

§ 118-565. Schedule of permitted uses by character zone.

- (a) Generally. Due to the emphasis on urban form over land uses in the Station Areas, general use categories have been identified by character zones. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council.
- (b) Compliance with the land use mix criteria. Review criteria and standards for recommended land use mix are established as a part of the Building Form and Development Standards in section 118-566.
- (c) Schedule of uses.

Key:

P = Permitted by right

NP = Not Permitted

P/C = Permitted with conditions

P/A = Permitted Accessory Use

P/SDP = Permitted with a Special Development Plan (See Section 118-571)

NA = Not applicable

Table 5.1
Character Zone

Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Commercial Uses (Office & Retail Uses)						
Retail Sales or Service with no drive through facility. Excluded from this category are retail sales and services establishments geared towards automobile related uses (see Section 118-563 of this Ordinance for Definition of Retail Sales, Service Uses, and Auto-Related Sales and Service Uses)	P	P	P	NP	P	P
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P	P	NP	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	NP	P	P
Food Service Uses such as full-service restaurants, cafeterias, and snack bars with no drive through facilities including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation	P	P	P	NP	P	P
Auto-related retail sales or service	NP	NP	P/C	NP	P/C	P/C
Brewpub, Tap Room, Wine Bar	SUP	SUP	SUP	NP	SUP	SUP
Arts, Entertainment, and Recreation Uses						
Art galleries	P	P	P	NP	P	P

Table 5.1
Character Zone

Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	NP	P	P
Games arcade establishments	P	P	P	NP	P	P
Theater, cinema, dance, or music establishment	P	P	P	NP	P	P
Museums and other special purpose recreational institutions	P	P	P	NP	P	P
Fitness, recreational sports, gym, or athletic club	P	P	P	NP	P	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P
Cemeteries	P	NP	NP	NP	NP	NP
Educational, Public Administration, Health Care and Other Institutional Uses						
Business associations and professional membership organizations	P	P	P	NP	P	P
Child day care and preschools	P	P	P	NP	P	P
Schools, libraries, and community halls	P	P	P	NP	P	P
Universities and Colleges	NP	P/C	P/C	NP	P	P/C
Civic uses	P	P	P	NP	P	P
Social and fraternal organizations	P	P	P	NP	P	P
Social services and philanthropic organizations	P	P	P	NP	P	P
Religious Institutions	P	P	P	P	P	P
Funeral homes	P	P	P	NP	P	P
Residential Uses						
Home Occupations (regulated by Section 118-727 — Customary home occupations)	P/A	P/A	P/A	P/A	P/A	P/A
Residential Apartments and/or condominiums	NP	P/C	NP	NP	NP	NP
Upper floor residential uses ¹	P	P	P	P	P	P

Table 5.1
Character Zone

Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Single-family residential attached dwelling unit (Townhomes)	NP	P		P	NP	NP
Single-family residential detached dwelling unit	NP	NP	P/C	P	NP	
Two story Live/work	NP	NP	P	P	NP	NP
Multi-unit house	NP	NP	P	P	NP	NP
Other Uses						
Model homes for sales and promotion **	NP	NP	P	P	NP	NP
Full-service hotels	P/SDP	P/C	P	NP	P	P
Bed and breakfast establishments	P	P	P	P	NP	NP
Short-term rentals	P/SDP	P/C	P/C	P/C	P/C	P/C
Parking, surface (primary use of property) (Transitional Surface Parking Lot)	P/SDP	P/SDP	P/SDP	NP	P/SDP	P/SDP
Parking, surface (accessory use of property)	P/C	P/C	P/C	P/C	P/C	P/C
Parking, structured	P/C	P/C	P/C	P/C	P/C	P/C
Sales from kiosks	P	P	NP	NP	NP	NP
Any permitted use with a drive through facility	NP	NP	P/C	NP	P/C	P/C
Veterinary clinic (no facilities for overnight storage of animals)	NP	NP	P	NP	P	P
Bar	SUP	SUP	NP	NP	SUP	SUP
Incidental Outdoor Display (subject to standards in Section 118-717 of the Zoning Ordinance)	P/A	P/A	P/A	NP	P/A	P/A
Outdoor storage and display (except Incidental Outdoor Display)	NP	NP	NP	NP	NP	NP
Light Manufacturing and industrial uses limited to a maximum building footprint of 10,000 sq. ft.	NP	NP	P/C	NP	P/C	P/C
Warehousing	NP	NP	P/A *	NP	P/A *	P/A *

Miniwarehouse (Self-Storage)	NP	NP	NP	NP	NP	NP
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Table 5.1
Character Zone

Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Specialty Personal Service Shop	NP	NP	NP	NP	NP	NP
Sexually-Oriented Business	NP	NP	NP	NP	NP	NP
Pawnshops	NP	NP	NP	NP	NP	NP
Alternative Financial establishments	NP	NP	NP	NP	NP	NP
Second Hand Dealers	NP	NP	NP	NP	NP	NP
Construction offices with heavy trucks or equipment	NP	NP	NP	NP	NP	NP
Cigar, cigarette and Non-traditional smoking shops	SUP	SUP	NP	NP	SUP	SUP

Notes:

¹ Residential uses shall be permitted by right in the upper floors of all buildings

A* = Accessory use to not exceed 25 percent of the primary use building area

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

- (d) Use Criteria: All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2.

Table 5.2 — Use Criteria		
Use	Zone	Location & Design Criteria
Non-Residential Uses		
Light Manufacturing and industrial uses	General Mixed Use, Arterial, High Intensity	<ul style="list-style-type: none"> • No outside storage or overnight parking of work vehicles except behind a masonry screening wall blocking view from public. All equipment, storage, and display shall be enclosed within a building.
Universities and Colleges	TOD Core, General Mixed Use, & High Intensity Mixed Use	<ul style="list-style-type: none"> • Shall be required to provide structured parking as part of the build-out for the university/college campus
Retail Sales or Service including establishments geared towards the automobile	Arterial Mixed Use, High Intensity Mixed Use, and General Mixed Use	<ul style="list-style-type: none"> • Shall have the auto-oriented sales and services oriented towards Davis, Mid-Cities, and Loop 820 Access Road only. • In no case shall gas pumps and canopies along the major roadway exceed 50% of that street frontage. • Service bays shall be oriented internal to the site away from the arterial roadway or towards alleys. • No outside storage or overnight parking of vehicles waiting on repair except behind a masonry screening wall blocking view from public. All equipment, storage, and display shall be enclosed within a building.
Bar	All	Refer to Chapter 6 (Alcoholic Beverages) of the City Code for additional standards related to the sale of alcoholic beverages.
Residential Uses		
Single Family Detached (Homes)	General Mixed Use	<ul style="list-style-type: none"> • Shall only be allowed as an adjacent use to existing single family detached housing and does not have Arterial frontage.
Apartment/Condos	TOD Core	<ul style="list-style-type: none"> • Permitted in Smithfield TOD Core at 25 dwelling units per acre minimum and built to first floor commercial construction for all buildings adjacent to and facing Smithfield Road and Davis Boulevard. • Permitted in Iron Horse TOD Core at 30 dwelling units per acre minimum with maximum lot width of 600 feet and 80% of required parking maintained as onsite structured parking. Required built to first floor commercial construction for all buildings adjacent to and facing Iron Horse Boulevard.
Other Uses		
Full Service Hotel	TOD Core	<ul style="list-style-type: none"> • Permitted in Iron Horse TOD Core • Only permitted in Smithfield TOD Core by Special Development Plan
Short-term Rental	All	<ul style="list-style-type: none"> • Must comply with all standards outlined in Section 118-633

Table 5.2 — Use Criteria		
Use	Zone	Location & Design Criteria
Parking, surface (accessory use)	All	<ul style="list-style-type: none"> • Building form standards shall apply based on character zone (Section 118-566).
Parking, structured	All	<ul style="list-style-type: none"> • All structured parking shall be lined by active uses along the entire ground floor frontage of all Commercial "Main" Streets, Avenues, and TOD Boulevards. • All structured parking shall be lined by active uses along a minimum of 50 of all other streets (with the exception of arterials, freeways, and alleys). Driveways into the garages shall be from alleys, TOD Boulevards, or TOD General Streets.
Transitional surface parking lot	Historic, TOD Core, General Mixed Use, Arterial, High Intensity	<ul style="list-style-type: none"> • Transitional Surface Parking lots may be exempted from the parking setback standards in this section if all surface parking lots accommodating 50 cars or more in one or more contiguous lots obtain Special Development Plan (SDP) approval from City Council. A time limit of 3 years may be imposed by City Council for all transitional surface parking lots. In addition City Council may require a phasing plan for development on the site.
Any permitted use with a drive through facility	Arterial Mixed Use General Mixed Use and High Intensity Mixed Use	<ul style="list-style-type: none"> • All drive through access (driveways) shall be from arterial, TOD General Street, freeway frontage road, or alleys. <p>Drive through lanes and/or canopies shall not front on or be located along any Commercial "Main" Street, Avenue, or TOD Boulevard.</p>

(Ordinance 3240, § 1(Exh. A), adopted 3/4/2013; Ordinance 3325, § 2, adopted 9/8/2014; Ordinance 3574, § 6, adopted 3/25/2019)