

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	
<b>RESIDENTIAL USES</b>						
Accessory dwelling unit	—	P	—	P	—	<u>17.50.275</u>
Junior accessory dwelling unit	—	P	—	P	—	17.50.275.E.
Caretakers quarters	—	P	—	P	—	
Dormitories	—	P	—	P	—	
Fraternity/sorority housing	—	P	—	P	—	
Home occupations	—	P	P	P	—	<u>17.50.110</u>
Mixed-use projects	—	P (3)	—	P (3)	—	17.33.050.E
Multi-family housing (14)	—	P	—	—(12)	—	
Residential accessory uses and structures	—	P	—	P	—	<u>17.50.250</u>
Residential care facilities, limited (14, 15)	—	P	—	P	—	
Single-family housing (15)	—	P (14)	—	P	—	

Supportive housing (14, 15)	—	P	—	P	—	
Transitional housing (14, 15)	—	P	—	P	—	
Work/live units	—	—	C (11)	C (11)	C (11)	<u>17.50.370</u>
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (2, 9, 10)</b>						
Clubs, lodges, private meeting halls (4, 5)	MC	MC	MC	MC	MC	
Colleges - Nontraditional campus setting	P (3)	P (3)	P (3)	P (3)	P (3)	
Colleges - Traditional campus setting	C (4)	C (4)	C (4)	C (4)	C (4)	
with safe parking	MC	MC	MC	MC	MC	<u>17.50.265</u>
Commercial entertainment	E (3)	E (3)	E (3)	E (3)	E (3)	<u>17.50.130</u>
Commercial recreation - Indoor	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.130</u>
Commercial recreation - Outdoor	C	C	C	C	C	<u>17.50.130</u>
Cultural institutions	P (4)	P (4)	P (4)	P (4)	P (4)	
Electronic game centers	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.100</u>
Internet access studios	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.100</u>
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	<u>17.50.230</u>
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	<u>17.50.230</u>

with temporary homeless shelter	P	P	P	P	P	<a href="#"><u>17.50.230</u></a>
with affordable housing	P	P	P	P (16)	P	<a href="#"><u>17.50.230</u></a>
with safe parking	MC	MC	MC	MC	MC	<a href="#"><u>17.50.265</u></a>
Schools - Public and private	C (4)	C (4)	C (4)	C (4)	C (4)	<a href="#"><u>17.50.270</u></a>
Schools - Specialized education and training	P (3)	P (3)	P (3)	P (3)	P (3)	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	<a href="#"><u>17.50.320</u></a>
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES<sup>b</sup> (2, 9, 10)</b>						
Automated teller machines (ATM)	P	P	P	P	P	<a href="#"><u>17.50.060</u></a>
Banks and financial services	P (3)	P (3)	P (3)	P (3)	P (3)	
with walk-up service	P	P	P	P	P	<a href="#"><u>17.50.060</u></a>
Business support services	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Accessory	P	P	P	P	P	
Offices - Administrative business professional	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Government	P	P	P	P	P	
Offices - Medical	P (3)	P (3)	P (3)	P (3)	P (3)	
Research and development	P	P	P	P	P	<a href="#"><u>17.50.240</u></a>

<b>RETAIL SALES (2, 9, 10)</b>						
Alcohol sales - Beer and wine	C (6)	C (6)	—	C (6)	C (6)	
Alcohol sales - Beer and wine at Restaurants (including fast food)	AC (6)	AC (6)		AC (6)	AC (6)	
Alcohol sales - Full alcohol sales	C (6)	C (6)	—	C (6)	C (6)	
Alcohol sales - Full alcohol sales at Restaurants (including fast food)	AC (6)	AC (6)		AC (6)	AC (6)	
Building materials and supplies sales	—	—	—	C (3)	C (3)	
Commercial nurseries	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.180</u>
Convenience stores	C	C	—	C	C	
Food sales	P (3)	P (3)	—	P (3)	P (3)	
Internet vehicle sales	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal property sales	—	—	—	P	P	<u>17.50.190</u>
Restaurants	P (3)	P (3)	—	P (3)	P (3)	<u>17.50.260</u>
Restaurants, fast food	C (3)	C (3)	—	C (3)	C (3)	<u>17.50.260</u>
Restaurants, formula fast food	C (3)	C (3)	—	C (3)	C (3)	<u>17.50.260</u>
Restaurants with limited live entertainment	P	P	—	P	P	
Restaurants with walk-up window	MC (17)	MC (17)		MC (17)	MC (17)	<u>17.50.260</u>

Retail sales	P (3)	P (3)	—	P (3)	P (3)	
Seasonal merchandise sales	P	P	P	P	P	<u>17.50.180</u>
Significant tobacco retailers	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.330</u>
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental (3)	—	—	C (13)	C (13)	C (13)	
Vehicle services - Service stations (3, 7)	—	—	C	C	C	<u>17.50.290</u>
<b>SERVICES (2, 9, 10)</b>						
Adult day-care, limited	—	P	—	P	—	
Animal services - Boarding	—	—	—	C	C	
Animal services - Grooming	C (3)	C (3)	P (3)	P (3)	P (3)	
Catering services	P (3)	P (3)	P (3)	P (3)	P (3)	
Charitable institution (2, 4)	C	C	C	C	C	
Child day-care centers	P	P	P	P	P	<u>17.50.080</u>
Child day-care, large care homes, 9 to 14 persons	—	P	—	P	—	<u>17.50.080</u>
Child day-care, small care homes, 1 to 8 persons	—	P	—	P	—	
Drive-through business - nonrestaurants	C	C	C	C	C	<u>17.50.090</u>

Drive-through business - restaurants	C	C	C	C	C	<u>17.50.090</u>
Emergency shelters	—	MC	—	MC	—	<u>17.50.105</u>
Emergency shelters, limited	—	P	—	P	—	<u>17.50.105</u>
Laboratories	P (3)	P (3)	P (3)	P (3)	P (3)	
Low barrier navigation centers	—	P	—	P	—	<u>17.50.153</u>
Maintenance or repair services	P (3)	P (3)	P (3)	P (3)	P (3)	
Massage establishments	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.155</u>
Personal improvement services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services - Restricted	C (3)	C (3)	C (3)	C (3)	C (3)	<u>17.50.200</u>
Printing and publishing	C (3)	C (3)	P (3)	P (3)	P (3)	
Printing and publishing, limited	P (3)	P (3)	P (3)	P (3)	P (3)	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing, small scale	P	P	P	P	P	<u>17.50.290</u>
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (2, 9, 10)</b>						
Commercial growing grounds	P (3)	P (3)	P (3)	P (3)	P (3)	<u>17.50.180</u>
Industry, restricted (3, 8)	—	—	C	C	C	

Industry, restricted, small scale (3, 8)	P	P	P	P	P	
Industry, standard (3)	—	—	— (8)	—	—	
Recycling - Small collection facility	C	C	C	C	C	<u>17.50.220</u>
Wholesaling, distribution, & storage (3)	—	—	C	—	—	
Wholesaling, distribution, & storage, small-scale	P	P	P	P	P	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>						
Accessory antenna array	P	P	P	P	P	
Communications facility (2, 3, 9, 10)	—	—	P	P	P	
Commercial off-street parking (2, 10)	C	C	C	C	C	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, major	C	C	C	C	C	<u>17.50.310</u>
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	<u>17.50.310</u>
Wireless telecommunications facilities, SCL	P	P	P	P	P	<u>17.50.310</u>

**Notes:**

- (1) See Section [17.80.020](#) for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section [17.40.070](#) (Hours of Operation).
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section [17.61.050.J](#) for additional requirements.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.
- (13) Fair Oaks Ave: allowed on the west side, south of Orange Grove Boulevard and allowed on both sides, north of Orange Grove Boulevard. Orange Grove Boulevard: allowed on both sides, west of Fair Oaks Ave. Incidental maintenance is not allowed.
- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section [17.22.040](#), except as shown in Table 3-15.

- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (16) Not permitted in FGSP-C-3d zone.
- (17) Minor Conditional Use Permit not required if Walk-Up Window complies with Section 17.50.260.