

Table 30.14-A MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS				
LAND USE (1)(2) Accessory Buildings, Structures and Uses	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit		P	P	30.34.080
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit		P	P	30.34.080
Accessory buildings and structures		P	P	
Accessory uses	P	P	P	
Antennas (pole type)	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	30.34.040
Dish antennas	P	P	P	30.34.050
Home occupation		P	P	30.45
Home-sharing	P	P	P	5.110
Reverse vending machines	P	P	P	30.14.040
Signs	P	P	P	30.33
Solar energy equipment	P	P	P	30.30.050
Institutional Uses				
Places of worship	C	C	C	
Schools, physical instruction	P	P	P	
Schools, private	C	C	C	
Schools, private specialized education and training	P	P	P	
Recreation				
Community gardens	P	P	P	30.34.045
Gyms and health clubs	C	C	C	
Indoor recreation centers	C	C	C	
Nightclubs	C			
Outdoor commercial recreation	C	C	C	
Private clubs and lodges	C	C	C	
Public dances	P	P	P	
Taverns	C	C	C	
Theaters	C	C	C	

Table 30.14-A MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS				
LAND USE (1)(2) Manufacturing and Processing	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Backlots/outdoor facilities—Production	P	C	C	
Broadcasting studios and indoor support facilities—Production	P	P	P	
Heavy manufacturing	P	P		
Laundries and dry-cleaning plants	P	P(4)		
Light manufacturing	P	P	P(3)(4)	
Printing, publishing, and lithographic services	P	P(4)	P(3)(4)	
Research and development	P	P	P(4)	
Soundstages—Production	P	P	C	
Warehousing	P	P	P(4)	
Wholesaling, including wholesaling of alcoholic beverages	P	P	P(4)	
Residential Uses				
Domestic violence shelter	P	P	P	
Conversion of a live/work unit to entirely residential or entirely business use	C	C	C	
Emergency shelter	P			
Multiple residential dwelling units		A	P(5)	
Residential congregate living, limited			P	
Residential congregate living, medical		A	A	
Residential congregate living, non-medical		A	A	
Senior housing		C	P(5)	
Mixed-Use Developments				

Table 30.14-A
MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Live/work units	A	A	P(6)	30.34.090
Live/work units with conditionally permitted uses	C	C	C(6)	30.34.090
Mixed-use development provided that all uses are permitted in zone which the project is located			P(6)	30.34.100
Mixed-use development where at least one use is conditionally permitted	C(8)	C	C	30.34.100
Retail Trade Uses				
Alcoholic beverage sales	A(9)	A(9)	A(9)	
Automobile supply stores	P	P		
Banquet halls	C	C		
Building materials, supplies, sales and service	P	P		
Christmas tree sales lots, when maintained between November 1st and January 9th	T	T		5.36
Firearms, weapon sales	P	P		
Hardware stores	P	P		
Jewelry stores	P	P	P	
Liquor stores	A	A	A	
Nurseries and garden supplies	P	P	P	
Paint and wallpaper stores	P	P		
Pharmacy	P	P	P	
Pumpkin sales lots, when maintained between October 15th and November 1st	T	T		5.36

Table 30.14-A
MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Restaurant, counter service with limited seating	P	P	P	
Restaurants, fast food	P	P(7)	P(7)	
Restaurants, full service	P	P	P	
Retail stores, general merchandise	P	P	P	
Spas and swimming pools, sales and service	P	P		
Supermarkets	P	P	P	
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats	P	P		30.34.160
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, including a one-time expansion on the same lot of up to 20% of floor area			P	30.34.160

Table 30.14-A
MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Expansion of vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, when proposed expansion is on the same lot as the existing facility and is greater than 20% of the floor area existing prior to September 12, 2006, or for any new facilities on separate or non-contiguous lots			C	30.34.160
Service Uses				
Ambulance services	P	P		
Banks and financial institutions	P	P	P	
Body shops and painting booths	P	P(4)		30.34.150
Business support services	P	P	P	
Car washes (full or self service)	P	P		30.34.030
Day care centers	P	P	A	
Equipment rental yards	P	P		
Gas stations	P	P	C	30.34.020
Heating and air conditioning sales and service (HVAC)	P	P		30.34.070
Hotel and motels	C	C	C	
Kennel, animal boarding and daycare	P(10)	P(10)		
Massage establishment	C	C	C	5.64
Medical and dental laboratories	P	P	P	
Mortuaries and funeral homes	A	A		

Table 30.14-A MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS				
LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Moving and storage services	P	P		
Pawnshops	P	P	P	
Personal services	P	P	P	
Pet grooming	P	P		
Repair and maintenance, consumer products	P	P(4)	P(3)(4)(11)	
Storage, personal facility	P			
Storage, outdoor facility	P			
Tire stores	P	P		30.34.140
Towing services and impound yards	C	C		30.34.145
Vehicle repair garages	P	P(4)		30.34.150
Office Uses				
Contractor's office and/or storage, temporary	T	T		
Medical and dental offices	P	P	P	
Offices	P	P	P	
Office, consumer services	P	P	C	
Veterinary offices, including hospitalization services	P	P		
Transportation and Communications Uses				
Parking lot/structure facilities	P	P	C	30.32, 30.51.020
Utility and transmission facilities	C	C	C	
Wireless telecommunications facilities	W	W	W	30.48