

COMPARISON BETWEEN C-28 (TEMESCAL PORTION) AND DRAFT STAFF PROPOSAL FOR CN-2 ZONE

Commercial Activities		C-28	CN-2	
General Food Sales	<i>Grocery Stores, bakeries, etc.</i>	P	P(L2)	
Full Service Restaurants	<i>Restaurants with table service</i>	P	P(L2)	
Limited Service Restaurants	<i>Cafes</i>	P	P(L2)	
Convenience Market	<i>Sale of food and small convenience items</i>	C	C	
Fast-food Restaurants	<i>Pre-prepared take out food in disposable wrappers</i>	C	C	
Alcoholic Beverage Sales	<i>Liquor stores and bars</i>	C	C	
Mechanical or Electronic Games	<i>Video Arcades</i>	--	C	
Medical Service	<i>Private doctor's offices</i>	P(L1)	P(L2)	
General Retail Sales	<i>Clothing stores, book stores, etc.</i>	P	P(L2)	
Large Scale Combined Retail and Grocery	<i>"Big Box" Stores</i>	--	--	
Consumer Service	<i>Beauty parlors, Laundromats</i>	P	P(L2)	
Consultative and Financial Service	<i>Banks and real estates offices</i>	P(L1)	P(L2)	
Check Cashier and Check Cashing	<i>Check cashing businesses</i>	--	--	
Consumer Cleaning and Repair Service	<i>Cleaning or repair of appliances, furniture, etc.</i>	P	P(L2)	
Consumer Dry Cleaning Plant	<i>Locations where dry cleaning is performed on site</i>	P	C	
Group Assembly	<i>Night clubs, gyms w/ >2,000 sq. ft., theatres for >300 people</i>	C(L1)	C	
Personal Instruction and Improvement Services	<i>Small gyms < 2,000 sq. ft. and theatres for < 300 people</i>	C(L1)	P(L2)	
Administrative	<i>Law offices, accounting offices, etc.</i>	P(L1)	P(L1)(L2)	
Business, Communication, and Media Services	<i>Photocopying, printing, editing services</i>	P(L1)	P(L1)(L2)	
Broadcasting and Recording Services	<i>Recording Services</i>	P(L1)	P(L1)(L2)	
Research Services	<i>Laboratories and R & D</i>	--	C	
General Wholesale Sales	<i>Storage and sale of bulk goods</i>	--	--	
Transient Habitation	<i>Hotels</i>	--	--	
Wholesale and Professional Building Material Sales	<i>Plumbing, landscaping, mechanical equipment, lumber, etc.</i>	--	--	
Automobile and other Light Vehicle Sales	<i>Sales and rental of vehicles < 14,000 lbs.</i>	--	--	

P = Permitted

C= Conditional Use Permit Required

--= Not Permitted

Automobile and other Light Vehicle Gas Station and Service	<i>Gas stations, smog, brake services, etc.</i>	C	--	
Automobile and other Light Vehicle Repair and Cleaning	<i>Major mechanical or body repair and car wash businesses</i>	C	--	
Taxi and Light Fleet-Based Services	<i>Passenger transportation and paratransit yards</i>	--	--	
Automotive Fee Parking	<i>Profit based parking lots</i>	--	C	
Animal Boarding	<i>Boarding and breeding of pets</i>	C	--	
Animal Care	<i>veterinarians</i>	C	C	
Undertaking Services	<i>Funeral homes</i>	--	--	
Civic Activities		C-28	CN-2	
Essential Service	<i>Infrastructure and utilities</i>	P	P	
Limited Child-Care	<i>Care for < 14 children</i>	P(L1)	P(L1)(L2)	
Community Assembly	<i>Churches, recreation centers, etc.</i>	P(L1)	C	
Recreational Assembly	<i>playgrounds</i>	P(L1)	P	
Community Education	<i>Schools, child care for > 14 kids</i>	C(L1)	C	
Non-Assembly Cultural	<i>Libraries, museums, etc.</i>	P	P(L2)	
Administrative	<i>Government offices</i>	P(L1)	P(L1)(L2)	
Health Care	<i>Hospitals, clinics, adult care</i>	P(L1)	P(L1)(L2)	
Special Health Care	<i>Drug treatment</i>	C	C	
Utility and Vehicular	<i>Substations and publicly operated parking lots</i>	C	C	
Extensive Impact	<i>Airports, transmission lines, heliports</i>	C	C	
Residential Activities		C-28	CN-2	
Permanent	<i>Single and multi family housing</i>	P(L1)	P(L1)	
Residential Care occupying a One-Family Dwelling	<i>Licensed Care in a SFD for 6 or fewer persons</i>	P	P	
Residential Care	<i>Large Care facility</i>	C	C	
Service Enriched Permanent Housing	<i>Supportive Housing</i>	C	C	
Transitional Housing	<i>Housing limited for a duration</i>	C	C	
Semi-Transient	<i>Medium and long term housing – Residential Hotels</i>	--	--	
Emergency Shelter	<i>Shelters for the homeless</i>	C	C	
Bed and Breakfast	<i>Short term lodging offered in owner occupied housing</i>	--	P	

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Industrial Activities				
Custom Manufacturing	<i>Small scale beverage and food production and arts and jewelry</i>	C	C(L3)	
All other Manufacturing Activities		--	--	
Agriculture and Extractive Activities		C-28	CN-2	
Plant Nursery	<i>Propagation of plants for landscaping</i>	C	C	
Crop and Animal Raising	<i>Keeping, grazing animals; raising food and fiber crops</i>	--	C	
Mining and Quarrying	<i>Sand and gravel pits</i>	--	--	

LIMITATIONS

- L1 – CUP if located on the ground floor**
- L2 – CUP if greater than 5,000 square feet**
- L3 – Only in an enclosed facility**

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