

# Land Use Matrix

Otay River Business Park Specific Plan Land Use Matrix					
P = Permitted CUP = Permitted with CUP --- = Prohibited	Planning Areas				
	PA-1 Commercial	PA-2 Transitional Area	PA-3 Business Park	PA-4 Floodway and Habitat Area	PA-5 Future Park
<b>Residential</b>					
All forms of residential use.	---	---	---	---	---
<b>Institutional</b>					
Group Assembly	---	---	---	---	---
Out-patient surgery centers, subject to the provisions of CVMC 19.54 and 19.58.	CUP	CUP	CUP	---	---
<b>General Industry</b>					
Manufacture, research, assembly, repair, processing, and packaging of products from raw materials.	---	---	---	---	---
Manufacture, assembly, repair, and packaging of products from construction materials such as stone, clay, glass, lumber, wood, or other similar materials.	P	P	P	---	---
Beer brewing or wineries requiring a Type 23 Alcoholic Beverage Control license.	P	P	P	---	---
Distilling of liquors requiring a Type 23 Alcoholic Beverage Control license.	CUP	CUP	CUP	---	---
Graphics and art equipment, including signage.	P	P	P	---	---
Other accessory uses associated with permitted general industry uses, such as but not limited to administration offices, incidental services, such as restaurants to serve employees when conducted on the premises, and other accessory uses customarily appurtenant to a permitted use.	P	P	P	---	---
Other General Industry uses determined by the Zoning Administrator to be of the same general character as the above permitted uses.	CUP	P	P	---	---

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<b>Light Industry and Research</b>					
Manufacture, research, assembly, repair, processing, and packaging of products from previously prepared materials.	P	P	P	---	---
Manufacture, processing, and packaging of food products, pharmaceuticals, or similar.	P	P	P	---	---
Research, testing, processing, packaging, and associated light manufacturing of biochemical and chemical materials, electronics, pharmaceuticals, medical equipment, medical and dental labs, and compatible products and materials.	P	P	P	---	---
Businesses engaged in the storage, warehousing, distribution, or wholesale sales of products similar to permitted Light Industry and Research products.	P	P	P	---	---
Businesses engaged in the rental of self-storage units.	---	---	---	---	---
Other accessory uses associated with permitted light industry uses, such as but not limited to administration offices, incidental services, such as restaurants to serve employees when conducted on the premises, and other accessory uses customarily appurtenant to a permitted use.	P	P	P	---	---
Other light industry and research uses determined by the Zoning Administrator to be of the same general character as the above permitted uses.	CUP	CUP	CUP	---	---
<b>Services</b>					
Medical, optical and dental laboratories, not including related products for general sale or distribution except as an accessory use.	P	P	P	---	---

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Medical, optical, and dental offices and clinics.	P	P	---	---	---
Veterinarian offices or animal hospitals, subject to the provisions of CVMC 19.58.050.	P	P	P	---	---
Veterinarian offices or animal hospitals with outdoor facilities for large animals, subject to the provisions of CVMC 19.58.050.	CUP	CUP	CUP	---	---
Administrative, business or professional offices.	P	P	P	---	---
Financial offices such as banks and similar, real estate services, and other financial services.	P	P	---	---	---
Blueprinting, copy services, photographic services, printing, publishing.	P	P	P	---	---
Specialized studios for arts and crafts, photography, music, dance, art galleries, and similar, in accordance with the provisions of CVMC 19.58.220.	P	P	---	---	---
Personal care services, such as barbershop and beauty salons and similar.	P	---	---	---	---
Automobile service stations, subject to the provisions of CVMC 19.58.280, and car washes subject to the provisions of CVMC 19.58.060.	CUP	CUP	CUP	---	---
Automobile minor maintenance and repair.	CUP	P	---	---	---
Automobile major repair centers.	---	CUP	P		
Health or athletic clubs, sports and health classes and clinics, and other businesses of the same character.	P	P	---	---	---
Commercial recreation facilities such as bowling alleys and skating rinks, subject to CVMC 19.58.040.	---	---	---	---	---
Commercial recreation facilities, outdoor.	---	---	---	---	---
Social or fraternal organizations subject to the provisions of CVMC 19.58.100.	---	---	---	---	---

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Hotels, motels, and similar uses.	---	---	---	---	---
Other service and office uses determined by the Zoning Administrator to be of the same general character as the above permitted uses.	CUP	CUP	CUP	---	---
<b>Commercial Retail</b>					
Retail commercial businesses.	P	---	---	---	---
Coin-operated laundry, with maximum capacity washing units of 20 pounds and comparable drying equipment, and dry-cleaners.	P	---	---	---	---
Building material retail sales and equipment rental.	P	P	P	---	---
Plant nurseries and the sale of related items.	P	P	P	---	---
Other commercial uses determined by the Zoning Administrator to be of the same general character as the above permitted uses.	CUP	CUP	CUP	---	---
<b>Commercial, Food Services</b>					
Grocery, general or specialty (such as bakery products, produce, meat, bread), with or without associated delicatessen.	P	---	---	---	---
Restaurants, delicatessens, coffee shops, and similar uses with associated seating.	P	P	---	---	---
Fast food or similar uses with drive-through lanes. Limited to 3 drive-through establishments within the Specific Plan.	CUP	---	---	---	---
Drive-in restaurants where food is ordered from and consumed in the parked car on the premises.	CUP	---	---	---	---
Tasting Room, only as an accessory use to on-site brewery or distillery, or social or fraternal organization.	P	P	P	---	---
Liquor store (package, off-sale only), in accordance with the procedures of CVMC 19.58.340.	CUP	---	---	---	---

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Bars, tasting rooms not associated with on-site brewery or distillery, and cocktail lounges.	CUP	CUP	---	---	---
Restaurants with dance floors or areas designated for live entertainment, and night clubs.	P	CUP	---	---	---
Other food service uses determined by the Zoning Administrator to be of the same general character as the above permitted uses.	CUP	CUP	---	---	---
<b>Other</b>					
Open Space without permanent structures, subject to the provisions of CVMC 19.50 Flood Zone Regulations.	---	---	---	P	P
Public park with related structures such as restrooms, play areas, athletic fields, courts and similar recreational uses with associated seating, parking, lighting, and landscaping.	---	---	---	---	P



**Legend**

 Planning Area



SPECIFIC PLAN  
LAND USE MAP



OTAY RIVER BUSINESS PARK  
SPECIFIC PLAN

Source  
SanGIS 8-15  
Smith Consulting  
Architects

EXHIBIT  
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