? Municipal Code - Garden Grove
? Title 9 — Chap 9.18.
- Section 9.18.090.030.

City of Garden Grove, CA
Tuesday, September 30, 2025

Title 9. Land Use

Chapter 9.18. MIXED USE REGULATIONS AND DEVELOPMENT STANDARDS

Section 9.18.020. Uses Permitted

§ 9.18.020.010. Permitted Uses.

Land, buildings, and other facilities shall be designed, developed, and used only for those activities listed for the various zones in Table 9.18-1 (Use Regulations for the Mixed Use Zones). The symbols used in this Table 9.18-1 shall have the following meanings:

P = Permitted. Use permitted by right

C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

I = Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

[-] = Not a permitted use.

(2814, 2012)

§ 9.18.020.020. Prohibited Uses.

Any use not specifically indicated in Table 9.18-1 (Use Regulations for the Mixed Use Zones) as a permitted use, incidental use, or conditional use shall be prohibited. Pursuant to Section 9.32.030.D.7 (Interpretation of Use), the hearing body may make an interpretation of use to determine whether a use not listed could be considered similar to a listed use.
(2814, 2012)

§ 9.18.020.030. Uses Restricted to Indoor.

Unless otherwise indicated in this Chapter **9.18** or allowed by conditional use permit, all uses listed in Table 9.18-1 (Use Regulations for the Mixed Use Zones) must be conducted wholly within an enclosed building. Exceptions to this restriction are noted in this chapter and are generally intended to foster a lively pedestrian environment, such as outdoor dining, vehicular vending, and nonvehicular vending kiosks.

Table 9.18-1
Use Regulations for the Mixed Use Zones

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C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.

I = Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.

[-] = Not a permitted use.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Residential & Associated Uses								
Residential Uses								
Single-Family Dwelling	[-]	P	[-]	[-]	[-]	[-]	[-]	See Section **9.18.110.040** (Existing Nonconforming Single-Family Dwellings).
Multiple-Family Residential Use - Stand-alone use with no commercial component	P	P	[-]	P	[-]	P	[-]	Minimum density of 10 units/acre required in GGMU zones. Residential development requires a commercial component in GGMU-1 (unless 100% affordable development) and certain properties in CC-3; see Section **9.18.020.070** (Restrictions on Uses and Activities within a Vertically Integrated Residential/Commercial Mixed Use Development). Stand-alone multiple-family residential development in the NMU zone is only permitted on sites that do not have access to a principal, major, primary, or secondary arterial street. Such development is not required to include a pedestrian plaza area. In all zones that allow multiple-family residential development, where the base density calculates to less than two dwelling units, two multiple-family dwelling units are allowed, provided the development complies with all applicable development standards of the respective zone.
Small Lot Subdivision	[-]	P	[-]	P	[-]	[-]	[-]	Minimum density of 10 units/acre required. Section

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								9.12.040.060— Special Requirements-Small Lot Subdivisions (Chapter **9.12** — Multifamily Residential Development Standards) shall apply to all proposed small lot subdivisions.
Single Room Occupancy	P	[-]	[-]	P	[-]	[-]	[-]	Shall comply with the provisions of Section 9.12.050 Single Room Occupancy Use Regulations and Development Standards.
Supportive and Transitional Housing	P	P	P	P	[-]	P	[-]	Transitional and supportive housing are subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone.
Supportive Housing for the Homeless	P	P	P	P	[-]	[-]	[-]	Subject to the requirements of subsection **B**. of Section **9.60.070**.
Low-Barrier Navigation Center	P	P	P	P	[-]	P	[-]	Subject to the requirements of subsection **C**. of Section **9.60.070**.
Community Care Facility, Residential								
6 Persons or Fewer	P	P	[-]	P	[-]	P	[-]	
7 Persons or More	C	C	[-]	[-]	[-]	C	[-]	
Child Day Care Center	C	C	[-]	C	C	C	[-]	
Family Day Care Home (1—14 Children)	P	P	[-]	P	[-]	P	P	Family day care operations are only permitted as an incidental use to detached single-family units.
Foster Home	P	P	[-]	[-]	[-]	P	[-]	
Intermediate Care Facility	C	[-]	[-]	C	[-]	C	[-]	
Skilled Nursing Facility	C	[-]	[-]	C	[-]	C	[-]	
Miscellaneous Residential and Incidental to Residential								
Accessory Buildings and Structures	I	I	I	I	I	I	I	GGMU, CC-3, and AR zones: Accessory buildings incidental to detached single-family units are allowed.
Agricultural Growing and Produce Stand	[-]	[-]	[-]	[-]	P	[-]	P	
Community Garden and Produce Stand	[-]	P	[-]	P	P	P	P	
Cottage Food Operations	I	P*	I	I	[-]	I	I	See Section **9.18.030.125** (Cottage Food Operations)

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								*No minimum spacing limit is required for cottage food operations provided that the use complies with all other requirements of Section 9.08.020.050.B.
Garage Sale	[-]	I	[-]	[-]	[-]	I	[-]	Garage sales are allowed incidental to detached single-family units and subject to the requirements of Section **9.18.030.200** (Garage Sales— Incidental to a Single-Family Residential Unit).
Home Occupations	I	I	I	I	[-]	I	I	See Section **9.18.030.210** (Home Occupations).
Live-Work	[-]	P	[-]	[-]	[-]	[-]	[-]	
Residential/Commercial Mixed Use Development	P	P	P	P	[-]	P	P	See Section **9.18.020.070** (Restrictions on Uses and Activities within a Vertically Integrated Residential/ Commercial Mixed Use Development) for restrictions on uses and required commercial components.
Work-Live	[-]	C	C	C	[-]	[-]	C	See Section **9.18.030.360** (Work-Live Units).
Commercial/Office								
Offices and Related Uses								
Administrative/Business	P	P	P	P	[-]	P	P	
Banks/ Financial Institution	P	P	P	[-]	[-]	P	P	
Medical, Dental and Related Health Service Support Facilities	P	P	[-]	P	[-]	P	C	
Prescription Pharmacy	P	[-]	P	P	[-]	P	P	
Professional and Clerical	P	P	P	P	[-]	P	P	
Public Utility (Commercial)	C	C	C	C	C	C	C	
Professional Studios								
Art Gallery/Retail Business with Tattoo Art Studio			C*					
Art, Music, Dance, and Martial Arts 1,500 sf and smaller Larger than 1,500 sf	P P	P [-]	P [-]	P C	[-] [-]	P C	P C	See Section **9.18.030.050** (Arts and Crafts Studios).
Crafts, Photography, and Portrait	P	P	P	P	[-]	P	P	See Section **9.18.030.050** (Arts and Crafts Studios).
Radio/TV and Recording								

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
1,500 sf and smaller	P	P	P	P	[-]	P	P	
Larger than 1,500 sf	C	[-]	[-]	C	[-]	C	C	
Personal/Service								
Athletic and Health Clubs, Gyms	P	P	P	P	[-]	P	P	
1,500 sf and smaller	C	[-]	[-]	C	[-]	C	C	
Larger than 1,500 sf								
Athletic and Health Clubs, Spas, or Gyms with Massage	C*	[-]	[-]	[-]	[-]	C*	[-]	See Section **9.18.030.055** (Athletic and Health Clubs, Spas, or Gyms with Massage).
Barber/Beauty Shop	P	P	P	P	[-]	P	P	
Dry Cleaning-Limited	P	[-]	P	P	[-]	P	P	Pick-up and drop-off only; no cleaning equipment permitted on the premises.
Dry Cleaning with on-site cleaning equipment	C	[-]	[-]	C	[-]	C	[-]	No industrial dry cleaning businesses permitted. Use limited to dry cleaning businesses serving retail customers only.
Fortunetelling	P	[-]	[-]	[-]	[-]	C	[-]	See Section **9.18.030.190** (Fortunetelling).
Laundromat (Coin-Operated)	P	[-]	[-]	C	[-]	P	[-]	
Massage Establishment	C*	[-]	[-]	[-]	[-]	C*	[-]	See Section **9.18.030.245** (Massage Establishment).
Physical Therapy (Medical Use)	P	P	P	P	[-]	P	P	In the CC-1 zone, limited to 2,000 sf.
Shoe Repair	P	P	P	P	[-]	P	P	
Tailor/Dressmaking	P	P	P	P	[-]	P	P	
Tanning Parlor	C	[-]	[-]	[-]	[-]	C	[-]	In all GGMU zones, no tanning parlor shall be located closer than 1,000 feet from any other tanning parlor.
Tattoo, Facial	P	I	I	I	[-]	C	I	Permitted as incidental to a barber/beauty shop in CC zones and AR zone. See also Title **6**, Chapter 38 (Tattooing Establishment and Operation Regulations).
Tattoo, General	C	[-]	[-]	[-]	[-]	C	C	In all GGMU zones, no tattoo parlor shall be located closer than 1,000 feet from any other tattoo parlor. Also, the entrance shall be oriented only toward a principal, major, or primary arterial street, as defined in the

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								General Plan Circulation Element. See also Title **6**, Chapter 38 (Tattooing Establishment and Operation Regulations).
Tourist Services								
Bed and Breakfast	[-]	C	C	C	[-]	[-]	[-]	See Section **9.18.030.090** (Bed and Breakfast).
Extended-Stay Business Hotel	C	[-]	[-]	C	[-]	C	[-]	See Section **9.18.030.170** (Extended-Stay Business Hotels).
Hotel, Motel	C	C	[-]	[-]	[-]	C	[-]	See Section **9.18.030.220** (Hotel/Motel).
Ticket Agency	P	P	P	P	[-]	P	[-]	
Travel Agency	P	P	P	P	[-]	P	[-]	
Recreation, Amusement, Entertainment								
Adult Entertainment	C	[-]	[-]	[-]	[-]	[-]	[-]	See Section 9.18.050 (Adult Entertainment Uses).
Arcades	C	[-]	[-]	[-]	[-]	C	[-]	See Section **9.18.030.040** (Arcades and Incidental Amusement Devices).
Billiard Parlor/Pool Hall	C	[-]	I*	[-]	[-]	C	[-]	See Section **9.18.030.100** (Billiard Parlor/Pool Hall). In the CC-2 zone, billiard parlors and pool halls are only allowed as an incidental use to a full-service dine-in eating establishment/restaurant.
Bowling Alley	C	[-]	[-]	[-]	[-]	C	[-]	See Section **9.18.030.110** (Bowling Alley).
Cybercafés	C	[-]	[-]	[-]	[-]	C	[-]	
Golf Driving Ranges	[-]	[-]	[-]	[-]	[-]	C	[-]	Hours of operation shall be from no earlier than 7:00 a.m. to no later than 10:00 p.m. All lighting shall be directed away from abutting properties.
Incidental Amusements Devices	I	I	I	[-]	[-]	I	[-]	See Section **9.18.030.040** (Arcades and Incidental Amusement Devices).
Theaters								
Live Entertainment	C	[-]	C	C	C	C	C	
Movie	C	[-]	C	C	[-]	C	[-]	
Private Clubs and Lodges	C	[-]	C	C	[-]	C	[-]	
Skating Rinks/Parks	C	C	[-]	[-]	[-]	C	[-]	
Tennis, Swimming Clubs	C	C	[-]	[-]	[-]	C	[-]	

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Retail Trade	See Section 9.18.060 (Alcohol Beverage Sales) regarding on-sale and off-sale of alcohol.							
Antique Shops	P	P	P	P	[-]	P	[-]	
Apparel: Clothing, Shoes and Accessories	P	P	P	P	[-]	P	[-]	
Art Gallery and Sales	P	P	P	P	[-]	P	P	
Art Gallery/Retail Business with Tattoo Art Studio	[-]	C	[-]	[-]	[-]	[-]	[-]	See Section **9.18.030.041**
Books, Magazines, Newsstand (in building)	P	P	P	[-]	[-]	P	I	In AR zone, permitted as incidental to allowed use.
Building Supply, Plumbing Shop	P	[-]	[-]	P/C	[-]	P/C	[-]	In CC and NMU zones, buildings with up to 40,000 sf of gross floor area are permitted by right; buildings larger than 40,000 sf may be allowed with a conditional use permit.
Department Stores	P	P	[-]	P/C	[-]	P/C	[-]	In CC and NMU zones, buildings with up to 40,000 sf of gross floor area are permitted by right; buildings larger than 40,000 sf may be allowed with a conditional use permit.
Drug Stores	P	[-]	P	P	[-]	P	[-]	
Event Space/Banquet Facility (Indoor)	[-]	C	[-]	[-]	[-]	[-]	[-]	See Section 9.18.090.040.I
Event Space (Outdoor)	[-]	C	[-]	[-]	[-]	[-]	[-]	See Section 9.18.090.040.I
Florists	P	P	P	P	[-]	P	I	
Food Hall	[-]	C	[-]	[-]	[-]	[-]	[-]	Parking to be provided pursuant to Section **9.18.140.030**.
Furniture, Carpets, Household Appliances	P	P	P	P	[-]	P	P	
Garden Shop/Small Scale Nursery (10,000 square feet and smaller)	[-]	P	[-]	[-]	[-]	[-]	[-]	Retail only, no production permitted.
Gifts and Souvenirs	P	P	P	P	[-]	P	I	
Hardware, Paint	P	[-]	P	P	[-]	P	P	
Hobby Shop	[-]	P	P	P	[-]	P	P	
Indoor Multi-Tenant Retail Shopping Center	C	C	[-]	[-]	[-]	C	[-]	See Section **9.18.030.230** (Indoor Multi-Tenant Retail Shopping Center).
Jewelry, Cameras and Supplies, Luggage	P	P	P	P	[-]	P	[-]	

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Nonvehicular Vending Kiosk	P	P	[-]	I/C	[-]	I/C	I/P	See Section **9.18.070.010** (Nonvehicular Vending Kiosk). For nonvehicular vending in the CC-1 zone, see Section 9.18.090.040.H for additional requirements.
Nurseries—Retail sales only	P	[-]	[-]	[-]	[-]	P	P	See Section **9.18.030.290** (Nursery—Retail Sales Only).
Pawnshop, Secondhand Store	C	[-]	[-]	[-]	[-]	C	[-]	Retail sales only. No outdoor staging or parking areas for drop-off are permitted.
Pets and Pet Supplies	P	P	P	P	[-]	P	[-]	All sales of merchandise, pets and equipment and storage of supplies shall be within an enclosed building. Any overnight boarding shall be subject to conditions of Section **9.18.030.240** (Kennel).
Sporting Goods	P	P	P	P	[-]	P	[-]	
Stationery and Office Supplies-No Furniture	P	P	P	P	[-]	P	[-]	
Toys	P	P	P	P	[-]	P	[-]	
Variety, Dry Goods Stores	P	P	P/C	P/C	[-]	P/C	[-]	In the CC and NMU zones, buildings with up to 40,000 sf of gross floor area are permitted by right; buildings larger than 40,000 sf may be allowed with a conditional use permit.
Food/Drink Sales and Service								
Alcohol Sales, On-Sales and Off-Sales	C	C	C	C	[-]	C	C	See Section 9.18.060 (Alcohol Beverage Sales).
Bar/Nightclub	C	[-]	[-]	[-]	[-]	C	[-]	See Section **9.18.030.080** (Bar/Nightclub) or Section 9.18.060 (Alcohol Beverage Sales)
Candy, Confectionery	P	P	P	P	[-]	P	[-]	
Convenience Grocery	P	P	P	P	[-]	P	P	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Delicatessen	P	P	P	P	[-]	P	C	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Food, Carry-out	P	P	P	P	[-]	P	P	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Food Catering	I	I	I	I	[-]	I	P	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Liquor Store	C	[-]	C	C	[-]	C	[-]	See Section 9.18.060 (Alcohol Beverage Sales).
Meat Market	P	P	P	P	[-]	P	P	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages. No sale or slaughter of live animals shall take place, be allowed or provided for.
Mini-Market with Gas	C	[-]	[-]	[-]	[-]	C	C	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Supermarket	P	[-]	[-]	P	[-]	P	[-]	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Vehicular Vending (Food Truck)	I	P	[-]	I	[-]	I	I	See Section **9.18.070.020** (Vehicular Vending Food Truck). For vehicular vending in the CC-1 zone, see Section 9.18.090.040.H for additional requirements.
Eating Establishment/Restaurant	See Section 9.18.060 (Alcohol Beverage Sales) regarding on-sale and off-sale of alcohol.							
Bar with or without Entertainment	[-]	C	[-]	[-]	[-]	[-]	[-]	See Section 9.18.060 (Alcohol Beverage Sales) and Section **9.18.030.080** (Bar/Nightclub).
Brew Pub	C	C	C	C	[-]	C	C	See Section 9.18.060 (Alcohol Beverage Sales).
Coffeehouse	P	P	P/C	C	[-]	P	P	Refer to Chapter **5.70** (Regulation of Coffeehouses) for additional applicable provisions. The roasting of coffee beans incidental to the operation of a coffeehouse is permitted in the CC-1 zone. In the CC-1 and CC-2 zones, a coffeehouse with

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								live entertainment shall require a CUP and shall meet the requirements of Section **9.18.030.150** (Eating Establishment/Restaurant with Limited Entertainment).
Communal Dining with Entertainment and/or Alcohol	[-]	C	[-]	C	[-]	[-]	[-]	See Sections **9.18.090.040** and **9.18.090.060**.
Eating Establishment/Restaurant	P	P	P	P	[-]	P	P	Allowed in all zones indicated if no alcohol sales. Requires a Conditional Use Permit with alcohol sales. See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Eating Establishment/Restaurant with Entertainment	C	C	[-]	C	[-]	C	[-]	See Section **9.18.030.140** (Eating Establishment with Entertainment; Bars/Nightclubs). See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Eating Establishment/Restaurant with Limited Entertainment	C	C	C	C	[-]	C	[-]	See Section **9.18.030.150** (Eating Establishment/Restaurant with Limited Entertainment). See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Ice Cream, Bakery (retail sales and food service only)	P	P	P	[-]	[-]	P	P	See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Outdoor Dining at Eating Establishment/Restaurant	I	I	I	I	[-]	I	I	See Section **9.18.030.300** (Outdoor Dining at Eating Establishment/Restaurant). See Section 9.18.060 (Alcohol Beverage Sales) for any associated sale of alcoholic beverages.
Wineries	[-]	C	[-]	[-]	[-]	[-]	[-]	See Section 9.18.060 (Alcohol Beverage Sales).
Wine Tasting Establishment	C	C	C	C	[-]	C	C	See Section 9.18.060 (Alcohol Beverage Sales).
Vehicle Sales and Service								

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Auto Broker, office only with no vehicle storage	P	[-]	[-]	[-]	[-]	P	P	
Auto Parts, Accessories								
No Installations	P	[-]	[-]	P	[-]	P	P	
Installations	C	[-]	[-]	[-]	[-]	P	P	
Auto Lease/Rental	C	[-]	[-]	[-]	[-]	P	P	
Auto Maintenance - Minor	C	[-]	[-]	C	[-]	C	P	Specific activities are explicitly not permitted; see Section **9.18.030.060** (Auto Repair).
Auto Repair - General	C	[-]	[-]	[-]	[-]	C	P	Specific activities are explicitly not permitted; see Section **9.18.030.060** (Auto Repair).
Auto Repair (including paint or body work)	[-]	[-]	[-]	[-]	[-]	[-]	C	See Section **9.18.030.060** (Auto Repair).
Automatic Car Wash	C	[-]	[-]	[-]	[-]	C	C	See Section **9.18.030.070** (Automatic Car Wash).
Bicycle Repair	P	P	I	P	[-]	P	P	In the CC-2 zone, repairs incidental to retail sales facility only.
Bicycle Sales/Rental	P	P	P	P	[-]	P	P	
Boat Repair	[-]	[-]	[-]	[-]	[-]	[-]	C	
Boat Sales	[-]	[-]	[-]	[-]	[-]	[-]	C	See Section **9.18.030.260** (Motor Vehicle and Boat Sales).
Bus/Truck Repair	[-]	[-]	[-]	[-]	[-]	[-]	C	
Motorcycle Sales	C	[-]	[-]	[-]	[-]	[-]	C	See Section **9.18.030.250** (Motorcycle Sales).
Motor Vehicle Sales (New)	C	[-]	[-]	[-]	[-]	[-]	[-]	See Section **9.18.030.260** (Motor Vehicle and Boat Sales).
Motor Vehicle Sales (Used)	C	[-]	[-]	[-]	[-]	[-]	[-]	See Section **9.18.030.260** (Motor Vehicle and Boat Sales).
Self-Service or Coin-Operated Car Wash	C	[-]	[-]	[-]	[-]	[-]	P	Hours of operation shall be limited to the period from no earlier than 7:00 a.m. to no later than 10:00 p.m.
Service Stations (new and conversion of existing)	C	[-]	[-]	C	[-]	C	C	See Section **9.18.030.310** (Service Station).
Tire Sales and Service	[-]	[-]	[-]	[-]	[-]	C	P	
Truck, Trailer Rental	I	[-]	[-]	[-]	[-]	I	I	See Section **9.18.030.340** (Truck, Trailer Rental).
Other Services								
Ambulance Service	C	[-]	[-]	[-]	[-]	[-]	C	May include accessory sales and living accommo-

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
								dations for on-duty ambulance service personnel.
Blueprint/Photo Engraving, Newspaper Printing	[-]	[-]	[-]	[-]	[-]	[-]	P	
Community Garden	[-]	P	[-]	[-]	[-]	[-]	[-]	
Day Care Center	C	C	C	C	[-]	C	[-]	
Day Care Facility, Adult	C	C	C	C	[-]	C	[-]	
Drive-through Facility	C	[-]	[-]	C	[-]	C	[-]	See Section **9.18.030.130** (Drive-through Facilities).
Equipment Rental Small Large	 I [-]	 [-] [-]	 [-] [-]	 I [-]	 [-] [-]	 I [-]	 P C	See Section **9.18.030.160** (Equipment Rentals—Large and Small).
Funeral Home/Mortuary with No Crematorium	[-]	[-]	[-]	[-]	[-]	[-]	P*	
Graphic Arts/Photocopying	P	P	P	P	[-]	P	P	See Section **9.18.030.202** (Graphic Arts/ Photocopying).
Home Improvement Center	P	[-]	[-]	C	[-]	P	[-]	See Section **9.18.030.207** (Home Improvement Center).
Incidental Instruction (15 Students or Less)	[-]	I	[-]	[-]	[-]	[-]	[-]	
Kennel	I	[-]	[-]	I	[-]	I	I	Allowed only as incidental to veterinary clinic, dog day care, or pet store. See Section **9.18.030.240** (Kennel).
Multi-Tenant Retail, Office, Studio Space for Short-Term Use	[-]	C	[-]	[-]	[-]	[-]	[-]	Uses to be parked pursuant to Section **9.18.140.030**.
Neighborhood Recycling Center	I	[-]	[-]	I	[-]	I	[-]	See Section **9.18.030.270** (Neighborhood Recycling Center).
Parking Facilities (For Fee)	C	C	C	C	C	C	C	All parking in parking facilities shall be temporary; no such parking area shall be used for car sales (used or new) or for the permanent storage of automobiles.
Pet Grooming (no boarding)	P	P	P	P	[-]	P	P	No overnight boarding of pets permitted. The use must be conducted entirely within an enclosed building.
Small Animal	C	[-]	C	C	[-]	C	C	See Section **9.18.030.320** (Small Animal

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Hospital/Veterinary/Dog Day Care								Hospital/Veterinary/Dog Day Care).
Smoking Lounge	C	[-]	C	[-]	[-]	C	[-]	The provisions of Chapter **5.75** (Regulation of Smoking Lounges) shall apply, as shall Section **9.18.030.330** (Smoking Lounges).
Upholstery Repair Furniture Vehicles	 P C	 [-] [-]	 C [-]	 [-] [-]	 [-] [-]	 P [-]	 P C	Retail only. Use may include assembly of furniture from premanufactured frames.
Industrial								
Manufacturing								
Food Products, Dairy Products, and Bakery Products	[-]	[-]	[-]	[-]	[-]	[-]	C	See Section **9.18.030.180** (Food Products, Dairy Products, and Bakery Products).
Handicraft/Arts and Industry	[-]	[-]	[-]	[-]	[-]	[-]	P	See Section **9.18.030.205** (Handicraft Arts and Industry).
Industry, restricted	[-]	[-]	[-]	[-]	[-]	[-]	C	
Industry, restricted, small scale	[-]	[-]	[-]	[-]	[-]	[-]	P	
Industry, standard	[-]	[-]	[-]	[-]	[-]	[-]	C	
Laboratories	[-]	[-]	[-]	[-]	[-]	[-]	P	
Medical uses—Small dental and optical labs with maximum 1,200 sf of tenant space	P	[-]	[-]	P	[-]	P	P	
Storage								
Lumber Yards and Material Storage Yards	[-]	[-]	[-]	[-]	[-]	[-]	C	Not permitted when located adjacent to a residential zone or properties improved with single-family or multi-family housing.
Parcel Delivery Service	[-]	[-]	[-]	[-]	[-]	[-]	P	
Parcel Delivery Service, small scale (e.g., UPS store, delivery service, mailboxes, etc.)	P	[-]	P	P	[-]	P	[-]	
Warehouses and Storage Buildings	[-]	[-]	[-]	[-]	[-]	[-]	I	Must be related to primary use and shall not exceed 40% of gross building square footage.
Transit/Transportation								

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Automobile Fleet Storage	[-]	[-]	[-]	[-]	[-]	C	[-]	See Section **9.18.030.075** (Automobile Fleet Storage).
Helistop	C	[-]	[-]	C	[-]	[-]	[-]	In the CC-3 zone, permitted in association only with a public use.
Public and Semi-Public								
Church and Other Religious Centers	C	C	C	C	[-]	C	[-]	See Section **9.18.030.120** (Churches and Other Religious Centers).
Commercial Radio/TV Towers	C	[-]	[-]	[-]	[-]	C	C	Applicant shall furnish proof of a valid federal communications license prior to approval.
Educational Institutions	C	[-]	[-]	C	[-]	C	C	Educational institutions shall be located on a minimum site area of one acre, whether in combination with another use or as the sole use of the property. However, establishments with a primary use of providing tutoring services are not subject to this restriction.
Hospital - Medical or Psychiatric	C	[-]	[-]	C	[-]	C	[-]	
Public Buildings (Civic Center, Library, County, State or Federal)	C	C	C	C	C	C	C	
Public Recreational Facilities	P	P	P	P	P	P	P	
Public Safety Facilities (Fire, Police)	C	C	C	C	C	C	C	
Public Utility Stations and Equipment Buildings	C	C	C	C	[-]	C	C	
Trade or Business School	C	C	[-]	C	[-]	C	[-]	

Notes:

* Use shall be subject to special conditions for specific restrictions as listed in this section.

(2814, 2012; 2836 § 9, 2014; 2850 § 5, 2014; 2857 § 6, 2015; 2861 § 13, 2015; 2883 § 6, 2017; 2888 § 5, 2017; 2933 § 4, 2022; 2939 § 3, 2022; Ord. 2956, 8/27/2024)

§ 9.18.020.040. Required Notification for all Residential Uses.

A. Resident Notification. Residents of new residential and residential/commercial mixed use development projects in any Mixed Use zone where residential uses are allowed, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment and that noise levels may be higher than a strictly residential area.

B. Acknowledgement of Notification Receipt. The covenants, conditions, and restrictions of a residential or mixed use project shall require that prospective residents acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.

(2814, 2012)

§ 9.18.020.050. Use Regulations Applicable to all Commercial Uses.

A. Performance Standards. All operations conducted on the premises shall not create a nuisance by reason of noise, odor, dust, mud, smoke, steam, vibration, or other similar causes.

B. Products Produced on Premises. All products that are manufactured or processed on the premises in conjunction with a permitted use shall be sold on the premises as retail only.

C. On-Site Storage. Storage shall be limited to accessory storage of commodities sold at retail on the premises, or used as an element of an activity permitted on the premises. Such storage shall be placed within a wholly enclosed building or structure, unless otherwise permitted by this chapter.

(2814, 2012)

§ 9.18.020.060. Use Regulations Applicable to all Industrial Uses.

All operations conducted on the property shall not create a nuisance by reason of noise, odor, dust, mud, smoke, steam, vibration, or other similar causes.

(2814, 2012)

§ 9.18.020.070. Restrictions on Uses and Activities within a Vertically Integrated Residential/Commercial Mixed Use Development.

A. Required Commercial Component. In the GGMU-1, CC-2, CC-3, NMU, and AR zones, stand-alone residential development shall not be permitted. All vertically integrated mixed use developments shall require a minimum commercial component as follows:

1. GGMU-1 Zone. In the GGMU-1 zone, the commercial development component shall comprise a minimum of 0.3 FAR of the overall development. However, any project consisting entirely of deed-restricted affordable housing shall not be required to have a commercial component. See Section **9.18.090.020** (Garden Grove Boulevard Mixed Use Zone Development Standards).

2. CC-2 Zone. In the CC-2 zone, residential uses shall be permitted only on the second and third floors. See Section **9.18.090.050** (Additional Regulations Specific to the CC-2 Zone).

3. CC-3 Zone. In the CC-3 zone, commercial storefronts and related and fully functional commercial spaces are required along street frontages per Section 9.18.090.030.C (Storefronts and Commercial Uses Required at Ground Floors) and Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses).

4. NMU Zone. In the NMU zone, the commercial development component shall comprise a minimum of 0.2 FAR of the overall development. See Section **9.18.090.070** (Neighborhood Mixed Use Zone Development Standards).

5. AR Zone. In the AR zone, only work-live units are permitted as part of a residential/commercial mixed use development; multiple family residential units are not permitted, per Section **9.18.090.080** (Adaptive Reuse Zone Development Standards).

B. Prohibited Activities within Vertically Integrated Mixed Use. The following activities shall be prohibited within any vertically integrated residential/commercial mixed use development:

1. Auto Repair—General, Auto Repair including paint or body work, Auto Maintenance—Minor, or any similar use.

2. Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work, except those permitted as part of a work-live development in the AR zone.

3. Any other activity, as determined by the responsible review authority, to be incompatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create late-night activity, dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes.

C. Loading and Unloading Activities. Where applicable, the covenants, conditions, and restrictions of a residential/commercial mixed use development shall indicate the times when the loading and unloading of goods may occur, provided that, in no event, shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.

D. Change in Use. After approval and project completion/issuance of a certificate of occupancy permit, a mixed use building shall not be converted to entirely residential use unless such use is permitted in the zone in which it is located.

(2814, 2012)