
A. LAND USE REGULATIONS

This section includes a matrix, which lists the land uses and indicates whether or not each use is permitted (P) or conditionally (C) permitted in each of the six (6) land use districts within the Specific Plan area. When exceptions have been established, they are so noted at the end of the table.

If a land use is not listed, the Director shall be requested to make a use determination to decide if the proposed use is similar to a listed use. Unless the proposed use is determined to be similar to a listed use, it shall be a prohibited use. Conditional uses listed in the matrix must be applied for in accordance with the provisions of the Zoning Code. Decisions rendered by the Director may be appealed to the Planning Commission and the City Council.

TABLE 1
LAND USE MATRIX

Last amended by Ordinance No. 16-1012 adopted 1/19/2016

RETAIL COMMERCIAL USES	GC	WC	CC	TC	EC
Antique and Import Shops	P	P	P	P	P
General Apparel & Clothing Stores	P	P	P	P	P
Appliance Stores and Repair (household)		P	P	P	
Athletic, Aerobic and Health Gyms	C	C	C	C	C
Auto Service Station		C			
Auto Related (including motorcycles, boats, Trailers, campers):					
a) Repair/Service		C			
b) Parts and Supplies (no on-site repair)		P		P	C
c) Specialty Retail Shop (no on-site installation)		P	P	P	C
d) Rental		C			
Awning Shops, Canvas Goods, Sales & Service (within an enclosed building)		P		P	
Bakeries (retail only)	P	P	P	P	P

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Bars and Cocktail Lounges (incidental food service only)	C	C	C	C	
Beauty Colleges		P	C		
Barber Shops, Beauty Parlors, Beauty Salons, Hair Salons	P	P	P	P	P
Bicycle Shops		P	P	P	C
Billiard/Pool Hall	C	C	C		
Blueprint, Photocopy, and Printing Service	P	P	P	P	P
Book, Stationary, Newspaper Shops	P	P	P	P	P
Bowling Alley	C	C	C		
Bridal Shops Wedding Attire (Sales or Rental)		C			
Business Colleges and Professional Schools		C			
Business Support Services (i.e. employment, maid or janitorial offices)		P		P	

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Candy and Confectioneries	P	P	P	P	P
Carpet and Floor Coverings		P	P	P	C
Catering Services		C		C	
Charitable Institutions		C		C	C
Check Cashing Services		C			
Child Day Care Centers (not fronting on Las Tunas)		C		C	C
China and Glassware Shops		P	P	P	C
Cleaning Businesses		P			
Clothing and Apparel Store (General Retail)	P	P	P	P	C
Clubs, Lodges, & Meeting Halls		C		C	
Coffee Shops (incidental food service)	C	C	C	C	C
Coin and Stamp Dealers		P	P	P	

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Computers & Video Equipment (not including game arcades or internet cafes)	P	P	P	P	C
Convenience Stores		P	P	P	C
Cultural Centers & Quasi-Religious Entities		C		C	
Dance and Exercise Schools/Studios	C	C	C	C	C
Delicatessens & Sandwich Shops	C	C	C	C	C
Department Stores (See Clothing & Apparel)	P	P	P	P	C
Dispensing Opticians		P	P	P	P
Discount/Retail Stores		P	P	P	C
Dog Grooming		P		P	
Donut Shops	C	C	C	C	C
Drapery & Curtain Stores		P	P	P	

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Drive –Thru Businesses		C		C	C
Drug Stores and Pharmacies (not including drive-thru)		P	P	P	P
Dry Cleaning & Laundry		P	P	P	
Electric Equipment & Supplies (within an enclosed building)		C		C	
Entertainment Facilities, (movie theatres, nightclubs, dancing, music, karaoke, etc.)	C	C	C	C	
Fabric Stores		P	P	P	C
Farmers Market	C	C	C	C	C
Floor Covering Shop		P	P	P	C
Florist Shop	P	P	P	P	P
Food/Grocery Stores & Markets (excluding liquor sales)	P	P	P	P	C
Food/Grocery Stores & Markets (including liquor sales)	C	C	C	C	C

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Formal Wear/Tuxedo or Dress Rentals or Sales		C			
Furniture and Home Furnishings Stores	P	P	P	P	C
Furniture Repair and Upholstery, Fabrics & Supplies		P	P	P	
Game Arcades (including Internet Cafes)	C	C			
Gift Shops	P	P	P	P	P
Glass Sales and Installation		P	P	P	
Gun Shops		C		C	
Hardware Stores	P	P	P	P	C
Hearing Aids		P	P	P	P
Hobby and Craft Shops	P	P	P	P	P
Home Improvement Centers	P	P	P	P	
Hospital Equipment Sales and Rental Agencies		P	P	P	P

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Ice Cream and Yogurt Shops	P	P	P	P	P
Instrument Sales (including sheet music)	P	P	P	P	P
Interior Decorating Shops and Offices	P	P	P	P	P
Internet Gaming	C	C			
Instant Printing & Photocopying Services (xerographic)	P	P	P	P	P
Jewelry Stores	P	P	P	P	P
Knit /Yarn Shops		P	P	P	C
Laundromats (coin operated)		P		P	
Lighting Fixture Shops	P	P	P	P	P
Liquor Stores	C	C	C	C	C
Locksmith Stores	P	P	P	P	P
Luggage and Leather Goods (Retail Sales)	P	P	P	P	P

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Mail Services, Packing, and Shipping Services		P	P	P	
Massage Businesses or Establishments, subject to TCMC Section 9-1T-9		C			C
Massage Therapy as an incidental use pursuant to TCMC Section 9-1N-30(B)	P	P	P	P	P
Mattresses and Bedding (Retail Sales)		P	P	P	C
Medical or Dental Laboratories (only as an incidental use)		P	P	P	P
Message Centers and P.O. Boxes		P	P	P	
Mini Mall (subject to special development standards contained in Section 9-1T-4 and a Conditional Use Permit)		C		C	C
Mixed Use (Commercial/Retail/Residential)	C	C	C	C	C
Mortuaries				C	
Music, Stores & Studios (Retail sales and private lessons only)	P	P	P	P	P

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Multiple Tenant Merchant Mart ¹	C	C	C	C	C
Nail Salons		P	P	P	
Newspaper Offices	P	P	P	P	P
Night Clubs	C	C	C	C	
Nurseries, Landscape & Garden	C	C	C	C	C
Office, Business Machine Sales	P	P	P	P	P
On Premises Alcohol	C	C	C	C	C
Optical Shop		P	P	P	P
Paint, Glass, and Wallpaper Stores		P	P	P	C
Parking Lots/Garages	C	C	C	C	C
Parcel Shipping/Copy/ FAX Center	P	P	P	P	P

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Permanent Makeup as an incidental use pursuant to TCMC Section 9-1N-30(B)	P	P	P	P	P
Pet Shops	P	P	P	P	C
Photo/Film Processing Stores	P	P	P	P	P
Photography Studios		C	C	C	
Picture Framing Shop	P	P	P	P	C
Pin Ball and Electronic Game Arcades	C	C			
Plumbing and Equipment Supplies (within an enclosed building)		C		C	
Pool & Spa Sales	P ²	P ²		P ²	
Private Schools		C			
Radio and TV Stores (Retail Sales)	P	P	P	P	C
Record, Tape, Video, CD & DVD Sales or Rental	P	P	P	P	C

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Recording Studios	P	P	P	P	P
Rental Equipment (not including apparel)	P	P		P	
Repair Shops (pertaining to allowed uses in this Specific Plan)	P	P	P	P	
Restaurant					
a) With entertainment and/or serving of alcoholic beverage)	C	C	C	C	C
b) Without entertainment and/or serving of alcoholic beverage)	C	C	C	C	C
c) Fast Food: without drive-thru	C	C	C	C	C
d) Fast Food: with drive-thru	C	C	C	C	C
School Supply Stores		P	P	P	C
Second Hand/Thrift Stores		C		C	C
Self-Storage Facilities (with a minimum development site of 40,000 square feet of land area)	C				
Service Stations		C			

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Shoe Stores, Sale and Repair	P	P	P	P	P
Shopping Center	C	C	C	C	C
Sick Room Supplies		P	P	P	P
Sign / Lettering Shops		P	P	P	
Skating Rinks	C	C	C	C	
Spa Sales	P ²	P ²		P ²	
Sporting Goods Stores	P	P	P	P	P
Stamp & Coin Shops		P	P	P	C
Stationery/ Paper Stores	P	P	P	P	P
Swimming Pool / Spa Supply Stores	P ²	P ²		P ²	
Tailor Shops	P	P	P	P	C
Tanning Salons	P	P	P	P	

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Telephone /Telecommunications Stores (e.g. cellular phone outlets)	P	P	P	P	P
Television, Radio, & Electronic Component Sales	P	P	P	P	C
Theatres (CUP required)	C	C	C	C	
Ticket Agency	P	P	P	P	P
Tobacco Shops	P	P	P	P	C
Toy Stores	P	P	P	P	C
Trophies & Awards	P	P	P	P	C
Typewriter & Business Machine Sales & Service		P	P	P	P
Uniform Stores		P	P	P	P
Veterinary Services		C		C	C
Video/DVD Sales & Rentals	P	P	P	P	C

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RETAIL COMMERCIAL USES (con't)	GC	WC	CC	TC	EC
Watch and Clock Stores	P	P	P	P	P
Wholesaling (permitted in conjunction with a permitted retail store)					

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ENTERTAINMENT AND CULTURAL USES	GC	WC	CC	TC	EC
Cultural / Artist Exhibits:					
a) Indoor gallery and art sales	P	P	P	P	P
b) Outdoor art exhibits	C	C	C	C	
Movie Theaters	C	C	C	C	
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OFFICE AND ADMINISTRATIVE USES	GC	WC	CC	TC	EC
Banks, Finance Services and Institutions	P	P	P	P	P
Business and Office Services		P	P	P	P
Educational and Tutoring		C			
Hospitals					C
Medical and Dental Offices and Similar Uses		P	P	P	P
Optician and Optometrical Office		P	P	P	P

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OFFICE AND ADMINISTRATIVE USES (con't)	GC	WC	CC	TC	EC
Private Educational Learning Facilities		C			
Realtors and Real Estate Offices	P	P		P	P
Travel Agencies and Bureaus	P	P	P	P	P
PUBLIC AND QUASI-PUBLIC USES	GC	WC	CC	TC	EC
City Government Offices and Facilities	C	C	C	C	C
Cellular Antennas and Poles	see TCMC Section 9-1T-8				
Public Parking Lots	C	C	C	C	C

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RESIDENTIAL USES*	GC	WC	CC	TC	EC
Multi-family Residential Projects	P	P		P	P
Convalescent Homes (including Adult Day Health Care Centers)				C	C
Mixed Use Projects (Commercial/Residential)	C	C	C ³	C	C
Senior Citizen/Congregate Care	P	P	P ³	P	P

***Any proposed residential project shall be developed in accordance with the R-3 zoning district development standards, except as provided herein. Additionally, property in the R-C district may be developed as multi-family residential or commercial when combined with a commercially-designated lot(s) with frontage on Temple City Boulevard or Las Tunas Drive, utilizing the applicable commercial development standards of the abutting or adjoining commercial lot(s).**

Notes:

¹ - Refer to special provisions in Chapter III

² - Any permitted outdoor operations are subject to approval of a CUP

³ - Residential restricted to upper floors only for properties facing Las Tunas Drive

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