



PERMITTED USE CHART

This chart can be used alone or in conjunction with [Symbium Build](#)¹

Use Category	Principal Use	A	OS	S	R1	R2	R3	R4	R5	R4-D	R5-D	R6-D	E1	E2	C1*	C2	C3	C4	CBD*	CBD/S	M1	TC	Applicable Code Sections	
Residential																								
	Household Living																						Sec. 27.04.165 See handout for info on ADUs and JADUs ²	
	One-Family Dwelling, Detached	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Two-Family Dwelling				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Multiple Family Dwelling				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	One Family Row Dwelling				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Civic																								
	Community Care and Residential Care Facility																						Sec. 27.04.340 Sec. 27.04.130; Ch. 27.27; Ch. 27.85	
	Convalescent Home, Rest Home, Nursing Home																							
	Convalescent Home, Rest Home, Nursing Home- six (6) or fewer occupants							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Day Care Center							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Day Care Center- six (6) or fewer occupants		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Day Care Center when located within a public or quasi-public structure				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Family Day Care		■																					
	Family Day Care- fourteen (14) or fewer occupants				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■
Residential Care Facility								■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Residential Care Facility- six (6) or fewer occupants								■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Institutional and Community Services																						Sub-Sec. 27.18.030(d) Sec. 27.60.080(a) Sec. 27.04.177 Sec. 27.04.175; 27.04.375	
	Auditorium, Stadium, Arena, Armory, Gymnasium, and other similar uses for public events																							
	Church, Convent, Parish House, and Monastery		■																					
	Community Center and Community Facility		■																					
	Emergency Shelter																							
	Fire, Police Station																							
	Fraternity and Sorority House																							
	Post office and Other Government Agencies																							
	Library																							
	Museums, Gallery- Public																							
	Medical Facility																						Sec. 27.04.430	
	Ambulance Service																							
	Hospital																							
	Medical and Dental Clinic, including Laboratories																							
	Sanitarium																							
	Parks and Open Space																						Title 25	
	Open Space for the preservation, maintenance, and enhancement of lands in their natural state, or their restoration, and as habitat for wildlife			■	■																			
	Park and/or Playground			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Signs																							
	Name Plates and Signs																							
	Utilities and Transportation																						Title 25	
	Public Harbor, including construction and maintenance of wharves, docks, piers and other structures or utilities necessary for the promotion or accommodation of water-related commerce, navigation and fisheries																							
	Airport/Aircraft Landing Field																							
	Freeway Right-of-Way and Improvements																							
	Public Facility																							
	Public Service																							
	Public Transportation Facility and Terminals																							
Public Utility Facility																								
Public Utility Service Use & Electrical Substation																								

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*See uses for the specific zoning district in SMMC Title 27

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C4	27.36.010	27.36.020
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CBD/S	27.39.020	27.39.030
M1	27.56.010	27.56.020
TC	27.73.020	27.73.030

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Civic (cont.)																								
 Utilities and Transportation (cont.)	Radio and Television Broadcasting Stations															■	■	■	■	■	■		Sec. 27.04.410	
	Radio and Television Towers, Commercial	□		□																		■		Sec. 27.04.415
	Railroad Right-of-Way and Trackage	□																				■		Ch. 27.69
	Recycling Facility															□	□	□	□			□		Sec. 27.04.427
	Reverse Vending Machine															■	■	■	■	■	■	■		
	Telephone Exchange or Communications Building, Antenna Tower and other outdoor equipment essential to the operation of the exchange or communications building																		□	□				
Commercial																								
 Animal Services	Animal Grooming- no overnight boarding on site														■	■	■	■	■	■	■		Sec. 27.04.025	
	Animal Hospitals, which may include outdoor kennels	□																				■		Sec. 27.04.260
	Kennel, Commercial	□																						
 Automobile Sales and Services	Automobile, Boat, and Truck Sales and Rental, including service and repair as accessory to the primary sales use																■	■			■			
	Automotive Accessory Store, excluding on-site service and repair of vehicles															■	■	■	■	■	■			
	Automobile Gasoline Service Station												□	□	□	□	□	□		■	□		Sec. 27.04.040	
	Automobile Parts, Service, and Repair classified as major motor vehicle repair																		■			■		Sec. 27.04.320
	Automobile Service, Parts, and Repairs, classified as minor motor vehicle repair																		■	■		■		Sec. 27.04.325
	Automobile Service Station only when fully enclosed within a parking structure or other building																			□	□			Sec. 27.04.040
	Automobile Storage for Off-site Automobile Dealerships, when such area is not required for transportation operators. This does not include sales, maintenance or other automobile related uses.																						□	
	Car Wash & Detailing Facility, may not occur on open lot																		■	■		■		
	Parking Facility													□	□	□	■	■	■	■	■	■		Sec. 27.04.365
	Accessory Parking Lot for abutting commercial use, when such area is not required for transportation operators.																						□	
	Park and Ride Lot established by the State of California Department of Transportation or by an authorized local authority																						■	
	Recreational Vehicle Storage															□	□	□	□			□		Sec. 27.64.267; 27.60.180
 Business and Personal Services	Alternative Financial Service												□	□	□	□	□	□			□		Sec. 27.04.021; 27.30.2020	
	Barber Shops and Hair Salon															■	■	■	■	■	■	■		
	Catering Service															■	■	■	■	■	■	■		
	Cemetery, Mausoleum, and Columbarium	□		□	□	□	□	□	□	□	□	□			□	□	□	□				□		
	Club, Lodge, and Fraternal Organization- private							□	□	□	□	□	□	□		□	□	□	□	□	□	□		Sec. 27.04.125
	Commercial Recreation																□	□	□	□	□	□		
	Drive-Through Facility for Financial Institution and Pharmacy															□	□	□	□	□	□	□		
	Dry Cleaners, with customer service areas															■	■	■	■	■	■	■		
Dry Cleaning Establishments, without customer service area																		■			■			

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Commercial (cont.)																									
	Business and Personal Services (cont.)																								
	Drive-Through Facility for Financial Institution and Pharmacy															☐	☐	☐	☐	☐	☐	☐			
	Dry Cleaners, with customer service areas															■	■	■	■	■	■	■			
	Dry Cleaning Establishments, without customer service area																		■			■			
	Financial Institutions and Business Office															■	■	■	■	■	■	■			
	Ground Floor Area Up to 2,500sf per Establishment															■									
	Ground Floor Area Up to 15,000sf per Establishment															☐									
	Health and Recreation Facility			☐												■	■	■	■	■	■	■	■		
	Health Studio and Spa															■	■	■	■	■	■	■	■		
	Home Occupation				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		Sec. 27.04.240; 27.16.040
	Laundromat															■	■	■	■	■	■	■	■		
	Mortuary															☐	☐	☐	☐	☐	☐	☐	☐		
	Office- Administrative, Executive, and Professional															■	■	■	■	■	■	■	■		
	Ground Floor Area Up to 2,500sf per Establishment															■	■	■	■	■	■	■	■		Sec. 5.24.160; 27.44.020
	Ground Floor Area Up to 15,000sf per Establishment															☐									
	Newspaper Publishing															■	■	■	■	■	■	■	■		
	Photo Processing															■	■	■	■	■	■	■	■		
	Picture Framing															■	■	■	■	■	■	■	■		
	Real Estate Establishment															■	■	■	■	■	■	■	■		
	Reproduction Service															■	■	■	■	■	■	■	■		
Travel Agency															■	■	■	■	■	■	■	■			
	Eating and Drinking Establishments																								
	Bakery															■	■	■	■	■	■	■	■		
	Delicatessen															■	■	■	■	■	■	■	■		
	Fast Food Establishment without drive-thru facility															☐	☐	☐	☐	☐	☐	☐	☐		Sec. 27.04.197
	Restaurant			☐												■	■	■	■	■	■	■	■		Sec. 27.04.160; 27.04.425
Fast Food/Restaurant with drive-thru facility															☐	☐	☐	☐	☐	☐	☐	☐			
	Entertainment																								
	Amusement Enterprise, commercial																			☐	☐				
	Art Gallery															■	■	■	■	■	■	■	■		
	Drive-In Theater																						☐		Sec. 27.04.160
	Golf Course, regulation size, but not including "par 3" golf courses, commercially operated driving ranges or miniature golf courses			☐																					Sec. 27.04.215
	Horse Racetrack and Related Uses, including, but not limited to, veterinary facility, feed storage facility, stables, offices, restaurants, sleeping quarters, plant nurseries and equipment storage facility			■																					
	Private Boat Facility in Marina Lagoon			☐																					
Theaters, Excluding Drive-in theaters																		☐	☐	☐					
	Lodging																								
	Apartment Hotels									☐	☐	☐	☐	☐						■		■		Sec. 27.04.250	
	Bed and Breakfast inns									☐	☐	☐	☐	☐								■		Sec. 27.04.056	
	Boarding and Lodging Houses - no limit				☐					☐	☐	☐	☐	☐		☐	■	■	■	■	■	■	■	Sec. 27.04.065	
Hotels			☐						☐	☐	☐	☐	☐	☐		■	■	■	■	■	■	■		Sec. 27.04.255	
Motels									☐	☐	☐	☐	☐		■	■	■	■	■	■	■	■			
	Retail																								
	Firearm Sales and Rentals															☐	☐	☐	☐	☐	☐	☐		Penal Code Section 12001(b)	
	Minor and Incidental Retail and Service uses designed exclusively for the use of public transit passengers at an authorized transit station																						■		
	Retail including but not limited to antique shops; apparel sales, tailoring and repair stores; drug stores; hardware and garden supply stores; household furnishings; pet shops; supermarkets; and grocery stores			☐												■	■	■	■	■	■	■	■		
Retail including Incidental Rental and Repair															■	■	■	■	■	■	■	■			
Specialty Retail Shops in association with Water-Related uses			☐																						

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Industrial																								
	Air Conditioning and Heating Sales and Service																							
	Assembly, Production, Processing, Cleaning, Testing, or Repair of Products			☐															■			■		
	Boatworks and Related Activities			☐																				
	Construction Materials, Sales, and Lumber Yards																		■			■		
	Contractor or Construction Shops																					■		
	Fuel Bulk Station (Flammable Liquids) subject to the regulations of Chapter 23.28.																			☐		☐		Ch. 23.28; Sec. 27.04.210
	Filling of Lowland with noncombustible material free from refuse and food wastes	☐																		☐		■		
	Laboratories (Research, Experimental, and Testing) with no manufacturing													☐	☐			☐	☐			■		Sec. 27.04.265
	Light Industrial			☐																			■	
	Linen, Towel, Diaper, and other similar supply services																			■			■	
	Machinery Sales, Rental, and Service, when conducted within an enclosed building																			■			■	
	Mini Warehouse Facility			☐																■			■	
	Mining, Dredging, Loading, and Hauling of sand, shells, salt, dirt, gravel or other aggregate, but not including equipment, buildings or structures for screening, refining, crushing, mixing, washing or storage.																							
	Parcel Delivery and Receiving Stations																			■			■	Sec. 27.04.360
	Printing, Lithographing, or Publishing Establishments for newspaper, business cards, and other similar uses															■	■	■	☐	■	■	■		
	Processing and assembly of goods																						☐	
	Processing and assembly of goods- floor area less than 6,000SF.																			☐			■	
	Residential Dwelling Units for Security personnel when Located on the Premises Where they Are Employed																						■	
	Sanitary Land Fill, when operated or supervised by the city	☐																						
	Sheet Metal Shops																			■			■	
Storage and Warehousing													☐	☐					■			■		
Storage of Impounded Motor Vehicles on an open lot																			☐		☐		Sec. 27.44.020(j)	
Tool, Dye, and Pattern Making																			■			■		
Welding and Iron Work			☐										☐	☐					■			■		
Wholesale and Warehousing; excluding storage of inflammable liquids																			■			■		
Wholesale Establishments- Other																			■			■		
Wholesale Storage of inflammable liquids																						☐		
Open																								
	Agriculture, Horticulture or forestry, including crop and tree farming, and nursery operation.	■																					Sec. 27.04.015	
Planned																								
	Nonresidential Planned Developments																		☐	☐			Sec. 27.04.380; Ch. 27.62	
	Residential Planned Developments																		☐	☐				
Temporary																								
	Temporary Buildings for Construction Purposes for a period not to exceed the duration of such construction				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
	Temporary Real Estate Sales offices for subdivision		☐		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐		

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