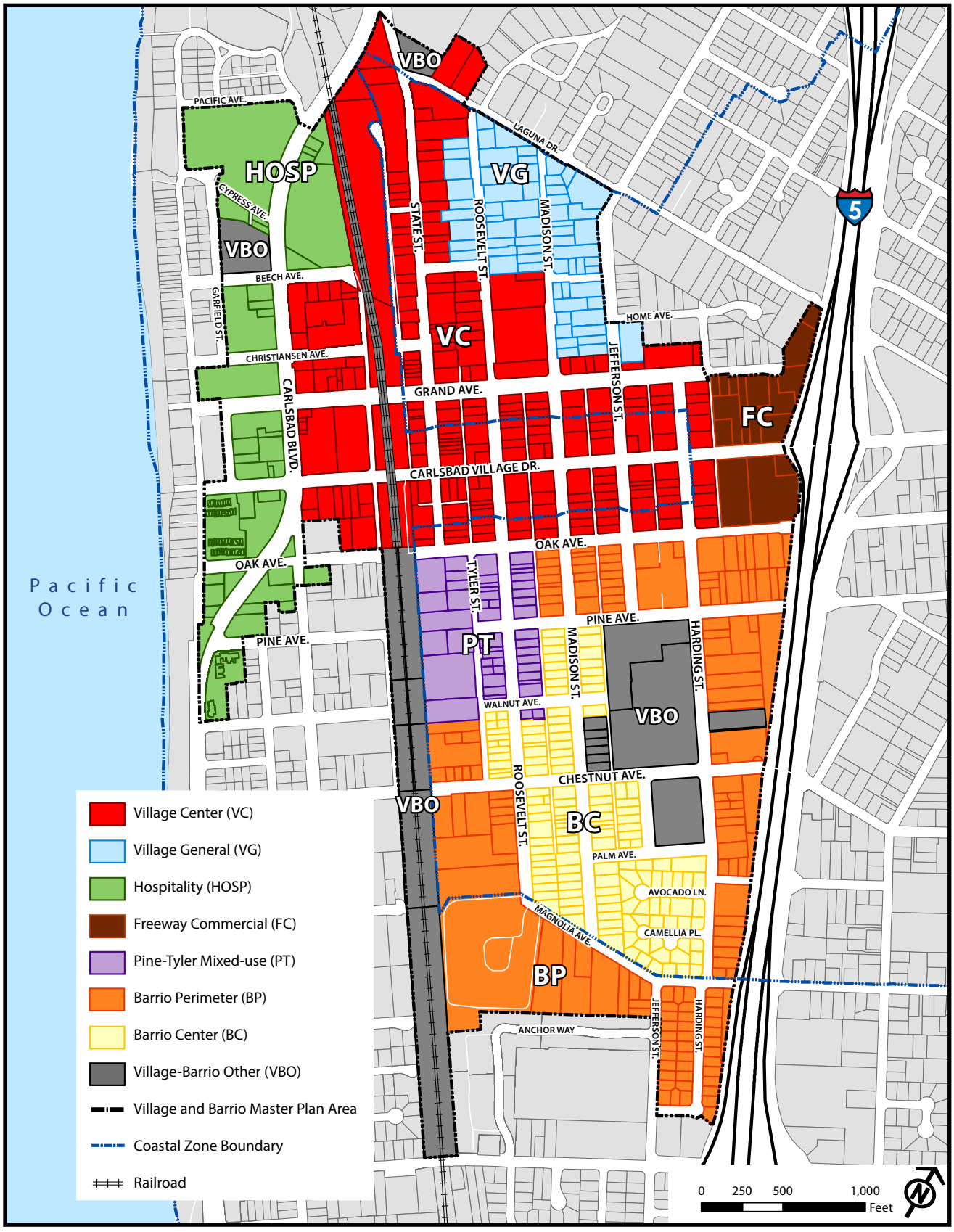


**Figure 2-1**, Village and Barrio Master Plan Area District Map

**Table 2-1**, Permitted Uses

| RESIDENTIAL | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Dwelling, One-Family | - | P[1] | - | - | P[1] | P[1] | P[1] |
| Dwelling, Two-Family (attached) | P[2] | P | P[2] | P | P | P | P |
| Dwelling, Multiple-Family | P[2] | P | P[2] | P | P | P | P |
| Accessory Dwelling Unit (accessory to a single one-family dwelling only and provided no other dwellings are on the same lot) | A | A | A | A | A | A | A |
| Housing for Senior Citizens | P[2] | P | P[2] | P | P | P | P |
| Live/Work Unit[5] | C[2,3] | C[3] | - | - | C[3] | - | - |
| Managed Living Units[5] | C[2] | C | - | - | C | - | - |
| Mixed-use (subject to the uses permitted in this table) | P | P | P | P | P | - | - |
| Residential Care Facilities (serving 6 or fewer persons) | P[2] | P | P[2] | P | P | P | P |
| Residential Care Facilities (serving more than 6 persons) | - | C | C[2] | - | C | C | - |
| Supportive Housing | P[2] | P | P[2] | P | P | P | P |
| Transitional Housing | P[2] | P | P[2] | P | P | P | P |

| LODGING | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Bed and Breakfast Inn[5] | C[3] | C[3] | C[3] | C[3] | C[3] | C[3] | C[3] |
| Hotel | C | C | P | P | - | - | - |
| Motel | - | C | P | P | - | - | - |
| Timeshare Project (prohibited in combination with residential uses in the same building or on the same lot) | C | - | - | C | - | - | - |

| RETAIL | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Brewery[5] | C | - | C | C | C | - | - |
| Convenience Store | P | C[3] | P | P | C[3] | - | - |
| Distillery[5] | C | - | C | C | - | - | - |
| Drive-Thru Facility | - | - | - | C | - | - | - |
| Financial Institution | P | P | C[3] | P | P | - | - |
| Personal Services | P | P | P | P | P | - | - |
| Restaurant | P | P | P | P | P | - | - |
| Restaurant, Delicatessen | P | P | P | P | P | - | - |
| Restaurant, Fast Food | P | P | P | P | P | - | - |
| Restaurant, Limited Take-Out Service | P | P | P | P | P | - | - |
| Retail | P | P | P | P | P | - | - |
| Winery[5] | C | - | C | C | C | - | - |

**Table 2-1**, Permitted Uses (Continued)

| OFFICE | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Business/Professional Office | P[2] | P | P[2] | P | P | - | - |
| Medical Office | P[2] | P | P[2] | P | P | - | - |

| CIVIC | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Community Gardens | - | Cm | - | - | Cm | Cm | Cm |
| Cultural Facility | P | P | P | P | P | - | - |
| Mobility Hub | C | - | - | - | - | - | - |
| Mobility Support Services | C | C | C | C | - | - | - |
| Parking Lot (surface), Stand-alone | Cm | Cm | Cm | Cm | Cm | - | - |
| Parking Structure | C | C | C | C | - | - | - |
| Parks and Open Space | C | C | C | C | C | C | C |
| Public/Quasi-public Uses | C | C | C | C | C | C | C |

| EDUCATION | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Child Day Care Center | C[2,3] | C[3] | C[2,3] | C[3] | C[3] | C[3] | C[3] |
| Educational Facilities, Other | P[2] | P | P[2] | P | P | - | - |
| Educational Institutions or Schools, Public and Private | C[2,3] | C[2,3] | C[2,3] | - | - | - | - |

| OTHER | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Accessory Structure | A | A | A | A | A | A | A |
| Athletic and Health Club, Gymnasium, and Physical Conditioning Business | P | P | P[2] | P | P | - | - |
| Automobile Service | - | - | - | - | C[3,4] | - | - |
| Church, other Places of Worship | C | C | C | C | C | C | C |
| Cinema, Theater | C | C | C | C | - | - | - |
| Farmer's Market | C | - | - | - | - | - | - |
| Gasoline Station | - | - | - | C | - | - | - |
| Laundromat | - | P | P | P | P | - | - |
| Light Industrial | - | - | - | - | C[3,4] | - | - |
| Professional Care Facility | - | - | C[2,3] | - | - | - | - |
| Right of way Uses | R | R | R | R | R | - | - |
| Veterinarian and Small Animal Hospital | - | P | - | P | P | - | - |
| Wireless Communication Facility | C[3] | C[3] | C[3] | C[3] | C[3] | C[3] | C[3] |

**Table 2-1**, Permitted Uses (Continued)

| EXPRESSLY PROHIBITED USES | VC | VG | HOSP | FC | PT | BP | BC |
|---|---|---|---|---|---|---|---|
| Adult Businesses (CMC 8.60) | - | - | - | - | - | - | - |
| Bars and Cocktail Lounges Not Part of a Restaurant | - | - | - | - | - | - | - |
| Camping on Public Property (CMC 8.36) | - | - | - | - | - | - | - |
| Cannabis Actvities (CMC 8.90) | - | - | - | - | - | - | - |
| Card Rooms (CMC 5.12) | - | - | - | - | - | - | - |
| Drug Paraphernalia Stores | - | - | - | - | - | - | - |
| Escort Services (CMC 5.17) | - | - | - | - | - | - | - |
| Hookah or Tobacco Lounges | - | - | - | - | - | - | - |
| Mini-satellite Wagering (CMC 8.80) | - | - | - | - | - | - | - |
| Retail Sale of Dogs and Cats (CMC 7.16) | - | - | - | - | - | - | - |
| Tattoo Parlors | - | - | - | - | - | - | - |

P = Permitted Use

C = Conditional Use

Cm = Minor Conditional Use

A = Accessory Use

R =Right of Way Use

- = Prohibited Use

[1] One-family dwellings are permitted when developed (1) as two or more detached units on one lot (VG, PT, BP and BC districts only) or (2) on a small lot (BC district only). Also, a single one-family dwelling shall be permitted in all districts on any legal lot that existed as of October 28, 2004. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.

[2] Not permitted on the ground floor street frontage as identified in Figure 2-2. See exception for "Educational Institutions or Schools, Public or Private," in Section 2.7.3.J., Hospitality Supplemental District Standards.

[3] For these conditional uses only, the city planner may approve minor conditional use permits up to the square footage and dwelling unit limitations for minor site development plans specified in Section 5.3.2.1. For wireless communication facilities the city planner may approve minor conditional use permits pursuant to CMC 21.42.140.B.165.

[4] Automobile service and light industrial uses are permitted on the west side of Tyler Street only, as identified in Figure 2-2.

[5] For these uses, refer to Section 2.6.8, Conditional Use Permit and Minor Conditional Use Permit Special Regulations.