

Land Use Designations and Allowable Uses					
Allowable Uses	El Camino Real Mixed Use	El Camino Real Mixed Use/Residential	Downtown/Station Area Retail/Mixed Use	Downtown/Station Area Main Street	Downtown Adjacent Office/Residential
Commercial					
Adult Business Establishments	C	C	-	-	-
Animal Sales & Services					
Animal Boarding	C	C	C	-	-
Animal Clinics and Hospitals	C	C	C	LC (less than 5,000 SF- No Santa Cruz Avenue Frontage P	-
Animal Retail Sales and Service	P	P	P		-
Automobile/Vehicle Sales and Service					
Automobile/Vehicle Sales & Leasing	P	P	-	-	-
Gas Stations and Light Vehicle Service	C	C	-	-	-
Banks and Financial Institutions	P	P	LC (less than 5,000 SF)	C	LC (less than 5,000 SF)
Business Services	P	P	LC (less than 5,000 SF)	C	LC (less than 5,000 SF)
Commercial Recreation					
Small-Scale	P	C	C	-	-
Cinemas	C	P	P	-	-
Eating & Drinking Establishments					
Restaurants, Full/Limited Service	P	P	P	P	-
Restaurants, Full/Limited Service with Alcohol and/or Outdoor Seating	A	A	A	A	-
Restaurants, Full/Limited Service with Live Entertainment	A	A	A	A	-
Restaurants, Take-Out Only	P	P	-	-	-
Bars and Lounges	-	C	C	C	-
Funeral & Interment Service	C	C	-	-	-
Hotels and Motels	P	P	P	C	C
Offices, Business and Professional	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR)	L (no greater than one-half the base or public benefit bonus FAR and upper floors only)	L (no greater than one-half the base or public benefit bonus FAR)
Offices, Medical and Dental	L (no greater than one-third the base or public benefit bonus FAR, up to a maximum of 33,333 square feet)	L (no greater than one-third the base or public benefit bonus FAR, up to a maximum of 33,333 square feet)	L (no greater than one-third the base or public benefit bonus FAR)	L (no greater than one-third the base or public benefit bonus FAR and upper floors only)	On the ground floor cannot face Santa Cruz Avenue benefit bonus FAR)

Table E1. Land Use Designations and Allowable Uses

Land Use Designations and Allowable Uses					
Allowable Uses	El Camino Real Mixed Use	El Camino Real Mixed Use/Residential	Downtown/Station Area Retail/Mixed Use	Downtown/Station Area Main Street	Downtown Adjacent Office/Residential

Personal Improvement Services	P	LC (less than 5,000 SF)	LC (less than 5,000 SF)	P	LC (less than 5,000 SF)
Personal Services					
General	P	P	LC (less than 5,000 SF)	P	LC (less than 5,000 SF)
Restricted	C	C	-	-	-
Retail Sales					
General	P	P	P	P	-
Convenience Market	C	C	C	-	-
Food and Beverage Sales	P	P	P	P	-
Liquor Stores	C	C	C	C	-
Restricted	C	C	-	-	-

Insert Wellness Uses here-See Use Classifications- State that these are Permitted

Public, Semipublic and Service

Clubs and Lodges	C	C	C	C	-
Community Social Service Facilities	C	C	-	-	-
Cultural Institutions	LC (less than 5,000 SF)	LC (less than 5,000 SF)	LC (less than 5,000 SF)	C	-
Day Care Center	A	A	A	-	A
Parking Facilities, Public	-	P	P	-	-
Public Safety Facilities	C	C	-	-	C
Religious Facilities	C	C	-	-	C

Residential

Residential Dwelling Units	P	P	P	L (upper floors only)	P
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P = uses permitted

L = uses permitted subject to limitations which may not be exceeded/modified

LC = uses permitted subject to limitations; limitations may be exceeded/modified following review/approval of Use Permit by Planning Commission

A = uses may be permitted following review/approval of administrative use permit by Community Development Director

C = uses may be permitted following review/approval of Use Permit by Planning Commission

Use definitions available in Chapter H "Appendix"

Classification of Uses

- A. Uncertainty of Uses.** When there is uncertainty, the Community Development Director (“Director”) shall determine whether a specific use should be considered within one or more use classifications or not within any classification in this chapter. The Director may determine that a specific use is not within a classification if its characteristics are substantially incompatible with those typical of uses named within the classification. Decisions by the Director may be appealed to the Planning Commission.
- B. Accessory or Primary Use.** The Director shall determine whether a use is a primary or accessory use of a building or space. For purposes of this determination, an accessory use is a use that is incidental and accessory to the principal permitted or conditionally permitted use on a site and customarily provided or accepted with the use. Decisions by the Director may be appealed to the Planning Commission. The Director shall use the following criteria in making his/her determination:
1. The description of the use or uses in relationship to the characteristics of each use category.
 2. The relative amount of site or floor space and equipment devoted to the activity.
 3. The relative amounts of sales from each use.
 4. The relative number of employees in each use.
 5. Building and site arrangement.
 6. How the use advertises itself.
 7. Whether the use would be likely found independent of the other use on the site.
- C. Separate Classification of Each Establishment.** Where a single lot contains activities that resemble two or more different activity types, each of the principal activities conducted on a single lot by each individual establishment, management, or institution shall be classified and regulated separately.

Commercial Use Classifications

- A. Adult Business Establishments.** Establishments whose primary business is the offering of materials, products, and/or services that have sexual arousal, sexual gratification, and/or sexual stimulation and which are not customarily open to the general public because they exclude minors by virtue of their age. This classification includes adult arcades, adult bookstores, adult cabarets, adult hotel/motel, adult motion picture theaters, adult theaters, modeling studios, adult merchandise stores, and sexual encounter centers. It does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding unrevoked licenses or certificates under applicable California State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.
- B. Animal Sales and Services.**
1. **Animal Boarding.** Provision of shelter and care for small animals on a commercial basis. This classification includes activities such as feeding, exercising, grooming, and incidental medical care.
 2. **Animal Clinics and Hospitals.** Medical care for small animals on a commercial basis, including grooming and boarding of animals for no more than 30 days if incidental to the hospital use and limited to animals receiving medical care.
 3. **Animal Retail Sales and Service.** Retail of animal products and small animals. Ancillary provision of bathing and trimming services is permitted, provided such services take place within an entirely enclosed building.
- C. Automobile/Vehicle Sales and Services.**
1. **Automobile/Vehicle Sales and Leasing.** Sales or leasing of new or used automobiles, motorcycles, trucks, and/or lawn and garden-type tractors, including storage and incidental maintenance. Sales of used vehicles may represent a portion of the business, but do not represent the majority of the inventory.

2. Gas Stations and Light Vehicle Service.

Establishments engaged in the retail sale of gas or diesel fuel, lubricants, parts, and accessories, including gasoline service stations; gas convenience marts; quick-service oil, tune-up, brake and muffler shops; and tire sales and installation, where repairs are made or service provided in enclosed bays and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, towing, or repair of heavy trucks or construction vehicles.

D. Banks and Other Financial Institutions. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions.

E. Business Services. Establishments that primarily provide goods and services to the public, including printing and copying, advertising and mailing, office equipment rental and leasing, photo finishing.

F. Commercial Recreation. Provision of participant or spectator recreation to the general public, excluding public park and recreation facilities.

1. Small-scale. This classification includes small, generally indoor facilities, such as poolrooms and amusement arcades, although some facilities may be outdoor, including: dance halls, gymnasiums, handball, badminton, racquetball, or tennis club facilities less than 20,000 square feet. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

2. Cinemas. Facilities for showing films and motion pictures.

G. Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

1. Restaurants, Full/Limited Service.

Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating, with possible takeout service provided, as well as establishments where food and beverages are prepared and may be consumed on the premises, taken out, or delivered, but where no table service is provided and patrons pay before eating. Includes restaurants that sell ready-to-eat prepared foods and beverages for immediate consumption on- or off-premises that are packaged and served in or on disposable wrappers, containers, or plates. This classification includes full service restaurants, cafeterias, delis, coffee shops, and snack bars but excludes take-out only establishments. Alcohol service, outside seating, and live entertainment are not permitted except by administrative permit or use permit as allowed in the Land Uses table.

2. Restaurants, Take-Out Only. Establishments where food and beverages are prepared and may be taken out or delivered, but may not be consumed on the premises. No seating is provided on the premises.

3. Bars and Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks.

H. Funeral and Interment Service. Establishment primarily engaged in services involving the care, preparation or disposition of human dead other than in a cemetery. Typical uses include crematory, columbarium, mausoleum, or mortuary.

I. Hotels and Motels. Establishments offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, spas, or recreation facilities available to guests or to the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming hotels, boarding houses, or residential hotels designed or intended to be used for sleeping for a period of 30 consecutive days or longer.

- J. Offices, Business and Professional.** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, advertising, architectural, computer software design, engineering, graphic design, insurance, interior design, investment, and legal offices. This classification excludes hospitals, banks, and savings and loan associations.
- K. Offices, Medical and Dental.** Offices for a physician, dentist, or chiropractor, including medical/dental laboratories incidental to the medical office use. This classification excludes medical marijuana dispensing facilities, as defined in the California Health and Safety Code.
- L. Personal Improvement Services.** Provision of instructional services or related facilities, including photography, fine arts, crafts, dance, or music studios; driving schools; and diet centers, reducing salons, spas, and single-purpose fitness studios, such as yoga studios or aerobics studios. This classification is intended for more small-scale storefront locations and is distinguishable from small-scale commercial recreation uses that tend to occupy larger sites and generate more noise.
- M. Personal Services.**
1. **General.** Provision of recurrently non-medical services of a personal nature. This classification includes barber and beauty shops, clothing rental, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, and self-service laundries.
 2. **Restricted.** Personal services that may have a blighting or deteriorating effect on the surrounding area and may need to be dispersed and subject to standards to minimize impacts. This classification includes check-cashing services; palm reading; ~~therapeutic massage services~~; and tattooing, piercing, or similar services.
- N. Retail Sales.** The retail sale and rental of merchandise not specifically listed under another use classification.
1. **General.** This classification includes drug stores, pharmacies, department stores, clothing stores, furniture stores, pet supply shops, hardware stores, video rental stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.
 2. **Convenience Market.** Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods. This classification does not include delicatessens or specialty food shops.
 3. **Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include markets, groceries, retail bakeries and specialty food stores.
 4. **Liquor Sales.** Licensed retail sales of packaged alcoholic beverages, including wine, ale and beer, for off-premises consumption.
 5. **Restricted.** Restricted retail sales establishments include the following:
 - a. **Firearms Sales.** Retail or wholesale of firearms, cannons, guns, pistols, revolvers, rifles, airguns, BB guns or pellet guns or any instruments that throws or projects bullets or missions of any kind to any distance by means of elastic force, air or any explosive substance; ammunition or any projectiles that can be projected or propelled; and related merchandise.
 - b. **Tobacco Sales.** Retail sales in which 20 percent or more of the floor area or display area is devoted to tobacco-related products, or which 75 percent or more of gross sales receipts are derived from the sale or exchange of tobacco-related products.
 - c. **Drug Paraphernalia.** Retail sales in which 20 percent or more of the floor or display area is
- 3. Wellness.** Provision of services that provide tools and information that help people improve their health. They can include nutrition classes, health screenings, beauty, spa and wellness services/programs, health coaching and support services. These classifications include medical spa and beauty uses, weight loss, therapeutic massage, biometric screening, physical therapy, nutrition programs, vitamin shops, organic foods