

EXCERPTS FROM
CHAPTER 12, ZONING
OF THE
MUNICIPAL CODE
OF
THE CITY OF FRESNO

SECTION 12-105. SPECIFIC DEFINITIONS.

ALCOHOL USE shall mean any retail store which sells or dispenses alcoholic beverages for consideration on and/or off-premises. Alcoholic beverages shall be defined as those beverages requiring licensing for sale by the California State Department of Alcoholic Beverage Control (hereafter referred to as an "ABC License").

BAKERY GOODS, RETAIL SALES ONLY, shall mean establishments engaged in the retail sale of bakery products such as bread, cakes and pies, none of which are produced on the premises.

BAKERY, RETAIL, shall mean establishments primarily engaged in the retail sale of bakery products such as bread, cakes and pies and which produce some or all of the products on the premises.

COMMERCE shall mean the purchase, sale or other transaction involving the handling or disposition (other than that included in the term "Industry" as defined herein) of any article, substance or commodity for profit or a livelihood, including in addition, operation of automobile or trailer courts, tourist courts and motels, public garages, office buildings, offices of doctors and other professionals, outdoor advertising signs and structures, public stables, recreational and amusement enterprises conducted for profit, shops for the sale of personal services, places where commodities or services are sold or are offered for sale, either by direct handling of merchandise or by agreements to furnish them, but not including dumps and junkyards.

DRUGSTORE shall mean a retail store engaged in the sale of prescription drugs and patent medicines, carrying related items such as cosmetics and toiletries and such unrelated items as tobacco and novelty merchandise. Such use may also include a soda fountain or lunch counter.

DRUGSTORE, SUPER shall mean any drugstore having a gross floor area of ten thousand square feet or more.

RETAIL STORE shall mean a business selling goods, wares, or merchandise directly to the ultimate consumer

SUPERMARKET shall mean a market having fifteen thousand or more square feet of floor area devoted principally to the sale of food.

SECTION 12-204. "O" OPEN CONSERVATION DISTRICT.

SECTION 12-204.1. USES PERMITTED. The following uses shall be permitted in the "O" District:

- A. Agricultural uses provided that no dwellings, either temporary or permanent, be permitted in relation thereto.
- B. Fisheries.

SECTION 12-204.3. USES PERMITTED SUBJECT TO A CONDITIONAL USE

PERMIT. The following uses shall be permitted in the "O" District, subject to a conditional use permit:

D. Recreation areas, parks, and playgrounds.

SECTION 12-204.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "O" District.

B. Commercial uses other than those related to and under the regulations of City, County, State, or Federal Recreational Agencies.

SECTION 12-204.10. "AE-20"--EXCLUSIVE TWENTY ACRE AGRICULTURAL DISTRICT.

SECTION 12-204.11 USES PERMITTED. The following uses shall be permitted in the "AE-20" District:

D. Agricultural crops such as the raising of tree, vine, field, forage and other plant life crops of all kinds, except mushroom growing.

E. Bovine (cow) and equine (horses) animals...

G. Greenhouses, horticultural collections and flower and vegetable gardens, private.

K. Poultry raising (limited to hens only), rabbits or similar small furbearing animals, not to exceed twenty-four (24) of any kind or combination thereof, for domestic purposes only.

M. Roadside stands, temporary, for the sale of agricultural products produced upon the premises.

SECTION 12-204.14. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "AE-20" District.

G. Manufacturing, service and commercial uses not specifically permitted in Sections 12-204.11 and 12-204.13.

SECTION 12-205. "AE-5"--EXCLUSIVE FIVE ACRE AGRICULTURAL DISTRICT.
The "AE-5"

SECTION 12-205.1 USES PERMITTED. The following uses shall be permitted in the "AE-5" District:

D. Agricultural crops such as the raising of tree, vine, field, forage and other plant life crops of all kinds, except mushroom growing.

E. Bovine (cow) and equine (horses) animals

G. Greenhouses, horticultural collections and flower and vegetable gardens, private.

K. Poultry raising (limited to hens only), rabbits or similar small furbearing animals.

M. Roadside stands, temporary, for the sale of agricultural products produced upon the premises.

SECTION 12-205.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "AE-5" District.

G. Manufacturing, service and commercial uses not specifically permitted in Sections 12-205.1 and 12-205.3.

SECTION 12-206. "R-A" SINGLE FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT.

SECTION 12-206.1. USES PERMITTED. The following uses shall be permitted in the "R-A" District:

D. Agricultural crops, greenhouses, fruit trees, nut trees, vines, nurseries for producing trees, vines and other horticultural stock.

E. Bovine (cow) and equine (horses) animals.

G. Greenhouses, horticultural collections and flower and vegetable gardens, private.

K. Poultry raising (limited to hens only), rabbits or similar small furbearing animals.

M. Roadside stands, temporary, for the sale of agricultural products produced upon the premises.

SECTION 12-206.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-A" District.

C. Commercial uses.

SECTION 12-207. "R-1-A" SINGLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-207.1. USES PERMITTED. The following uses shall be permitted in the "R-1-A" District:

E. Greenhouses, horticultural collections and flower and vegetable gardens, private.

SECTION 12-207.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-1-A" District.

B. Agricultural uses not specifically listed as permitted.

D. Commercial uses.

SECTION 12-209. "R-1-B" SINGLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-209.1. USES PERMITTED. The following uses shall be permitted in the "R-1-B" District:

E. Greenhouses, horticultural collections and flower and vegetable gardens, private.

SECTION 12-209.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-1-B" District.

B. Agricultural uses not specifically listed as permitted.

D. Commercial uses.

SECTION 12-210. "R-1-C" SINGLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-210.1. USES PERMITTED. The following uses shall be permitted in the "R-1-C" District:

E. Greenhouses, horticultural collections and flower and vegetable gardens, private.

SECTION 12-210.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-1-C" District.

B. Agricultural uses not specifically listed as permitted.

D. Commercial uses.

SECTION 12-211. "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-211.1. USES PERMITTED. The following uses shall be permitted in the "R-1" District:

E. Greenhouses, horticultural collections and flower and vegetable gardens, private.

SECTION 12-211.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-1" District.

B. Agricultural uses not specifically listed as permitted.

D. Commercial uses.

SECTION 12-212. "R-2" LOW DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-212.1. USES PERMITTED. The following uses shall be permitted in the "R-2" District:

A. Uses permitted in the "R-1" District, Section 12-211.1 shall apply.

B. One-family, two-family or multiple-family dwellings on a lot with less than two net acres in area.

SECTION 12-212.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-2" District.

B. Agricultural uses.

C. Commercial uses, including commercial uses such as hotels, apartment hotels, motor courts, motels or other buildings wherein housing facilities are furnished to transient boarders or roomers.

SECTION 12-213. "R-3" MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-213.1. USES PERMITTED. The following uses shall be permitted in the "R-3" District:

A. Uses permitted in the "R-2" District, Section 12-212.1 shall apply.

F. Public parks and playgrounds.

SECTION 12-213.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-3" District.

B. Agricultural uses.

C. Commercial uses, including commercial residential uses such as hotels, apartment hotels, motor courts, motels or other buildings wherein housing facilities are furnished to transient boarders or roomers.

SECTION 12-214. "R-4" HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT.

SECTION 12-214.1. USES PERMITTED. The following uses shall be permitted in the "R-4" District:

A. Uses permitted in the "R-3" District, Section 12-213.1 shall apply.

1. Multiple family dwellings, to a maximum density of less than thirty (30) units per acre. (Refer to Section 12-214.3-F for densities of thirty or more units per acre.)

D. Multiple housing facilities, including (in addition to those permitted in the "R-3" District), apartment hotels and rooming and boarding houses furnishing housing to transient roomers and boarders.

E. Residential support facilities and licensed rest homes, which house not more than six persons.

SECTION 12-214.3. USES PERMITTED SUBJECT TO A CONDITIONAL USE PERMIT. The following uses shall be permitted in the "R-4" District, subject to a conditional use permit pursuant to Section 12-405 and 12-406.

F. Multiple family dwellings with a density of thirty (30) or more units per acre, or containing two (2) or more net acres in area.

SECTION 12-214.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-4" District.

B. Agricultural uses.

C. Commercial uses, excepting:

1. The commercial-residential uses listed as permitted in Section 12-214.1; and
2. Radio or television antennas and transmitters.

SECTION 12-215. "R-P" RESIDENTIAL AND PROFESSIONAL OFFICE DISTRICT.

SECTION 12-215.1. USES PERMITTED.

A. The uses enumerated in Sections 12-215.1-B and C shall be permitted in the "R-P" District.

B. RESIDENTIAL USES.

The following permitted uses shall be considered as "residential uses" as the term is applied in the property development standards, Section 12-215.5:

1. Existing residential buildings.

For purposes of this subsection, "Residential building" means a building originally planned for, built, occupied and used for residential purposes.

C. NONRESIDENTIAL USES.

The following uses are permitted and shall be considered as "nonresidential" uses:

3. Offices. There shall be no retail sales, storage of stock in trade, and storage of equipment not used exclusively in said offices.

c. General

SECTION 12-215.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "R-P" District:

- B. Residential uses not specifically listed in Sections 12-215.1-B and 12-215.3-B.
- E. Commercial uses not specifically listed in Sections 12-215.1-B and 12-215.3-B of this Code.

SECTION 12-215.10. "RP-L" RESIDENTIAL AND PROFESSIONAL LIMITED OFFICE DISTRICT.

SECTION 12-215.11. USES PERMITTED.

B. RESIDENTIAL USES.

- 1. Existing residential buildings.

C. NONRESIDENTIAL USES.

- b. Business.
- c. Generally.

SECTION 12-215.13. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "RP-L" District:

- A. Multiple family residential.
- B. Residential uses not specifically listed in Section 12-215.11-B.
- C. Commercial or industrial uses.

SECTION 12-216. "C-P" ADMINISTRATIVE AND PROFESSIONAL OFFICE DISTRICT.

SECTION 12-216.1. USES PERMITTED.

- A. The uses enumerated in Sections 12-216.1-B and C shall be permitted in the "C-P" District.

B. RESIDENTIAL USES.

The following permitted uses shall be considered as "residential uses" as the term is applied in the Property Development Standards, Section 12-216.5:

- 1. Existing Residential Buildings
 - a. They may be used for residential purposes, but may not be converted to more intensive residential uses.
 - b. They may be converted to nonresidential uses.
 - c. They may not be used for residential and nonresidential purposes at the same time.

C. NONRESIDENTIAL USES.

The following uses are permitted and shall be considered as "nonresidential" uses, as the term is used in the Property Development Standards, Section 12-216.5.

- 1. Apartment hotels
- 15. Offices, excluding retail sales

SECTION 12-216.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "C-P" District:

- A. New one or two family dwellings.

- B. Any combination of residential uses, other than those listed as permitted, and non-residential uses.
- C. Residential uses not specifically listed in Sections 12-216.1-B and 12-216.3-B.
- F. Commercial uses not specifically listed in Sections 12-216.1-B and 12-216.3-B of this Code.

SECTION 12-217. "C-1" NEIGHBORHOOD SHOPPING CENTER DISTRICT. The "C-1"

SECTION 12-217.1. USES PERMITTED.

A. The uses enumerated in Section 12-217.1-B shall be permitted in the "C-1" District.

- B. 1. Bakery goods, retail sales only
- 2. Bakery, retail
- 8. Cafeterias
- 11. Confectionery
- 12. Dairy products
- 13. Delicatessen
- 14. Drugstore
- 17. Fruit and vegetable stores
- 19. Grocery stores
- 22. Ice cream
- 27. Lunchrooms
- 28. Meat markets
- 37. Restaurants (serving no alcoholic beverages)
- 41. Soft drink fountains
- 44. Super drugstore
- 45. Supermarket
- 48. Variety stores.

SECTION 12-217.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-217.3-B shall be permitted subject to a Conditional Use Permit as provided for in Section 12-304.

B. Uses permitted subject to Conditional Use Permit.

- 6. Ice and food products dispensing machines.
- 7. Liquor products (packages).
- 10. Restaurants (serving only wine or beer with meals).
- 11. Cocktail lounge in conjunction with and subordinate to a restaurant.
- 12. Slot car racing shop.

SECTION 12-217.4. USES EXPRESSLY PROHIBITED.

A. The uses enumerated in Section 12-217.4-B are expressly prohibited in the "C-1" District.

- 4. Bars, cocktail lounges, and the like, except as permitted in Section 12-217.3-B-9.

SECTION 12-218. "C-2" COMMUNITY SHOPPING CENTER DISTRICT.

SECTION 12-218.1. USES PERMITTED.

A. The uses enumerated in Section 12-218.1-B shall be permitted in "C-2" District.

B. 1. Those uses permitted in the "C-1" District, Section 12-217.1

12. Health foods

21. Restaurants (serving no alcoholic beverages)

24. Super drugstores

25. Supermarkets

SECTION 12-218.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-218.3-B shall be permitted subject to a Conditional Use Permit.

B. Uses permitted subject to Conditional Use Permit.

4. Bars and cocktail lounges.

7. Family Restaurant, Game and Entertainment Center.

*8. Ice and food products dispensing machines.

13. Restaurants (serving alcoholic beverages).

SECTION 12-218.4. USES EXPRESSLY PROHIBITED.

A. The uses enumerated in Section 12-218.4-B are expressly prohibited in the "C-2" District.

SECTION 12-219. "C-3" REGIONAL SHOPPING CENTER DISTRICT.

SECTION 12-219.1. USES PERMITTED.

A. The uses enumerated in Section 12-219.1-B shall be permitted in the "C-3" District.

B. 1. Those uses permitted in the "C-2" District, Section 12-218.1

SECTION 12-219.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-219.3-B shall be permitted subject to a Conditional Use Permit as provided for in Section 12-304.

B. Uses permitted subject to Conditional Use Permit.

5. Family Restaurant, Game and Entertainment Center.

6. Ice and food products dispensing machines.

10. Restaurants (serving alcoholic beverages).

SECTION 12-219.4. USES EXPRESSLY PROHIBITED.

A. The uses enumerated in Section 12-219.4-B are expressly prohibited in the "C-3" District.

SECTION 12-220. "C-4" CENTRAL TRADING DISTRICT. The facilities provided for here are those that cannot and should not be dispersed into the smaller shopping areas.

SECTION 12-220.1. USES PERMITTED.

- A. The uses enumerated in Section 12-220.1-B shall be permitted in the "C-4" District.
- B. 1. Those uses permitted in the "C-3" District, Section 12-219.1, except motion picture theaters.
- 11. Confectionery (with incidental manufacturing).
- 16. Ice and food products dispensing machines, provided that in the Central Business District core area the provisions of Section 12-220.3 shall apply.

SECTION 12-220.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

- A. The uses enumerated in Section 12-220.3-B shall be permitted subject to a Conditional Use Permit as provided for in Section 12-304.
- B. Uses permitted subject to Conditional Use Permit.
- 8.5. Family Restaurant, Game and Entertainment Center.
- 9. Ice and food products dispensing machines within the Central Business District Core Area.
- 9.5. Micro-breweries.
- 15.5. Restaurants (serving alcoholic beverages).

SECTION 12-220.4. USES EXPRESSLY PROHIBITED.

- A. The uses enumerated in Section 12-220.4-B are expressly prohibited in the "C-4" District:

SECTION 12-221. "C-5" GENERAL COMMERCIAL DISTRICT.

SECTION 12-221.1. USES PERMITTED.

- A. The following uses shall be permitted in the "C-5" District.
- 7. Bakery, retail
- 16. Confectionery.
- 18. Delicatessen.
- 19. Drugstore.
- 23. Greenhouse.
- 24. Groceries.
- 26. Health foods.
- 46. Restaurant (serving no alcoholic beverages).
- 47. Retail poultry and rabbit sales.

SECTION 12-221.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

- A. The use enumerated in Section 12-221.3-B shall be permitted subject to a Conditional Use Permit as provided for in Section 12-304.
- B. Uses permitted subject to Conditional Use Permit.
- *7. Ice and food products dispensing machines.
- 8.5. Liquor products (packaged).
- 13. Restaurant with bar or cocktail lounge.

15.05. Restaurants (serving alcoholic beverages).

SECTION 12-221.4. USES EXPRESSLY PROHIBITED.

A. The uses enumerated in Section 12-221.4-B are expressly prohibited in the "C-5" District.

SECTION 12-222. "C-6" HEAVY COMMERCIAL DISTRICT.

SECTION 12-222.1. USES PERMITTED. The following uses shall be permitted in the "C-6" District.

1. Those uses listed as permitted in the "C-5" District, Section 12-221.1.
16. Confectionery (with incidental manufacturing).
18. Drive-in restaurant (serving no alcoholic beverages).
26. Ice and food products dispensing machines.
31. Miniature golf course.
37. Restaurant (serving no alcoholic beverages).
38. Retail poultry and rabbit sales (with incidental slaughtering and dressing).
43. Super drugstore.
44. Supermarkets.

SECTION 12-222.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-222.3-B shall be permitted subject to a Conditional Use Permit as provided for in Section 12-304.

B. Uses permitted subject to Conditional Use Permit.

- 2.7. Bars and cocktails lounges.
- 26.5. Restaurants (serving alcoholic beverages).
- *28. Self-service wholesaling which shall mean the sale of merchandise for use or resale to individuals or institutions on a single item or case basis as opposed to the multiple case lot common to wholesale distribution. Merchandise shall be selected and transported by the customer. Gross floor area shall be limited to ten thousand square feet.

SECTION 12-222.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "C-6" District:

A. New residential uses other than those listed as permitted uses.

SECTION 12-223. "CR" COMMERCIAL RECREATION DISTRICT.

SECTION 12-223.1. USES PERMITTED. The following uses shall be permitted in the "C-R" District

A. RECREATIONAL USES

1. Bowling alleys
2. Churches

B. RELATED COMMERCIAL USES including but not limited to the following:

7. Restaurants (serving no alcoholic beverages).

SECTION 12-223.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-223.3-B shall be permitted subject to a Conditional Use Permit.

B. Uses permitted subject to Conditional Use Permit.

1. Banquet halls.

1.5. Bars.

3.5. Restaurants (serving alcoholic beverages).

SECTION 12-223.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "C-R" District: All uses listed in the "C-2" District are prohibited.

SECTION 12-224. "C-M" COMMERCIAL AND LIGHT MANUFACTURING DISTRICT.

SECTION 12-224.1. USES PERMITTED. The following uses shall be permitted in the "C-M" District.

A. RETAIL STORES

4. Bakery, retail

B. SERVICES

C. RELATED USES

4. Delicatessens

5. Frozen food lockers

6. Grocery stores

7. Ice and food product dispensing machines

8. Restaurants (serving no alcoholic beverages)

D. MANUFACTURING

8. Manufacturing compounding, processing, packaging, or treatment of products such as:

a. Bakery goods

b. Candy

d. Dairy products

f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system.

g. Fruits and vegetables (packing only)

h. Honey extraction

E. PROCESSING

4. Creamery

I. AGRICULTURAL USES.

SECTION 12-224.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-224.3-B shall be permitted subject to a Conditional Use Permit.

B. Uses permitted subject to Conditional Use Permit.

- 3. Bars and Cocktail Lounges
- 13. Restaurant (serving alcoholic beverages).

SECTION 12-224.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "C-M" District:

- A. RESIDENTIAL USES
- B. INDUSTRIAL PLANTS
- C. PROCESSING
- D. TRAILER PARKS
- E. ADVERTISING STRUCTURES

SECTION 12-225. "M-1-P" INDUSTRIAL PARK MANUFACTURING DISTRICT.

SECTION 12-225.1. USES PERMITTED. The following uses shall be permitted in the "M-1-P" District:

- A. MANUFACTURING
- B. SERVICES
- 10. Restaurants (serving no alcoholic beverages);
- C. PROCESSING

SECTION 12-225.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

- A. The uses enumerated in Section 12-225.3-B shall be permitted subject to a Conditional Use Permit.
- B. Uses permitted subject to Conditional Use Permit.
 - *1. Agricultural uses.
 - 7.5. Restaurants (serving alcoholic beverages).

SECTION 12-225.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "M-1-P" District:

- A. RESIDENTIAL USES
- B. INDUSTRIAL PLANTS
- C. ADVERTISING STRUCTURES

SECTION 12-226. "M-1" LIGHT MANUFACTURING DISTRICT.

SECTION 12-226.1. USES PERMITTED. The following uses shall be permitted in the "M-1" District.

- A. All uses permitted in the "M-1-P" District, Section 12-225.
- B. RELATED USES
 - 10. Commercial uses that are incidental to and directly related to and serving the permitted industrial uses
 - 11. Delicatessens
 - 16. Grocery stores
 - 19. Ice and food products dispensing machines

C. MANUFACTURING

9. Manufacturing, compounding, processing, packaging, or treatment of such products as:

- a. Bakery goods
- b. Candy
- d. Dairy products
- f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system.
- g. Fruits and vegetables (packing only)
- h. Honey extraction plant

D. PROCESSING

1. Creameries

E. FABRICATION

F. AGRICULTURAL USES

SECTION 12-226.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-226.3-B shall be permitted subject to Conditional Use Permit as provided for in Section 12-304.

B. Uses permitted subject to Conditional Use Permit.

3. Animal and Poultry Slaughtering or Packing.

10. Meat packing and meat processing.

14. Poultry processing.

17. Restaurants (serving alcoholic beverages).

SECTION 12-226.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "M-1" District.

A. RESIDENTIAL USES

B. INDUSTRIAL PLANTS

C. PROCESSING

D. MOTELS, HOTELS

E. TRAILER PARKS.

SECTION 12-227. "M-2" GENERAL INDUSTRIAL DISTRICT.

SECTION 12-227.1. USES PERMITTED. The following uses shall be permitted in the "M-2" District

A. All uses permitted in the "M-1" District, Section 12-226.1.

SECTION 12-227.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-227.3-B shall be permitted subject to Conditional Use Permit.

B. Uses permitted subject to Conditional Use Permit.

9.5. Restaurants (serving alcoholic beverages).

SECTION 12-227.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "M-2" District:

A. The uses listed as expressly prohibited in the "M-1" District, Section 12-226.4, shall apply.

SECTION 12-228. "M-3" HEAVY INDUSTRIAL DISTRICT.

SECTION 12-228.1. USES PERMITTED. The following uses shall be permitted in the "M-3" District.

A. All uses permitted in the "M-2" District, Section 12-227.1, shall apply.

SECTION 12-228.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-228.3 shall be permitted subject to Conditional Use Permit.

B. Uses permitted subject to Conditional Use Permit.

7. Animal and poultry slaughtering or packing.

22. Fish smoking, curing, or canning.

*23. Fruit and vegetable processing.

29. Grain milling and sacking.

*34. Oils and fats (vegetable) refining.

35. Olive oil plant or olive processing plant.

41.5. Restaurants (serving alcoholic beverages).

50. Syrup and grape sugar manufacture.

*54. Yeast manufacturing.

SECTION 12-228.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "M-3" District:

A. RESIDENTIAL USES

1. New residential uses.

SECTION 12-229. "P" OFF-STREET PARKING DISTRICT.

SECTION 12-229.4. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "P" District:

C. Commercial uses not listed in Section 12-229.2.

SECTION 12-230. "T-P" TRAILER PARK RESIDENTIAL DISTRICT.

SECTION 12-230.1. USES PERMITTED. The following uses shall be permitted in the "T-P" District.

A. Trailer parks.

SECTION 12-230.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-2.30.3-B shall be permitted subject to Conditional Use.

3. Grocery dispensing facility.

SECTION 12-230.4. USES EXPRESSLY PROHIBITED. The following uses shall be expressly prohibited:

A. Commercial uses, other than those permitted in Section 12-230.1 and Sec. 12-230.3.

SECTION 12-230.10. "MH" MOBILE HOME SINGLE-FAMILY RESIDENTIAL DISTRICT.

SECTION 12-230.11. USES PERMITTED. The following uses shall be permitted in the "MH" District:

A. Single-family mobile homes constructed in accordance with the requirements of the National Mobile Home Construction and Safety Standards Act of 1974, as amended, and installed on permanent foundations; not to exceed one mobile home per lot, except in a Planned Unit Development as permitted in Section 12-230.12-D.

D. Private greenhouses and horticultural collections, vegetable and flower gardens.

SECTION 12-230.13. USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "MH" District:

A. Multiple residential uses.

B. Commercial and office uses which are not otherwise permitted by Section 12-230.12-D.

D. Agricultural uses not specifically listed as permitted.

SECTION 12-231. "CC" CIVIC CENTER DISTRICT.

SECTION 12-231.1. USES PERMITTED.

A. The uses enumerated in Sections 12-231.1-B, C, D, E, F, and G shall be permitted in the "CC" District

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B. RESIDENTIAL

1. Multiple family residences

2. Apartment hotel

C. SALES AND SERVICES

1. Bakery (retail)

3. Cafeteria

4. Confectionery

5. Delicatessen

7. Fruit and vegetable store

8. Health food store

9. Ice cream store

12. Restaurant (serving no alcoholic beverages)

13. Soft drink fountain

D. DRY GOODS SALES AND SERVICE

E. SERVICES PERSONAL AND PUBLIC

F. CULTURAL USES
G. GOVERNMENTAL USES

SECTION 12-231.3 --USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-231.3-B shall be permitted subject to a Conditional Use Permit.

B.

1.5. Bar and cocktail lounges

8.5. Off-sale liquor store

9.5. Restaurants (serving alcoholic beverages).

SECTION 12-231.4 --USES EXPRESSLY PROHIBITED. The following uses are expressly prohibited in the "CC" District:

A. New residential uses other than those listed as permitted uses

SECTION 12-232. "C-L" LIMITED NEIGHBORHOOD SHOPPING CENTER DISTRICT.

SECTION 12-232.1. USES PERMITTED.

A. The uses enumerated in Section 12-232.1-B shall be permitted in the "C-L" District.

B.

6. Confectionery;

20. Tobacco products.

SECTION 12-232.2. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.

A. The uses enumerated in Section 12-232.2-B shall be permitted subject to a Conditional Use Permit.

B. Uses permitted subject to a Conditional Use Permit:

*2. Bakery goods, retail sales only;

*6. Delicatessen;

8. Ice cream;

9. Liquor products (off-sale);

10. Restaurants (with or without alcoholic beverages)

*12. Soft drink fountain.

SECTION 12-232.3. USES EXPRESSLY PROHIBITED.

A. The uses enumerated in Section 12-232.3-B are expressly prohibited in the "C-L" District.

B. 1.

3. Cafeteria;

4. Fruit and vegetable store;

6. Grocery store;

9. Meat market;

16. Supermarket.