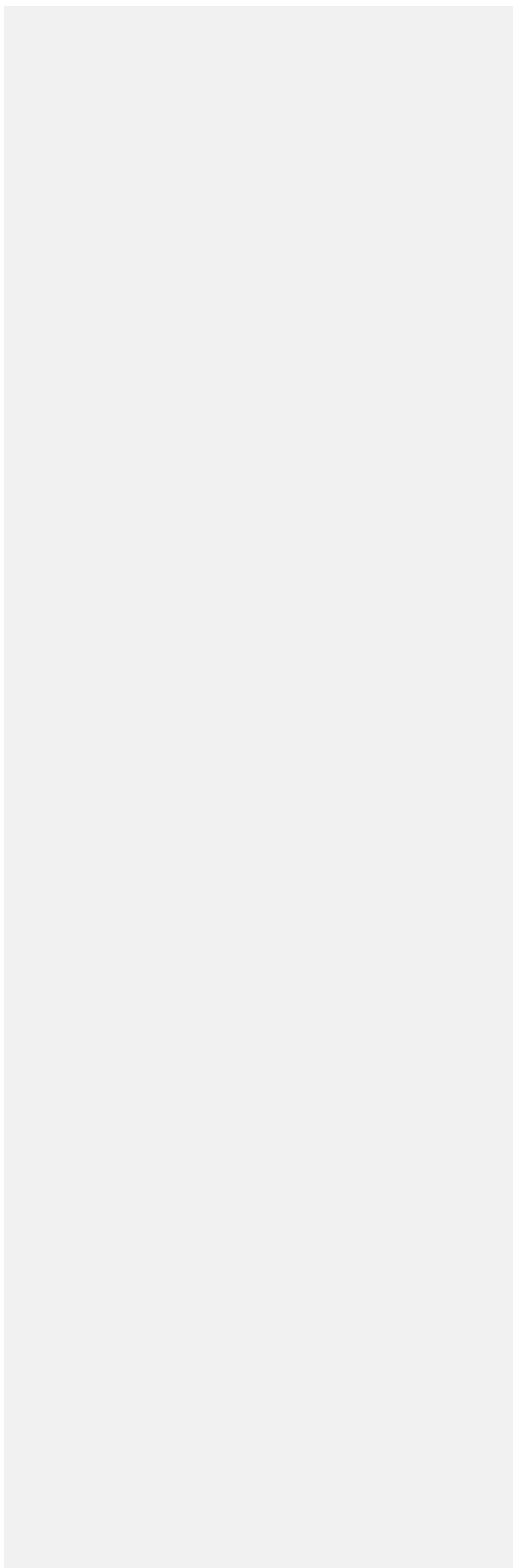
Use	Land Use Regulation				Specific Use Regulations
	R-1	R-2	R-3	M-H	
P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit CUP: Conditional Use Permit TUP: Temporary Use Permit —: Use Not Allowed					
CANNABIS USES					
Cannabis Delivery	—	—	—	—	17.39 (Cannabis Prohibition and Regulations)
Commercial Cannabis Activities	—	—	—	—	17.39 (Cannabis Prohibition and Regulations)
Cultivation, even by Qualified Patients and Caregivers	—	—	—	—	17.39 (Cannabis Prohibition and Regulations)
RESIDENTIAL USES					
Accessory Dwelling Unit	A	A	A	—	In R-2 and R-3 zones, permitted only as accessory to an existing Single Family dwelling. 17.38.150 (Accessory Dwelling Unit)
Accessory Structures and Uses	A	A	A	A	17.38.030 (Accessory Structures)
Boarding House	—	—	CUP	—	
Group Home – 6 residents or fewer	P				
Live/Work Unit	=	AUP	=		Subject to the regulations in Section 17.10.050 (Live/Work Standards) .
Mobile Home Parks	—	CUP	CUP	CUP	
Multiple-Family Dwelling	—	P	P	—	
Resident Manager's Unit	—	AUP	AUP	—	
Single Family Dwelling	P	P	P	P	
Senior Housing	—	P	P	P	
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Two-Unit Dwelling (Duplex)	—	P	P	—	
PUBLIC ASSEMBLY AND RECREATION USES					
Clubs, Lodges, Private Meeting Halls Public Assembly Facilities	—	—	CUP	A	Only associated with mobile home park

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Table 2-02: Allowed Uses and Permit Requirements for Residential Zones

Use	Land Use Regulation				Specific Use Regulations
	R-1	R-2	R-3	M-H	
Religious Assembly Facilities Places of Religious Assembly	—	—	CUP	—	
Recreation Facilities, Private – Indoor or Outdoor	A	A	A	A	Only associated with the primary permitted use and intended to serve the residents of the associated development.
Schools, K-12 – Private	—	CUP	CUP	—	
SERVICE AND CARE USES					
Child-Day Care Centers (<24 hours)	—	CUP	CUP	—	17.38.090 (Day Care Centers)
Family Day Care Homes – Large	P	P	P	—	In R-2 and R-3 zones, only permitted in a Single Family dwelling. 17.38.100 (Large Family Day Care Homes)
Family Day Care Homes – Small	P	P	P	—	In R-2 and R-3 zones, only permitted in a Single Family dwelling.
Residential Care Facilities – 7 or more persons	—	—	CUP	—	
OTHER USES					
Electric Vehicle Recharging Facilities	A	A	A	A	
Temporary Uses/Activities	TUP	TUP	TUP	TUP	17.54 (Temporary Use Permits)
Utility Structures and Service Facilities					
Facilities with Onsite Staff	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	Ground-mounted equipment in residential zones shall be screened by landscaping to the satisfaction of the Director.
Facilities with No Onsite Staff (unmanned)	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>	<u>AUP</u>	
Wireless Telecommunication Facilities, Co-Location or Panel	—	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	Except as may be pre-empted by Federal law. 17.30 (Wireless Telecommunications Facilities)
Wireless Telecommunication Facilities, Stand-alone Facility	—	—	—	—	Except as may be pre-empted by Federal law. 17.30 (Wireless Telecommunications Facilities)
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	P	P	Subject to size limitations per 17.30 (Wireless Telecommunications Facilities)

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17.08.030 Development Standards in Residential Zones

The general property development standards for the R-1, R-2, R-3, and MH zones shall be as set forth in Table 2-03: Development Standards for Residential Zones.

TABLE 2-03: Development Standards in Residential Zones

Development Feature	Requirement by Zone				Additional Requirements
	R-1	R-2	R-3	M-H	
Lot and Density Standards					
Maximum Density	6 du/ac; 1 du per lot	20 du/ac	30 du/ac	10 du/ac	In MH zone, minimum lot or space size size for individual mobile home is 2,000 sq. ft.
Minimum Lot Size	6,000 sq. ft.	6,000 sq. ft.	7,200 sq. ft.	5 acres	
Minimum Lot Width					
Interior Lot	60 ft	45 ft	60 ft	---	See also Title 16 (Subdivisions) regarding dimensions for cul-de-sac and other unusual lots.
Corner Lot	60 ft	55 ft	70 ft	---	
Reversed Corner Lot	60 ft	55 ft	--	---	
Minimum Lot Depth	100 ft	100 ft	100 ft	---	
Maximum Lot Coverage	50%	60%	50%	---	Excludes swimming pools and any open-sided patio structure.
Building Form and Location					
Minimum Dwelling Area	Gross floor area				
Studio	No minimum for R-1 zone	800 sq. ft.	450 sq. ft.	---	Excludes garage area
1 bedroom			650 sq. ft.		
2+ bedrooms			800 sq. ft.		
Maximum Height	Structures				
Main	30 ft	35 ft ¹	3 stories/35 ft. ²	20 ft	See Section 17.16.070 (Height Measurement) 1) Along an interior side yard lot line, any s Structures taller than 25 feet 30-feet shall be set back an additional five feet minimum on interior side yards only an additional a minimum five feet (relative to minimum required setback) from the adjoining property line for any

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					<p>portion of the building taller than 25 feet.</p> <p>2) Structures on lots with a common property line adjoining with an R-1 zoned property shall not exceed 2 stories and 25 feet in height.</p>
Accessory	15 ft	15 ft	15 ft	15 ft	
Minimum Setbacks					See subsection D below regarding setback exceptions.
Front Yard	20 ft	20 ft	20 ft	---	
Turn-around end of a cul-de-sac	10 ft	10 ft	10 ft		
Side Yard - Interior	5 ft	5 ft	5 ft	---	
Side Yard - Corner Lot	10 ft	10 ft	10 ft		
Rear Yard	10 ft	15 ft	10 ft	---	
Garage Setback	<i>Applies to garages associated with individual dwelling units</i>			---	
Street (Front)	20 ft	20 ft	20 ft	---	
Alleyway	10 ft	10 ft	10 ft	---	
Street (side yard) (corner lot)	20 ft	20 ft	20 ft	---	
Outdoor Living Space					
Combination of Private and Common Area	<p>---750 sq. ft. per unit³</p>	<p>400 sq. ft. per unit combined of common area. <u>combined</u>, with a minimum of 100 sq ft of private space per unit¹</p>	<p>200 sq. ft. per unit of common area¹. <u>combined</u>², with a minimum of 100-60 sq ft of private space per unit¹</p>	<p>200 sq. ft. per unit of private open space, plus 49 sq ft per unit of common open space^{2,3}</p>	<p>1) At least one common open space area with minimum dimensions of 20 feet by 20 feet shall be provided. 1) Minimum dimension of 20 ft in any direction. May include required rear yard setback area.</p> <p>2) For common open space areas, a minimum <u>space of at least 20 feet by 20 feet</u> dimensions shall be 20 feet in any direction shall be required.</p> <p>All common open space areas other than swimming pools shall be kept clear of mechanical equipment and other obstructions that would inhibit use of the open areas.</p> <p>3) Common outdoor area shall be at least 125 sq. ft. and</p>

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					accessible to all mobile home park residents. 3) Private open space must be clear of clear of mechanical equipment and other obstructions that would inhibit use of area.
Maximum Rear Yard Coverage by Patio or Accessory Structure	30%	---	---	---	Applies to all rear yard area, not just required rear setback area.
Distance (minimum) between structures on one lot	---	10 ft	10 ft	N/A	A minimum of 10 feet between structures shall be free of any eaves or other projections.
With doors/ windows facing the space	10 ft	---	---	---	
With no doors/ windows facing the space	6 ft	---	---	---	
When main structures face across a court	---	15 ft	20-15 ft		
Storage Space in a Garage or Carport (minimum)	N/A	200 cubic ft/unit		N/A	

17.08.040 ~~Site Plan and Design Standards~~ Laundry Facilities for Multiple-Family-unit Housing

Need to do this

1. ~~Laundry Facilities.~~ If a laundry area is not provided in every unit, a common laundry area shall be provided with a minimum of one washer and one dryer for each eight units. Such common laundry area shall be centrally located to the units to be served.

17.08.050 Mobile Home Park and Subdivision Standards

A. Use.

1. No mobile home shall be used for any purpose other than a dwelling.

2. Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No home site shall be used as the location for more than one mobile home or trailer.
- B. **Property Boundary Setback.** Mobile homes and other structures shall not be located closer than five feet from any property line of the mobile home park or subdivision.
- C. **Space Boundary Setback.** Mobile homes shall not be located closer than three feet from their space boundary line.
- D. Compliance with State Law. All mobile home parks shall comply with the regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2.

17.08.060 Exceptions to Development Standards in Residential Zones

- A. **Side Yard Exceptions for Single Family Development.** One side yard may be reduced to zero feet, provided all the following development standards are complied with:
 1. The total combined width of the two side yards shall not be less than 10 feet.
 2. Eaves shall not project over a lot line, and all roof drainage shall be accommodated on the subject lot.
 3. The minimum distance between eaves on any property shall not be less than seven feet.
 4. The minimum distance between walls shall not be less than 10 feet.
 5. On the lot line with the zero-foot setback, for any portion along that lot line not occupied by a structure, a masonry or concrete block wall not exceeding seven feet in height shall be erected and maintained on the side property lines, except within the required front setback.
 6. An additional two and one-half feet shall be required for side yards adjacent to a main structure 20 feet or more in height.
- B. **Setbacks - Exceptions**
 1. **Front Yard Setback in R-2 and R-3 Zones.** When a lot in an R-2 or R-3 zone is approved for Single Family residential use by means of a subdivision or lot split and a resulting lot has an area of less than 9000 square feet, the lot may have a minimum front setback of 15 feet.
 2. **Front Yard Setback in R-3 Zone.** In the R-3 zone, front setbacks may vary provided an average building setback of 20 feet is maintained along an entire block face, with no setback less than 15 feet.
 3. **Side Yard Setback in R-2 and R-3 Zones.** Where a dwelling or dwellings have entry from an interior side yard, the entry must open onto an outdoor court. The minimum length of the outer court wall which parallels the side lot line shall be 15 feet, and the dwelling entry shall be set back a minimum of 15 feet from such side lot line. **(This needs a graphic)**
- C. **Heights of Institutional Facilities.** Private schools, places of religious assembly, and utility facilities may include structures up to 50 feet high. Such additional height shall be granted through at the applicable Conditional Use Permit. Any structure

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taller than 25 feet shall be set back an additional five feet minimum (relative to minimum required setback) for any portion of the building taller than 25 feet.

Also, for any structure that exceeds the height limit for the zone in which it is located, the front, rear, and side setbacks shall be increased one foot for each one foot by which each structure exceeds the height limit established for the zone.

17.08.070 Other Applicable Regulations in Residential Zones

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3 – Regulations Applicable to All Zones-Site Planning and General Development Standards and Division 4 – Regulations for Specific Land Uses and Activities.

Chapter 17.10. COMMERCIAL AND INDUSTRIAL ZONES

Sections:

17.10.010	Purpose of Zones
17.10.020	Allowed Uses and Permit Requirements for Commercial and Industrial Zones
17.10.030	Development Standards in Commercial and Industrial Zones
17.10.040	Exceptions to Development Standards in Commercial and Industrial Zones
17.10.050	Other Applicable Regulations

17.10.010 Purpose of Zones

The purposes of the commercial and industrial zones are as follows:

- A. ~~C-O~~ **(Commercial-Professional Office) (C-O) Zone.** The C-O zone is established to accommodate administrative and professional offices, retail commercial uses, restaurants and other food service uses, and other complementary uses and facilities. The C-O zone implements the General Plan Professional Office land use designation.
- B. ~~C-G~~ **(General Commercial) (C-G) Zone.** The C-G zone is established to accommodate a wide range of retail sales, business, dining, personal, and professional services, as well as entertainment and lodging. The land uses allowed in this zone will generally serve the entire community and the region. The C-G zone implements the General Plan Retail Business land use designation.
- C. ~~P-M~~ **(Planned Light Industrial) (P-M) Zone.** The P-M zone is established to accommodate manufacturing, research and development, product assembly, equipment repair, and other light manufacturing businesses that have limited environmental impact in terms of noise, traffic, odors, hazardous materials use/production, and vibration. Other allowed uses include indoor commercial recreation uses such as fitness studios, sports courts/fields, and sports instructional facilities, provided such uses can be found compatible with and not detrimental to the operations of the primary permitted light industrial uses. The regulation of uses and standards of development identified for the P-M zone are those deemed necessary to provide the proper environment for industrial businesses, and to provide the proper safeguards to protect nearby residential, commercial, and public uses. The P-M zone implements the General Plan Planned Industrial land use designation.

17.10.020 Allowed Uses and Permit Requirements for Commercial and Industrial Zones

- A. **Use Regulations.** This Section, and Table **XX** (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) in particular, identifies the uses of land that may be allowed within each of the zones established in Section 17.04.020 (Zones Established) and indicates whether any special permit is required for each allowable use.
- B. **Permitted Uses, Use Permits, and Uses Not Allowed**
 1. **Permitted Use ("P").** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including **Site Plan Review (Chapter 17.XX)** and a building permit or other permit required by the Municipal Code.
 2. **Permitted as an Accessory Use ("A").** Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including **Section 17.38.030 (Accessory Structures)**.

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3. **Administrative Use Permit (“AUP”).** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.XX).
 4. **Conditional Use Permit (“CUP”).** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.XX).
 5. **Temporary Use Permit (“TUP”).** Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.54).
 6. **Uses Not Allowed (“—”).** Uses with an “—” indication in Table XX are not allowed in the specified zone.
- B. **Specific Use Regulations.** All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table XX labeled Specific Use Regulations, the use is also subject to the referenced provisions.
- C. **Zoning Permit Required.** For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.58 (Zoning Permits).
- D. **Multiple Uses on a Single Site.** When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.
- E. **Director Determination.** Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2.XX or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.
- F. **Prohibited Uses.** The following uses are specifically prohibited in all commercial and industrial zones:
1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers
 2. Donation Boxes
 3. Freight and/or Truck Terminals
 4. Gun and Ammunition Stores
 - 2-5. Manufacturing – Heavy/Heavy
 3. Pawn Shop and Similar
 6. Recycling, Large Collection
 7. Recycling, Processing Facility
 8. Salvage Yard Facility

9. Secondhand Stores

10. Swap Meets – Indoor or Outdoor

Donation Boxes

11. Tobacco and Vape Stores

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Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit				
AGRICULTURE				
Agriculture – Commercial Indoor	—	—	CUP	
Community Gardens	AUP	AUP	—	
BUSINESS, FINANCIAL, AND PROFESSIONAL OFFICE				
<u>Drive Up</u> Automated Teller Machines (ATMs) - <u>Drive up</u>	AUP	AUP	AUP	
Business Support Services	P	P	P	
Check Cashing and/or Payday Loans	CUP	—	—	
Financial Institutions and Related Services (without drive-through facilities)	P	P	—	
Office, Business and Professional (<u>Non-Medical and Dental Office</u>)	P ¹	P ^{1,2}	CUP	<p>1) In multi-tenant office and/or shopping centers, each new use shall require issuance of a Zoning Permit pursuant to Chapter 17, <u>XX</u> (Zoning Permits) to allow the Director to determine whether sufficient parking exists to accommodate the new use.</p> <p>2) In the C-G zone in multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to <u>45-33</u> percent of the ground floor upon verification of the square footage by the Director. Such determination/verification shall occur through the Zoning Permit process.</p> <p>3) In single-story structures located in shopping centers, up to <u>45-33</u> percent of the gross floor area of the center is allowed for <u>non-medical</u> office uses upon verification of the square footage by the Director. Such determination/verification shall occur through the Zoning Permit process.</p>
Office, Medical and Dental Office	See Medical <u>Related</u> and Care Uses			
Office, Public Utility Commercial	P	P/CUP ⁺	P	1) In the C-G zone, permitted on properties with non-arterial street frontage.

CITY OF LOS ALAMITOS
TITLE 17 – ZONING REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit				
				CUP required on properties with arterial street frontage.
CANNABIS USES				
Cannabis Deliveries	—	—	—	17.39 (XXX)
Commercial Cannabis Activities	—	—	—	See Section 17.39
Commercial Cultivation, Even by Qualified Patients and Caregivers	—	—	—	See Section 17.39
EATING AND DRINKING ESTABLISHMENTS				
Bars, Lounges, Nightclubs, and Tasting Rooms avernas	CUP	CUP	CUP	
Food Preparation/Catering (no on-site sales or service)			P	
Restaurant - Full or Limited Service, Serving Alcohol	CUP	CUP	—	See Subsection 17.38.050 (Alcoholic Beverage Retail Sales)
Restaurant – Full or Limited Service, No Alcohol Sales	P	P	CUP	
Restaurant – Accessory Outside Seating Areas	AUP	AUP	—	See Sections 7.38.190 and Ch. 17.41
Restaurant – Full or Limited Service with late hours – open between midnight and 6:00 AM	—	CUP	CUP	
Restaurant with Drive-through Facilities	CUP	CUP	—	
Snack Bar	A	A	A	
INDUSTRY, MANUFACTURING AND PROCESSING, AND WAREHOUSING				
Brewery, Winery, or Distillery	—	CUP ¹	CUP	1) In C-G zone, only as microbrewery, winery, or distillery with associated retail sales or restaurant use.
Data Centers	—	—	CUP	
Hazardous Waste Facilities	—	—	CUP	See Section 17.36
Food Processing	—	—	CUP	
Furniture and fixtures manufacturing, cabinet shops, and woodworking shops (wholesale sales only)	—	—	P	
Laboratory – Medical, Analytical, Research, Testing	P	P/CUP ¹	P	1) In C-G zone, CUP required on properties with arterial street frontage.
Laundries and Dry-Cleaning Plants	—	—	P	
Manufacturing – Heavy	—	—	—	

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Manufacturing - Light	—	—	P ^{1,2}	1) Contractor's storage yards – New materials only. 2) Construction equipment rental/sales, with incidental repair and service. 3) Pottery manufacturing and underground bulk storage of petroleum or gas require CUPs.
Recycling, Processing Facility	—	—	—	
Recycling, Small Collection Facility	—	—	CUP	See also Municipal Code Chapter 8.12 (Integrated Waste Management)
Recycling, Large Collection Facility	—	—	—	
Research and Development	—	—	P	
Reverse Vending Machine	—	—	CUP	See also Municipal Code Chapter 8.12 (Integrated Waste Management)
Storage - Outdoor	—	—	A	See Section 17.38.120
Storage—Personal	—	—	CUP	
Warehouse, Wholesaling and Distribution	—	—	CUP	
LODGING				
Hotel and Motel	CUP	CUP	CUP	
Homeless Shelters—up to 20 beds	—	—	P	See Section 17.38.170
Homeless Shelters—more than 20 beds	—	—	CUP	See Section 17.38.170
MEDICAL RELATED AND CARE USES				
Ambulance Fleet Services	—	—	CUP	
Clinic and/or Urgent Care	P ²	P/CUP ^{1,2+}	P ² P ²⁺	1) In C-G, CUP required on properties with arterial street frontage. 1) In C-G zone, permitted on properties with non-arterial street frontage; CUP on properties with arterial street frontage. 2) In P-M zone, allowed only as incidental to an allowed industrial use.
Day Care Center	CUP	CUP	CUP ⁺	See Section 17.38.090 1) In P-M zone, day care limited to use by employees of the primary use.
Health Facilities, Therapy and Rehabilitation	P	P/CUP ⁺	—	1) In C-G zone, CUP required on properties with arterial street frontage.

CITY OF LOS ALAMITOS
TITLE 17 – ZONING REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Hospital	CUP	CUP	—	
Office, Medical and Dental Office	P	P/CUP ¹	P ²	1) In C-G zone, CUP required on properties with arterial street frontage. 2) In P-M zone, allowed only as incidental to an allowed industrial use.
Urgent Care	P	P/CUP¹	P²	1) In C-G, CUP required on properties with arterial street frontage. 2) In P-M zone, allowed only as incidental to an allowed industrial use.
Residential Care Facilities	CUP	CUP	—	
PUBLIC AND ASSEMBLY USES				
Cultural Institutions	P	P	—	
Public Assembly Facilities	CUP	—	—	
Religious Assembly Facilities Places of Religious Assembly	CUP	—	CU—P	
Schools, Private	CUP	CUP	—	
Trade and Vocational Schools	CUP	CUP	CUP	
Tutoring and Education Centers	AUP	AUPP	—	
RECREATION AND ENTERTAINMENT				
Arcade (Electronic Game Center)	CUP	CUP	—	See Section 17.38.060
Commercial Recreation - Indoors	CUP	CUP	CUP	
Commercial Recreation - Outdoors	—	CUP	—	
Entertainment, Indoor ¹	CUP ²	CUP ²	—	1) Excludes uses that are regulated under Chapter 17.48 (Adult Zoning Regulations). 2) Auditoriums, meeting halls, and theaters allowed in C-G only.
Health/Fitness Facilities	CUP	AUP	CUP	
Health/Fitness Facilities - Small	P	P	P	Commented [JR3]: Definitions define Small as 2,500 sf max
Health/Fitness Facilities - Large	CUP	CUP	CUP	
RETAIL USES				
Alcohol Beverage Sales				
Alcohol Sales, for Off-Sale Site Consumption	—	CUP—	—CUP	See Section 17.38.050 (Alcoholic Beverage Retail Sales)

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Alcoholic beverage sales, <u>for on-site</u> or off-site consumption, in conjunction with an allowed use	CUP	<u>CUP</u>	—	<u>If alcoholic beverage sales area exceeds 2039% or more of total sales area, a CUP shall be is then required.</u> See Section 17.38.050 (Alcoholic Beverage Retail Sales).
Animal Retail Sales ¹⁻²	—	CUP	CUP ²	<u>1) No overnight animal keeping.</u> <u>2) All operations must be conducted completely within a structure.</u>
Building Materials and Services, Indoor	—	CUP	P	
Building Materials and Services, Outdoor	—	—	CUP	Must be located at least 300 feet away from R-1, R-2, R-3, MH, and C-F zones.
Convenience Store	<u>ACUP</u>	<u>AUP</u>	<u>AUP/CUP</u>	Any convenience store with alcohol sales requires a CUP.
Farmers' Market	<u>TUP/CUP</u> ¹	<u>TUP/CAUP</u> ¹	<u>TUP/CUP</u> ¹	CUP for recurring farmers' market.
<u>Grocery Store</u>	<u>—</u>	<u>P</u>	<u>—</u>	
<u>Nurseries and Garden Centers — Indoor Sales Only</u>	—	P	P/CUP ¹	<u>Outdoor sales permitted in P-M zone with a CUP.</u>
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	
Recreational Equipment Rentals – Indoor Only	P	P	P	
Retail Sales - General	P	P	CUP ¹	1) In P-M zone, only allowed in storefronts facing Katella Avenue, Los Alamitos Boulevard, and Cerritos Avenue.
Retail Sales - Restricted	CUP	CUP	CUP ¹	<u>1) In P-M zone, only allowed in storefronts facing Katella Avenue, Los Alamitos Boulevard, and Cerritos Avenue.</u>
<u>Secondhand Stores</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	
Vehicle Sales and Rental	—	<u>CUP</u>	<u>CUP</u>	Incidental repair allowed only in P-M zone and only if authorized via the CUP.
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—	—	CUP	
SERVICE USES				
Animal Care, Services				
Animal Boarding/Kennels, Grooming	—	—	CUP	<u>All operations must be conducted completely within a structure.</u>
Veterinary Services, Large Animal	—	—	CUP	<u>All operations must be conducted completely within a structure.</u>

CITY OF LOS ALAMITOS
TITLE 17 – ZONING REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Veterinary Services, Small Animal	CUP	CUP	CUP	All operations must be conducted completely within a structure.
Funeral Parlors and Internment Services	CUP	—	—	
Maintenance and Repair Services - Indoor	—	—	P	
Moving Companies, Storage Allowed	==	==	CUP	
Personal Services, General	P	P	P ¹	In P-M zone, allowed only as incidental to an allowed industrial use.
Personal Services, Restricted	—	CUP	CUP	
Recording Studio Moving Companies, Storage Allowed	==	==	PAUP/CUP	
Social Service Facilities	CUP	—	—	
Storage				
Storage - Personal	==	==	CUP	
Storage – Outdoor Recreational Vehicle Storage	==	==	CUP	
Studio - Art and Music	==	==	P	
Vehicle Repair and Services				
Service/Fueling Station ¹	CUP	CUP	CUP	1) See Section 17.38.070
Vehicle Washing/Detailing	—	CUP	CUP	Mobile Vehicle Washing/Detailing permitted if meets National Pollutant Discharge Elimination System requirements.
Vehicle Service, Major	—	—	CUPAUP	<p>1) Vehicle storage and repair activities shall be conducted within an enclosed structure or an area enclosed by solid, decorative masonry walls with decorative solid gates not less than six feet in height.</p> <p>2) Vehicles shall be screened from public view and shall not be visible above the block wall.</p> <p>3) Vehicles may not be stored outside the enclosed yard area.</p> <p>4) Vehicle storage areas shall be paved and landscaped in compliance with applicable standards.</p>

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DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Commercial/Industrial Zones

Use	Permit Required by Zone			Specific Use Regulations
	C-O	C-G	P-M	
Vehicle Service, Minor	—	CUP	P	
TRANSPORTATION, COMMUNICATION, AND INFRASTRUCTURE USES				
Car Sharing – Parking	AUP	AUP	AUP	Car sharing parking spaces may not occupy any space required for another use.
Parking Facility - Temporary	TUP	TUP	TUP	
<u>Utility Facilities - Staffed</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	
<u>Utility Facility - Unstaffed</u> <u>Vehicle ReCharging Stations</u>	<u>AUPAUP</u>	<u>AUPAUP</u>	<u>AUPAUP</u>	
<u>Vehicle Charging Stations</u> <u>Utility Facilities</u>	<u>AUPCUP</u>	<u>AUPCUP</u>	<u>AUPP</u>	See Section 17.16.160
Vehicle Storage	—	—	CUP	
Wireless Telecommunication Facilities, Co-Location or Panel	AUP	AUP	AUP	See Section XXX
Wireless Telecommunication Facilities, Stand-alone Facility	CUP	CUP	CUP	See Section XXX
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	P	See Section XXX
<u>Wireless Telecommunications Facilities, Stealth</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to Site Development Permit – Minor (see Section 17.xx.xxx)</u>
OTHER USES				
Caretaker Quarters	—	—	AUP	Permitted only when used exclusively by a caretaker or superintendent for an allowed primary use.
<u>Donation Box</u>	<u>AUP</u>	<u>AUP</u>	<u>—</u>	
Drive-Through or Drive-Up Facilities	CUP	CUP	—	
Vending Machine	A	A	A	Allowed indoors only as accessory to a permitted use.

17.10.030 Development Standards for Commercial and Industrial Zones

The general property development standards for the C-O, C-G, and P-M zones shall be as set forth in Table 2-X: Development Standards for Commercial and Industrial Zones.

TABLE 2-XX: General Development Standards for Commercial and Industrial Zones

Development Feature	Requirement by Zone			Additional Requirements
	C-O	C-G	P-M	
Lot size	<i>Minimum area, width, and depth for newly created lots</i>			
Lot area	No requirement	6,000 sq. ft.	6,000 sq. ft.	
Lot width	No requirement	60 ft	60 ft; 160 ft when adjacent to a residential zone, school, or park	
Lot depth	No requirement	100 ft	100 ft; 200 ^{ft} when adjacent to a residential zone, school, or park	
Lot coverage– Maximum	50%	90%	0.4 FAR	
Floor-Area Ratio (FAR)	1.50 FAR	1.00 FAR	1.50 FAR	
Height limit – Main structures	3 stories or 40 ft	3 stories or 40 ft	3 stories or 40 ft	<p>1) See Section 17.10.040(X) for exceptions and Section 17.10.040(X) for restrictions adjacent to residential zones.</p> <p>2) Buildings up to 60 feet in height allowed with a Conditional Use Permit.</p>
Setbacks	<i>Minimum setbacks required. Also see Section 17.16.140 (Sight Safety Triangle).</i>			
Front	15 ft	None required	15 ft	See Section 17.10.040(X) regarding staggered front yard setbacks.
Sides	Not required unless abutting a residential zone, then 10 ft.	Not required unless abutting a residential zone, then 15 ft.	Not required unless abutting a residential zone, then 40 ft.	
Street side yard (Corner lot)	10 ft	None required	15 ft	
Rear	10 ft; where rear lot abuts a C-G or P-M zone, no setback is required.	Not required unless abutting a residential zone, then 15 ft.	10 ft, unless abutting a residential zone, then 40 ft.	

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

17.10.040 Exceptions to Development Standards in Commercial and Industrial Zones

- A. Height of Public Facilities Structures.** Structures at schools, religious institutions, hospitals, and other permitted institutional uses may have a maximum height of 50 feet. For any structure that exceeds the height limit for the zone in which it is located, the front, rear, and side setbacks shall be increased one foot for each one foot by which each structure exceeds the height limit established for the zone.
- B. Additional Height via CUP.** For all uses, a maximum height of five stories/60 feet may be allowed upon approval of a Conditional Use Permit. Factors to be considered by the Planning Commission in whether to grant the additional height are as follows:
1. A structure with increased height shall be located at least 100 feet from a residential zone.
 2. The Planning Commission may require that vision into adjacent residences be limited from a structure with increased height.
 3. Open space shall constitute 10 percent of the total site area, in addition to any amount required to be landscaped.
 4. The structure shall have no more gross floor area than could have been achieved if the structure were 40 feet or less in height. In computation of gross floor area, floor area devoted to parking shall be disregarded.
- C. C-O Height Restrictions Adjacent to Residential Zone.** When adjacent to a residential zone, in the C-O zone height limits shall be:
1. One-story structure within 25 feet of a residential zone.
 2. Two-story structure within 25 to 75 feet of a residential zone.
 3. Three-story structure within 75 or more of a residential zone.
- D. Front Setbacks within C-O Zone.** Front setbacks within the C-O zone shall extend across the full width of the lot (except for access drives, walks, fences, and minor ornamental structures). The Planning Commission may allow staggering of setbacks as part of a total development plan, but in no case shall a setback of less than 10 feet be allowed.
- E. Metal Structures Setbacks in P-M Zone.**
1. Metal structures may be located closer than 100 feet to the street if the following conditions prevail:
 - a. The sheet metal comprises 25 percent or less of the exterior wall area of the structure; or
 - b. The sheet metal consists of panels with baked enamel or similar finish; or
 - c. The structure is concealed from view from the public street by walls, fences, landscaping, or other structures.
 2. Metal structures shall be set back a minimum of 150 feet from any property line along a freeway or major/secondary highway, and 100 feet from the property line along any other street.

17.10.050 Other Applicable Regulations

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3 – Regulations Applicable to All Zones-Site Planning and General Development Standards and Division 4 – Regulations for Specific Land Uses and Activities.

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Chapter 17.12. Town Center Mixed-Use Zone

Sections:

17.12.010	Purpose of Zone
17.12.020	Land uses and permit requirements.
17.12.030	Property development standards.

17.12.010 Purpose of Zone

The Town Center Mixed Use (TCMU) zone is established to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to commerce, and that encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. The Town Center Mixed Use zone requires the inclusion of a ground-floor, street-frontage commercial components for all projects. Exclusive residential structures are not allowed. This zone implements the General Plan Mixed Use land use designation.

17.12.020 Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

- A. **Use Regulations.** This Section, and Table XX (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) in particular, identifies the uses of land that may be allowed within each of the TCMU zone and indicates whether any special permit is required for each allowable use.
- B. **Permitted Uses, Use Permits, and Uses Not Allowed**
 - 1. **Permitted Use (“P”).** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17.XX) and a building permit or other permit required by the Municipal Code.
 - 2. **Permitted as an Accessory Use (“A”).** Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.XX.XXX (Accessory Structures).
 - 3. **Administrative Use Permit (“AUP”).** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.XX).
 - 4. **Conditional Use Permit (“CUP”).** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.XX).
 - 5. **Temporary Use Permit (“TUP”).** Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.XX).
 - 6. **Uses Not Allowed (“—”).** Uses with an “—” indication in Table XX are not allowed in the specified zone.
- B. **Specific Use Regulations.** All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table XX labeled Specific Use Regulations, the use is also subject to the referenced provisions.

- C. **Zoning Permit Required.** For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.XX (Zoning Permits).
- D. **Multiple Uses on a Single Site.** When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.
- E. **Director Determination.** Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-02 or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.
- F. **Prohibited Uses.** The following uses are specifically prohibited in the TCMU zone:

1. All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers
 2. Donation Boxes
 3. Freight and/or Truck Terminals
 4. Gun and Ammunition Stores
 5. Manufacturing – Heavy
 6. Recycling, Large Collection
 7. Recycling, Processing Facility
 8. Salvage Yard
 9. Secondhand Stores
 10. Swap Meets – Indoor or Outdoor
 11. Tobacco and Vape Stores
- ~~All Cannabis Activities, including Cannabis Deliveries, Commercial Cannabis Activities, and Commercial Cultivation, even by Qualified Patients and Caregivers~~
- ~~Freight and/or truck terminals~~
- ~~Manufacturing – heavy~~
- ~~Recycling, Large Collection~~
- ~~Salvage Yard~~
- ~~Donation Boxes~~

17.10.020 Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

The general property development standards for the TCMU zone shall be as set forth in Table 2-X: Development Standards for the Town Center Mixed-Use Zone.

Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit UF: Permitted Only on Upper Floor(s)	
Land Use	TCMU	Special Use Regulations	
BUSINESS, FINANCIAL, AND PROFESSIONAL			
Drive-Up Automated Teller Machines (ATMs) - Drive up Automated Teller Machines (ATMs)	—AUP		
Business Support Services	P		
Check Cashing and/or Payday Loans	—		
Financial Institutions and Related Services (without drive-through facilities)	P		
Offices - Business, and Professional (Non- Medical and Dental Office)	P 1,2	1) In multi-story structures, offices may occupy up to 100 percent of the gross floor area in the second and higher stories, and up to 45 33 percent of the ground floor upon verification of the square footage by the Director. Such determination/verification shall occur through the Zoning Permit process. 2) In single-story structures located in shopping centers, up to 45 33 percent of the gross floor area of the center is allowed for office uses upon verification of the square footage by the Director. Such determination/verification shall occur through the Zoning Permit process.	
CANNABIS USES			
Cannabis deliveries	—	See Section 17.39	
Commercial cannabis activities	—	See Section 17.39	
Commercial cultivation, even by qualified patients and caregivers	—	See Section 17.39	
EATING AND DRINKING ESTABLISHMENTS			
Bars, Lounges, Nightclubs, and Tasting Rooms Faverns	CUP		
Restaurant – No Alcohol Sales	P		
Restaurant – Small Accessory Outside Seating Areas	AUP	See Sections 7.38.190 and Ch. 17.41	
Restaurant – Large Accessory Outside Seating Areas	CUP	See Sections 7.38.190 and Ch. 17.41	
Restaurant - Full or Limited Service with late hours - open between midnight and 6:00 AM	CUP		

Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit UF: Permitted Only on Upper Floor(s)	
Land Use	TCMU	Special Use Regulations	
Restaurant - Full or Limited Service, Serving Alcohol	CUP	See Subsection 17.38.050 (Alcoholic Beverage Retail Sales)	
Restaurant with Drive-Through Facilities	—		
EDUCATION			
Schools, Private	CUP		
Trade and Vocational Schools	CUP		
Tutoring and Education Centers	CUP		
LODGING			
Hotel and Motel	CUP		
Homeless Shelters—up to 20 beds	=		
Homeless Shelters—more than 20 beds	=		
MEDICAL RELATED AND CARE USES			
Ambulance Fleet Services	—		
Clinic and/or Urgent Care	=CUP	Maximum 3,000 sq. ft.	
Day Care Center	CUP	See Section 17.38.090	
Health Facilities, Therapy and Rehabilitation	CUP	Prohibited on ground floor. No larger than 3,000 sq. ft.	
Hospital	—		
Medical and Dental Office	P	Prohibited on ground floor. No larger than 3,000 sq. ft.	
Urgent Care	CUP		
Residential Care Facilities	=CUP		
RECREATION AND ENTERTAINMENT			
Arcade (Electronic Game Center)	CUP	See Section 17.38.060	
Commercial Recreation - Indoors	CUP		
Commercial Recreation - Outdoors	—		
Entertainment, Indoor	CUP	Excludes uses that are regulated under Chapter 17.48 (Adult Zoning Regulations).	
Health/Fitness Facilities, Small	AUP		
Health/Fitness Facilities, Large	CUP		
RESIDENTIAL			
Live/Work Unit	AUP		

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit UF: Permitted Only on Upper Floor(s)	
Land Use	TCMU	Special Use Regulations	
Multi-unit Multiple Family Dwelling	AUP	Required to be integrated into a project as either horizontal or vertical mixed use, but not permitted as a stand-alone use.	
Senior Residential Housing Projects	P	See Section 17.38.160 ←	
Single Family Dwelling	—		
Supportive Housing – Housing Type	AUP	Required to be integrated into a project as either horizontal or vertical mixed use, but not permitted as a stand-alone use.	
Transitional Housing – Housing Type	AUP	Required to be integrated into a project as either horizontal or vertical mixed use, but not permitted as a stand-alone use.	
RETAIL SALES			
Alcohol Beverage Sales			
Alcohol Sales, for Off-Site Consumption Alcohol Sales, Off-Sale	CUP	17.38.050 (Alcoholic Beverage Retail Sales)	
Alcoholic beverage sales, for on-site or off-site consumption, in conjunction with an allowed use	CUP	17.38.050 (Alcoholic Beverage Retail Sales)	
Animal Retail Sales	—		
Building Materials and Services, Indoor	—		
Building Materials and Services, Outdoor	—		
Convenience Store	CUP		
Farmers' Market	TUP/CUP	CUP for recurring weekly farmers' market.	
Nurseries and Garden Centers	—		
Outdoor Temporary and/or Seasonal Sales	TUP		
Recreational Equipment Rentals – Indoor Only	P		
Retail - General	P		
Retail – Restricted	CUP		
Vehicle Sales and Sales and Rental	P	Office only; no storage of cars on property. Vehicle sales prohibited.	
Large Vehicle, Construction, and Heavy Equipment Sales, Service, and Rental	—		
SERVICE USES			
Animal Boarding/Kennels, Grooming	—		
Business Services	—		

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Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit UF: Permitted Only on Upper Floor(s)	
Land Use	TCMU	Special Use Regulations	
Cultural Institutions	CUP		
Funeral Parlors and Internment Services	—		
Hotel and Motel	CUP		
Maintenance and Repair Services - Indoor	—		
Personal Services, General	P		
Personal Services, Restricted	CUP		
Moving Companies, Storage Allowed	—		
Social Service Facilities	—		
Vehicle Repair and Services	—		
Service/Fueling Station	—CUP	17.38.070 (XXX)	
Vehicle Washing/Detailing	—		
Vehicle Service, Major	—		
Vehicle Service, Minor	AUP		
Veterinary Services, Large Animal	—		
Veterinary Services, Small Animal	CUP	All operations must be conducted completely within a <u>masonry</u> structure. No overnight boarding permitted.	
TRANSPORATION, COMMUNICATIONS, AND INFRASTRUCTURE USES			
Car Sharing – Parking	AUP	Car sharing parking spaces may not occupy any space required for another use.	
Freight/Truck Terminals	—		
Parking Facility – Temporary	TUP		
Vehicle C Recharging Stations	A		
Utility Facilities	CUP	See Section 17.16.160	
Vehicle Storage	—		
Wireless Telecommunication Facilities, Co-Location or Panel	AUP	See Section XXX	
Wireless Telecommunication Facilities, Stand-alone Facility	CUP	See Section XXX	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	See Section XXX	
OTHER USES			
Caretaker Quarters	—		
Drive-Through or Drive-Up Facilities	—		
Public Assembly Facilities	CUP		

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Table XX: Allowed Uses and Permit Requirements for Town Center Mixed-Use Zone

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit UF: Permitted Only on Upper Floor(s)	
Land Use	TCMU	Special Use Regulations	
Religious Assembly Facilities	CUP		
Senior Residential Housing Projects	P	See Section 17.38.160	
Vending Machine	A	Allowed indoors only accessory to an allowable use	

17.10.030 Development Standards for Town Center Mixed-Use Zone

A. **General.** The general property development standards for the TCMU zone shall be as set forth in Table ~~2-X~~: Development Standards for Town Center Mixed-Use Zone.

B. **Calculation of Density and Intensity**

1. **Horizontal Mixed Use.** For residential and nonresidential uses on the same development site but separate legal lots, the residential density shall be calculated for the lot or lots dedicated solely to residential use. The FAR for the nonresidential use shall be calculated for the lot or lots dedicated solely to the nonresidential use.
2. **Vertical Mixed Use.** For a development project consisting of residential and nonresidential uses in the same building or group of buildings, the residential density and FAR shall be additive, meaning that the residential density shall be calculated for the residential component and the FAR for nonresidential component.

Table XX: General Development Standards for Town Center Mixed-Use Zone

Development Feature	Requirement by Zone	Additional Requirements
	TCMU	
Minimum Lot Area (for new development)	10,000 sq. ft.	For new development.
Structure Form and Location Standards		
Residential Density - Maximum	30 units/acre	
FAR Maximum – Nonresidential Components	12.00	
Storefront Width - Minimum	50% of street frontage lot width	
Minimum Setback		
Front or adjacent to a street	0 ft minimum; 10 ft maximum	
Side – Interior		
Abutting nonresidential or mixed-use zone	0 ft minimum	
Abutting residential zone	10 ft minimum	
Side - Street side	10 ft minimum	
Rear		
Abutting nonresidential zone	0 ft minimum	
Abutting residential zone	15 ft minimum	
Height – Maximum	40 ft/stories	
Height - Maximum	60 ft.	
Open Space for Residential Uses – Minimum Private and Common	200 sq. ft. per unit combined common and private combined, with a minimum of 100 sq.-ft. of private space per unit	

C. **Commercial Uses along Street Frontages.** To maintain an active pedestrian environment in the TCMU zone, commercial uses shall be ~~the predominant required~~ along street frontages. ~~For any single development project on a parcel or group of parcels, at least 75 percent of the the ground floor frontage along a public street shall be dedicated to~~ is limited to commercial uses, ~~except as otherwise allowed by Subsection XXX (Live/Work Units).~~

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

- D. ~~No Parking Restricted within Front and/or Street Side Setbacks.~~ ~~No Parking shall only be allowed within required front and/or street side setbacks where the responsible review authority finds that no feasible alternative exists to design a project and further, where such parking can be well integrated into overall project design and can adequately screened, or within any landscaped area not designated as a driveway or vehicle parking area.~~
- E. **Minimum Ground Floor Height.** The minimum ground-floor height for structures with commercial uses on the ground floor shall be not less than 12 feet, six inches.

17.10.040 Design Standards

- A. **Generally.** All new development shall be designed to achieve the following objectives:
1. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.
 2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
 3. The design of any live/work or mixed-use project shall take into consideration potential impacts, including but not limited to noise, odors, and hours of operation, on adjacent properties. The design and shall include specific design features to minimize potential impacts.
 4. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.
 5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, paseos, courtyards, and walkways, as well as pedestrian scale amenities and ~~nd~~ street furniture.
 6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.
- B. **Building Orientation, Entrances, and Articulation**
1. **Orientation.** The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses.
 2. **Ground Floor Transparency.** At least 645 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.
 3. **Nonresidential Entrances.** Entries shall include~~be~~ clearly defined features of front façades and be of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance while maintaining a pedestrian scale.

4. **Transitional Space at Residential Entries.** New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street(s) and entrances. This type of element or equivalent shall be required for each unit or group of units, but no less than one of this type of element shall be provided.
5. **Building Articulation.** No street frontage wall may run in a continuous plane for more than 25 feet without ~~a~~ building openings or offsets, or as approved by the Review Authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible Review Authority accepts as rendering this requirement infeasible. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.
6. **Structured Parking.** Structured parking facing public streets shall be fronted or wrapped with actively occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access to parking shall be designed so that it is not prominent and ties into the adjacent architectural style.

17.10.050 Live/Work Standards

- A. **Applicability.** The provisions in this Section shall apply to live/work units where permitted by this Title.
- B. **Intent.** The development standards of this Section are intended to facilitate the creation of new, adaptable live/work units in a manner that preserves the surrounding commercial character, supports enhanced street level activity, maintains a consistent urban streetwall, and orients buildings and pedestrians toward public streets. Live/work units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.
- B. **Density/Floor Area Allocation.** Live/work units consistent with the provisions of this Section shall be apportioned from the nonresidential FAR standard in Table 2-XX.
- C. **Limitations on Use.** The nonresidential component of a live/work unit shall be limited in use to those uses set forth in Table 2-XX (Allowed Uses and Permit Requirements for the Town Center Mixed-Use Zone).
- D. **Floor Area Requirement.** A live/work unit shall have a minimum floor area of at least 750 square feet. At least 150 square feet of a live/work unit shall be designated as suitable for workspace, and measure not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The area suitable for workspace for each unit shall be clearly demarcated on approved building plans.
- E. **Separation of and Access to Individual Units.** Access to each individual live/work unit shall be provided from shop fronts, directly from the sidewalk parallel to the primary or secondary street, or from common access areas, corridors, or halls. The access to each unit shall be clearly separate from other live/work units or other uses within the building. Separate access to the living space from a garage or other covered parking space may be provided, as long as additional access for the public is provided to the shop front.
- F. **Location of Living Space – Ground Floor Units.** Ground floor live/work units shall designate the front 20 feet of the building depth of the unit, as measured from the unit frontage, as area suitable for work space in order to maintain activity and commercial access along the frontage. Dedicated living space may be located in the rear portion of the ground level, provided the front 20 feet of the unit is designated as suitable for work.
- G. **Ceiling Height.** Ground floor live/work units shall have a minimum floor to ceiling height of 12 feet, six inches or greater, measured from top of floor to bottom of ceiling. A mezzanine space shall not be included in the calculation of minimum height for any floor or level.

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H. **Client and Customer Visits.** Client and customer visits to live/work units are permitted.

17.10.060 Open Space Requirements for Residential Uses

- A. **Type.** Open space shall be in the form of private or common open space such as balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces.
- B. **Minimum Dimension.** Balconies that are 30 inches or less in width or depth shall not be counted as open space.
- C. **Encroachment.** Balconies that project over a public right-of-way shall be subject to approval by the City Engineer.

17.10.070 Mixed-Use Lot Consolidation Incentive Program

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director's discretion:

- A. Reduction of planning permit application fees.
- B. Priority in permit processing.

17.10.080 Other Applicable Regulations

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Division 3 – Regulations Applicable to All Zones-Site Planning and General Development Standards and Division 4 – Regulations for Specific Land Uses and Activities.

DIVISION 2: ZONES, ALLOWABLE USES, AND DEVELOPMENT REGULATIONS

Chapter 17.12. Special Purpose and Overlay Zones

Sections:

- 17.12.010 Purpose of Zones
- 17.12.020 Allowed Uses and Permit Requirements for Special Purpose and Overlay Zones

17.12.010 Purpose of Zones

A. **Applicability.** This Chapter establishes regulations applicable to development and new land uses in the special purpose zones established by Section 17.XX.XXX (Zones Established). The regulations for the overlay and special purpose zones are supplemental to the standards of the primary zone.

B. **Purpose.** The purposes of the individual special purpose or overlay zones and the manner in which they are applied are as follows:

1. ~~O-A~~ **(Open Area (O-A) Zone.** The O-A zone is intended to provide regulations and standards for areas reserved for parks, recreation, open space, and governmental public uses, or in areas where a physical hazard to the public may exist. The O-A zone implements the General Plan Special Use land use designation. Development standards will be determined through the Conditional Use Permit and/or Site Plan approval process.
2. ~~C-F~~ **(Community Facilities (C-F) Zone.** The C-F zone is intended to provide for the orderly establishment of public facilities, expansion of their operations, or change in the use of lands owned by governmental agencies and for the orderly establishment of semi-public institutional uses. The C-F zone implements the General Plan Special Use land use designation. Development standards will be determined through the Conditional Use Permit and/or Site Plan approval process.
3. ~~MOZ~~ **(Medical (MOZ) Overlay Zone.**
 - a. **Use Regulations.** The MOZ is intended to encourage and permit medical businesses as primary uses on certain lots north of the Los Alamitos Medical Center campus, while still maintaining the underlying zone. The uses allowed in the MOZ shall be those uses listed under the category Medical and Care Uses in Table 2-XX (Allowed Uses and Permit Requirements for Commercial/Industrial Zones) in the same manner that such uses are allowed or conditionally allowed in the Commercial Office (C-O) zone, as well as all uses allowed or conditionally allowed in the underlying zone.
 - b. **Development Standards.** The development standards for any medical service shall be the same as in the C-O zone. The development standards for any use allowed or conditionally allowed in the underlying zone shall be as set forth in that zone.
 - c. **Applicant's Option.** Property in the MOZ may be developed using the standards for either the underlying zone or the overlay zone at the applicant's option. If the use is allowed in both zones, it may be developed under the least restrictive zone.
4. ~~ROZ~~ **(Retail (ROZ) Overlay Zone**
 - a. **Purpose of Zone.** The ROZ is intended to allow the development of retail businesses on certain lots, while still maintaining the underlying zoning.

- b. **Uses Allowed.** The uses allowed in the ROZ shall be those uses allowed in the General Commercial (C-G) Zone as set forth in Table 2-XX (Allowed Uses and Permit Requirements for Commercial/Industrial Zones) in the same manner that such uses are allowed or conditionally allowed in the C-G zone, as well as all uses allowed or conditionally allowed in the underlying zone.
- c. **Development Standards.** The development standards for the underlying zone shall apply to the ROZ.

17.12.020 Allowed Uses and Permit Requirements for Special Purpose Zones

- A. **Use Regulations.** This Section, and Table XX (Allowed Uses and Permit Requirements for Special Purpose Zones) in particular, identifies the uses of land that may be allowed within each of the zones established in Section 17.04.020 (Zones Established) and indicates whether any special permit is required for each allowable use.
- B. **Permitted Uses, Use Permits, and Uses Not Allowed**
 - 1. **Permitted Use (“P”).** A permitted use is a use permitted as a matter of right, subject to compliance with applicable provisions of this Zoning Code, including Site Plan Review (Chapter 17.XX) and a building permit or other permit required by the Municipal Code.
 - 2. **Permitted as an Accessory Use (“A”).** Accessory uses that are clearly incidental to a primary permitted or conditionally permitted use are permitted as a matter of right, subject to the requirements of this Zoning Code, including Section 17.XX.XXX (Accessory Structures).
 - 3. **Administrative Use Permit (“AUP”).** Uses that are allowed subject to the approval of an Administrative Use Permit (Chapter 17.XX).
 - 4. **Conditional Use Permit (“CUP”).** Uses that are allowed subject to the approval of a Conditional Use Permit (Chapter 17.XX).
 - 5. **Temporary Use Permit (“TUP”).** Temporary uses are subject to the approval of a Temporary Use Permit (Chapter 17.XX).
 - 6. **Uses Not Allowed (“—”).** Uses with an “—” indication in Table XX are not allowed in the specified zone.
- B. **Specific Use Regulations.** All uses, regardless of the type of permit that may be required, shall comply with applicable provision of this Zoning Code. In addition, if there is a section number in the last column of the Table XX labeled Specific Use Regulations, the use is also subject to the referenced provisions.
- C. **Zoning Permit Required.** For any use permitted as a matter of right, such use shall require approval of a Zoning Permit in compliance with Chapter 17.XX (Zoning Permits).
- D. **Multiple Uses on a Single Site.** When a proposed project includes multiple land uses and more than one type of land use permit is required, the most restrictive land use permit shall apply to the entire project application.
- E. **Director Determination.** Land uses are defined in Division X (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in Table 2-XX or not found to be substantially similar to the land uses, as determined by the Director, are prohibited.

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F. **Uses Not Listed.** Land uses that are not listed in Table XX or not shown in a zone are not allowed, except as otherwise provided by Section 17.02.020(H) (Rules of Interpretation—Allowable Uses of Land), or Section 17.06.030 (Exemptions from Land Use Permit Requirements).

Table 2-XX: Allowed Uses and Permit Requirements for Special Purpose Zones

Land Use	Permit Required by Zone		Specific Use Regulations
	O-A	C-F	
P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit			
CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit			
AGRICULTURE AND OPEN SPACE			
Agriculture	CUP	—	
Facilities Necessary to Preserve Open Space, Including Public Facilities	AUP	AUP	
Parks and Playgrounds - Public	P	P	
Parks and Playgrounds - Private	CUP	CUP	
CANNABIS USES			
Cannabis Delivery	—	—	17.39 (Cannabis Prohibition and Regulations)
Commercial Cannabis Activities	—	—	
Cultivation, even by Qualified Patients and Caregivers	—	—	
EDUCATION, PUBLIC ASSEMBLY, AND RECREATION			
Commercial Recreation Establishments, Outdoor	CUP	CUP	
Community/Cultural Centers	CUP	CUP	
Educational and Research Institutions	CUP	CUP	
Schools - Private	—	CUP	
Golf Courses/Country Clubs	CUP	CUP	
Religious Assembly Facilities Places of Religious Assembly	—	CUP	
RESIDENTIAL			
Senior residential housing projects for low- and very low-income households	—	CUP	17.24.200 17.38.040
SERVICE USES			
Animal Shelters	—	CUP	
Cemeteries, crematories, columbaria, and related facilities	—	CUP	
Hospitals	—	CUP	
TRANSPORATION, COMMUNICATIONS, AND INFRASTRUCTURE USES			
Utility Facilities - Staffed	CUP	CUP	

Table 2-XX: Allowed Uses and Permit Requirements for Special Purpose Zones

P: Permitted Use A: Permitted as an Accessory Use AUP: Administrative Use Permit		CUP: Conditional Use Permit —: Use not allowed TUP: Temporary Use Permit		
Land Use	Permit Required by Zone		Specific Use Regulations	
	O-A	C-F		
<u>Utility Facilities - Unstaffed</u>	<u>AUP</u>	<u>AUP</u>		
Wireless Telecommunication Facilities, Co-Location or Panel	AUP	AUP	See Section XXX	
Wireless Telecommunication Facilities, Stand-alone Facility	CUP	CUP	See Section XXX	
Wireless Telecommunication Facilities, Satellite Dish Antenna	P	P	See Section XXX	
<u>Wireless Telecommunications Facilities, Stealth</u>	<u>P</u>	<u>P</u>	<u>Subject to Site Development Permit – Minor (see Section 17.xx.xxx)</u>	
OTHER USES				
Accessory structures, incidental to allowed/conditional uses on the same lot	A	A		
Corporation Yards (City)	—	P		
Flood Control Facilities	P	P		
Public Safety Facilities	P	P		
Temporary Uses/Activities	TUP	TUP	Section 17.54	