

Mixed Use Zones					
TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B	MU1C	MU2	
INDUSTRY, MANUFACTURING & PROCESSING					
Artisan/craft product manufacturing	P	P	—	CUP(6)	
Catering service, as a primary use	P(6)	P	—	P(6)	
Furniture and fixture manufacturing, cabinet making	—	P	—	—	
Laboratory - Medical, analytical	—	P	—	—	
Manufacturing, light	—	P(15)	—	—	
Media production	P(6)	P	—	P(6)	
Printing and publishing	P(6)	P	—	P(6)	
Research and development	—	P	—	—	
LODGING					
Lodging - Short-Term Vacation Rentals	P(17)	P(17)	P(17)	P(17)	Section 7.110
Lodging - Bed & breakfast inn (B&B)	—	—	—	P	
Lodging - Hotel/Motel	P	P	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	—	CUP	Chapter 9
Community Meeting Facility	CUP	CUP	CUP	CUP	
Commercial recreation - Indoor	CUP			P(6)	
Fitness/health facility	P	P	—	P	
Library, museum, art gallery	P	P	—	P	
Park	P	P	P	P	
School - Elementary, secondary, or college, private	CUP	CUP	CUP	CUP	
School - Specialized Education and Training	CUP	CUP	—	CUP	
Studio - Art, dance, martial arts, music, etc.	P	P	—	P	
Theater, cinema or performing arts	CUP	CUP	—	CUP	Theater District Ord. 2158
RESIDENTIAL					
Dwelling, Multiple	CUP			—	
Dwelling, Accessory/second unit	—	—	P	—	
Dwelling, Single	—	—	P	—	
Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	Section 7.050
Residential care, 7 or more clients	P(10)	P(10)	P	CUP(10)	
Residential care facility, adult	P(6)	P(6)	—	CUP(10)	
Residential care facility, for the chronically ill	P(6)	P(6)	—	CUP(10)	
Residential care facility, for the elderly	P(6)	P(6)	—	CUP(10)	
Residential in mixed use building	P(10)	P(14)	P(10)	P(10)	
Work/Live	P(6)	P(6)	P	P(6)	

 = Difference in Permitted Uses.

TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16) Permitted Use CUP Conditional Use Permit Required S Permit Requirement in Specific Use Regulations A Accessory Use — Use Not Allowed				
	Permit Required by Zone				Specific Use Regulations
LAND USE TYPE (1)	MU1A	MU1B	MU1C	MU2	
RETAIL					
Adult oriented business	CUP	CUP	—	CUP	Chapter 10
Artisan Shop	P	P	—	P	
Auto parts sales	P	P	—	—	
Bar, tavern, night club	CUP	CUP	—	CUP	Chapter 8
Building and landscape materials sales - Indoor	P	P	—	P	
Gas station	CUP	CUP	—	—	
General retail	P	P	—	P	
Groceries/specialty foods - 25,000 sf or less	P	P	—	P	
Groceries/specialty foods - More than 25,000 sf	P	P	—	—	
Plant nursery	P	P	—	—	
Restaurant, café, coffee shop	P	P	CUP	P	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM	P	P	P	P	
Bank, financial services	P	P	—	P	
Business support service	P	P	—	P	
Medical services - Health Care Facility	P(6)	P(6)	—	P(6)	
Medical services - Major	P	P	—	P	
Medical services - Minor	P(6), (12)	P(6), (12)	P	P(6), (12)	
Office - Business, service, or government	P	P	P	P(6)	
Office - Headquarters, or processing	P(6)	P	—	P(6)	
Office - Professional, administrative	P	P	P	P(6)	
SERVICES - GENERAL					
Adult Day Program	CUP	CUP	CUP	P	
Child Care Center	P(6)	P(6)	—	P(6)	
Child day care - Large Family	—	—	A(4)	—	Section 7.060
Child day care - Small Family	A(3)	A(3)	A(3)	A(3)	
Kennel, animal boarding	—	CUP	—	—	
Meals Assembly Business	P(13)	—	—	—	
Mortuary, funeral home	CUP	—	—	—	
Personal services	P	P	—	P	
Personal services - Restricted	P	P	—	P	
Public safety facility	P	P	P	P	
Vehicle services - Minor maintenance/repair	—	P	—	CUP	
Veterinary clinic, animal hospital	P(8)	P(8)	—	P(8)	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City water & sewer facility	P	P	P	P	
Parking facility, public or commercial	CUP	—	—	CUP	
Telecommunications facility	S	S	S	S	Section 7.090 & Muni Code 14.44
Utility facility	CUP	CUP	—	CUP	

 = Difference in Permitted Uses.