

Inventory of allowed land uses by permit type in all existing commercially zoned areas in North Fair Oaks

This document provides the allowed land uses for the following commercially-based zoning districts in North Fair Oaks: NMU (Neighborhood Mixed Use, Middlefield Road), C-2/NFO (Commercial, north end of Middlefield Road), C-1 (commercial, various pockets throughout NFO) and C-2 (current zoning of El Camino Real). The land uses permitted in each district vary, and there is some redundancy of uses between districts. This comprehensive inventory is intended to provide a full range of possible uses, from which the appropriate uses for the proposed **CMU** (Commercial Mixed Use) zoning for El Camino Real may be selected. Staff's opinion on some of these land uses are indicated in some sections, with highlighting or strikethrough, as noted at the beginning of these sections.

NMU USES PERMITTED

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
1. <u>RESIDENTIAL USE CLASSIFICATION</u>	
A. <u>DWELLINGS</u> 1. Dwelling, Multiple a. Above the ground floor b. Ground floor	None Use Permit
2. <u>MIXED USE CLASSIFICATION</u>	
1. Mixed-use development with ground floor commercial and residential above the ground floor 2. All other mixed-use development, including all types of horizontal mixed use development ²	None Use Permit
3. <u>COMMERCIAL AND OFFICE USE CLASSIFICATION</u>	
A. <u>SPECIALIZED NEIGHBORHOOD TRADES AND SERVICES</u>	

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT¹
<ol style="list-style-type: none"> 1. Personal Convenience Service Establishments 2. Retail Cleaning Establishments 3. Pet Sales and/or Grooming Establishments 4. Veterinary Hospitals for Small Animals 	<p>Use Permit</p> <p>None</p> <p>Use Permit</p> <p>Use Permit</p>
<p>B. <u>RETAIL SALES, RENTAL OR REPAIR ESTABLISHMENTS</u></p> <ol style="list-style-type: none"> 1. Food and Beverage Stores 2. Liquor Stores 3. Indoor Retail Sales, Rental or Repair Establishments 4. Outdoor Retail Sales, Rental or Repair Establishments 	<p>None</p> <p>Use Permit</p> <p>None</p> <p>Use Permit</p>
<p>C. <u>FOOD SERVICES</u></p> <ol style="list-style-type: none"> 1. Bars 2. Restaurants 3. Food Establishments Specializing in Take-Out Service 4. Farmers Markets 	<p>Use Permit</p> <p>None</p> <p>Use Permit</p> <p>Farmers Market Permit³</p>
<p>D. <u>OFFICES, PROFESSIONAL SERVICES</u></p> <ol style="list-style-type: none"> 1. Administrative, Professional and Business Offices 2. Medical and Dental Offices 3. Financial Institutions 4. Non-Chartered Financial Institution 	<p>None</p> <p>None</p> <p>None</p> <p>Use Permit³</p>
<p>E. <u>INDOOR RECREATION FACILITIES</u></p>	

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
1. Small Indoor Exercise and Leisure Facilities	None
4. <u>INSTITUTIONAL USE CLASSIFICATION</u>	
A. <u>NEIGHBORHOOD INSTITUTIONAL FACILITIES</u> <ol style="list-style-type: none"> 1. Community Centers 2. Child Care Centers 3. Religious Facilities 4. Educational Facilities 	Use Permit Use Permit Use Permit Use Permit

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PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT¹
5. <u>ACCESSORY USE CLASSIFICATION</u>	
A. <u>RESIDENTIAL ACCESSORY USES</u> Home Occupations	Home Occupation Certificate ³
B. <u>LIMITED KEEPING OF PETS</u> Limited Keeping of Pets	None
6. <u>SMALL COLLECTION FACILITIES FOR RECYCLABLE MATERIALS</u>	None
7. <u>OTHER USE CLASSIFICATION</u>	
A. <u>PARKING</u> Parking Lots and Parking Garages	Use Permit
B. <u>OTHER COMPATIBLE USES</u> Other Compatible Uses	To Be Determined by Community Development Director
¹ Other permits may be required by a combining district, e.g., Design Review approval.	
² Horizontal mixed use development is subject to additional standards, as described in Section 6394.8	
³ Subject to additional performance requirements, including but not limited to those contained in Section 6251(f)(8) of these Zoning Regulations.	

C-2/NFO USES PERMITTED – For comparison, highlighted uses are those that are not included in NMU zoning; highlighted permit type indicates a permit that is different from required NMU permit.

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
<p>A. <u>RETAIL SALES, RENTAL OR REPAIR ESTABLISHMENTS (TSW-2)</u></p> <ol style="list-style-type: none"> 1. Food and Beverage Stores (2.02.40) 2. Indoor Retail Sales, Rental or Repair Establishments (2.05.10) 3. Outdoor Retail Sales, Rental or Repair Establishments (2.05.20) 4. Urban Roadside Stands (2.02.53) 	<p>None</p> <p>None²</p> <p>Use Permit²</p> <p>None²</p>
<p>B. <u>FOOD SERVICES (TSW-3)</u></p> <ol style="list-style-type: none"> 1. Restaurants (2.02.10) 2. Food Establishments Specializing in Carry-Out or Delivery Service (2.02.20) 3. Bars (2.02.30) 	<p>None²</p> <p>None²</p> <p>None²</p>
<p>C. <u>MOTOR VEHICLE-RELATED TRADES AND SERVICES (TSW-5)</u></p> <ol style="list-style-type: none"> 1. Motor Vehicle Fuel Sales (2.03.10) 2. Motor Vehicle Service Stations (2.03.20) 	<p>None</p> <p>None</p>
<p>D. <u>MOTOR VEHICLE-RELATED SALES AND MAINTENANCE SERVICES (TSW-6)</u></p> <ol style="list-style-type: none"> 1. Auto Shops and Garages (2.03.30) 2. Motor Vehicle Sales or Rentals (2.03.50) 3. Car Washes (2.03.40) 	<p>None</p> <p>None</p> <p>None</p>

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
<p>E. <u>PROFESSIONAL SERVICES (TSW-4)</u></p> <ol style="list-style-type: none"> 1. Administrative, Professional and Business Offices (2.06.10) 2. Medical and Dental Offices (2.06.20) 3. Financial Institutions (2.06.30) 4. Trade and Vocational Schools (5.01.20) 5. Non-Chartered Financial Institutions 	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>Use Permit ⁴</p>
<p>F. <u>SPECIALIZED NEIGHBORHOOD TRADES AND SERVICES (TSW-1)</u></p> <ol style="list-style-type: none"> 1. Personal Convenience Service Establishments (2.06.40) 2. Retail Cleaning Establishments (2.01.10) 3. Veterinary Hospitals for Small Animals (9.02.30) 4. Pet Sales and/or Grooming Establishments (9.02.50) 5. Funeral Homes (5.08.30) 	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>
<p>G. <u>LIMITED KEEPING OF PETS (ANM-1)</u></p> <p>Limited Keeping of Pets (9.01.20)</p>	<p>None</p>
<p>H. <u>WHOLESALE TRADES AND SERVICES (TSW-8)</u></p> <ol style="list-style-type: none"> 1. Indoor and Outdoor Wholesale Establishments (2.05.30) 2. Wholesale Cleaning Establishments (2.01.20) 	<p>Use Permit</p> <p>Use Permit</p>
<p>I. <u>RADIO, TELEVISION AND TELEPHONE FACILITIES (TCU-2)</u></p> <ol style="list-style-type: none"> 1. Radio and Television Stations (8.02.10) 2. Telephone Communication Facilities (8.02.20) 	<p>Use Permit</p> <p>Use Permit</p>

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
<p>J. <u>NEIGHBORHOOD INSTITUTIONAL FACILITIES (INT-1)</u></p> <ol style="list-style-type: none"> 1. Elementary and Secondary Schools (5.01.10) 2. Religious Facilities (5.02.10) 3. Club and Organization Meeting Facilities (5.03.60) 4. Institutional Day Care Facilities for Children (Day Care Centers) (5.04.11) 5. Institutional Day Care Facilities for Adults (5.04.21) 6. Institutional Day Care Facilities for the Elderly (5.04.31) 7. Intermediate Care Facilities (5.05.22) 8. Skilled Nursing Facilities (5.05.21) 9. Fire Stations (5.07.20) 10. Cemeteries (5.08.10) 	<p>Use Permit</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>Use Permit</p>
<p>K. <u>SPECIALIZED HEALTH CARE FACILITIES (INT-5)</u></p> <ol style="list-style-type: none"> 1. Skilled Nursing Facilities (5.05.21) 2. Intermediate Care Facilities (5.05.22) 3. Clinics (5.05.23) 4. Medical and Dental Offices (2.06.20) 	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
<p>L. <u>EMERGENCY FACILITIES (INT-7)</u></p> <ol style="list-style-type: none"> 1. Fire Stations (5.07.20) 2. Ambulance and Paramedic Services (5.07.30) 3. Police Stations (5.07.10) 4. Civil Defense Operations (5.07.40) 	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
M. <u>COMMUNITY CULTURAL FACILITIES (INT-3)</u> 1. Libraries (5.03.10) 2. Community Centers (5.03.50) 3. Museums (5.03.20) 4. Art Centers (5.03.30) 5. Performing Art Centers (5.03.40) 6. Interpretive Centers (5.03.70) 7. Botanical and Zoological Gardens (5.03.80)	None None None None None None Use Permit
N. <u>INDOOR RECREATION FACILITIES (REC-1)</u> 1. Indoor Exercise and Leisure Facilities (7.01.10) 2. Indoor Theaters (7.01.30) 3. Night Clubs with Entertainment (7.01.40) 4. Electronic Game Amusement Arcades (7.01.60)	None None None None
O. <u>COMMUNITY SOLID WASTE RECYCLING FACILITIES (WMT-2)</u> 1. Small Solid Waste Collection Facilities (4.01.41) 2. Large Solid Waste Collection Facilities (4.01.42)	None Use Permit
P. <u>PARKING (TSW-11)</u> Parking Lots and Garages (2.08.10)	None
Q. <u>OTHER COMPATIBLE USES (OCU-1)</u> Other Compatible Uses (10.01.10)	To Be Determined by Planning Director
<p>¹Other permits may be required by a combining district, e.g., Design Review approval.</p> <p>²A use permit shall be required for off-premise activities.</p> <p>⁴ Subject to performance requirements outlined in Section 6261(d)(10) of these Zoning Regulations.</p>	

USES PERMITTED IN C-2 AND C-1 DISTRICTS

(~~Strikethrough~~ indicates staff's opinion that these uses should not be allowed in the CMU District)

C-2

ALLOWED IN C-2 *WITHOUT A USE PERMIT*

- ~~Automobile repair garages, including storage facilities where all operations are conducted in a building enclosed on all sides.~~
- ~~Billiard parlors or pool halls~~
- Bowling alleys.
- ~~Carpenter shops~~
- Dance halls.
- Dancing academies.
- Electrical substations.
- Equipment and tool rental.
- ~~Golf driving ranges and miniature golf courses.~~
- Laundries.
- ~~Lumber yards including the sale of lumber and wood products but not the milling and planing thereof.~~
- Paint, paper hanging and decorating shops.
- Plumbing shops where all operations are conducted in a building enclosed on all sides.
- Printing shops.
- Sign painting shops.
- Skating rinks.
- Pet sales and/or grooming establishments.

- Veterinary hospitals for small animals.
- Storage of household goods.
- Stores and shops for the conduct of any wholesale business.
- Stores and shops for the sale of used merchandise where all operations are conducted in a building enclosed on all sides.
- ~~• Tinsmith shops where all operations are conducted in a building enclosed on all sides.~~
- ~~• Used car sales.~~
- Scaffold storage and rental where all operations are conducted in a building enclosed on all sides.
- Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained to or within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.

ALLOWED IN C-2 WITH A USE PERMIT

- ~~• Trailer camps.~~
- Electroplating shops.
- ~~• Poultry slaughtering.~~
- ~~• Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.~~
- Children's amusement devices.
- Roofing contractor's establishments.
- Maintenance and operation of six or more electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
- ~~• Adult bookstores, adult movie houses or adult cabarets subject to the following limitations:~~

- ~~No adult bookstore, adult movie house or adult cabaret shall be located within one thousand (1,000) feet of any other adult bookstore, adult movie house or adult cabaret.~~
- ~~No adult bookstore, adult movie house or adult cabaret shall be located within two thousand (2,000) feet of any nursery school, elementary school, junior high school, high school, public playground or church.~~
- ~~No adult bookstore, adult movie house or adult cabaret shall be located within five hundred (500) feet of any R-1, R-2, or R-3 zoning district in the unincorporated area, or within five hundred (500) feet of any residential zoning district in any adjacent jurisdiction.~~
- Bed and breakfast inns (outside Coastal Zone).

C-1

ALLOWED IN C-1 *WITHOUT A USE PERMIT*

- ~~Automobile service stations for only the sale of gasoline, oil, and new accessories, including washing and lubrication services. Used tires accepted in trade on the premises may be resold.~~
- Bakeries but not including the wholesale baking or bakery goods to be sold off the premises.
- Banks.
- Bars.
- Barber shops.
- Beauty parlors.
- Book or stationary stores.
- Clothes cleaning agency or pressing establishment.
- Confectionery stores.
- Conservatories for instruction in music and the arts.
- Dressmaking or millinery.
- Drug store.

- Dry goods or notion store.
- Florist or gift shop.
- Grocery, fruit or vegetable store.
- Hardware or electric appliance store.
- Jewelry store.
- ~~Laundry agency.~~
- Meat market or delicatessen store.
- Offices, business or professional.
- Photographic or camera store.
- Restaurant, tea room, or cafe.
- Shoe store or shoe repair store.
- Tailor, clothing or wearing apparel.
- Theaters.
- Dry cleaning establishments using self-service coin operated machines.
- Bowling alleys.
- Massage establishments.
- Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
- Reverse vending machines.
- Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no

decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.

- Pet sales and/or grooming establishments.
- Limited keeping of pets.

ALLOWED IN C-1 WITH A USE PERMIT

- Hospitals, rest homes, sanitariums, clinics.
- Philanthropic and charitable institutions.
- Automobile courts.
- Hotels.
- Any residential use, including accessory buildings and uses. The Planning Director may, on a case-by-case basis, exempt accessory buildings and uses from the use permit requirement.
- ~~• Large collection facilities for recyclable materials.~~
- Bed and breakfast inns (outside Coastal Zone only).
- ~~• Mortuaries.~~
- ~~• Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.~~
- Retail dry cleaning establishments.
- Patio and garden supply sales.
- ~~• Bulk storage plants for liquefied petroleum gas and similar types of home fuels.~~
- Veterinary hospitals for small animals.
- The sale of used merchandise or vehicles.