

information, which may include part or all of the following depending on the nature of the Plan and shall be in the form of a text and accompanying maps, plans, and exhibits.

- D. *Content of Specific Plans.* The scope and content of a Specific Plan prepared for the City shall comply with State of California Planning Zoning and Development laws governing their preparation.

(Ord. 920 §2, 9/2007)

17.03.150 Permitted uses for Overlay Zone Districts.

The permitted uses for Transit Oriented District Overlay Zones are listed in Table 17.03-4.

| Table 17.03-4 Permitted Land Uses For Overlay Zone Districts ¹ | | |
|--|--|--------------------------------------|
| | | Transit Oriented District Overlay |
| Administrative Professional Services | | |
| Administrative/Professional Offices | | P |
| Advertising Agencies | | P |
| Architectural/Engineering/Design Services | | P |
| Attorney/Legal Services | | P |
| Business Management Services | | P |
| Government Offices | | P |
| Travel Agencies | | P |
| Agricultural Uses | | |
| Animal Keeping (Commercial Use) | | C |
| Animal Keeping (Accessory Use) | | C |
| Catteries | | C |
| Community Gardens | | P |
| Kennels (all Classes) | | C |
| Alcohol Service and Sales | | |
| Bars or Cocktail Lounges ² | | C |
| Liquor Stores ^{2,3} | | C |
| Restaurants with Alcoholic Beverage Sales | | C |

| Automotive Services | | |
|---|--|---|
| Automobile, Motorcycle, and Marine Craft Sales (New and Used) | | P |
| Automobile Parking Facilities | | P |
| Automobile Rental Agencies | | P |
| Automobile Repair Facilities | | P |
| Body and Paint Shops | | C |
| Car Wash | | C |
| Gas/Service Stations | | C |
| Limousine Services | | P |
| Recharging Stations | Allowed (P) in any area designed for the parking or loading of vehicles. | |
| Towing Services—With Indoor Vehicle Service | | C |
| Truck/Trailer Rentals | | C |
| Communications Facilities | | |
| Wireless Telecommunication Facility - Stealth | | C |
| Radio and Television Broadcasting Studios | | P |
| Recording and Sound Studios | | P |
| Satellite Dishes (Non-Private) | | P |
| Satellite Dishes (Private Use) | | N |
| Ham Radio Antennae (Private Use) | | P |
| Daycare Facilities | | |
| Commercial Day Care Facilities | | P |
| Educational Establishments | | |
| Elementary, Junior, and High Schools/Private & Charter | | C |
| Elementary, Junior, and High Schools/Public | | C |
| College or University | | C |
| Tutoring & Testing Facility | | C |
| Vocational and Trade Schools | | C |
| Food and Beverage Sales | | |
| Bakeries | | P |

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|---|--|---|
| Catering Establishments | | P |
| Convenience Markets | | P |
| Grocery Stores/Supermarkets | | P |
| Grocery Store, Alcohol Sales | | P |
| General Merchandise and Trade | | |
| Antique Sales | | P |
| Appliances | | P |
| Art Galleries and Supplies | | P |
| Beauty Supplies | | P |
| Books and Magazines | | P |
| Building Materials | | P |
| Building Materials with outdoor sales/storage | | N |
| Camera and Photographic Supplies | | P |
| Candy Stores | | P |
| Cigar/Cigarette Shops ² | | C |
| Clothing Stores | | P |
| Department Stores | | P |
| Discount Stores | | P |
| Electronic Equipment | | P |
| Equipment Sales and Rentals (indoor) | | C |
| Florists | | P |
| Freight Forwarding Services | | P |
| Furniture and Home Furnishings | | P |
| Garden Supply | | P |
| Gifts, Crafts, and Novelties | | P |
| Guns and Ammunition | | P |
| Hardware Stores | | P |
| Hobby, Toy and Game Stores | | P |
| Indoor Swap Meets | | C |
| Jewelry Sales and Repair | | P |
| Leather Goods | | P |

| | | |
|---|--|------|
| Luggage Sales | | P |
| Office Equipment, Furniture, and Supplies | | P |
| Pet Sales and Supplies | | P |
| Records, Tapes, and Videos | | P |
| Retail, Other Specialty | | P |
| Sporting Goods and Equipment | | P |
| Surplus Stores | | P |
| Thrift and Second-Hand Stores | | C |
| Variety Stores | | P |
| Wholesale Establishments | | P |
| Lodging | | |
| Bed and Breakfast Facilities | | P |
| Emergency Shelters | | C |
| Hotels and Motels | | P |
| Residence Inns | | P |
| Single-Room Occupant (SRO) Facilities | | C |
| Transitional Housing | | C |
| Manufacturing and Industrial | | |
| Exterminating Services | | C |
| Sandblasting and Beadblasting | | C, A |
| Medical/Health Care | | |
| Ambulance Services | | P |
| Animal Hospitals/Veterinaries | | P |
| Clinics | | P |
| Convalescent Homes | | P |
| Chemical Dependency Clinics | | N |
| Hospitals | | P |
| Medical/Dental Offices | | P |
| Pharmacies | | P |
| Pharmacies, with drive-through | | C |
| Personal Services | | |

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|--|--|---|
| Banking, Credit Unions, Financial Services | | P |
| Barbers and Beauty Parlors | | P |
| Cemeteries | | N |
| Check Cashing Services | | P |
| Commercial Pet Grooming Services | | P |
| Dry Cleaners | | P |
| Funeral Parlors, Mortuaries | | C |
| Laundries, Laundromats | | P |
| Locksmith and Key Shops | | P |
| Pawnbrokers | | C |
| Massage Establishment | | C |
| Photocopying and Photo Developing Services | | P |
| Photography Studios | | P |
| Shoe Repair Shops | | P |
| Tailors | | P |
| Tattoo/Body Piercing Services | | C |
| Public and Quasi-Public Uses | | |
| Community Recreation Centers | | N |
| Cultural Facilities | | N |
| Libraries | | C |
| Museums | | C |
| Parks | | P |
| Public Safety Facilities | | P |
| Senior Citizen Activity Centers | | P |
| Recreation and Entertainment | | |
| Amusement Parks | | C |
| Athletic Fields | | N |
| Batting Cages | | C |
| Billiard and Pool Halls | | C |
| Bowling Alleys | | P |
| Commercial Athletic Facility | | C |

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|--|--|------|
| Dance, Martial Arts, and Fitness Classes (Not open Gym) | | P |
| Golf Driving Ranges | | C |
| Health Clubs and Fitness Gyms | | C |
| Miniature Golf Courses | | C |
| Public Auditorium/Auditoriums | | P |
| Skating Rinks | | C |
| Video Arcades | | C |
| Recycling | | |
| Collection Facilities | | C |
| Processing Facilities | | C |
| Religious Institutions | | |
| Churches | | P |
| Monasteries, Convents, or Similar Religious Quarters | | P |
| Repair Services | | |
| Electrical and Household Appliances Repair | | P |
| Furniture Refinishing | | P |
| Furniture Reupholstering | | C |
| Lawnmower Repair/Sales Shops | | P |
| Machine Shops | | C |
| Welding Shops | | C, A |
| Residential Uses | | |
| Accessory Guest Houses | | P |
| Accessory Dwelling Units | | P |
| Boarding or Rooming Houses | | N |
| Caretaker's Unit | | P |
| Congregate Care Facilities | | C |
| Day Care Centers, Small Family—1 to 8 Children | | P |
| Day Care Centers, Large Family—7 to 14 Children | | P |
| Duplexes | | P |

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|--|--|---|
| Group or Community Care Facilities—6 or fewer persons) | | P |
| Group or Community Care Facilities—7 or more persons) | | C |
| Home Occupation Businesses | | P |
| Mobile Home Parks | | N |
| Mobile Home or Manufactured Housing Units Single Lot | | P |
| Multiple-Family, Apartments & Condominiums | | P |
| Planned Residential Developments | | P |
| Senior Housing Developments | | P |
| Single-Family Dwellings | | P |
| Restaurant | | |
| Delicatessens | | P |
| Fast-Food Restaurants—Without Drive-Thru ² | | P |
| Fast-Food Restaurants—With Drive-Thru ² | | C |
| Sit-Down Restaurants | | P |
| Sit-Down Restaurant with Live Entertainment | | C |
| Restaurants that serve alcohol | | C |
| Service Organizations | | |
| Philanthropic and Charitable Institutions | | P |
| Service Organizations | | P |
| Temporary Uses | | |
| Street/Craft Fairs and Farmers' Markets | | P |
| Temporary Structures Such as Subdivision Sales Offices | | P |
| Seasonal Outdoor Sales (<30 days) | | P |
| Outdoor Displays | | P |
| Parking Lot Sales | | P |
| Amusement Enterprises | | C |
| Transportation Facilities | | |
| Bus Passenger Terminals | | C |

| | | | |
|---|--|--|---------------|
| Charter Bus Companies | | | C |
| Motor Vehicle Transportation (Taxi/Shuttle) | | | C |
| Transit Stations and Facilities | | | C |
| Truck Stops and Terminals | | | C |
| Utilities | | | |
| Utility Company Offices | | | P |
| Public Storage Facilities | | | C |
| Wind Energy Conversion Systems | | | See 17.11.140 |

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

A* = Permitted as an Accessory Use in Assembly Buildings

1. See 17.02.070 to determine if a plot plan is required.

2. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

3. New liquor stores shall not be located within 1,000 feet of another liquor store. 4. New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.

(Ord. 920 §2, 9/2007; Ord. 1007, 12-20-2011; Ord. No. 1025, § 2, 9-18-2012; Ord. No. 1074, §§ 5, 6, 7-5-2016 ; Ord. No. 1100, §§ 4, 5, 5-15-2018)