

Uptown/Town Centre Specific Plan

Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
COMMERCIAL: RETAIL, SERVICE, OFFICE										
Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	-	-	-	-	-	-	-	CUP	-	
Appliance repair	-	-	-	-	-	-	P	P	-	
ATM - Outdoor	-	-	-	P	P	P	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	-	-	-	-	-	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	-	-	-	-	-	CUP	CUP	-	
Auto Rental	-	-	-	-	-	-	P	P	-	
Auto/vehicle parts sales (indoors, without installation)	-	-	-	-	-	P	P	P	-	
Auto/vehicle repair, parts installation, body and paint	-	-	-	-	-	-	CUP	CUP	-	
Auto Detailing (does not include carwashes)	-	-	-	-	-	-	P	P	-	
Banks, savings & loans, credit unions	-	p*	-	p*	p	p	p	p	-	* On Spring St Corridor only
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	-	-	-	-	CUP	CUP	CUP	-	
Bowling alleys	-	-	-	-	-	-	P	P	-	
Building Materials sales	-	-	-	-	-	p*	P	P	-	* Only on south-east corner of Pine & 10 th Streets (former Hayward Lumber site)
Business, Trade Schools	-	-	-	-	-	P	P	P	-	
Card rooms	-	-	-	-	-	CUP	CUP	CUP	-	

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Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	p*	p*	p*	p*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
<u>Breweries and Distilleries with on-site consumption</u>						<u>P</u>	<u>P</u>	<u>P</u>		
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	p*	-	p*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	p*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.

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Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	<u>- / *</u>	-	P	P	P	P	P	-	* Uses only allowed at 1740 Spring St. as a permitted use
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	<u>- / CUP*</u>	-	P	P	P	P	P	-	* Conditional Allowed Use on any lot with Spring St. frontage. 1740 Spring is a permitted use

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	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)						P	P	P	-	
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including auto repair as secondary use)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	-	-	-	-	-	P	P	-	
Studio (art, dance, martial arts, music, etc.), gyms, health/fitness spas	-	-	-	CUP/P*	P	P	P	P	-	*P along Spring Street Corridor; P elsewhere
Theaters (movies, live performances)	-	-	-	-	-	P	-	-	-	
Winetasting Rooms	-	- / CUP*	-	-	-	P	P	P	-	* CUP on parcels with <u>Spring St. frontage</u>
<u>Winery with on-site consumption</u>						<u>CUP</u>	<u>CUP</u>	<u>CUP</u>		

COMMERCIAL LODGING

Bed and Breakfast Inns *	CUP	CUP	CUP	CUP	CUP	P	P	P	-	* See Section 5.3.E.1
Boardinghouse, roominghouse	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Hotels, motels (does not include bed and breakfast inns)	-	-	-	-	-	P	P	P	-	
OUTDOOR RECREATION AND OPEN SPACE										
Carnivals, circuses, fairs, festivals, concerts, etc.	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Hiking, biking trail	-	-	-	-	-	-	-	-	P	
Nature preserve	-	-	-	-	-	-	-	-	P	
Riding trail (equestrian)	-	-	-	-	-	-	-	-	P	
LIGHT INDUSTRIAL										
Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	-	-	-	-	-	-	-	P/TUP*	-	* See Section 5.3.E.7.

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	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Equipment rental (may include outdoor storage of equipment)	-	-	-	-	-	-	-	P	-	
Laundries and dry cleaning plants (does not include laundromats or non-plant laundries, which are personal services)	-	-	-	-	-	-	-	P	-	
Manufacturing, assembly, and processing: apparel; cabinet shops, furniture & fixtures; electrical equipment, electronic & scientific instruments; food & kindred products; glass products; metal fabrication, sheet metal, machine shops, welding; paper products; plastics, fiberglass, and rubber products; stone, cut stone, clay and pottery; testing laboratories (soils & materials testing, research and development)	-	-	-	-	-	-	-	P	-	
Mini-storage facilities	-	-	-	-	-	-	-	-	-	
Recycling collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	-	-	-	-	-	-	-	CUP	-	
Telecommunications facility	-	CUP	CUP	CUP	-	CUP	CUP	CUP	-	
Transmission & receiving stations	-	-	-	-	-	CUP	CUP	CUP	CUP	
Upholstery (includes Auto Upholstery)	-	-	-	-	-	-	-	P	-	
Warehousing, Wholesale	-	-	-	-	-	-	-	P	-	
RESIDENTIAL										
Convalescent care facilities/nursing homes	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Domestic violence center	P	P	P	P	P	-	-	-	-	
Dwelling units in permitted building types for each zone	P	P	P	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Emergency Shelter	-	-	-	-	-	-	-	P	-	See Section 21.21.160 of the Zoning Code
Guest House	P	P	P	P	P	-	-	-	-	

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Group Care Homes	P	P	P	P	P	-	-	-	-	
Home Occupation	P	P	P	P	P	P	P	P	-	
Living Groups	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Mobile homes as temporary caretaker units during construction of a permanent building or operation of a Christmas tree lot	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	P	P	P	P	-	-	-	-	
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	CUP	CUP	CUP	CUP	CUP *	CUP	-	-	* City may require noise mitigation measures beyond those required by the Building Code.
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	-	See definitions in Section 5.9.
OTHER USES										
Christmas tree lots	P	P	P	P	P	P	P	P	-	
Church	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	
Family day care center for 14 or fewer children	P	P	P	P	P	-	-	-	-	
Family day care center for more than 14 children or non-family day care center	CUP	CUP	CUP	CUP	CUP	-	-	CUP	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.	CUP	CUP	CUP	CUP	CUP	P	P	P	-	
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	CUP	CUP	CUP	CUP	P	P	P	P	
Outdoor display of merchandise for sale or rental *	-	-	-	-	P	P	P	P	-	* See Section 5.3.E.8.

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	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Outdoor storage of materials and equipment (as an accessory use) if property and adjacent streets are improved and storage is screened *	P	P	P	P	P	P	P	P	-	* See Section 5.3.E.7
Sand & gravel mining	-	-	-	-	-	-	-	-	CUP	
Schools, public (preschool – high school)	P	P	P	P	P	P	P	P	-	
Schools, private (preschool – high school)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (7 days or less)	P	P	P	P	P	P	P	ca-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than 7 days)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use for a construction office (within approved development projects)	P	P	P	P	P	P	P	P	-	
Trailer/temporary building use for a place of business in conjunction with an existing on-site business (two year maximum)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use in conjunction with the construction of a building and with available paved parking (maximum of one year)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Utilities facilities: wells, pump stations, switching and relay boxes, cell antennas	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	