



Planning Division

Community Development Department
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Commercial Use Table

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X = Unconditionally Permitted

C = Permitted only with
Conditional Use Permit

T = Temporary Use

Commercial Uses	PO	C1	C3 ³	HC	CM
Adult Businesses ¹			C		
Animal Boarding			C ¹⁵		C ¹⁵
Animal Grooming or Training		X	X		X
Animal Hospital/Veterinary Office	C	C	X		X
Antique Shop		X	X	X	X
Appliance Repair		X	X		X
Arcade			X		X
Art Studio or Gallery		X	X		X
Auction House			X		X
Auto Body Repair and Painting					C
Automobile Parts Sales			X	X	X
Automobile Repair			X		X
Automobile Sales (Indoor or Outdoor)			X		X
Automobile Sales, Temporary ⁶			C	C	C
Automotive Gasoline/ Fueling Station		C	X	X	X
Car Wash			X		X
Tire Shop			X	X	X
Bank	C	X	X		X
Bakery/ Coffee House		X	X	C	X
Bars: On-Site Liquor/Alcohol Consumption (Except as Ancillary to a Restaurant Use)		C ^{4,9}	X ⁹	X ⁹	X ⁹
Bed and Breakfast Establishment		X	X	X	X
Boat and Motorcycle Sales			X		X
Bowling Alley			X		X
Building Materials Sales and Storage			X		X
Card Room			C		C
Clothing Sales/Service Establishment		X	X		X
Contractor's Yard					X

	PO	C1	C3 ³	HC	CM
Dance Venue, Small		X	X	X	X
Dance Venue, Medium ¹²			X		X
Dance Venue, Large ¹²			X		X
Desktop Publishing/Copy Shop	X	X	X		X
Feed Store			C	C	X
Festival		T	T	T	
Grocery Store or Deli/ Supermarket		X	X		X
Gymnasium/Health Studio		X	X		X
Home Occupation ¹⁰	X	X	X		X
Hotel, Motel			X	X	X
Laboratory (Research and Testing)	C		X		X
Landscape Nursery			X		X
Liquor/Alcohol Sales with Tasting (Wine and Beer Only) ⁹			X ⁹	X ⁹	X ⁹
Liquor/Alcohol Sales (Off-Site Consumption) ⁹		C ⁹	X ⁹	X ⁹	X ⁹
Medical or Dental Office/Clinic	X	X	X		X
Mortuary or Crematory			X		X
Newspaper Printing Facility					X
Office	X	X	X		X
Outdoor Amusement/Recreation ¹⁴			C	C	C
Parking Lot		X	X		X
Pawn Shop			X		X
Personal Services ¹¹		X	X		X
Pool and Billiards Establishment			X		X
Printing/Sign Painting Establishment			X		X
Restaurant ¹⁷		X	X	X	X
Retail Sales Establishments		X	X	C	X
Theater			X	X	X
Therapy Clinic (Licensed Provider)	X	X	X		X
Tire Shop			X	X	X
Tow Yard					C
Light Industrial Uses					
Light Industrial Uses Permitted in M1 ⁷					X
Plumbing or Sheet Metal Shop					X
Pottery and Ceramics Manufacturing					X
Truck Stop				C	C
Public and Semi-Public Uses					
Ambulance Service	X		X	X	X
Religious Institution	X	X	X		C

	PO	C1	C3 ³	HC	CM
Community Center	C		X		X
Day Care Center	C	X	X		C
Emergency Shelter ¹⁶	C	C	C	C	X
Hospital, Rest Home, Sanitarium			X		X
Lodge, Club, or Fraternal Hall	C	C	X		X
Public Facility	X	X	X	C	X
School (Private ≤ 12 Students)	X	X	X		X
School (Private > 12 Students)	C	C	C		C
Residential Uses					
Boarding or Rooming House	C				
Caretaker's Quarters ²	C	C	C	C	C
Residential Unit	C ⁵	X ⁵	X ⁵		
Temporary Uses					
Christmas Tree Lot		T	T	T	T
Outdoor Booth/Sales ¹³	T	T	T	T	T

- 1 Conditionally permitted in the C3 district except for C3 property that is part of a block which abuts First Street, and in accordance with the requirements set forth in Article XXVIII.
- 2 If a caretaker's residence is in a trailer or a mobile home, a conditional use permit is required and is valid for only one (1) year, with a maximum one (1) year extension. One (1) unit for caretaker's quarters is an unconditionally permitted use when in conjunction with hotels, motels, bed and breakfast establishments, ambulance services, churches or mini-storage facilities.
- 3 Commercial uses proposed east of the South Valley Freeway, on property zoned C3 (shopping center commercial), shall meet the following findings prior to establishment:
 - (a) The intent of the proposed business is to merchandise products and/or provide services to a clientele base which represents a regional draw; and
 - (b) A regional draw shall mean a clientele base with at least seventy-five percent (75%) of the customers residing outside the city limits.
- 4 The requirement for a conditional use permit does not apply to businesses whose primary use is the preparation and service of food.
- 5 Residential units may be allowed in conjunction with an existing business. Standalone single-family residential use of a lot is not permitted. Residential units in the C3 zones may be allowed when located on the second or third floor of a building. More than one (1) residential unit may be allowed upon approval of a conditional use permit pursuant to section 30.50.30. All residential unit projects within commercial zones shall comply with the following guidelines:
 - (a) The number of residential units shall not compromise the quality or character of any existing or proposed businesses located on the same property;
 - (b) The number of residential dwellings shall be limited by the availability and provision of off-street parking stalls;
 - (c) All bedrooms proposed for residential use shall meet minimum square footage requirements in compliance with the Uniform Building Code; and
 - (d) Open space shall be provided, when feasible.
- 6 A conditional use permit may be granted to an auto-related sales business for up to four (4) temporary auto sale events on the same property within one (1) calendar year.
- 7 Uses allowed in the M1 zoning district subject to a conditional use permit are also subject to conditional use permit in the CM zoning district.
- 8 These uses are unconditionally permitted on the second story and above. Any time these uses are proposed for the first floor (sidewalk level), a conditional use permit is required.
- 9 Requests for new State Alcoholic Beverage Control (ABC) alcoholic beverage licenses are subject to review and approval of the city's chief of police.

- 10 Permitted only if the regulations of Article XL are met.
- 11 Commercial uses providing needed services of a personal nature. Personal services generally include barber and beauty shops, nail salons, tanning and spa salons, seamstresses, tailors, shoe repair shops, dry cleaning (except bulk processing plants), self service laundries, massage parlors, and tattoo and piercing parlors.
- 12 Provided, that all provisions set forth in Chapter 8 are satisfied. See also Article II, "Definitions," for additional use specifications.
- 13 Outdoor booths and sales are permitted for thirty (30) days per calendar year, in compliance with the city's temporary use policy.
- 14 Outdoor amusement and recreation facilities require a conditional use permit. Indoor amusement and recreation facilities are permitted without a conditional use permit.
- 15 A conditional use permit is required for animal boarding within one hundred fifty (150) feet of residential properties and/or for businesses that board animals outside. Businesses that board animals more than one hundred fifty (150) feet from residentially zoned properties do not require a conditional use permit as long as the animals are contained inside a building.
- 16 Emergency shelters shall be subject to the performance standards listed in section 30.41.32.
- 17 A drive -through window may be allowed for retail establishments/ restaurant uses outside of the downtown.