



Planning Division

Community Development Department
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Downtown Use Table

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X = Unconditionally Permitted C = Permitted only with Conditional Use Permit T = Temporary Use D = Permitted with a Downtown Use Permit

Land Use	DHD	DED	CCA	TD	CD	GD
Commercial Uses						
Animal Boarding		X ¹¹		X ¹¹	X ¹¹	C ¹⁹
Animal Grooming or Training		X		X	X	X
Animal Hospital/Veterinary Office						X
Antique Shop	X	X		X		X
Appliance Repair		X		X		X
Arcade and Internet Access as Primary Use	X	X			X	X
Art, Dance, Gymnastic and Music Studios or Galleries	X	X	X	X	X	X
Auction House	X ⁴	X				X
Automotive Body Repair and Painting						C
Automotive Car Stereos and Alarm Systems Sales and Installation	X ¹⁷	X ¹⁷				X ¹⁷
Automotive Car Wash						X
Automotive Gasoline/Fueling Station		X ¹⁰				X
Automotive Parts Sales		X ¹⁰				X
Automotive Repair and Service		X ¹⁰				X ¹³
Automotive Sales	X ⁹	X				X
Automotive Sales, Temporary ³		C	C		C	C
Automotive Tire Shop		X ¹⁰				X
Bank	X	X		X	X	X
Bakery/Coffee House	X	X	X	X	X	X
Bakery, Commercial	C ¹²	C ¹²			X	X
Bed and Breakfast Establishment		X		X		X
Boat and Motorcycle Sales		X				X
Bowling Alley	X	X				X
Building Materials Sales and Storage						X
Card Room		C				C
Clothing Sales/Service Establishment	X	X		X	X	X
Cottage Industry with Light Manufacturing and Assembly					X	X
Dance Venue, Small	X	X	X	X	X	X

Land Use	DHD	DED	CCA	TD	CD	GD
Dance Venue, Medium ¹⁵	X	X	X	X	X	X
Dance Venue, Large	X ¹⁶	X ¹⁶	X ¹⁶			C ¹⁵
Desktop Publishing/Copy Shop	X ⁴	X	X	X	X	X
Festival	T	T	T	T	T	T
Grocery Store or Deli (Not Supermarket)	X	X	X	X	X	X
Gymnasium/Health Studio	X	X	X	X	X	X
Home Occupation ⁶	X	X	X	X	X	X
Hotel, Motel	X	X				X
Laboratory (Research and Testing)	X ⁴	C			C	X
Landscape Nursery						X
Liquor/Alcohol Sales/Bars (On-Site Consumption of Beer, Wine, or Liquor, not including Micro-Brewery and Wine Tasting Provisions below) ⁵	C ¹	C ¹		C ¹	C ¹	C ¹
Liquor/Alcohol Sales (Off-Site Consumption) ⁵	C	C		C		C
Medical or Dental Office/Clinic	X ⁴	X		X		X
Micro-Breweries and Wine Tasting ²¹	D	D			D	
Museums	X	X	X	X	X	X
Mortuary or Crematory		C		X		X
Newspaper Printing Facility						X
Office	X ^{4,22}	X	X	X	X	X
Outdoor Amusement/Recreation ¹⁸						C
Parking Lot (Automobile Parking)	X	X	X	X	X	X
Pawn Shop		X				X
Personal Services ⁷	X ⁸	X ⁸	X	X	X	X
Pool/Billiards Establishment and Indoor Recreation	X	X				C
Printing/Sign Painting Establishment		X		X	X	X
Restaurant	X	X	X	X	X	X
Restaurant with Drive Through		X				X
Retail Sales 10,000 sq. ft. or Less	X	X		X	X	X
Retail Sales 10,001 sq. ft. to 50,000 sq. ft.		X				X
Retail Sales 50,001 sq. ft. or More						X
Supermarket		X				X
Theater	X	X	X	X	X	X
Therapy Clinic (Licensed Provider)	X ⁴	X		X	X	X
Tow Yard (No Dismantling or Parts Sales)						C
Public and Semi-Public Uses						
Ambulance Service		X ¹⁰	X			X
Community Center	X ⁴	X	X	X	X	X
Adult or Child Day Care Center		C	X	X	X	X

Land Use	DHD	DED	CCA	TD	CD	GD
Emergency Shelter ²⁰	C	C	C	C	C	C
Hospital, Rest Home, Sanitarium		C				X
Lodge, Club, or Fraternal Hall	X ⁴	C		X	C	X
Public Facility	X	X	X	X	X	X
Religious Institution	X ⁴	X		X	X	X
School (Private ≤ 12 Students)	X ⁴	X	X	X	X	X
School (Private > 12 Students)	C	C	C	C	C	C
Residential Uses						
Boarding or Rooming House		C		C	C	
Caretaker's Quarters	X	X	X	X	X	C
Residential Units ²	X ⁴	X ⁴	X ¹⁴	X	X	X
Temporary Uses						
Bazaar	T	T	T	T	T	
Christmas Tree Lot		T		T	T	T
Outdoor Booth/Sales	T	T	T	T	T	T

- 1 The requirement for a conditional use permit does not apply to businesses whose primary use is the preparation and service of food, and liquor/alcohol is served as a clearly ancillary use.
- 2 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 or as allowed by ordinance;
 - (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.
 - (e) Notwithstanding subsections (a) and (b) of this footnote, the minimum residential density in the DHD, DED and CD districts shall be twenty (20) units per acre.
 - (f) Development of new standalone single-family residential use on a lot within the downtown commercial districts is not allowed. However, an existing legally permitted historic single-family residence shall be deemed a conforming land use.
- 3 A conditional use permit may be granted to an auto related sales business for up to four (4) temporary auto sales events on the same property within one (1) calendar year.
- 4 These uses are unconditionally permitted on the second story and above. Any time these uses are proposed for the ground level or first floor (sidewalk level), a conditional use permit is required. Residential units in these zones shall not front on the street.
- 5 Requests for new State Alcoholic Beverage Control (ABC) alcoholic beverage licenses are subject to review and approval of the city's chief of police.
- 6 Permitted only if the regulations of Article XL, Home Occupation, are met.
- 7 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, except where expressly prohibited (see footnote 8).
- 8 Uses offering the primary personal services of massage, tattoo, and/or piercing are prohibited.
- 9 Indoor only for the display and sales of automobiles with no repair or servicing.
- 10 Not permitted on any parcel fronting on Egleberry Street or on those parcels that may front a side street on the one-half (1/2) block west of Gourmet Alley.

- 11 Day boarding only allowed; no overnight boarding.
- 12 Must have a prominent ancillary retail outlet or use.
- 13 Must be approved by a conditional use permit if within one hundred fifty (150) feet of a residential use.
- 14 Residential units may be allowed on the ground floor if located between Egleberry and Church Streets behind a business.
- 15 Only allowed ancillary to a primary use (see Article II, Definitions). Provided, that all other provisions set forth in Chapter 8 are satisfied.
- 16 Up to three (3) large dance venues are allowed in the DHD downtown historic district, DED downtown expansion district, CCA civic/cultural arts district, combined, and only located on Monterey Street between 1st St. and 10th St. and only with a downtown special use permit granted by the community development director or designee; and provided, that all provisions set forth in Chapter 8 are satisfied. City council approval is required for the fourth or more large dance venue in the DHD downtown historic district, DED downtown expansion district, CCA civic/cultural arts district, combined, and only located on Monterey Street between 1st St. and 10th St. and only with a downtown special use permit granted by the community development director or designee; and provided, that all provisions set forth in Chapter 8 are satisfied.
- 17 Sales shall be limited to car stereos and alarm systems, and installation and servicing must take place indoors. In the gateway district, outdoor installation and servicing may occur. However, a conditional use permit is required if located within one hundred fifty (150) feet of a residentially zoned property.
- 18 Outdoor amusement and recreation facilities require a conditional use permit. Indoor amusement and recreation facilities are enumerated under "pool/billiards establishment and indoor recreation."
- 19 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.
- 20 Emergency shelters shall be subject to the performance standards listed in section 30.41.32.
- 21 Administrative approval of a downtown use permit is required when criteria set forth in section 30.50.35 are met. Any micro-brewery or wine tasting uses not meeting the criteria noted in section 30.50.35 would fall into the liquor sales/bars (on-site consumption of beer, wine, or liquor, except uses meeting micro-brewery and wine tasting provision) category in the use table.
- 22 Within the downtown historic district (DHD) zone district, along Monterey Road north of 4th Street and south of 6th Street, ground level active office uses shall be allowed without a conditional use permit until September 1, 2020. Active office uses are those that operate in a manner that promotes and enhances pedestrian activity in the downtown area, in alignment with the downtown specific plan vision. After that date, conditional use permit approval shall be required for such uses throughout the DHD zone district.