

POTENTIAL USES | CC-3-9 ZONING

The **CC-3-9 zoning designation** provides substantial flexibility for a broad range of retail, restaurant, service, office, wellness and community-oriented commercial uses.

PERMITTED USES INCLUDE

- **Restaurant / Food & Beverage**

- Restaurant
- Café
- Coffee shop
- Bakery
- Juice / smoothie bar
- Dessert shop
- Fast-casual concept
- Take-out / delivery-oriented food service
- Specialty food concept

- **Retail**

- Boutique retail
- Clothing & accessories
- Furniture & home furnishings
- Home décor
- Consumer electronics & appliances
- Specialty goods
- Pet supplies & pet grooming
- Pharmacy / health & beauty retail
- Convenience retail
- Grocery / specialty market
- Food & beverage retail

- **Personal Services**

- Hair salon
- Barber shop
- Nail / beauty studio
- Personal care and wellness services
- Other consumer-oriented personal services

- **Fitness & Instructional Studios**

- Boutique fitness studio
- Yoga / Pilates studio

- Martial arts studio
- Dance studio
- Art / creative studio
- Small-group instructional or fitness concepts*

- **Professional & Medical Office**

- Business / professional office
- Real estate, financial or consulting office
- Medical practitioner office
- Dental office
- Health practitioner office
- Medical / dental laboratory
- Corporate or regional office

- **Commercial & Creative Services**

- Business support services
- Printing / copying / photographic services
- Consumer-goods repair and maintenance
- Radio / television / media production studio
- Financial institution

- **Other Permitted Commercial Uses**

- Visitor accommodations / lodging
- Private club or membership-based organization
- Certain cultural / museum uses
- Additional commercial uses consistent with the City of San Diego CC-3 use classifications

ADDITIONAL USES SUBJECT TO SPECIFIC REGULATIONS OR APPROVALS

CC-3-9 also accommodates a number of uses subject to applicable **Limited Use, Neighborhood Use Permit or Conditional Use Permit regulations**, including:

- Outdoor dining
- Alcoholic beverage sales
- Larger fitness / recreation / assembly uses
- Entertainment and assembly uses
- Child-care facilities
- Veterinary clinics / animal hospitals
- Urgent-care facilities
- Artisan food & beverage production
- Certain restaurant concepts incorporating drive-through service
- Nightclub / bar establishments exceeding 5,000 SF

*Under the City's use classification, an instructional studio may include recreation and physical-fitness facilities accommodating a maximum occupancy of 24 persons. Facilities designed for 25 or more persons are generally classified as Assembly & Entertainment uses and are subject to separate regulations.

ZONING: CC-3-9 — City of San Diego

CHARACTER: High-Intensity / Pedestrian-Oriented Commercial

Prospective tenants should independently verify the permissibility of their specific use with the City of San Diego. Uses may be subject to separately regulated-use requirements, overlay zones, building and fire-code requirements, parking regulations, change-of-occupancy requirements, health-department approvals, ABC licensing and other governmental approvals.