

CHAPTER 3: DEVELOPMENT CODE

E. Parking Structures/Parking Lots

Commercial parking lots and park-and-ride facilities are permitted as discussed in § 4.5.3. Potential Parking Locations & Phasing. These parking facilities are not part of the square footage allocation shown on Table 3M: Land Use Ratios.

TABLE 3N: PERMITTED USES

Land Uses	Transects T-2 through T-6			T1 & Lake Blocks Affiliated	Use Notes (Explanatory)	
	Category 1 Affiliated Mixed-Use ⁽¹⁾	Category 2 Affiliated Stand-Alone ⁽²⁾	Category 3 Non-Affiliated ⁽³⁾			
Land Use Type A: Academic (Higher Learning)						
1	Active & Passive Common Open Space	P	P	--	P	Public or private plazas, courtyards, sports fields or courts, Common Open Space, trails, etc.
2	Administrative & Student Activity Offices	P	P	--	P	
3	Educational Production of Crops (Research & Small Scale Production)	P	P	--	--	Horticulture nurseries, greenhouses, raising/harvesting of crops, aquaculture, agricultural processing, on-site sales, keeping of small animals (no meat production)
4	Broadcast Studios & Digital Publishing	P	P	CUP	--	
5	Cultural Facilities	P	P	P	P	Indoor or outdoor library, museum, theater, arboretum, art gallery, archives, interpretive centers, etc.
6	Educational, Instructional, Studio, or Lab Rooms	P	P	--	P	All academic classroom, instructional, lecture hall, lab or research facilities including Multi-Institutional Teaching Center (MITC) from GDP/SRP University policies (pg II-55)
7	Vocational/Trade School	P	P	--	--	
8	Sports & Fitness Facilities, Active or Support	P	P	CUP	--	Fields/courts/pools, locker rooms, pools, instructional studios, gyms, administration offices, conditioning and gym areas; excludes stadiums.
9	Stadium	CUP	CUP	CUP	--	
10	Student, Staff, & Faculty Services	P	P	--	P	Food services, medical, maintenance/storage, etc.
Land Use Type B: On-Site Living						
11	Chancellor's Residence	P	P	--	P	
12	Dormitories	P	P	--	--	

Legend:

P = Permitted; ZA = Zoning Administrative Conditional Use Permit; CUP = Conditional Use Permit (will require a public hearing); T = Temporary Use Permit; -- = Not Permitted

All development subject to Design Review (Chapter 10.8.1). Minor Design Review permits require Zoning Administrative approval and Major Design Review permits require public hearing approval by the Planning Commission.

TABLE 3N: PERMITTED USES, CONTINUED

Land Uses	Transects T-2 through T-6			T1 & Lake Blocks Affiliated	Use Notes (Explanatory)
	Category 1 Affiliated Mixed-Use ⁽¹⁾	Category 2 Affiliated Stand-Alone ⁽²⁾	Category 3 Non-Affiliated ⁽³⁾		
13 Graduate, Faculty & Staff Residences	P	ZA	CUP	--	
14 Social or Fraternal Organizations	P	P	--	--	Minimum 2,000 foot separation from any Primary or Secondary education facility
Land Use Type C: Business Innovation (Technology)					
15 Business, Executive, & Professional Offices	P	P	CUP	--	All office users, financial institutions & large or small independent office
16 Corporate & Regional Headquarters	P	P	P	--	Larger than 100,000 SF.
17 Exhibit Halls & Convention Facilities	P	P	P		
18 High-Tech Research & Developmental	P	P	P	--	"High quality science, advanced technology & manufacturing"; research, development, experimental, film, electronic or testing
19 Hospitals, Emergency Rooms	P	P	P	--	
20 Industry Incubator Space	P	P	P	--	
21 Light Industrial/Manufacturing	P	ZA	CUP	--	
22 Limited Supporting Convenience & Professional Offices	ZA	ZA	--	--	Encouraged to locate in Village 9 Town Center or EUC per GDP/SRP
23 Medical, Dental, & Health Practitioners	P	P	ZA	--	
24 Medical Clinics, Urgent Care, Treatment Facilities	P	P	CUP	--	
25 Shared Workspaces	P	P	ZA	--	

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TABLE 3N: PERMITTED USES, CONTINUED

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		Category 1 Affiliated Mixed-Use ⁽¹⁾	Category 2 Affiliated Stand-Alone ⁽²⁾	Category 3 Non-Affiliated ⁽³⁾		
Land Use Type D: Market Rate Residential						
26	Live/Work and Shopkeeper Units	--	--	P	--	Minimum 3-story building height; residential prohibited on the ground floor.
27	Attached or Detached For-Sale or For-Lease Units	--	--	CUP	CUP	
Land Use Type E: Other Uses						
28	Assembly	P	--	--		Amusement, entertainment, religious assembly, movie theater, dancing, etc.
29	Child Care Centers	ZA	ZA	CUP	--	
30	Facility-Based Child Care	ZA	ZA	CUP	--	
31	Family Day Care Homes	--	--	P	--	Limited to market rate residential units
32	CPF	P	P	ZA	--	
33	Eating & Drinking Establishments	P	AZ	CUP	--	
34	Education, Primary or Secondary	P	P	P	--	
35	Food, Beverages & Groceries	P	P	P	--	
36	Hotel/Motel	P	P	CUP	--	
37	Personal Services	P	P	CUP	--	Fitness, spa, salon/barbershop, dry cleaner, other similar retail service provider
38	Recycling Facilities	ZA	ZA	CUP	--	CVMC § 19.58.340/345
39	Sundries, Pharmaceuticals, & Convenience Sales	P	ZA	CUP	--	
40	Wearing Apparel & Accessories	P	--	--	--	
41	Wireless Telecommunication Facilities	Subject to CVMC 19.89				
Temporary Uses						
42	Certified Farmer's Market	T			--	CVMC § 19.58.148
43	Mobile Food Trucks/Services	T				CVMC § 8.2
44	Special Events	T				As described in this SPA.
45	Education Production of Crops	T				As described in this SPA.

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