



Figure 2-1, Village and Barrio Master Plan Area District Map

**Table 2-1, Permitted Uses**

<b>RESIDENTIAL</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Dwelling, One-Family	-	P <sup>1</sup>	-	-	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Dwelling, Two-Family (attached)	P <sup>2</sup>	P	P <sup>2</sup>	P	P	P	P
Dwelling, Multiple-Family <sup>6</sup>	P <sup>2</sup>	P	P <sup>2</sup>	P	P	P	P
Accessory Dwelling Unit (accessory to a single one-family dwelling only and provided no other dwellings are on the same lot)	A	A	A	A	A	A	A
Housing for Senior Citizens	P <sup>2</sup>	P	P <sup>2</sup>	P	P	P	P
Live/Work Unit <sup>5,6</sup>	C <sup>2,3</sup>	C <sup>3</sup>	-	-	C <sup>3</sup>	-	-
Managed Living Units <sup>5</sup>	C <sup>2</sup>	C	-	-	C	-	-
Mixed-use <sup>6</sup> (subject to the uses permitted in this table)	P	P	P	P	P	-	-
Residential Care Facilities (serving 6 or fewer persons)	P <sup>2</sup>	P	P <sup>2</sup>	P	P	P	P
Residential Care Facilities (serving more than 6 persons)	-	C	C <sup>2</sup>	-	C	C	-
Supportive Housing	P <sup>2</sup>	P	P <sup>2</sup>	P	P	P	P
Transitional Housing	P <sup>2</sup>	P	P <sup>2</sup>	P	P	P	P

<b>LODGING</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Bed and Breakfast Inn <sup>5</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>
Hotel	C	C	P	P	-	-	-
Motel	-	C	P	P	-	-	-
Timeshare Project (prohibited in combination with residential uses in the same building or on the same lot)	C	-	-	C	-	-	-

<b>RETAIL</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Brewery <sup>5</sup>	C	-	C	C	C	-	-
Convenience Store	P	C <sup>3</sup>	P	P	C <sup>3</sup>	-	-
Distillery <sup>5</sup>	C	-	C	C	-	-	-
Drive-Thru Facility	-	-	-	C	-	-	-
Financial Institution	P	P	C <sup>3</sup>	P	P	-	-
Personal Services	P	P	P	P	P	-	-
Restaurant	P	P	P	P	P	-	-
Restaurant, Delicatessen	P	P	P	P	P	-	-
Restaurant, Fast Food	P	P	P	P	P	-	-
Restaurant, Limited Take-Out Service	P	P	P	P	P	-	-
Retail	P	P	P	P	P	-	-
Winery <sup>5</sup>	C	-	C	C	C	-	-

**Table 2-1, Permitted Uses (Continued)**

<b>OFFICE</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Business/Professional Office	P <sup>2</sup>	P	P <sup>2</sup>	P	P	-	-
Medical Office	P <sup>2</sup>	P	P <sup>2</sup>	P	P	-	-
<b>CIVIC</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Community Gardens	-	Cm	-	-	Cm	Cm	Cm
Cultural Facility	P	P	P	P	P	-	-
Mobility Hub	C	-	-	-	-	-	-
Mobility Support Services	C	C	C	C	-	-	-
Parking Lot (surface), Stand-alone	Cm	Cm	Cm	Cm	Cm	-	-
Parking Structure	C	C	C	C	-	-	-
Parks and Open Space	C	C	C	C	C	C	C
Public/Quasi-public Uses	C	C	C	C	C	C	C
<b>EDUCATION</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Child Day Care Center	C <sup>2,3</sup>	C <sup>3</sup>	C <sup>2,3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>
Educational Facilities, Other	P <sup>2</sup>	P	P <sup>2</sup>	P	P	-	-
Educational Institutions or Schools, Public and Private	C <sup>2,3</sup>	C <sup>2,3</sup>	C <sup>2,3</sup>	-	-	-	-
<b>OTHER</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Accessory Structure	A	A	A	A	A	A	A
Athletic and Health Club, Gymnasium, and Physical Conditioning Business	P	P	P <sup>2</sup>	P	P	-	-
Automobile Service	-	-	-	-	C <sup>3,4</sup>	-	-
Church, other Places of Worship	C	C	C	C	C	C	C
Cinema, Theater	C	C	C	C	-	-	-
Farmer's Market	C	-	-	-	-	-	-
Gasoline Station	-	-	-	C	-	-	-
Laundromat	-	P	P	P	P	-	-
Light Industrial	-	-	-	-	C <sup>3,4,6</sup>	-	-
Professional Care Facility	-	-	C <sup>2,3</sup>	-	-	-	-
Right of way Uses	R	R	R	R	R	-	-
Veterinarian and Small Animal Hospital	-	P	-	P	P	-	-
Wireless Communication Facility	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>

**Table 2-1, Permitted Uses (Continued)**

<b>EXPRESSLY PROHIBITED USES</b>	<b>VC</b>	<b>VG</b>	<b>HOSP</b>	<b>FC</b>	<b>PT</b>	<b>BP</b>	<b>BC</b>
Adult Businesses (CMC 8.60)	-	-	-	-	-	-	-
Bars and Cocktail Lounges Not Part of a Restaurant	-	-	-	-	-	-	-
Camping on Public Property (CMC 8.36)	-	-	-	-	-	-	-
Cannabis Activities (CMC 8.90)	-	-	-	-	-	-	-
Card Rooms (CMC 5.12)	-	-	-	-	-	-	-
Drug Paraphernalia Stores	-	-	-	-	-	-	-
Escort Services (CMC 5.17)	-	-	-	-	-	-	-
Hookah or Tobacco Lounges	-	-	-	-	-	-	-
Mini-satellite Wagering (CMC 8.80)	-	-	-	-	-	-	-
Retail Sale of Dogs and Cats (CMC 7.16)	-	-	-	-	-	-	-
Tattoo Parlors	-	-	-	-	-	-	-

P = Permitted Use

C = Conditional Use

Cm = Minor Conditional Use

A = Accessory Use

R = Right of Way Use

- = Prohibited Use

<sup>1</sup> One-family dwellings are permitted when developed (1) as two or more detached units on one lot (VG, PT, BP and BC districts only) or (2) on a small lot (BC district only). Also, a single one-family dwelling shall be permitted in all districts on any legal lot that existed as of October 28, 2004. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.

<sup>2</sup> Not permitted on the ground floor street frontage as identified in Figure 2-2. See exception for “Educational Institutions or Schools, Public or Private,” in Section 2.7.3.J., Hospitality Supplemental District Standards.

<sup>3</sup> For these conditional uses only, the city planner may approve minor conditional use permits up to the square footage and dwelling unit limitations for minor site development plans specified in Section 5.3.2.1. For wireless communication facilities the city planner may approve minor conditional use permits pursuant to CMC 21.42.140.B.165.

<sup>4</sup> Automobile service and light industrial uses are permitted on the west side of Tyler Street only, as identified in Figure 2-2.

<sup>5</sup> For these uses, refer to Section 2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations.

<sup>6</sup> For eligible multifamily housing or mixed-use development projects including projects eligible for a streamlined ministerial approval process, refer to Appendix E.

## 2.4 Density

Density refers to the number of dwelling units permitted per developable acre of property. Following are the density standards for properties in the Village and Barrio Master Plan.

Density calculations and residential development restrictions on open space and environmentally sensitive land shall be determined according to CMC Section 21.53.230. For mixed-use projects, the minimum density shall be calculated based on fifty percent of the developable area and the maximum density shall be calculated based on the entire developable area.

In the VC, VG, HOSP, FC, and PT districts, individual properties do not have residential densities assigned for Growth Management Program compliance purposes. Therefore, the minimum and maximum densities for development that includes residential uses within the Village are set forth herein; further, no Growth Management Control Points are assigned to these districts. All housing in these districts will require an allocation of excess units from the Excess Dwelling Unit Bank (see Section 2.5).

In the BP and BC districts, individual properties do have a residential density range assigned to them for Growth Management Program purposes. The minimum, Growth Management Control Point, and maximum densities for residential development in these districts are established by the General Plan. An allocation of excess units from the Excess Dwelling Unit Bank is unnecessary unless a density above the Growth Management Control Point is proposed.

Table 2-2, Permitted Densities

DISTRICT	DENSITY RANGE <sup>1,2,3</sup>	GROWTH MANAGEMENT CONTROL POINT <sup>3</sup> (DWELLING UNITS PER ACRE)
VC	28-35	-
VG	18-23	-
HOSP	18-23	-
FC	28-35	-
PT	18-23	-
BP	23-30	25
BC	8-15	11.5

<sup>1</sup> Minimum to maximum dwelling units per acre.

<sup>2</sup> Residential development shall not be approved below the minimum densities stated except as noted in this section.

<sup>3</sup> Residential development shall not be approved above the maximum densities, or, in the BP and BC districts, the Growth Management Control Point, except as noted in this section.