17.19.030 Permitted Uses.

Table 17.19.030 lists uses permitted (P), permitted by conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in the mixed use zones.

If special use or development regulations are indicated in the "additional requirements" column of Table 17.19.030 (far right column) the use shall be subject to those requirements regardless of the zone in which it is located.

TABLE 17.19.030 USE REGULATIONS FOR MIXED-USE ZONES

	MIXED USE DISTRICTS							
USE	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	Additional Requirements		
Retail Sales								
Retail stores within a building	Р	P	P	Р	P	,		
Liquor store	С	С	C	С	С	17.18.070		
Newspaper and magazine shop	P	Р	P	· P	P			
Plant nurseries, retail	P	P	P	P	P			
Pharmacy	P	P	P	P	P			
Photocopy centers	Р	P	P	P	P			
Private postal centers	Р	P	P	P	P			
Sandwich shop	Р	P	P	P	P			
Wine shop w/o tasting	С	С	С	С	С			
Regional-serving retail uses: bulk merchandise, design showrooms & sales, furniture stores, home improvement & garden centers, office & electrical equipment, retail outlets, etc.			•	⊉ - ○	· -P			
Personal Services	r					1		
Appliance repair and service (portable appliances only)	P 	P	P	P	P			
Barber, beauty shop, manicure salon, or spa	Р	Р	P	Р	P			
Day care center, child or elderly	С	С	С	P	P	17.18.060		
Dog and cat grooming w/o boarding		Р	P	Р	P			

	MIXED USE DISTRICTS							
USE	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	Additional Requirements		
Dog and cat grooming		С	С	С	С			
with boarding	7	P	P	P	P			
Dry cleaners w/o onsite cleaning	Р					17.18.070		
Fortunetelling	P	P	P	P	P	17.18.070		
Laundromat	P	P	P	P	P	15 10 0 0		
Massage establishments	A	A	A	A	A	17.18.060		
Shoe repair	P	P	P	Р	P			
Tailoring	P	P	P	P	P			
Veterinary clinic, animal hospital (boarding permitted only as part of medical treatment)		P	Р	P	Р			
Veterinary clinic, animal hospital with boarding		С	С	С	С			
Office Uses					ı			
General and professional offices	P	Р	P	P	Р			
Medical offices	P	P	P	P	Р			
Real estate office, temporary	Р	Р	P	P	P	17.14.050		
Financial Services								
Banks and similar financial institutions	P	P	P	P	Р			
Check cashing, pay day loans					С			
Stock or bond broker	P	P	P	P	P			
Automobile and Other Veh	icle Related	Uses						
Automobile rental agency (with on-site auto storage)	_	_	_		С			
Automobile repair—Vehicles of historic value (per California Vehicle Code)		P	P			17.19.070		
Automobile sales—Vehicles of historic value (per California Vehicle Code)		A	A			17.19.070		

	MIXED USE DISTRICTS							
USE	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	Additional Requirements		
Automobile sales and related service activities				<u> </u>	С	17.19.070		
Automobile service sta-					С	17.30.060		
Car wash/auto detailing				С	С			
Motorcycle sales and service				P	Р			
Parking lot/garage, pri- vate (stand alone)	С	С	С	C	С			
Installation of retail auto accessories (such as automobile alarm, phone or stereo installation, tires, batteries)				С	С			
Restaurants, Eating and Dr	inking			1	<u> </u>	<u> </u>		
Restaurants w/o alco- holic beverage sales	С	P	P	P	P			
Restaurants w/alcoholic beverages sales	С	С	С	С	С	17.30.030		
Restaurants w/drive thru window				С	С	17.19. 070		
Restaurants w/walk-up take out window	С	Р	ı P	P	P			
Restaurants w/on-site brewing and sale of beer or wine	С	Č	С	С	С	17.30.030		
Wine tasting	C/A	C/A	C/A	C/A	C/A	17.30.030		
Entertainment/Commercia	l Recreation	Uses						
Amusement devices (e.g., video games, pinball machines, pool tables, computers, and similar devices (three or fewer)	A	A	A	A	A	17.18.060		
Amusement arcade	C	С	С	C	C	17.18.070		
Billiard parlor	С	С	С	С	C	17.18.070		
Commercial recreation facility					С			
Dance floor as accessory use	С	С	С	C	С	17.18.070		

	MIXED USE DISTRICTS							
USE	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	Additional Requirements		
Entertainment establish-	С	С	С	С	С	17.18.070		
ment								
Movie theaters, walk in	P	P	P	P	<u> P</u>			
Museum; art gallery	P	P	P	P	P			
Performance theaters	P	P	P	P	P			
Lodging Services								
Hotels	C	C	С	С	С	17.18.070		
Bed and breakfast inns	С	С	.C		—	17.18.070		
Residential Uses								
Congregate care, assisted living	_			P	P			
Conversion of multi- family units	P	P	P	P	P	17.30.040		
Day care, small (8 or fewer)	P	Р	P					
Day care, large (9 to 14)	С	С	С			17.14.060		
Garage or yard sale	A	A	A	A	A	17.14.050		
Home occupation	A	A	A	A	A	17.14.050		
Live/work units	P	P	P	P	P	17.19.100		
Multi-family housing in conjunction with a mixed use development	P	P	P	P	P	17.19.080		
Multi-family housing as a stand alone development not in conjunction with a mixed use development	P	P	P	P	P	17.19.090		
Planned unit develop- ment	С	С	С	С	С	17.14.060		
Senior housing	Р	P	P	P	P			
Single family residences	Р	P	P					
Miscellaneous Uses					T			
Antennas, satellite dishes	A	A	A	A	A	17.12.020		
Antennas, wireless communication	A/C	A/C	A/C	A/C	A/C	17.12.025		
Assembly uses (clubs, lodges, and similar uses)	С	С	С	С	С			
Bingo games	С	С	С	С	C	17.18.070		

	MIXED USE DISTRICTS							
USE	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	Additional Requirements		
Businesses providing drive-through lanes/win- dows	_			С	C	17.19.070		
Church	С	С	С	С	С			
Collection facilities, small (recycling)				С	C .	17.18.070.		
Community center	P	P	P	P	Р			
Convalescent facility, skilled nursing facility				P	P			
Convention center					С	17.10.000		
Conversion of a residential structure to a nonresidential use	P	P	P			17.18.060		
Day care center (child and other)	С	С	С	С	С	17.18.060		
Health clubs	P	P	P	P	P			
Heliports or helistops (accessory use only)	_	_		A	A			
Manufacturing, processing, assembling of materials, warehousing, and products in conjunction with on site retail sales	A	A	A	A	A	17.19.070		
Mixed use development	P	P	P	- P	P	17.19.080		
Mortuary (not including crematorium)	С	С	С	С	С			
Movie production studios	С	С	С		C			
Moving an existing struc- ture or building	P	Р	P	P	P	17.18.060		
Public service or use	P	P	P	P	P			
Recording studios	C	C	C		P	17 10 070		
Reverse vending ma- chines (recycling) inside a building		Р	P	P	P	17.18.070		
Reverse vending ma- chines (recycling) outside a building	_	С	С	С	С	17.18.070		
Sale of alcoholic beverages	С	С	С	С	C	17.30.030		

	MIXED USE DISTRICTS						
USE	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	Additional Requirements	
School (private)	С	С	С	С	С		
Vending carts (located on private property only)	P	Р	P	P	P	17.19.070	
All other commercial uses not listed, but which the Community Development Director determines are not substantially conforming, but may be similar in character to other uses listed herein, may be considered by the Planning Commission. Also see Section 17.19.050, below.	С	С	C	C		17.19.050	

(Ord. No. 08-11, § III, 5-10-2011)

17.19.040 Prohibited Uses.

Any use not listed in Table 17.19.030 as a permitted use, conditional use, or accessory use shall be prohibited.

(Ord. No. 08-11, § III, 5-10-2011)

17.19.050 Land Uses Not Listed.

The Community Development Director shall have the authority to determine if an unlisted use substantially conforms to the purpose of the applicable zoning district as provided in Section 17.19.020, above, and is similar to a use listed in Table 17.19.030.

(Ord. No. 08-11, § III, 5-10-2011)

17.19.060 Site Plan and Design Review Required.

Depending on the nature of the development, a proposed project, including residential projects, may require review and approval in compliance with Sections 17.10.060 (Site Plan Review) and 17.10.070 (Design Review). However, residential projects are not subject to other non-design related discretionary review in compliance with Policy D.17 of the General Plan Housing Element.

For nonresidential and mixed use projects within the UMU zoning district subject to site plan and/or design review, the reviewing body shall make the additional finding that approval of the project will not reduce the amount of land available in mixed use zoning districts to a point where the City's affordable housing needs under the Regional Housing Needs Assessment (RHNA) cannot be met. In compliance with Policy D.17 of the General Plan Housing Element, at no time shall the capacity of available sites for affordable residential development be exceeded by the adjusted RHNA need.

(Ord. No. 08-11, § III, 5-10-2011)

17.19.070 Special Use Regulations.

Uses that have "additional requirements" as indicated in Table 17.19.030 (far right column) shall be permitted by right or conditionally permitted subject to the regulations in this section. In addition, the use regulations provided in Chapter 17.30 (Special Use Regulations) shall also apply.

A. Automobile Parts and/or Repair—Vehicles of Historic Value (per California Vehicle Code).

The selling of parts and/or the provision of repair