



Appendix C: Permitted and Conditionally Permitted Uses

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C.1 Permitted and Conditionally Permitted Uses

The following list describes which uses are permitted, requiring a Conditional Use Permit (UP), and those that are not permitted, within each land use designation within the VESP area.



C.2 Residential Permitted Uses

Table C.1 Residential Permitted Use Table

Residential Land Uses	RS-VE (VLDR)	R1-VE & R1-SF-VE (LDR)	R2-VE (MDR)	R3-VE MHDR	Subject to Standards in Section/ Chapter:
Agricultural, Resource, & Open Space Uses					
Animal keeping (large animals)					
Animal keeping (small animals)	P	P	P		19.76.040
Crop production, commercial	P (2)				
Equestrian facilities	UP				
Greenhouses, commercial	UP (2)				
Plant nurseries	UP				
Community gardens	P	P	P	P	19.76.190
Recreation, Education, & Public Assembly Uses					
Churches/places of worship	UP	UP	UP	UP	
Community centers/pavilions	UP	UP	UP	UP	
Golf courses, country clubs	UP	UP	UP		
Health/fitness clubs				UP	
Private residential recreational facilities	P	P	P	P	
Recreational vehicle (RV) parks				UP	
Schools - public and private	UP	UP	UP	UP	
Schools - specialized education and training	UP	UP	UP	UP	
Theaters, auditoriums and meeting halls					
Residential Uses					
Assisted living facilities	UP	P	UP	UP	
Dormitory				UP	
Dwelling group			P (3)	P (3)	
Fraternity/sorority housing				P	19.52.090
Guest house	P	P	P		19.76.100
Home occupations	P	P	P	P	19.2
Household pets	P	P	P	P	19.76.040
Live/work					
Mobile home parks		UP	UP	UP	
Mobile homes/manufactured homes	P	P	P	P	19.76.110
Multi-family housing			P	P	

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Table C.1 Residential Permitted Use Table

Residential Land Uses	RS-VE (VLDR)	R1-VE & R1-SF-VE (LDR)	R2-VE (MDR)	R3-VE MHDR	Subject to Standards in Section/ Chapter:
Residential accessory uses and structures	P	P	P	P	19.76.020
Residential care homes, 6 or fewer clients	P	P	P	P	
Residential care homes, 7 or more clients	UP	P	UP	UP	
Rooming and boarding houses		UP	UP	UP	
Second dwelling unit	P	P	P	P	
Senior citizen congregate care housing		P	P		
Single-family housing	P	P	P	P	
Single-room occupancy (SRO) housing			P		19.76.140
Supportive housing	P	P	P		
Temporary dwellings	TU	TU	TU	TU	
Temporary emergency shelters	P	P	P	P	19.22
Transitional housing	UP	UP	UP	UP	
Two-family housing/duplexes		P	P	P	
Retail Trade Uses					
Accessory retail uses					
Alcoholic beverage establishments					
Art, antiques, collectibles, gifts					
Drug stores/pharmacies, 4,000 sf. or less					
Drug stores/pharmacies, 2,500 sf. or less					
Furniture, furnishings, and equipment stores					
Grocery stores, 4,000 sf. or less					
Grocery stores, less than 2,500 sf.					
Liquor stores					
Pet shops					
Restaurants, 2,500 sf. or less					
Restaurants, more than 2,500 sf.					
Retail stores, 2,500 sf. or less					
Retail stores, more than 2,500 sf.					
Secondhand stores, less than 2,500 sf.					

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Table C.1 Residential Permitted Use Table

Residential Land Uses	RS-VE (VLDR)	R1-VE & R1-SF-VE (LDR)	R2-VE (MDR)	R3-VE MHDR	Subject to Standards in Section/ Chapter:
Service Uses					
Automated teller machines (ATMs)					
Banks and financial services, 4,000 sf. or less					
Bed and breakfast inns, 1 to 5 guest rooms	P	P	P		19.76.050
Catering services					
Community social services					
Day care facilities, child/adult day care centers	UP	UP	UP	UP	
Day care facilities, large family day care homes				P	19.76.060
Day care facilities, small family day care homes	P	P	P	P	
Mortuary/funeral home					
Offices, accessory to primary use					
Offices, business and professional					
Personal services, 2,500 sf. or less					
Printing and publishing - computer/electronic					
Public utility or safety facilities	UP	UP	UP	UP	
Storage, accessory to residential project	P	P	P	P	
Storage, located on second floor or above					
Storage, personal storage facility	UP	P	UP	UP	
Transportation & Communication Uses					
Alternative fuel/recharging facilities				UP	
Parking facilities/vehicle storage					
Photo Voltaic Solar and Appurtenances	P	P	P	P	
Transit stations and terminals					

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Notes:
 (2) Use allowed only on a site of 1 acre or larger.
 (3) Allowed only within density requirements of General Plan Designation.



C.3 Commercial Permitted Uses

Table C.2 Commercial Permitted Use Table

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Agricultural, Resource, & Open Space Uses			
Plant nurseries	P	P	
Community gardens	P	P	19.76.190
Manufacturing & Processing Uses			
Beverage products, small scale, 2,500 sf max.	P	P	
Food products, small scale, 2,500 sf max.	P	P	
Handicraft industries, small scale manufacturing	P	P	
Laundries and dry cleaning plants		P	
Manufacturer taproom	P(5)	P(5)	19.76.200
Printing and publishing	P	P	
Recycling - large collection facility			
Recycling - small collection facility	P	P	19.60.060
Wholesaling and distribution			
Recreation, Education, & Public Assembly Uses			
Bowling alleys		P	
Cardrooms	P	P	5.32
Churches/places of worship	P	P	(5)
Community centers/pavilions	P	P	(5)
Health/fitness clubs	P	P	
Indoor amusement/entertainment	P	P	
Libraries and museums	P	P	
Membership organization facilities	P	P	
Nightclubs	UP	UP	19.76.200
Outdoor commercial recreation	P	P	
Private residential recreational facilities		P	
Recreational vehicle (RV) parks		P	
Schools - public and private	P	P	
Schools - Specialized education and training	P	P	
Temporary uses	TU	TU	19.22
Theaters, auditoriums and meeting halls	P	P	

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Table C.2 Commercial Permitted Use Table

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Residential Uses			
Assisted living facilities	P	P	
Caretaker and employee housing	P	P	
Emergency shelters		P	
Home occupations		P	19.2
Household pets	P	P	19.76.040
Live/work	P(4-A)	P(4-A)	
Mobile home parks			
Multi-family housing	P	P(4-B)	
Residential accessory uses and structures		P	19.76.020
Residential care homes, 6 or fewer clients		P	
Residential care homes, 7 or more clients		P	
Rooming and boarding houses		P	
Single-family housing			
Single-room occupancy (SRO) housing	P(4-A)	P	19.76.140
Temporary emergency shelters	P	P	19.22
Two-family housing/duplexes		P(4-A)	
Retail Trade Uses			
Accessory retail uses	P	P	19.76.020
Alcoholic beverage establishments	P(5)	P(5)	19.44.040
Art, antiques, collectibles, gifts			19.76.200
Auto, mobile home and vehicles sales	P	P	
Auto parts sales without repair			
Auto parts sales with repair	P	P	
Building material stores		UP	
Drive-in and drive-through sales	P	P	
Drug stores/pharmacies, 4,000 sf. or less	P	UP/P(7)	19.76.070
Drug stores/pharmacies, more than 4,000 sf.	P	P	
Farm equipment and supplies sales	UP	P	
Furniture, furnishings, and equipment, 2500 sf. or less			

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Table C.2 Commercial Permitted Use Table

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Furniture, furnishings, and equipment, 2500 sf. or larger	P	P	
Grocery stores, 4,000 sf. or less		P	
Grocery stores, 4,000 to 40,000 sf.	P	P	
Grocery stores, 40,000 sf. or larger	UP	UP	
Liquor stores - limited hours	P	P	
Liquor stores		P	
Outdoor retail sales and activities	P	P	
Outdoor retail sales, temporary	P	P	19.76.120
Pet shops	TU	TU	19.22
Restaurants	P	P	
Restaurants, accessory, less than 5% of floor area - check CMC	P	P	
Restaurant with full bar	P	P	
Retail stores, general merchandise, 2,500 sf. or less	P	P	19.76.200
Retail stores, general merchandise, 2,500 sf. or larger	P	P	
Secondhand stores, 2,500 sf. or less	P	P	
Secondhand stores, 2,500 sf. or larger	P	P	
Shopping centers, 200,000 sf. or less	P	P	
Shopping centers, 200,000 sf. or larger			
Tasting rooms			
Walkup sales windows using public sidewalk	P	P	
Warehouse retail stores	P	P	
Service Uses			
Automated teller machines (ATMs), non-drive thru	P	P	
Banks and credit unions, 3,000 sf. or less	P	P	
Banks and credit unions, 3,000 sf. or larger	P	P	
Bed and breakfast inns, 1 to 5 guest rooms	P	P	19.76.050
Business support services	P	P	
Car wash facility		P	
Car wash facility, self-service		P	

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Table C.2 Commercial Permitted Use Table

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Catering services	P	P	
Community social services	P	P	
Construction or contractor's yard		P	
Day care facilities, child/adult day care center	P	P	
Day care facilities, large family day care homes	P	P	19.76.060
Day care facilities, small family day care homes	P	P	
Drive-in and drive-through services	P	P	19.76.070
Financial services	P	P	
Gas station		P	19.76.090
Hotel or motel		P	
Kennels and animal boarding	P	P	
Medical offices	P	P	
Medical services - clinics and labs	P	P	
Medical services - extended		P	
Medical services - hospitals		UP	
Mortuary/funeral home			
Offices, accessory to primary use	P	P	
Offices, business and professional	P	P	
Offices, temporary	TU	TU	19.22
Personal services 2,500 sf. or less	P	P	
Personal services, 2,500 sf. or larger	P	P	
Printing and publishing - computer/electronic	P	P	
Public safety and utility facilities		UP	
Rental, indoor - small	P	P	
Rental, outdoor - large		UP	
Repair/maintenance - consumer products, 2,500 sf. or less	P	P	
Repair/maintenance - consumer products 2,500 sf. or larger		P	
Repair/maintenance - vehicle		P	
Research and development (R&D)	P	P	
Storage, accessory only	P	P	

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Table C.2 Commercial Permitted Use Table

Commercial Land Uses	CN-VE (V-Core)	CC-VE (V-Comm)	Subject to Standards in Section/ Chapter:
Storage, outdoor		P	19.60.060
Storage, personal storage facility		P	
Storage, second floor or above	P	P	
Veterinary clinics & animal hospitals, indoor	UP	P	
Veterinary clinics & animal hospitals, outdoor		P	
Walkup service windows using public sidewalk	P	P	
Warehousing			
Transportation & Communication Uses			
Alternative fuel/recharging facilities	P	P	
Broadcast studios		P(10)	19.78
Heliports			
Parking facilities/vehicle storage		P	
Pipelines and utility lines	UP	UP	
Photo Voltaic Solar and Appurtenances	P	P	
Telecommunications facilities	P	P	19.78
Transit stations and terminals		UP	
Truck stops			

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- Notes:**
- (1) See Chapter 19.04 for definitions of listed uses
 - (4-A) Use allowed only on second floor or above, or in basements. A use permit is required for ground level occupancy, except for accessible units required by the Building Code, which are allowed by right.
 - (4-B) The density range for multi-family residential development within the V-COMM district and allowed by right is between 12 and 25 units per acre.
 - (5) Businesses within 300 feet of a VLDR or LDR residential district which operate between the hours of 11:00 pm to 6:00 am or allow amplified music during these hours requires use permit approval.
 - (7) Drive-in and drive-through sales of pharmaceuticals incidental to the operation of drug stores/pharmacies may be allowed without a use permit in the V-COMM Zoning District. All other uses shall require a use permit.
 - (9) Drive-ins and drive-through services incidental to the operation of banks and financial services may be allowed without a use permit in the V-CORE and V-COMM Zoning Districts. All other uses shall require a use permit.
 - (10) See Chapter 19.78 for districts in which telecommunications facilities are permitted.



C.4 Special Purpose Permitted Use Table

Table C.3 Special Purpose Permitted Use Table

Special Purpose Land Uses	PQ -VE (Public- Quasi- Public)	OS1-VE (Primary Open Space)	OS2-VE (Valley Open Space)	OS2-VE (Regional Open Space)	Subject to Standards in Section/ Chapter:
Agricultural, Resource & Open Space Uses					
Animal keeping	UP	UP	UP	UP	19.76.040
Creekside greenways		P	P	P	
Crop production, commercial			P		
Equestrian facilities			UP	UP	
Nature preserves		P	P	P	
Manufacturing & Processing					
Recycling - large collection facility					
Recycling - small collection facility	P				
Sewage treatment plants					
Waste disposal sites					
Recreation, Education & Public Assembly Uses					
Campgrounds	UP			UP	
Churches/places of worship	UP				
Community centers/pavilions	UP				
Day care facilities, child day care center	UP		UP	UP	
Golf courses, country clubs			UP		
Government facilities	P				
Interpretative centers	P	UP	UP	UP	
Libraries and museums	UP				
Parks and playgrounds	P		P		
Parks, greenbelts, and landscape areas	P	P	P	P	
Schools - Public and private	P				
Schools - Specialized education and training	UP		UP		
Sports facilities and outdoor public assembly	UP		UP		
Temporary events	TU		TU	TU	19.22
Theaters - live entertainment	UP		UP		

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 * Only permitted if provided in-lieu of attached garage

Not Listed = Not Permitted TU: Temporary Use



Table C.3 Special Purpose Permitted Use Table

Special Purpose Land Uses	PQ -VE (Public- Quasi- Public)	OS1-VE (Primary Open Space)	OS2-VE (Valley Open Space)	OS2-VE (Regional Open Space)	Subject to Standards in Section/ Chapter:
Residential Uses					
Caretaker housing	UP	UP	UP		
Emergency shelters	P				
Retail Trade Uses					
Accessory retail uses	P		P		19.76.020
Restaurants	UP		UP		
Services					
Cemeteries, columbariums, mausoleums	UP		UP		
Medical services - clinics and labs	UP				
Medical services - extended care	UP				
Medical services - hospitals	UP				
Public safety and utility facilities	UP		UP		
Storage, accessory	P				
Storage, outdoor	UP				19.60.060
Transportation & Communication Uses					
Broadcast studios	UP				
Heliports	UP				
Pipelines and utility lines	P		UP		
Photo Voltaic Solar and Appurtenances	P	P	P	P	
Telecommunication facilities	(2)		P	P	19.78
Transit stations and terminals	UP				

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 * Only permitted if provided in-lieu of attached garage

Not Listed = Not Permitted TU: Temporary Use

Notes:
 (2) See Chapter 19.78 for districts in which telecommunication facilities are permitted.