

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX

LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-M LT ¹	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P ⁴	P	P	P	.	.	.	.	.	.	.	.	P	P	P	P	P	P	.	.	P	.
2. Multi-family dwellings	.	P	P	P	.	.	.	.	.	P	.	.	P	P	P	P	P	P	.	.	P	.
2.1 Common interest developments, residential	.	P	P	P	.	.	.	.	.	P	.	.	P	P	P	P	P	P	.	.	P	.
2.2 Small lot subdivisions, residential	.	P	P	P	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
3. Mobile home parks	.	C	C	C	.	.	.	.	.	.	.	.	C	C	C	C	C	C	.	.	.	.
4. Boarding-house, small ⁷	.	P	P	P	.	.	.	.	.	.	.	.	P	P	P	P	P	P	.	.	.	.
5. Boarding-house, large ⁷	.	C	C	C	.	.	.	.	.	.	.	.	C	C	C	C	C	C	.	.	.	.
6. Residential care facility, six (6) or fewer persons (State licensed)	P	P	P	P	.	.	.	.	.	.	.	.	P	P	P	P	P	P	P	.	P	.
7. Group homes, six (6) or fewer	S	S ⁶	S ⁶	S ⁶	.	.	.	.	.	.	.	.	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	.	P	.
7.1 Sober living homes, six (6) or fewer	S ⁵	S ⁵	S ⁶	S ⁶	.	.	.	.	.	.	.	.	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	.	.	.
8. Residential care facility, seven (7) or more	.	C ⁶	C ⁶	C ⁶	.	.	.	.	.	.	.	.	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	.	.	.
9. Group homes, seven (7) or more	.	C ⁶	C ⁶	C ⁶	.	.	.	.	.	.	.	.	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	.	.	.
9.1 Sober living homes, seven (7) or more	.	C ⁶	C ⁶	C ⁶	.	.	.	.	.	.	.	.	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	.	.	.
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	.	C ²	C ²	C ²	.	.	.	C ²	.	.	.	.	C ²	C ²	.	.	.	.	.	.	.	.
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	.	.	.	.	.	.	C ²	C ²	.	.	.	.	.	.	.	.	.	.	.	.	.	.
ACCESSORY USES																						
12. Reserved for future use.																						
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					

LAND USES	ZONES																						
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S	TC	MG	MP	PDR-LD	PDR-MD	PDR-HD	PDR-NCM	PDC	PDI	I&R	I&R-S	I&R-LT	P	
15. Reserved for future use																							
15.1 Incidental residential use that includes a toilet in combination with a bathtub or shower. This applies to an accessory use contained in a detached structure, or contained within the main structure with no interior connection between the main and incidental use.	C	MC	MC	MC	.	.	.	.	.	.	.	.	C	MC	MC	MC	MC ³	MC ³	.	.	.	.
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	.
17. Family day care—Large (7 to 14 children) (subject to the requirements of section 13-37, large family day care homes)	P ²	P ²	P ²	P ²	.	.	.	.	.	.	.	.	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P	.	P ²	.
18. Family day care—Small (up to 8 children)	P	P	P	P	.	.	.	.	.	.	.	.	P	P	P	P	P ³	P ³	P	.	P ³	.
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	.	.	.	.	.	.	.	.	P	P	P	P	P ³	P ³	.	.	P ³	.
20. Reserved for future use.																							
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P ²	P ²	P ²	P ²	P ^{2,3}	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ²	.	P ²	.								
22. Home occupations that generate traffic and do not involve more than 1 customer/client at a time or more than 8 customers/clients per day (subject to the requirements of chapter IX, article 6, home occupations)	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	.	MC ^{2,3}	.								

31c. Cannabis and/or marijuana distributor	.	.	.	.	.	.	.	.	.	.	.	C ⁹	.	.	.	.	.	C ⁹	.	.	.	.
31d. Cannabis and/or marijuana manufacturer or processor	.	.	.	.	.	.	.	.	.	.	.	C ⁹	.	.	.	.	.	C ⁹	.	.	.	.
31e. Cannabis and/or marijuana retail sales	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
31f. Cannabis and/or marijuana research and development and/or testing laboratories	.	.	.	.	.	.	.	.	.	.	.	C ⁹	.	.	.	.	.	C ⁹	.	.	.	.
32. Mortuary services without crematories	.	.	.	.	C	C	C	C	C	.	C	C	.	.	.	.	.	.	C	.	.	.	
ZONES																							
LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S	TC	MG	MP	PDR-LD	PDR-MD	PDR-HD	PDR-NCM	PDC	PDI	I&R	I&R-S	I&RM-LT	P	
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	.
34. Parks and playgrounds	C	C	C	C	.	.	.	.	.	C	.	.	C	C	C	C	C	C	C	P	P	P	.
35. Public offices and facilities, such as city halls, court-houses, police/fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	P	.	.	.
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	.
37. Schools: trade and vocational	.	.	.	.	.	MC	P	P	P	P	MC	MC	.	.	.	.	P	MC	P	P	.	.	.
38. Senior congregate care facility	.	C	C	C	C	C	C	C	C	C	.	.	.	C	C	C	C	.	C	.	.	.	.
39. Swap meets	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	C	.	.
39a. Emergency shelters	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	.	.	.
SPECIAL SEASONAL EVENTS																							
40. Reserved.																							
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	.	.	.	.	P ²	P ²	P ²	P ²	P ²	.	.								
COMMERCIAL AND INDUSTRIAL USES																							
42. Acupuncture; massage (subject to the	.	.	.	.	P ²	P ²	P^{2}	P^{2}	P^{2}	P^{2}	.	.	.	.	.	.	.	P^{2}	.	.	.	.	.

LAND USES	ZONES																						
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM1	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-MLT ¹	P	
57. Bowling centers	*	*	*	*	*	*	C	C	C	C	*	*	*	*	*	C	C	*	*	*	*	*	*
58. Breweries; Distilleries	*	*	*	*	*	*	*	*	*	*	C	C	*	*	*	*	*	*	*	*	*	*	*
59. Reserved																							
60. Building supplies; Hardware stores (retail)	*	*	*	*	*	*	P	P	P	*	*	*	*	P	P	P	P	*	*	*	*	*	*
61. Business services—See Offices																							
62. Car washes	*	*	*	*	*	*	C	C	C	C	C	C	*	C	C	C	C	C	*	*	*	*	*
63. Carts—Outdoor retail sales in conjunction with an established business	*	*	*	*	*	MC	MC	MC	MC	MC	MC	MC	*	MC	MC	MC	MC	MC	MC	MC	*	*	*
64. Catering	*	*	*	*	*	MC	P	P	P	*	P	P	*	*	*	*	P	P	*	*	*	*	*
65. Coffee roasting	*	*	*	*	*	*	*	*	*	*	MC	MC	*	*	*	*	*	*	*	*	*	*	*
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	*	*	*	*	*	*	MC	MC	MC	MC	MC	MC	*	MC	MC	MC	MC	MC	*	*	*	*	*
67. Commercial art; Graphic design	*	*	*	*	P	P	P	P	P	P	P	P	*	*	*	*	P	P	*	*	*	*	*
68. Commercial testing laboratories	*	*	*	*	*	*	*	*	*	*	P	P	*	*	*	*	*	P	*	*	*	*	*
69. Computer and data processing	*	*	*	*	P	P	P	P	P	P	P	P	*	*	*	*	P	P	*	*	*	*	*
70. Contracting: general contractors; operative builders	*	*	*	*	*	C	C	P	C	*	P	P	*	*	*	*	*	P	*	*	*	*	*
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	*	*	*	*	*	*	C ²	C ²	C ²	C ²	*	*	*	*	C ²	C ²	C ²	*	*	*	*	*	*
72. Department stores (retail)	*	*	*	*	*	*	P	P	P	P	*	*	*	*	*	*	P	*	*	*	*	*	*
73. Electronic game machines (four (4) or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game	*	*	*	*	*	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	*	MC ²	MC ²	MC ²	MC ²	MC ²	*	*	*	*	*

LAND USES	ZONES																							
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	O1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-MLT ¹	P		
machines)— Excluding amusement centers listed separately																								
74. Engineering; architectural; and surveying services—See Offices																								
75. Entertain- ment, live or public	.	.	.	.	.														
	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT												SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT											
76. Establish- ments where food or beverages are served	.	.	.	.	.														
	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED												SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED											
77. Exhibition of products produced on premises or available for wholesale distribution	.	.	.	.	.	P	P	P	P	P	P	P	.	.	.	.	P	P	.	.	.	.	.	.
78. Flower stands—See also Carts	.	.	.	.	.	MC	MC	MC	MC	MC	MC	MC	.	MC	MC	MC	MC	MC	MC	MC	.	.	.	.
79. Furniture repair and refinishing with incidental sales	.	.	.	.	.	.	P	P	P	.	P	P	.	.	.	.	.	P	.	.	.	.	.	.
80. Grocery stores—See also Supermarkets; excluding convenience stores; and liquor stores listed separately	.	.	.	.	.	.	P	P	P	P	.	.	.	MC	MC	MC	MC	.	.	.	.	.	.
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	.	.	.	.	.	.	C ²	C ²	C ²	C ²	C ²	C ²	.	.	.	.	C ²	C ²	C ²	.	.	.	.
82. Heliports; Helistops	.	.	.	.	.	.	.	.	C	C	C	C	.	.	.	.	C	C	C	C	.	.	.	.
83. Hotels— Excluding motels listed separately	.	.	.	.	.	.	C	C	C	P	.	.	.	C	C	C	P	.	.	.	.	.	.
84. Landscape services (Installation and maintenance)	.	.	.	.	.	MC	MC	P	P	.	P	P	.	.	.	.	.	P	.	.	.	.	.	.
85. Laundry, cleaning and garment services, including plants	.	.	.	.	.	P	P	P	P	P	P	P	.	P	P	P	P	P	P	.	.	.	.	.
86. Leather tanning and finishing	.	.	.	.	.	.	.	.	.	.	C	C	.	.	.	.	.	C	.	.	.	.	.	.
87. Limousine services	.	.	.	.	.	C	C	C	C	C	C	C	.	.	.	.	C	C	.	.	.	.	.	.

LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-M LT ¹	P
88. Liquor stores (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	C ²	C ²	C ²	C ²	.	.	.	.	.	.	C ²	.	.	.	.	.
89. Lumber and building materials dealers, (wholesale)	P	P	.	.	.	.	.	P	.	.	.	.
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving the use of explosives • Manufacture of rubber (including tires), steel	P ²	P ²	.	.	.	.	.	P ²	.	.	.	.
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	C ²	C ²	.	.	.	.	.	C ²	.	.	.	.
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals	P ²	P ²	.	.	.	.	.	P ²	.	.	.	.
93. Manufacturing or processing of	P ²	P ²	.	.	.	.	.	P ²	.	.	.	.

LAND USES	ZONES																						
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-MLT ¹	P	
foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)																							
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	P ²	P ²	.	.	.	.	.	.	P ²	.	.	.	.	.	.
95. Medical laboratories	MC	MC	P	P	P	P	MC	MC	.	.	.	.	MC	MC	.	.	.	.	.
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	P ²	P ²	.	.	.	.	.	.	.	.	.	.	.
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	C ²	C ²	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
98. Motion picture and television studios	C	C	C	C	.	.	P	P	.	.	.	.	P	P	.	.	.	.	.
99. Motion picture theaters and other theaters not within two hundred (200) feet of residential zones	P	P	P	P	.	.	.	.	.	.	P	.	.	.	.	.	.
100. Motion picture theaters and other theaters within two hundred (200) feet of residential zones	C	C	C	C	.	.	.	.	.	.	C	.	.	.	.	.	.
101. Motor oil, used—Collection facility (subject to	P ²	P ²	P ²	.	P ²	P ²	.	.	.	.	P ²	P ²	P ²	P ²	.	.	.

LAND USES	ZONES																						
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM1	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-LT ¹	P	
the requirements of chapter IX, article 9, off-site hazardous waste facilities)																							
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two (2) or more outdoor display parking spaces	*	*	*	*	*	*	C	C	C	C	C	C	*	*	*	*	C	C	*	*	*	*	*
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one (1) or less outdoor display parking space and no service (subject to verification of parking availability)	*	*	*	*	*	*	P	P	P	P	P	P	*	*	*	*	P	P	*	*	*	*	*
103.1 Motor vehicle and Boat dismantling for salvage purposes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
104. Motor vehicle service stations	*	*	*	*	*	*	C	C	C	*	*	*	*	*	*	*	C	*	*	*	*	*	*
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	*	*	*	*	*	*	C ²	C ²	C ²	*	*	*	*	*	*	*	C ²	*	*	*	*	*	*
106. Motor vehicle; boat; and motorcycle repair services (including body and paint work), not within two hundred (200) feet of residential zone (subject to subsection 13-54(b))	*	*	*	*	*	*	P	P	P	*	P	P	*	*	*	*	P	P	*	*	*	*	*
107. Motor vehicle; boat; and motorcycle repair services (including body	*	*	*	*	*	*	C	C	C	*	C	C	*	*	*	*	C	C	*	*	*	*	*

LAND USES	ZONES																						
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM1	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-M LT ¹	P	
and paint work), within two hundred (200) feet of residential zone (subject to subsection 13-54(b))																							
108. Nurseries (retail with no bulk fertilizer)	C	C	P	P	.	C	C	.	.	.	.	.	.	.	.	.	.	.
109. Offices: central administrative	P	P	P	P	P	P	P	P	.	.	.	.	P	P	.	.	.	.	.
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	P	P	P	P	P	P	P	.	MC	MC	MC	P	P	.	.	.	.	.
111. Offices: general	P	P	P	P	P	P	MC	MC	.	MC	MC	MC	P	P	.	.	.	.
112. Reserved																							
113. Offices: medical and dental	P	P	P	P	P	P	.	.	.	MC	MC	MC	P	MC	MC	.	.	.	.
114. Offices: services to businesses such as bookkeeping and data processing	P	P	P	P	P	P	P	P	.	.	.	.	P	P	.	.	.	.	.
115. Off-street parking lots and structures including related maintenance buildings	C	C	C	C	C	P	C	C	.	.	.	C	C	C	C	C	.	.	P
116. Off-street parking lots and structures, incidental uses within	MC	MC	MC	MC	MC	MC	MC	MC	.	.	.	MC	MC	MC	MC	MC	MC	.	MC
117. Oil fields; oil wells (see chapter XIV, oil drilling)
118. Pawn shops	C	C	C	C	.	.	.	.	.	.	.	.	.	.	.	.	.	.
119. Photocopying; blueprinting and related services	P	P	P	P	P	P	P	.	.	.	.	P	P	.	.	.	.	.
120. Photofinishing laboratories	P	P	.	.	.	.	.	P	.	.	.	.	.
121. Photofinishing stores	P	P	P	P	P	.	.	.	.	.	.	P	P	.	.	.	.	.
122. Photography: Commercial	P	P	P	P	P	P	MC	MC	.	.	.	.	P	MC	.	.	.	.	.
123. Photography: portrait studio	P	P	P	P	P	P	.	.	.	.	.	.	P	MC	.	.	.	.	.
124. Physical fitness facilities	C	C	C	C	C	C	C	.	.	.	.	C	C	.	.	.	.	.

LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-MLT ¹	P
125. Printing and publishing	MC	P	MC	MC	P	P	.	.	.	.	P	P	.	.	.	.
126. Recording studios	MC	MC	MC	.	MC	MC	.	.	.	.	MC	MC	.	.	.	.
127. Recycling and collection facilities for nonhazardous materials	MC	MC	MC	MC	.	MC	MC	.	.	.	.	MC	MC	MC	MC	.	.
128 Research and development laboratories—Other than cannabis and/or marijuana testing laboratories	C	C	C	P	C	C	P	P	.	.	.	.	.	P	.	.	.	.
129. Restaurants—See Establishments where food or beverages are served																						
130. Retail: general—Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	P	P	P	P	P	.	.	.	P	P	P	P	P	.	.	.	.
131. Retail, incidental sales to the main use (subject to the requirements of subsection 13-54(a), Incidental retail sales)	P	P	P	P	P	P	P ²	P ²	.	P	P	P	P	P ²	.	.	.	.
132. Retail: nonstore	P	P	P	P	P	P	P	P	.	P	P	P	P	P	.	.	.	.
133. Rifle, pistol, and firing ranges	C	C	.	.	.	.	.	.	C	.	.	.
134. Sexually-oriented businesses (subject to the requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)	P ²	P ²	P ²	P ²	.	.	.	.	.	.	.	P ²	.	.	.	.	.
135. Skating rinks	C	C	C	C	C	C	.	.	.	C	C	C	C	C	.	.
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	C ²	.	.	P ²	.	.	.	.	C ²	.	.	.	.	.
135b. Smoking/vaping retailer (subject to	P ²	P ²	P ²	P ²	P ²	.	.	.	P ²	P ²	P ²	P ²	P ²	.	.	.	.

LAND USES	ZONES																						
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S ¹	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S ¹	I&R-M LT ¹	P	
chapter IX, article 19, smoking and vaping uses)																							
136. Storage of chemicals and allied products (except as incidental use)
137. Storage of explosives
138. Storage of fertilizer	C	C	.	.	.	.	.	.	.	.	.	.	.
139. Storage of motor vehicles—Outdoor (not including impound yard)	C	C	C	.	MC	MC	.	.	.	.	C	MC	.	.	.	.	.
139a. Storage of motor vehicles—Indoor only (not including impound yard)	P	P	P	.	P	P	.	.	.	.	P	P	.	.	.	.	.
140. Storage of petroleum and coal products
141. Storage of rock, sand, crushed aggregate and gravel	C	C	.	.	.	.	.	.	.	.	.	.	.
142. Studios: dance; martial arts; music, etc.	P	P	P	MC	MC	MC	.	MC	MC	MC	P	MC	.	.	.	.	.
143. Supermarkets—See also Grocery stores	P	P	P	P	.	.	.	MC	MC	MC	MC	.	.	.	.	.	.
144. Tattoo parlors	C	C	C	.	.	.	.	.	.	.	C	.	.	.	.	.	.
145. Tire sales and installation not within two hundred (200) feet of residential zone	P	P	P	.	P	P	.	.	.	.	P	P	.	.	.	.	.
146. Tire sales and installation within two hundred (200) feet of residential zone	MC	MC	MC	.	MC	MC	.	.	.	.	MC	MC	.	.	.	.	.
147. Tow companies with or without impound yard	C	C	C	.	MC	MC	.	.	.	.	.	MC	.	.	.	.	.
148. Transfer station for refuse, sewage treatment	C	C	.	.	.	.	.	C	C	.	.	.	.
149. Trucking: local and long distance	C	.	.	P	P	.	.	.	.	.	C	.	.	.	.	.
150. Warehouses, mini	C ²	C ²	C ²	.	MC ²	MC ²	.	.	.	.	.	MC ²	.	.	.	.	.

