9 Attachment 1

Permitted Uses Table 9.02.020-1

X -	Indicates stated use is permitted subject to district requirements.
C -	Indicates stated use is allowed with a conditional use permit.
♦ -	Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
A -	Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.
S -	Indicates a use is permitted, providing the requirements of Section 9.09.280 (Smoke shops) of this title are met. A conditional use permit is required if dictated by the distance criteria.
M -	Indicates a use is allowed with a conditional use permit, providing the requirements of Section 9.09.290 (Commercial Cannabis Activities) of this title are met.

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Adult Businesses																	A		A	A		A	A	A	A	
Agricultural Uses — Crops Only[18]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural (involving structures)																						X				
Aircraft Landing Facilities (including helipads and facilities for quadcopters)[18]																	C		C	C	C	C	C	C	C	
Ambulance Service																	♦				♦	X	X	X	X	
Amusement Parks, Fairgrounds[18]																	♦					X				
Animal Raising (see Section 9.09.090 of this title)[18]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Appliance and Electronic Repair Shops													X	X	X	X	X					X	X		X	
Arcades, Video Machines																♦	X	♦								
Athletic Clubs, Gymnasiums and Spas[18]													X	X	X	X	X		X			X	X	X	X	
Auction Houses[18]																	X								X	
Auditoriums[18]													♦	♦	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	
Auto Electronic Accessories and Installation																	X					X	X		X	
Automobile Fleet Storage																						X	X			
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle and Boat Sales and Incidental Minor Repairs and Accessory Installations																	♦					X	X			
Auto Service Stations																										
Accessory uses include convenience store and car wash																♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	
Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)																										

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Automotive, Boat, Motorcycle and RV Repair — Minor (includes brake, muffler and tire installation and repair)																♦	X					X	X		X	
Automotive Paint and Body Repair — Major Engine Overhaul																	♦					X				
Auto Rentals																	X						X	X	X	
Auto Supply Stores													X	X	X	X	X					X	X		X	
Bakery Shops													X	X	X	X	X	X							X	
Bakery — Commercial[18]																						X				
Banks — Financial Institutions[18]													X	X	X	X	X	X	X	X				X	X	
Barber and Beauty Colleges[18]													X	X	X	X	X		X	X				X	X	
Bars (Drinking Establishments)[18]																										
Bars													C	C	C	C	C	C								
Bars, with Limited Live Entertainment													C	C	C	C	C	C								
Boat Sales New and Used Including Repairs and Accessory Installation																	♦					X				
Boarding and Rooming Houses[18]									X	X	X	X	X	X												
Bowling Alley													♦	♦	♦	X	X									
Building Material Sales[18]																	♦									
With outdoor storage[18]																	♦					X	X			
Building Material Storage Yards[18]																						X				
Bus, Rail and Taxi Stations[18]															♦		♦									
Business Equipment Sales (includes repairs)													X	X	X	X	X	X	X						X	
Business Schools[18]													X	X	X	X	X	X	X	X			X	X	X	
Business Supply Stores													X	X	X	X	X		X			X	X		X	
Cabinet Shop																						X	X	X	X	
Caretakers Residence[1]																♦	♦	C	♦	♦	♦	♦	♦	♦	♦	
Car Wash																X	X					X				
Accessory to auto related use																♦	♦					X				
Catering Service												X	X	X	X	X	X	X						X	X	
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C	C														
Churches[2, 18]	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	C	♦	♦	♦	♦	♦	♦	♦	
Clubs[18]								♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦					C
Commercial Cannabis Activities[17, 18]																										

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Cultivation																							M	M	M	
Dispensary																M	M								M	
Manufacturing																							M	M	M	
Testing																							M	M	M	
Microbusiness																	M								M	
Distribution Center																M	M						M	M	M	
Commercial Radio or Television Stations																										
With on-site antenna																	♦					♦	♦	♦	♦	
Without on-site antenna																	X					X	X	X	X	
Communications Facilities (See Section 9.09.040 of this title)																										
Computer Sales and Repairs													X	X	X	X	X		X			X	X	X	X	
Contractors Storage Yard																						X				
Convalescent Homes/Assisted Living[18]							C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦					
Convenience Stores																										
With Drive-Through																X	X									
Without Drive-Through													X	X	X	X	X									
With Alcohol Sales													♦	♦	♦	♦	♦									
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services[18]															C		♦		♦		♦			♦	♦	
Copy Shops													X	X	X	X	X	X	X	X		X	X	X	X	
Country Club[18]	C	C	C	C	C	C	C	C	C	C	C	C														
Dancing, Art, Music and Similar Schools[18]													X	X	X	X	X	X	X	X			X	X	X	
Day Care Centers[18, 19]	X	X	X	X	X	X	X	X	X	X	X	X	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	C
Delicatessens[18]													X	X	X	X	X	X	X				X	X	X	
Diaper Supply Service																						X				
Laundry with Fleet Storage[18]																						X				
Disposal Company																						X				
Drapery Shops													X	X	X	X	X	X								
Dressmaking Shops													X	X	X	X	X	X								
Driving School[18]													X	X	X	X	X		X	X			X	X	X	
Drug Stores													X	X	X	X	X	X								
Dry Cleaning or Laundry[18]																										
a. Dry Cleaning													X	X	X	X	X	X	X						X	
b. Laundromat													X	X	X	X	X	X	X							
c. Laundry Commercial																						X	X			
Emergency Shelters[14]													X	X	X		C		C	C	X	C			C	
Employee Housing[18]									X	X	X	X														

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack)[18]	C	C	C	C													♦									C
Exterminators																	C					X	X	X	X	
Feed and Grain Stores																X	X	X								
Film Studios																						C	C	C	C	C
Fire and Police Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)													X	X	X	X	X					X				
Fraternity/Sorority[18]								C	C	C	C	C														
Frozen Food Locker																						X	X			
Gasoline Dispensing - Nonretail Accessory to an Auto-Related Use[18]																	X					X	X	X	X	
Glass Shops and Glass Studios—Stained, etc.																X	X					X	X		X	
Golf Courses or Golf Driving Ranges with Incidental Commercial Uses[18]	C	C	C	C	C	C	C	C	C	C	C	C														♦
Handicapped Housing[18]								X	X	X	X	X	X	X	X											
Heavy Equipment Sales and Rentals																	X						X	X		
Hospitals[18]															♦		♦		♦	♦				C	C	C
Hotels[18]																										
a. With 20% or Less of the Units Containing Kitchens													X	X	X		X		C				X	X	X	
b. With Over 20% of the Units Containing Kitchens													C	C	C		C		C				C	C	C	
Ice Cream Stores—Including Yogurt Sales													X	X	X	X	X	X	X						X	
Impound Yards																						X				
Jewelry Stores													X	X	X	X	X	X								
Kennel and Catteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		♦	♦	♦	♦	C			
Laboratories (medical and dental)[18]													X	X	X	X	X		X	X		X	X	X	X	
Libraries[18]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	
Liquor Stores													♦	♦			♦	♦								
Live/Work Unit[12, 18]													X	X	X											
Locksmith Shops													X	X	X	X	X	X				X	X	X	X	
Lodge Halls and Similar Facilities[18]													♦	♦	♦	♦	♦		♦					♦	♦	
Low Barrier Navigation Centers[18]													X	X	X		X		X	X	X				X	
Lumberyards																	X					X				
Mail Order House																	X					X	X	X	X	

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Manufacturing and Assembly[18]																										
a. Custom and Light Manufacturing Indoor Uses Only (50,000 square feet or less), with Light Truck Traffic, On-Site and Wholesaling of Goods Produced																						X	X	X	X	
b. Custom and Light Manufacturing Indoor Uses Only (more than 50,000 square feet), with Light Truck Traffic, On-Site and Wholesaling of Goods Produced																						X	X			
c. General Manufacturing with Frequent Truck Traffic and/or Outdoor Equipment or Storage																						X	X			
d. Retail Sales of Goods Produced or Warehoused On Site[3]																						X	X	X	X	
Medical Clinics/Medical Care[18]																										
Inpatient care													X	X	X	X	X		X	X		X	X	X	X	
Urgent care													X	X	X	X	X		X	X						
Medical device services and sales (retail), including, but not limited to, fittings for and sale of prosthetic and orthotic devices															X	X	X		X							
Medical equipment supply, including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment															X	X	X		X							
Mobile Home Parks[18]	C	C	C	C	C	C	C	C	C	C	C	C														
Mobile Home Sales or Rentals (outdoor display)																	C									
Mortuaries																										
With Cremation Services																							X	X		
No Cremation Services			C	C	C	C	C	C	C	C	C	C			♦	♦	♦						X	X		
Museums[18]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Newspaper and Printing Shops													X	X	X	X	X					X	X	X	X	
Nightclubs[18]														C	C		C									
Nursery, (Plant), Wholesale and Distribution	X	X	X	X																		X	X			X
Offices (administrative and professional)[18]													X	X	X	X	X	X	X	X			X	X	X	
Open Air Theaters[18]															C						C					C

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Orphanages[18]	C	C	C	C	C	C	C	C	C	C	C	C														
Painting Contractor																						X	X			
Parcel Delivery Terminals[18]																						X	X	X	X	
Parking Lot															C	C	X	X	C					X		
Parks and Recreation Facilities (public)[18]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal Services (e.g., nail salons, spa facilities[15], barber and beauty shops, and tattoo parlors)[18]													X	X	X	X	X	X	X						X	
Pharmacy[4]													X	X	X	X	X	X	X						X	
Photo Studios													X	X	X	X	X	X	X						X	
Plumbing Shops																	X								X	
Plumbing Supply Stores for Contractors																							X	X	X	
Pool Hall[18]														♦		♦	♦									
Postal Services													X	X	X	X	X	X	X				X	X	X	
Pottery Sales with Outdoor Sales													X	X	X	X	X	X				X			X	
Public Administration, Buildings and Civic Centers[18]													X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Utility, Stations, Yards, Wells and Similar Facilities, Excluding Offices[18]	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	X	X	♦	♦	C
Racetracks[18]																	C				C					
Record Store													X	X	X	X	X	X								
Recording Studio													X	X	X	X	X	X	X	X		X	X	X	X	
Recreational Facilities (Private) such as Tennis Club, Polo Club, with Limited Associated Incidental Uses[18]	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦								
Recycling, Large Collection Facility[5]																	♦					X	X			
Recycling, Small Collection Facility													X	X	X	X	X	X								
Recycling Processing Centers																						X	X	X	X	
Refreshment Stands													X	X	X	X	X	X	X	X	X	X	X	X	X	
Rental Service																										
Within an Enclosed Structure (furniture, office, party supplies)													X	X	X	X	X	X				X	X	X	X	
With Outdoor Storage and Display (vehicles, equipment, etc.)																♦	♦					X	X			
Research and Development[18]													X	X	X				X	X		X	X	X	X	
Residential[18]																										

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Single-Family	X	X	X	X	X	X	X	X	X	X	X	X														
Multiple-Family									X	X	X	X	X	X	X											
Affordable Housing in Commercial Zones[20]													X	X	X	X	X	X	X	X						
Manufactured Home Park (see mobile home parks)																										
Residential Care Facility																										
For Six or Less Persons[18]	X	X	X	X	X	X	X	X	X	X	X	X														
For Seven or More Persons[18]	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X											
Restaurants (eating and drinking establishments)[18]																										
Without Entertainment													X	X	X	X	X	X	X						X	
With Limited Live Entertainment													X	X	X	X	X	X	X							
With Alcoholic Beverage Sales													X	X	X	X	X	X	X						X	
With Outdoor Seating[13]													X	X	X	X	X	X	X						X	
Restaurants (fast-food)[18]																										
With Drive-Through																♦	♦								♦	
Without Drive-Through													X	X	X	X	X								X	
Retails Sales													X	X	X	X	X	X								
Support Retail Sales													X	X	X				X						X	
Sandwich Shops[6]													X	X	X	X	X	X	X	X[6]						
Schools, Private	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦		♦	♦				♦	♦	
Senior Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				X	X						
Shoe Shine Stands													X	X	X	X	X		X	X			X		X	
Shoe Repair Shop													X	X	X	X	X	X								
Sign Shop													X	X	X	X	X	X				X	X	X	X	
Single room occupancy (SRO) facility[18]												C	C	C	C		X									
Skating Rinks[18]														X			X									
Smoke Shops[16]																S	S	S	S							
Stationery Stores													X	X	X	X	X	X	X					X	X	
Statue Shop -Outdoor display																	♦					X	X			
Storage Lots and Mini-Warehouses																										
Indoor																	C					X				
Outdoor																	C					X				
Supportive and Transitional Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				X	X						
Swim Schools/Center with Incidental Commercial Uses[18]	C	C	C	C	C	C	C	C	C	C	C	C					X									
Taxidermist																	X					X	X			
Theaters (excludes open air)[18]													X	X	X	X	X	X								
Tire Recapping																						X				

	Residential Zones												Mixed-Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN [9, 11]	MUC [9, 11]	MUI [8, 10, 11]	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Trade and Vocational Schools[18]														X	X	X		X		X	X			X	X	X
Transfer, Moving and Storage Facilities																						X	X			
Truck Charging Facilities																	C					X	X			
Truck Wash																						X	X			
Upholstery Shops																	X					X	X		X	
Vehicle Storage Yards																										
Indoor																	X					X	X			
Outdoor																	C					X	X			
Vending Machine Service and Repair																						X	X	X	X	
Veterinarian (including animal hospital)[18]																										
All Activities Within an Enclosed Structure													X	X	X	X	X							X	X	
With Outdoor Activities																	♦							♦	♦	
Weight Reduction Center													X	X	X	X	X	X	X							
Wholesale, Storage, and Distribution[18]																										
All Activities Indoors (50,000 square feet or less)																						X	X	X	X	
All Activities Indoors (more than 50,000 square feet)																						X	X			
All Activities Outdoors																						X				
Retail Sale of Goods Warehoused On Site[7]																						X	X	X		
Wrecking Yard																						♦				

Notes:

(1) Do not consider residential use per distance requirement.
(2) The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
(3) Retail is limited to 15% of gross floor area (see Section 9.05.040 of this title).
(4) Permitted in the OC and VOR districts only as a support medical office facility.
(5) Large collection facilities may be established within an existing building through the "tenant improvement" process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
(6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
(7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
(8) In the MUI district, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are: (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines; and (b) are allowed, but not required on the other lots.
(9) In the MUC and MUN districts, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are: (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot's property lines; and (b) are allowed, but not required on the other lots.
(10) See Section 9.07.040 (Medical use overlay district (MUO)).
(11) See Section 9.09.260 (Mixed-use development)
(12) See Section 9.09.250 (Live-work development)
(13) See Section 9.09.270 (Outdoor dining)
(14) Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208)
(15) For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.

(16) See Section 9.09.280.C (Smoke shops) for distance requirements that require a conditional use permit.
(17) See Section 9.09.290 (Commercial cannabis activities) for all commercial cannabis activities regulations.
(18) See Section 9.07.060 (Airport land use compatibility plan) for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an airport compatibility zone. When located within an airport land use compatibility zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
(19) For day care uses in the Moreno Valley Industrial Area Plan (SP 208), See Section 9.07.060 (Airport land use compatibility plan) for Airport Land Use Compatibility Plan (ALUCP) requirements for actions proposed on property located within an airport compatibility zone. When located within an airport land use compatibility zone, greater land use, restrictions for airport compatibility may apply per the applicable ALUCP.
(20) See Section 9.04.050 (Affordable housing in commercial zones)
(21) See Section 9.09.320 (Low barrier navigation centers).

Zoning District Key			
HR	Hillside Residential District	MU	Mixed Use Overlay District
RR	Rural Residential District	MUN	Mixed-Use Neighborhood Overlay District
R1	Residential 1 District (40,000 square feet minimum lot size)	MUC	Mixed-Use Community Overlay District
RA2	Residential Agriculture 2 (20,000 square feet minimum lot size)	MUI	Mixed-Use Institutional Anchor Overlay District
R2	Residential 2 District (20,000 square feet minimum lot size)	NC	Neighborhood Commercial District
R3	Residential 3 District (10,000 square feet minimum lot size)	CC	Community Commercial District
R5	Residential 5 District (7,200 square feet minimum lot size)	VC	Village Commercial District
RS10	Residential Single-Family 10 District (4,500 square feet minimum lot size)	OC	Office Commercial District
R10	Residential 10 District (Up to 10 Dwelling Units per net acre)	O	Office District
R15	Residential 15 District (Up to 15 Dwelling Units per net acre)	P	Public District
R20	Residential 20 District (Up to 20 Dwelling Units per net acre)	I	Industrial District
R30	Residential 30 District (Up to 30 Dwelling Units per net acre)	LI	Light Industrial
		BP	Business Park District
		BPX	Business Park-Mixed Use District
		OS	Open Space District