

**Table 9-2.06.020-1: Mixed-Use Districts Allowed Land Uses and Entitlement Requirements**

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses By Zoning districts				Special Regulation(s)
	MU1	MU2	MU3	MU4	
Accessory Dwelling Unit	A	A	A	A	In conjunction with a permitted residential unit(s). See 9-4.02.
Accessory Storage	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	9-4.60
Adult Oriented Business	A	--	--	--	9-4.06
Animal Care Services – Grooming	A	A	A	A	
Animal Care Services – Kennel	--	CUP	--	--	9-4.10
Animal Care Services – Veterinarian	--	--	--	--	9-4.10
Assembly – Public and Entertainment	CUP	CUP	CUP	CUP	9-4.12
Assembly – Religious Facility	CUP	CUP	CUP	CUP	9-4.12
Assembly – Sports Facility	CUP	CUP	CUP	CUP	9-4.12
Bar/Tavern	A	A	A	A	
Brewery – Production	--	--	--	--	
Brewery – Micro-Brewery/Brewpub	A	A	A	A	
Broadcasting Studio	A	A	A	A	
Building Materials and Hardware Sales w/outdoor sales or storage area 10,000 SF or greater	CUP	CUP	CUP	CUP	9-4.42
Building Materials and Hardware Sales w/outdoor sales or storage area less than 10,000 SF	A	A	A	A	9-4.42.040
Business Support Services	A	A	A	A	
Commercial Kitchen	A	A	A	A	
Commercial Recreation and Entertainment – Indoor	A	A	A	A	
Commercial Recreation and Entertainment – Outdoor	CUP	CUP	CUP	CUP	9-4.44

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	<b>MU1</b>	<b>MU2</b>	<b>MU3</b>	<b>MU4</b>	
Contract Construction Services – Indoor	--	--	--	--	
Contract Construction Services – Outdoor	--	--	--	--	9-4.42
Composting – Green Waste Facility	--	--	--	--	
Data and Computer Services Center	--	--	--	--	
Day Care Center	A	A	A	A	9-4.18
Day Care – Family Day Care Home	A	A	A	A	As required by State law.
Drive-Through Sales or Services	AUP	AUP	AUP/ CUP	AUP	Drive-through sales and services limited to retail (pharmacy) or Financial Services and Banks in Mixed Use zoning districts except on Morro Rd between Atascadero Ave and El Camino Real where other drive-through uses are permitted with a CUP. See 9-4.22.
Eating and Drinking Establishment	A	A	A	A	
Emergency Shelter – Low Barrier Navigation Center	A	A	A	A	9-4.20
Farm Equipment and Supplies w/outdoor storage or sales area 10,000 SF or greater	CUP	CUP	CUP	CUP	9-4.42
Farm Equipment and Supplies w/outdoor storage or sales area less than 10,000 SF	A	A	A	A	
Financial Services and Banks	A	A	A	A	
Fitness Facility – Less than 4,000 SF	A	A	A	A	
Fitness Facility – 4,000 SF or Larger	CUP	CUP	CUP	CUP	
Government Offices and Facilities	A	A	A	A	
Home Occupation	A	A	A	A	9-4.34

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Horticultural Specialties w/outdoor storage or sales area 10,000 SF or greater	CUP	CUP	CUP	CUP	9-4.08.040
Horticultural Specialties w/outdoor sales or storage area less than 10,000 SF	A	A	A	A	9-4.08.040
Instructional Services	A	A	A	A	
Laundromat/Coin-Operated Laundry	CUP	CUP	CUP	CUP	
Libraries and Museums	A	A	A	A	
Lodging – Bed and Breakfast	A	A	A	A	
Lodging – Hotel and Motel	A	A	A	A	
Manufacturing and Processing – Artisan	A	A	A	A	
Manufacturing, Repair, and Processing – High Intensity	--	--	--	--	
Manufacturing, Repair, and Processing - Low Intensity	AUP <sup>1</sup>	AUP <sup>1</sup>	AUP <sup>1</sup>	AUP <sup>1</sup>	
Medical Services – Clinic	A	A	A	A	
Medical Services – Doctors Office	A	A	A	A	
Medical Services – Extended Care	CUP	CUP	CUP	CUP	9-4.50
Mixed-Use Development – Horizontal	A	A	A	--	9-4.38
Mixed-Use Development – Vertical	A	A	A	A	9-4.38
Mortuary Services	A	A	A	A	In a MU building, this use must not include crematory facilities or any equipment or activities used for the cremation of human or animal remains.
Multi-Family Dwelling	A	A	A	A	

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	MU1	MU2	MU3	MU4	
Office	A	A	A	A	
Parking Facility	AUP	AUP	AUP	AUP	
Personal Services – General	A	A	A	A	
Recycling Facility – Small Collection	A	A	A	A	9-6.130
Research and Development	A	A	A	A	
Residential Care – General	A	A	A	A	9-4.50
Residential Care – Limited	A	A	A	A	9-4.50
Residential Care – Assisted Living	A	A	A	A	9-4.50
Retail – General (50,000 SF or less)	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	
Retail – General (Greater than 50,000 SF)	CUP	CUP	CUP	CUP	
Sales Lot	--	--	CUP	--	9-6.139
Schools	A	A	A	A	9-6.125
Schools – Business and Vocational	A	A	A	A	9-6.125
Showroom	A	A	A	A	
Single-Family Dwelling	A	A	A	A	Single-family dwellings permitted in mixed-use zoning districts as part of a higher density cottage cluster.
Studio/Creative Workshop	A	A	A	A	
Tasting Room	A	A	A	A	
Tattoo and Body Piercing Services	AUP	AUP	AUP	AUP	
Temporary Event	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>	9-4.66
Temporary or Seasonal Retail Sales	A	A	A	A	9-4.66
Towing Services	--	--	--	--	9-4.68

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	MU1	MU2	MU3	MU4	
Transit Stations	CUP	CUP	CUP	CUP	
Vehicle Rental and Accessory Services	A	A	A	A	9-4.72
Vehicle Sales	CUP	CUP	CUP	CUP	9-4.72
Vehicle Services and Repair – Major Repair/Body Work	--	--	--	--	9-4.74
Vehicle Services and Repair – Minor Repair/Maintenance	AUP	AUP	AUP	AUP	9-4.74
Vehicle Service Station	CUP	--	CUP	--	9-4.76
Warehousing and Wholesaling	-	-	-	-	
Winery – Boutique	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	
Winery – Production	-	-	-	-	
Wireless Telecommunication Facility	CUP	CUP	CUP	CUP	Wireless communication facilities are allowed with an administrative use permit in the public right-of-way. See Article 9-4.70 (Wireless Communications Facilities)

**Notes: (These notes apply only to Table 9-2.06.020-1).**

- 1 Outdoor commercial and industrial sales and storage developments (as defined by Section 9-9.102) of 10,000 square feet or more require the approval of a conditional use permit (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.
- 2 Temporary events requiring more than 3 days for on-site setup and teardown require the approval of a conditional use permit (Section 9-2.110).
- 3 Outdoor storage of towing related vehicles, towed vehicles, or accessory storage (other than an approved parking lot for employees or fleet vehicles) over 8,000 square feet shall require approval of a conditional use permit. (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.