

DIVISION I. - PERMITTED USES

21.32.110 - Permitted uses.

The principal use in all commercial districts shall be commercial, although some districts are intended for mixed commercial and residential uses. Tables 32-1A and 32-1 indicate the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as a temporary use (T) in all districts. An asterisk (*) indicates that a use is permitted subject to specific development standards outlined in Chapter 21.45 (Special Development Standards) of this Title.

(Ord. C-7663 § 10, 1999; Ord. C-7247 § 13, 1994; Ord. C-7127 § 2, 1993; Ord. C-7047 §§ 9, 10, 1992; Ord. C-6933 § 25, 1991; Ord. C-6895 §§ 12, 13, 1991; Ord. C-6822 § 12, 1990; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

21.32.120 - Prohibited uses.

Any use not specifically permitted by Section 21.32.110, Tables 32-1A and 32-1, shall be prohibited, and no commercial uses shall be allowed outside of a building unless indicated as an outdoor use in Tables 32-1A and 32-1.

(Ord. C-7663 § 11, 1999; Ord. C-7127 § 2, 1993; Ord. C-7047 § 11, 1992; Ord. C-7040 § 1, 1992; Ord. C-6895 § 14, 1991; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

21.32.130 - Transition between old and new commercial zones.

Tables 32-1A and 32-1 represent two (2) sets of commercial zones permitted uses. Table 32-1 contains new commercial zones adopted by the City Council on October 20, 1992. It is the intent of the City, within a specified period of time, to rezone all commercial properties from the zones in Table 32-1A to the zones in Table 32-1 and to repeal Table 32-1A when the rezoning of all commercial properties is complete.

During the "transitional period", all uses listed in the CNP, Neighborhood Pedestrian District, Table 32-1, either permitted by right (Y), by a conditional use permit (C), by an administrative use permit (AP), as an accessory use (A), or as a temporary use (T) shall be permitted in the same manner for properties located in the existing CO, CH and CT Zones in addition to those uses Otherwise permitted in the zone in question. If there is a conflict of the use regulation between the use table of the CNP Zone under Table 32-1 and that of an old commercial zone under Table 32-1A, the least restrictive zone shall govern. The "transitional period" shall be that period of time from and after the effective date of this Ordinance to December 31, 2000. On and after January 1, 2001, Table 32-1A shall be deemed repealed and of no further force and effect.

(Ord. C-7663 § 12, 1999; Ord. C-7326 § 13, 1995; Ord. C-7127 § 7, 1993)

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood	Community	Regional	Other	

Alcoholic Beverage Manufacturing and Accessory Tasting Room	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Alcohol Beverage Manufacturing*	Y	Y	Y	Y	Y	Y	Y	Y	Y	*Subject to special development standards (see Section 21.45.114). Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing commercial uses, subject to Section 21.45.114.
Accessory Tasting Room*	A	A	A	A	A	A	A	A	A	

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Alcoholic Beverage Sales	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales.
Off-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	For alcoholic beverage sales exempted from the CUP process, see footnote (1).
Off-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N	

On-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	
On-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N	

	Neighborhood			Community				Regional	Other	
Automobile (Vehicle) Uses	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Chapter 21.45).
Auto detailing	A	A	A	A	A	A	A	A	C	Accessory to an auto related use such as auto repair or car wash. Mobile businesses prohibited.
Auto detailing (with hand held machines only)	AP	AP	AP	Y	Y	Y	Y	Y	C	Mobile businesses prohibited.
Car wash	N	N	N	C	C	C	C	AP	C	
Diesel fuel sales	N	N	N	AP	AP	AP	AP	AP	N	See Section 21.52.222.
Gasoline sales	N	C	N	Y	Y	Y	Y	Y	N	
General auto repair (bodywork,	N	N	N	N	N	N	N	C	N	

painting, etc.)										
Limousine service (does not include auto repair)	N	N	N	Y	Y	AP	AP	Y	N	Nonconforming parking rights do not apply (see Section 21.27.070).
Minor auto repair, tune up and lube, smog test	N	N	N	C	C	C	C	Y	N	
Motorcycle/jet ski sales and repair	N	N	N	C	C	N	N	C	N	See also industrial zones, table 33-1.
Parking service-principal use	C	C	C	Y	C	Y	Y	Y	C	
Recreational vehicle storage	N	N	N	N	N	N	N	N	C	
Rental agency (does not include repair)	N	N	N	Y	Y	AP	AP	Y	N	Permitted near airport, hotels, etc. See applicable PD zones.
Sales (does not include auto repair)	N	N	N	N	N	N	N	Y	N	
Towing	N	N	N	A	A	A	A	A	A	Accessory to general and minor auto repair.
Vehicle parts (with installation); tire store	N	N	N	C	C	C	C	C	N	
Vehicle parts (without installation)	N	AP	N	AP	AP	AP	AP	Y	N	

Table 32-1

Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Billboards	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Billboards	N	N	N	N	N	N	N	C	C	Subject to special standards (see Chapter 21.54). Non-freeway-oriented billboards prohibited in CS district.

	Neighborhood			Community				Regional	Other	
Business Office Support	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Copy, fax, mail box, or supplies	Y	Y	Y	Y	Y	Y	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	Y	Y	Y	Y	Y	Y	N	Also permitted in industrial zones (see table 33-1).
Offset printing	N	AP	N	AP	N	AP	AP	Y	N	

	Neighborhood			Community				Regional	Other	
Entertainment	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Amusement machines (4 or	A	A	A	A	A	A	A	A	A	See Section 21.51.205

fewer)										(accessory uses).
Banquet room rental	A	A	A	A	A	A	A	A	N	Accessory to restaurant only (see Section 21.51.215).
Dancing (accessory use)	N	N	N	Y	Y	Y	Y	Y	N	Accessory to restaurant, tavern, club. City council hearing is required for new and transferred business licenses.
Drive-in theater	N	N	N	N	N	N	N	N	N	
Live or movie theater (w/100 seats or less)	AP	AP	AP	AP	AP	AP	AP	Y	N	For theaters w/more than 100 seats, see "Movie theater".

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Entertainment (cont'd)	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Mock boxing or wrestling	N	N	N	N	N	N	N	Y	N	City council hearing is required for new and transferred business licenses.
Movie theater (or live theater w/100+ seats)	N	N	N	C	C	C	C	C	N	
Pool tables (up to 3 tables)	A	A	A	A	A	A	A	A	N	Accessory to restaurant, tavern, club (see Section 21.51.260).
Private club, social club, nightclub, pool hall or hall	N	N	N	C	C	C	C	C	C	City council hearing is required for new

rental within 500 ft. of district allowing residential uses											and transferred business licenses.
Restaurant with entertainment	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	City council hearing is required for new and transferred business licenses.
Other entertainment uses (arcade, bowling alley, computer arcade, miniature golf, tennis club, skating rink)	N	N	N	C	C	C	C	C	C	N	See Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).

	Neighborhood			Community				Regional	Other	
Financial Services	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
ATM 1. Walk up or freestanding machine on interior of building; walk up machine on exterior of building	Y	Y	Y	Y	Y	Y	Y	Y	N	1., 2. Requires 2 (5 minute) parking spaces for each ATM machine. Spaces must be located within 100 ft. Such spaces may be existing required parking.
2. Freestanding machine, exterior	AP	AP	AP	AP	AP	AP	AP	AP	N	
3. Drive-thru machine	N	AP	N	AP	C	AP	AP	AP	N	3. For drive-thru machine see standards for drive-thru lane in Section 21.45.130.
Bank, credit union,	AP	Y	Y	Y	Y	Y	Y	Y	N	Bank, credit union, and

savings and loan, commercial and industrial loans											savings and loan in the CNP zone subject to standards in Section 21.52.208. *This does not include car title loans or signature loan businesses as a primary use.
Bus token issuance, payment of utility bills, distribution of government checks and food stamps, sale of phone cards	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Financial Services (cont'd)	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Car title loans	N	N	N	C	C	C	C	C	N	Car title loan, check cashing, pay day loan and signature loan businesses are subject to standards in Sections 21.45.116 and 21.52.212.
Check cashing	N	N	N	C	C	C	C	C	N	
Money orders, money transfers	Y	Y	Y	Y	Y	Y	Y	Y	N	
Payday loans	N	N	N	C	C	C	C	C	N	

Signature loans	N	N	N	C	C	C	C	C	N	
Escrow, stocks and bonds broker	Y	Y	Y	Y	Y	Y	Y	Y	N	
All financial services not listed	N	N	N	C	C	C	C	C	N	

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Institutional	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Church or temple	N	AP	AP	AP	AP	AP	AP	AP	N	Also see Section 21.52.213.
Convalescent hospital or home	N	N	N	N	N	C	C	N	N	
Daycare or pre-school	Y	Y	Y	Y	Y	Y	Y	Y	C	
Funeral and Mortuary	N	N	N	AP	AP	AP	AP	Y	N	Crematorium only allowed as accessory use subject to conditions of Section 21.52.211.
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	Y	N	
Parsonage	A	A	A	A	A	A	A	A	N	Accessory to church or temple.

Private elementary or secondary school	N	N	N	C	C	C	C	C	N	Special conditions apply (see Section 21.52.263).
Professional school/business school	N	N	N	Y	Y	Y	Y	Y	N	
Public Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Social service office (with food distribution)	N	N	N	N	N	N	N	C	N	Also see industrial and institutional zones.
Social service office (without food distribution)	N	AP	N	AP	AP	AP	AP	Y	N	
Other institutional uses	N	N	N	AP	N	AP	AP	AP	N	
Interim Parks										
Community garden	IP	IP	IP	IP	IP	IP	IP	IP	IP	See Section 21.52.260.
Passive park	Y	Y	Y	Y	Y	Y	Y	Y	Y	See Section 21.45.155.
Playground	IP	IP	IP	IP	IP	IP	IP	IP	IP	See Section 21.52.260.
Recreational park	AP	AP	AP	AP	AP	AP	AP	AP	AP	See Section 21.52.260.

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Personal Services	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Basic personal services (barber/beauty shop, diet	Y	Y	Y	Y	Y	Y	Y	Y	N	

center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic without boarding)											
Catering, party counseling (without trucks)	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	For catering with trucks, see industrial zones, table 33-1.
Fitness center/health club, dance/karate studio, fortunetelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Limited to 5,000 square feet in neighborhood zones.
Gun repair shop	AP	AP	AP	AP	AP	AP	AP	AP	Y	N	
House cleaning service	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
Laundromat	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	
Laundry (commercial customers)	N	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Massage therapy	A	A	A	A	A	A	A	A	A	A	Special conditions (see Section 21.51.243). Special adult entertainment standards for massage parlor (see Section 21.45.110).

Recycling center	N	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Recycling collection center for cans and bottles (staff attended)	N	N	N	AP	AP	AP	AP	AP	AP	N	
Recycling containers for cans and bottles	A	A	A	A	A	A	A	A	A	N	Accessory to a grocery store only (see Section 21.51.265)
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	N	N	C	C	C	C	C	Y	N	For small appliance repair, see "basic personal services".
Self-storage (indoor only)	N	N	N	N	N	N	N	N	N	C	
Shoe repair	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
Shoeshine stand (indoor/outdoor)	A	A	A	A	A	A	A	A	A	A	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	N	N	N	N	N	C	N	
Termite and pest control	N	N	N	N	N	N	N	N	C	N	See "miscellaneous storage of hazardous materials".
Veterinary clinic with boarding	N	N	N	C	C	C	C	C	C	N	See also "basic personal services".

All personal services not listed	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	
----------------------------------	----	----	----	----	----	----	----	----	----	---	--

	Neighborhood			Community				Regional	Other	
Professional Services	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation	Y	Y	Y	Y	Y	Y	Y	Y	N	
All professional offices not listed	AP	AP	AP	AP	AP	AP	AP	AP	N	

	Neighborhood			Community				Regional	Other	
Residential Uses	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Artist studio with residence	AP	AP	AP	AP	AP	AP	AP	AP	N	
Caretaker residence	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Group home (care of 6 or less)	N	N	Y	N	N	Y	Y	N	N	
Residential care facility (care of 7 or more)	N	N	N	N	N	C	C	N	N	
Residential historic landmark building	*	*	*	*	*	*	*	*	*	See Section 21.52.265.5 for permitted uses and

										special conditions.
Senior and/or handicapped housing	N	N	N	N	N	C	C	N	N	
Special group housing (fraternity, sorority, convalescent home, convent, monastery, etc.)	N	N	N	N	N	C	C	C	N	
Single-family or multifamily residential	N	N	Y	N	N	Y	Y	N	N	See Table 32-3 for permitted densities.

Table 32-1

Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Restaurants And Ready-To-Eat Foods										
Outdoor dining	A	A	A	A	A	A	A	A	N	A Coastal Permit and encroachment permit are required for all outdoor dining located on public right-of-way within the City's Coastal Zone.
Restaurants and ready-to-eat foods with drive-thru lanes	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Restaurant and ready-to-eat foods without	Y	Y	Y	Y	Y	Y	Y	Y	N	

drive-thru lanes											
Vending carts	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	Special standards apply (see Section 21.45.170).

	Neighborhood			Community				Regional	Other	
Retail Services	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Basic retail sales (except uses listed below)	Y	Y	Y	Y	Y	Y	Y	Y	N	Used clothing, antiques, art, books (new and used), coins, collectibles, jewelry, and trading cards are included in "Basic Retail."
Building supply or hardware store with lumber, drywall, or masonry	N	N	N	Y	Y	Y	Y	Y	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Gun shop	AP	AP	AP	AP	AP	AP	AP	Y	N	
Major household appliances (refrig./stove/ etc.)	N	N	N	Y	Y	Y	Y	Y	N	
Manufacture of products sold on-site	A	A	A	A	A	A	A	A	A	See Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	C	C	C	C	C	N	
Outdoor sales events (flea mkts./swap meet)	N	N	N	C	C	C	C	C	N	

Outdoor vending 1. Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	A	A	A	A	A	A	A	N	1. See Section 21.51.255.
2. Food carts	AP	AP	AP	AP	AP	AP	AP	AP	N	2. See Section 21.45.170.
3. Flower cart or news cart	Y	Y	Y	Y	Y	Y	Y	Y	Y	3. See Section 21.45.135.
4. Mobile food truck at construction sites	T	T	T	T	T	T	T	T	T	4. See Section 21.53.106.

Table 32-1

Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Retail Services (cont'd)	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Pawn shop	N	N	N	C	C	C	C	C	N	
Thrift store, used merchandise	AP	AP	AP	AP	AP	AP	AP	Y	N	Also see note under "Basic Retail."
Vending machines	A	A	A	A	A	A	A	A	A	Accessory to existing retail sales. See Section 21.51.295.
Temporary Lodging										
Bed and breakfast inn	AP	AP	AP	AP	AP	AP	AP	AP	N	

Hotel	N	N	N	C	C	C	C	C	N	
Inn	N	N	N	AP	AP	AP	AP	N	N	
Motel	N	N	N	N	N	N	N	C	N	
Shelters	N	N	N	N	N	C	C	N	N	
Temporary Uses										
Carnival, event, fair, trade show, etc.	T	T	T	T	T	T	T	T	T	
Construction trailer	T	T	T	T	T	T	T	T	T	

	Neighborhood			Community				Regional	Other	
Transportation and Communication Facilities	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Communication facilities: A. Freestanding/ monopole cellular and personal communication services	C	C	C	C	C	C	C	C	C	See Section 21.52.210.
B. Attached/roof mounted cellular and personal communication services	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.45.115.
C. Electrical distribution station	C	C	C	C	C	C	C	C	N	
Transportation facilities (bus terminals, cab stands, heliports,	N	N	N	N	N	N	N	C	N	

helistops)											
Wireless telecommunications facilities	C	C	C	C	C	C	C	C	C	C	See Chapter 21.56
Miscellaneous											
Storage of hazardous materials accessory to principal use (such as pest control)	C	C	C	C	C	C	C	C	C	N	A conditional use permit is required only if amount of material stored exceeds 55 gal. of liquid, 500 lbs. of solids, 200 cubic ft. of compressed gas or any amount of acutely hazardous material.

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. For special conditions, see Chapter 21.52 .

A = Accessory use. For special development standards, see Chapter 21.51 .

AP = Administrative use permit required. For special conditions, see Chapter 21.52 .

T = Temporary use subject to provisions contained in Chapter 21.53 .

IP = Interim park use permit required. For special conditions, see Chapter 21.52 .

Footnotes:

(1) The following alcoholic beverage sales may be exempted from the conditional use permit requirement:

a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.

b. Florist with accessory sale of alcoholic beverages.

c. Existing legal, nonconforming uses.

([ORD. 15-0019](#) §§ 1, 2, 2015; [ORD-15-0010](#) § 1, 2015; [ORD-13-0025](#) § 2(exh. A), 2013; [ORD-13-0018](#) § 3(exh. A), 2013; [ORD-13-0022](#) § 2, 2013; [ORD-13-0008](#) § 1, 2013; [ORD-12-0006](#) § 3, 2012; [ORD-11-0011](#) § 2(Exh. B), 2011; [ORD-07-0044](#) § 1, 2007; [Ord. C-7904](#) §§ 2, 3, 2004; [Ord. C-7881](#) § 2, 2003; [Ord. C-7776](#) § 8, 2001; [Ord. C-7729](#) §§ 4, 5, 2001; [Ord. C-7663](#) § 42, 1999)

Table 32-1A
Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
Retail Sales			
Antique furniture	Y	Y	Y
Audio equipment	N	Y	Y
Bakery (also see Ready-to-eat foods)	Y	Y	Y
Bicycle shop	Y	Y	Y
Book, stationery, video, card, gift or novelty shop	Y	Y	Y
Clothing store	Y	Y	Y
Coin, stamp, jewelry and art dealers	Y	Y	Y
Department store	N	N	Y
Discount store	N	Y	N

Drugstore	C	Y	Y
Floor and window covering	N	Y	Y
Florist, plant store (indoor)	Y	Y	Y
Flower and plant sales (outdoor)	A	A	A
Furniture store and accessories	N	Y	Y
Grocery	N	Y	Y
Hardware store (with building materials)	N	Y*	N
Hardware store (without building materials)	N	Y	Y
Hobby shop	Y	Y	Y
Itinerant vendor	T	T	T
Meat or fish market	Y	Y	Y
Merchandise mall	N	C	N
Motorcycle sale	N	C	N
Newspaper and magazine stands	Y	Y	Y
Outdoor fruit and vegetable sales	A	A	A
Outdoor sales events (flea markets, swap meets, and the like)	N	N	C
Pawn shops	N	C	N
Pet store (not including veterinarian)	N	Y	Y
Photographic equipment	Y	Y	Y
Sporting goods store	N	Y	N

Used merchandise (Other than antique furniture, audio equipment, clothing, coins, stamps, jewelry, art dealers, photographic equipment, and sporting goods)	N	C	N
Vehicle parts stores, tire stores and the like with installation	N	C	N
Vehicle parts stores, tire stores and the like without installation	N	Y	N
Vending machines	A	A	A
Manufacture of products sold on-site	A	A	A
All other retail uses	N	AP	AP
All retail uses allowed in CCA Zone if designated in General Plan (Land Use Element) as 8R	Y	N	N
Alcohol Sales Uses			
Alcohol sales uses (b)	N	C	C
Automobile Uses			
Auto service station, car wash, auto detailing	N	Y*	C*
Body work and painting	N	C*	N
General repair	N	C*	N
Rental (see vehicle rental—personal services)	-	-	-
Repair, tune-up and lube	N	Y*	N
Sales and installation of tires, batteries and accessories	N	C*	N
Sales (open)	N	Y	N
Sales (show room only)	N	Y	N

Table 32-1A
Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
Towing	A	A	A
Personal Services			
Barber, beauty shops, manicure shops	Y	Y	Y
Bicycle repair	Y	Y	Y
Catering—on-site food preparation	A	A	A
Collection center for recyclables	AP	AP	AP
Dog and cat grooming	N	Y	Y
Laundromat (no on-site dry cleaning)	N	Y	Y
Laundry, commercial customers	N	N	N
Laundry (including on-site cleaning with perchloroethylene or freon 12 systems)	Y	Y	Y
Locksmith	Y	Y	Y
Mail box rental	Y	Y	N
Masseuse/massage parlor	Y*	Y*	Y*
Office for home cleaning service	Y	Y	Y
Office for home improvement or repair uses (contractors, plumbers, electricians, carpenters and cabinetmakers with no on-site storage of materials)	N	Y	Y
Recycling centers for cans and bottles	N	N	N
Reducing salon, health or sports club	Y	Y	Y

Service and repair of home garden equipment	N	C	N
Service and repair of major household items	N	C	N
Shoe repair	Y	Y	Y
Shoe-shine parlor	A	A	A
Tailoring, millinery	Y	Y	Y
Tanning salon	Y	Y	Y
Tattoo parlor	N	C	C
Television, radio, stereo and small appliance repair	N	Y	Y
Termite and pest control	N	Y	Y
Vehicle rental services	C	Y*	C
Veterinary clinic (excluding grooming and pet store)	N	C	N
All other personal services	AP	AP	AP
All other personal services allowed in the CCA Zone in land use designations in General Plan (Land Use Element) for 8R	Y	N	N
Professional Services			
Accounting, tax preparation, bookkeeping	Y	Y	Y
Administrative office	Y	N	Y
Architect, contractor office (no vehicles or materials)	Y	Y	Y
Artist studio	Y	Y	Y
Artist studio with residence	AP	AP	AP

Computer program consulting services	Y	Y	Y
Insurance office	Y	Y	Y
Law office	Y	N	Y
Medical, dental, and psychiatric offices	Y	Y	Y
Real estate office, escrow office	Y	Y	Y
Yacht broker	Y	Y	Y
All other professional offices	Y	AP	Y
Financial Services			
Banks, savings and loans with drive-up windows, including commercial/industrial loan businesses	C	Y	C
Banks, savings and loans without drive-up windows, including commercial/industrial loan businesses	Y	Y	Y

Table 32-1A

Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
Bus token issuance, payment of utility bills, distribution of government checks and food stamps, sale of phone cards	Y	Y	Y
Car title loans	C	C	C
Money orders, money transfers	Y	Y	Y
Signature loans	C	C	C
Stock or bond broker	Y	Y	Y

All other financial services	C	C	C
Restaurants			
Fast-food with drive-up window, 200 ft. or more from a district allowing residential uses	C	C	Y
Fast-food with drive-up window, less than 200 ft. from a district allowing residential use	C	C	C
Fast-food without drive-up window	Y	Y	Y
Outdoor dining	A	A	A
Ready-to-eat foods	N	Y	Y
Restaurant—dinner with the sale of alcoholic beverages not qualified for exemption (b)	C	C	C
Restaurant—dinner without the sale of alcoholic beverages (b)	Y	Y	Y
Taverns			
Taverns, bar, cocktail lounge, pub	C	C	C
Entertainment Services			
Amusement machine (4 or fewer)	A	A	A
Amusement park	N	N	C
Arcade	N	C	N
Conventions, exhibit and trade shows or fairs, including sales or rental of goods exhibited	N	N	Y
Cruise ship passenger terminal	N	N	N
Dancing—principal or accessory use	C	N	C
Drive-in theater	N	C	C
Entertainment uses with the sale of alcoholic beverages 500 ft. or less from a district	C	C	C

allowing residential uses (b)			
Entertainment uses with the sale of alcoholic beverages other than those described above	C	N	Y
Hall rental	N	N	C
Mock boxing or wrestling	N	C	C
Movies, theaters, private clubs (with no dancing)	N	C	C
Musical entertainment	C	N	C
Open (outdoor) commercial recreation	N	N	C
Pool hall (4 or more tables)	N	C	C
Pool tables (up to 3 tables)	A	A	A
Radio and television broadcasting	N	N	Y
Skating rink	C	C	C
Stage shows	C	N	C
Temporary special outdoor events, including promotional events, fairs, carnivals, circuses, art shows, antique shows, outdoor sporting events, trade shows, outdoor sales and the like	T	T	T
Transportation facilities, including bus terminals, cabstands, limousine services, airport passenger terminals, blimp ports, heliports and helistops	N	A	C
All other entertainment services uses	N	C	C
Commercial Storage			
Commercial storage, including recreational vehicle storage	C	C	N

Table 32-1A

Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
Parking			
Open parking as principal use	Y	N	C
Parking structures (principal use)	C	N	C
Business Support Services			
Business support services (such as light printing, business equipment rental and repair)	Y	Y	Y
Billboards			
Mini-poster	N	Y(a)	N
Painted board	N	N	N
Poster	N	Y(a)	N
Institutional Uses			
Churches	Y	Y	C
Daycare center, preschool	Y	Y	Y
Elementary, secondary school (grades 1-8)	C	N	N
Mortuary	Y	Y	Y
Social service office	C	Y	N
Trade school	C	Y	N
Other institutional uses	AP	AP	AP
Residential Use			

Housing (c) R-3-T	Y	N	N
R-4-N	Y	N	Y
R-4-R	Y	N	Y
Active senior housing	C	N	C
Traditional senior housing	C	N	C
Other special group housing	C	N	C
Caretaker residence	AP	AP	AP
Transient Housing			
Hotel, motel, inn	C	C	C
Inn	C	N	C
Residential care facility	C	N	C
Bed and breakfast	AP	N	AP
Interim Parks			
Community gardens (see Section 21.52.260)	IP	IP	IP
Passive parks (see Section 21.45.155)	Y	Y	Y
Playgrounds (see Section 21.52.260)	IP	IP	IP
Recreational parks (see Section 21.52.260)	AP	AP	AP
Miscellaneous Uses			
Cellular and personal communication services	C	C	C
Concession, Entertainment facility, other outdoor display	T	T	T

Construction trailer	T	T	T
Electrical distribution station	Y	Y	C
Trailer used for office, nightwatchman's quarters	AP	AP	AP
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C

Abbreviations:	Y=	Yes (permitted use).
	N =	Not permitted.
	C =	Conditional use permit required. Refer to Chapter 21.52.
	A =	Accessory use. For special development standards, refer to Chapter 21.51.
	T =	Temporary use, permitted subject to provisions contained in Chapter 21.53.
	AP =	Administrative use permit required. For special conditions refer to Chapter 21.52.
	IP =	Interim park use permit required. For special conditions refer to Chapter 21.52.
	* =	Special standards apply. Refer to Chapter 21.45.
Notes:	(a)	Billboards are subject to special development standards contained in Chapter 21.54.
	(b)	The following alcoholic beverage sales shall be exempted from the conditional use permit requirement:
		1. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals

		are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverage sales shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.
		2. Florist with accessory sale of alcoholic beverages.
		3. Existing legal, nonconforming uses.
	(c)	Refer to Section 21.32.235 (Residential uses in commercial districts) for development standards. Residential zone designated as overlay zone will supersede the density and standards specified in Table 32-1.

([ORD. 15-0019](#) §§ 3, 4, 2015; [ORD-13-0025](#) § 3(exh. B), 2013; [ORD-13-0018](#) § 4(exh. B), 2013; [ORD-11-0011](#) § 3(Exh. C), 2011; Ord. C-7663 § 32, 1999; Ord. C-7399 §§ 4, 5, 1996; Ord. C-7378 §§ 9, 10, 1995)