

B. Land Use Matrix

The following Land Use Matrix specifies permitted uses, conditionally permitted uses, and prohibited uses for each of the Urban Core Specific Plan subdistricts. Permitted land uses of the existing underlying zone shall continue to apply to areas outside of the Specific Plan subdistricts.

Permitted (P) uses indicate that the use is allowed in the specified zone. Conditionally permitted uses require the granting of a Conditional Use Permit (CUP) as provided in Municipal Code Section 19.14 and/or 19.58. Uses marked as prohibited (–) uses are not permitted in the specified subdistrict. Accessory uses mean a use subordinate to the principal use on the same lot, and serving a purpose customarily incidental to the principal use. Uses not specifically listed in the Land Use Matrix may be considered by the Zoning Administrator pursuant to CVMC 19.14.025.

CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX

P = Permitted CUP = Conditional Use Permit Required -- = Prohibited	Village District			Urban Core District			Corridor District
	V-1	V-2A	V-2, V-3, V-4	UC-1,UC-2, UC-10,UC-12, UC-13, UC-15	UC-3,UC- 6, UC-14	UC-4,UC-5,UC-7, UC-9,UC-16, UC-18, UC-19	C-1, C-2, C-3
Residential (a)							
Apartments, efficiency	P	P	P(a)	P	P	--	P(a)
Boarding houses or lodging houses	P	P	P(a)	P	P	--	P(a)
Dwellings, single-family	--	--	--	--	--	--	--
Dwelling groups (2 or more homes on same lot)	--	--	--	P	P	--	--
Dwellings, two-family or duplex	--	--	--	--	--	--	--
Dwellings, townhouse	P	P	P(a)	P	P	--	P(a)
Dwellings, multiple	P	P	P(a)	P	P	--	P(a)
Dwellings, temporary	--	--	--	--	--	--	--
Family day care homes, large (9 to 14 children)	CUP	CUP	CUP(b)	--	--	--	CUP(b)
Full-time Foster homes	P	P	P	--	--	--	P(a)
Live/Work	P(c)	P(c)	P(c)	P(c)	CUP	--	P(c)
Mixed commercial/residential projects	--	--	P(a)	P	--	--	P(a)
Mobilehomes	--	--	--	--	--	--	--
Mobilehome Parks	--	--	--	--	--	--	--
Nursing homes	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Residential care facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Senior housing developments	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Shopkeeper unit	P(c)	P(c)	P(c)	P(c)	CUP	--	P(c)
Tract offices, temporary	--	--	--	--	--	--	--
Public, Quasi-Public and Institutional							
Ambulance services	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Animal shelters	--	--	--	--	--	--	--
Cementeries	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Civic facilities	P	P	P	P	P	P	P
Community service facilities	--	--	P(d)	P	--	P	P
Court facilities	--	--	--	P	--	--	--
Court-supported facilities	--	--	P(a)	--	--	P	P
Fire stations	--	--	P	P	--	P	P
Health care facility (including 24 hour facilities)	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Libraries	--	--	P	P	--	P	P
Museums	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Non-commercial recreation centers (indoor)	--	--	P	P	--	P	P
Non-commercial recreation centers (outdoor)	CUP	CUP	CUP	P	CUP	P	P
Parks (public and private)	P	P	P	P	P	P	P
Police stations	--	--	P	P	--	P	P
Post office	--	--	P	P	--	P	P
Public utility uses and infrastructures	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Religious facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools, professional, business and technical (not requiring outdoor facilities)	--	--	P(b)	P	--	P	P
Schools, public	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Social and fraternal organizations facilities	CUP	CUP	CUP(d)	P	CUP	P	P
Telecommunications facilities	CUP	CUP	CUP(d)	CUP	CUP	CUP	CUP
Radio and television broadcasting	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Youth Center	CUP	CUP	CUP(d)	P	--	P	P

Land Use Matrix (Page 1 of 5)

Fig. 6.2

*Chula Vista
Urban Core*

CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX

P = Permitted CUP = Conditional Use Permit Required -- = Prohibited	Village District			Urban Core District			Corridor District
	V-1	V-2A	V-2, V-3, V-4	UC-1,UC-2, UC-10,UC-12, UC-13, UC-15	UC-3,UC- 6, UC-14	UC-4,UC-5,UC-7, UC-9,UC-16, UC-18, UC-19	C-1, C-2, C-3
Professional Office							
Administrative and executive offices	P	P	P	P	--	P	P
Financial offices	P	P	P	P	--	P	P
Medical and dental offices / clinic	P	P	P	P	--	P	P
Medical, optical and dental laboratory	CUP(b)	CUP(b)	CUP(b)	CUP	--	CUP	P
Professional offices (architectural, engineering, law)	P	P	P	P	--	P	P
Real estate offices	P	P	P	P	--	P	P
Research and development	P	P	P	P	--	P	P
Veterinarian clinics / animal hospitals	CUP(b)	CUP(b)	CUP(b)	P	--	P	P
Commercial - Service							
Automatic teller machines	--	--	P	P	--	P	P
Bail bond facilities	--	--	--	--	--	--	P
Barbershop and beauty shop	--	--	P	P	--	P	P
Bicycle repair	--	--	P	P	--	P	P
Body art / tattoo / piercing salon	--	--	CUP(f)	CUP(f)	--	CUP(f)	P(f)
Carpentry shops	--	--	--	--	--	--	P
Catering halls (with full-time, full-service restaurants, operating after hours)	--	--	CUP(b)	--	--	--	P
Check cashing establishments	--	--	--	--	--	--	CUP
Cobbler	P	P	P	P	--	P	P
Coin operated laundry	--	--	P(d)	P	--	P	P
Day nursery	CUP	CUP	CUP(b)	P	--	P	P
Day spa	P	P	P	P	--	P	P
Drycleaners	--	--	CUP(b)	P	--	P	P
Electrician services	--	--	CUP(b)	--	--	--	P
Electronics repairs	P	P	P	--	--	--	P
Pest Extermination services	--	--	--	--	--	--	P
Financial services (without drive-through access onto Third Avenue)	--	--	P(e)	P	--	P	P
Fortune-telling	--	--	CUP	P	--	P	P
Funeral parlors and mortuaries	--	--	--	P	--	P	P
General contracting services	--	--	P(b)	CUP	--	CUP	P
Heating and cooling services	--	--	CUP(b)	--	--	--	P
Home appliance repair services	--	--	CUP(b)	--	--	--	P
Home furnishing repair (up to 5,000 sq. ft.)	--	--	P(e)	--	--	--	P
Jewelry and watch repair	--	--	P	P	--	P	P
Locksmiths	--	--	P(d)	P	--	P	P
Manicure and pedicure shops	P	P	P	P	--	P	P
Massage parlor	--	--	--	--	--	--	P(h)
Pedi-cabs	--	--	P	P	--	P	P
Pet grooming	--	--	P(e)	P	--	P	P
Photocopying and blueprinting services (over 2,500 Sq. Ft.)	--	--	CUP	P	--	P	P
Photocopying and blueprinting services (up to 2,500 Sq. Ft.)	--	--	P(e)	P	--	P	P
Photography studios	P	P	P	P	--	P	P
Plumbing services	--	--	CUP(b)	P	--	P	P
Postal stores (over 2,500 Sq. Ft.)	--	--	CUP	P	--	P	P
Postal stores (up to 2,500 Sq. Ft.)	--	--	P(e)	P	--	P	P
Printing and publishing services	--	--	P(b)	P	--	P	P
Tailor shops	P	P	P	P	--	P	P
Ticket agencies	--	--	P	P	--	P	P
Travel agencies	--	--	P(e)	P	--	P	P
Video / DVD rental / sales (no adult rental / sales)	--	--	P(b)	P	--	P	P

CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX

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Commercial - Retail							
Adult book / video sales	--	--	--	--	--	--	CUP(h)
Antique shops (not including second hand stores)	--	--	P	P	--	P	P
Bait and tackle shops	--	--	P	P	--	P	P
Bookstore	--	--	P	P	--	P	P
Building material sales (indoor; up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Building material sales (indoor; over 5,000 sq. ft.)	--	--	--	--	--	--	P
Convenience stores	--	--	CUP	P	--	P	P
Department stores	--	--	CUP	P	--	P	P
Drive-through retail sales	--	--	--	--	--	--	P
Florist	--	--	P	P	--	P	P
Galleries (photography, art)	--	--	P	P	--	P	P
Hardware stores (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Hardware stores (over 5,000 sq. ft.)	--	--	--	P	--	P	P
Home furnishings stores (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Handicraft Shops (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Lumberyards	--	--	--	CUP	--	CUP	CUP
Marine sales, supplies, and rentals	--	--	CUP	CUP	--	CUP	P
Newstands	--	--	P	P	--	P	P
Pawn shops	--	--	--	--	--	--	P
Pet shops	--	--	CUP	P	--	P	P
Pool and spa supplies	--	--	CUP(b)	--	--	--	P
Prescription pharmacy	--	--	P	P	--	P	P
Product wholesaling (50% of area must be devoted to retail)	--	--	CUP	P	--	P	P
Retail sales (over 5,000 sq. ft.)	--	--	CUP	P	--	P	P
Retail sales (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Secondhand stores	--	--	P(g)	--	--	--	P
Automotive and Boat							
Automobile and recreational vehicle storage	--	--	--	--	--	--	CUP
Automobile sales / leasing new	--	--	--	P	--	P	CUP
Automobile sales / leasing new (indoor, under 5,000 sq. ft.)	--	--	CUP	P	--	P	P
Automobile sales / leasing used	--	--	--	--	--	--	CUP
Automobile dismantling	--	--	--	--	--	--	--
Automobile maintenance and repair, minor	--	--	--	--	--	--	CUP
Automobile parts and accessories sales	--	--	--	P	--	P	P
Automobile rental agencies	--	--	--	P	--	P	CUP
Automobile salvage	--	--	--	--	--	--	--
Automobile service stations (with or without convenience store)	--	--	--	--	--	--	CUP
Automobile towing service	--	--	--	--	--	--	--
Automobile paint and body shops	--	--	--	--	--	--	--
Boat and equipment sales and rentals	--	--	CUP	--	--	--	CUP
Car washes, automated, drive-through	--	--	--	CUP	--	CUP	CUP
Car washes, hand	--	--	--	CUP	--	CUP	P
Parking structures and lots, commercial	--	P	P(b)	P	--	P	CUP
Parking structures and lots, public	--	--	P(b)	P	--	P	CUP
Motorcycle sales / leasing	--	--	--	P	--	P	CUP
Specialty repair shops	--	--	--	--	--	--	CUP
Taxi-cab services	--	--	--	--	--	--	CUP
Truck and trailer sales and rentals	--	--	--	--	--	--	CUP
Trucking yards, terminals and distribution operations	--	--	--	--	--	--	--

Chula Vista
Urban Core

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Hospitality							
Adult oriented entertainment	--	--	--	--	--	--	--
Amusement facilities	--	P	CUP	CUP	--	CUP	CUP
Athletic / health clubs	--	--	P	P	--	P	P
Bakery (less than 5,000 sq. ft.)	--	--	P	P	--	P	P
Bed and breakfast	P	P	P	P	--	P	P
Billard and pool parlors	--	--	CUP(b)	CUP	--	CUP	P
Bowling alleys	--	--	CUP	P	--	P	P
Cardrooms	--	--	--	--	--	--	--
Carnivals (temporary)	--	--	CUP	CUP	--	CUP	CUP
Catering services	--	--	CUP	CUP	--	CUP	P
Cocktail lounge	--	--	CUP(i)	CUP(i)	--	CUP(i)	CUP(i)
Coffeehouse / Cafe	--	--	P	P	--	P	P
Commercial recreation facilities (indoor)	--	--	CUP	CUP	--	CUP	CUP
Commercial recreation facilities (outdoor)	--	--	CUP	CUP	--	CUP	CUP
Dairy sales	--	--	P	P	--	P	P
Event hall (excludes adult oriented)	--	--	CUP (h)	P	--	P	P
Delicatessen / Sandwich shop	--	--	P	P	--	P	P
Drive-in theatres	--	--	--	--	--	--	--
Farmers market	CUP	CUP	CUP	CUP	--	CUP	CUP
Golf driving ranges (with or without lighting)	--	--	--	--	--	--	--
Grocery, fruit or vegetable sales	--	--	P	P	--	P	P
Hotels, Timeshares	--	--	CUP	P	--	P	P
Ice cream, Yogurt shop	--	--	P	P	--	P	P
Ice skating rings (indoor)	--	--	--	CUP	--	CUP	P
Liquor stores (excluding, specialty wine retail)	--	--	CUP	CUP	--	CUP	CUP
Live entertainment (excluding adult-oriented entertainment)	--	--	P	P	--	P	P
Meat sales	--	--	P	P	--	P	P
Miniature golf course	--	--	--	P	--	P	P
Motel	--	--	--	--	--	--	--
Produce Stands (temporary)	--	--	CUP	P	--	P	P
Restaurants (with sale of alcoholic beverages)	--	P	P	P	--	P	P
Restaurants drive-through	--	--	--	P	--	P	P
Restaurants fast food (non-formula franchise without drive-through)	--	--	P	P	--	P	P
Restaurants full service (outdoor dining on public or private property)	--	--	P	P	--	P	P
Roller and ice skating rings (indoor)	--	--	--	CUP	--	CUP	P
Shooting clubs (indoor)	--	--	CUP	CUP	--	CUP	CUP
Smokeshop	--	--	P	P	--	P	P
Snack bar	--	--	P	P	--	P	P
Specialty wine retail	--	--	P	P	--	P	P
Swimming pools	--	--	CUP(d)	P	--	P	P
Taverns	--	--	CUP(i)	CUP(i)	--	CUP(i)	CUP(i)
Tennis courts	P	P	P(d)	P	P	P	P
Theatres, live or movie (no adult theatres)	--	--	P	P	--	P	P

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Agricultural Uses							
Animal grazing, breeding, boarding, and training (including cattle, sheep, goats)	--	--	--	--	--	--	--
Apiaries	--	--	--	--	--	--	--
Crop and tree farming	--	--	--	--	--	--	--
Equestrian facilities	--	--	--	--	--	--	--
Horse Stables (commercial)	--	--	--	--	--	--	--
Horse Stables (non-commercial)	--	--	--	--	--	--	--
Kennels (commercial)	--	--	--	--	--	--	P
Kennels (non-commercial)	--	--	--	--	--	--	P
Plants nurseries (up to 5,000 sq. ft.)	P	P	P	--	--	--	P
Poultry farms	--	--	--	--	--	--	--
Accessory Uses							
Caretaker units	--	--	--	--	--	--	P
Employee units (detached)	--	--	--	--	--	--	CUP
Home occupations	P	P	P	P	--	P	P
Roof-mounted satellite dishes	P	P	P	P	P	P	P
Water reservoir	--	--	--	--	--	--	--

* The Urban Core is a combination of the Boulevard and Promenade Visioning areas

- (a) Prohibited on groundfloor fronting Third Avenue
- (b) Prohibited on groundfloor V-2 District
- (c) Work-related component may include uses allowed in professional office, commercial-service, or commercial-retail and may require CUP
- (d) Prohibited in V-2 district
- (e) Limited to 15% of business mix of groundfloor shopfronts in V-2 District
- (f) Prohibited on groundfloor
- (g) Maximum of 5,000 sq. ft.
- (h) Use subject to CVMC 19.58.024 provisions
- (i) Use subject to CVMC 19.58.075 provisions