

2.3.3 List of Allowable Uses

The Land Use Table (Table 2, page 2-21-27) provides a list of those uses permitted or conditionally permitted in the different zoning designations.

Other uses determined by the Community Development Director to be in similar character to those listed in Table 2 may be permitted or conditionally permitted per the Director’s authority. Decisions by the Director may be appealed to the Planning Commission. Conditionally permitted uses are subject to the approval of a conditional use permit requiring Planning Commission approval. Planning Commission approvals may be appealed to the City Council as set forth in Section 1.10 of this Specific Plan.

**Table 2
Land Use Table**

USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
1) Administrative/Professional						
Architectural, design, and engineering services	<>	P	P	P	<>	<>
Art studios with less than 15% sales area	<>	P	P	P	<>	<>
Attorney/legal services	<>	P	P	P	<>	<>
Banks, credit unions	<>	P	P	<>	<>	<>
Remote ATMs (stand alone facilities)	P	<>	P	<>	<>	<>
Brokerage firms and financial institutions	<>	P	P	<>	<>	<>
Business management services	<>	P	P	P	<>	<>
Exhibit halls and galleries with 15% or less retail sales area (For galleries with more than 15% retail sales area ~ see art gallery under 6) General Merchandise)	<>	P	P	P	<>	<>
General administrative offices	<>	P	P	CUP	<>	<>
Government offices	<>	P	P	<>	<>	P
Insurance and accounting offices	<>	P	P	P	<>	<>
Medical/dental/electrolysis offices - see use under 9)						
Medical/Health Services						
Real estate, escrow and property management offices	<>	P	P	CUP	<>	<>
Recording/film studios	<>	CUP	CUP	CUP	<>	<>
2) Animal Services						
Feed, tackle supplies for large animals (large animal defined in Muni. Code 6.20.010)	<>	<>	<>	<>	<>	<>
Pet grooming	<>	CUP	P	<>	<>	<>
Pet hospitals and boarding/kennels	<>	<>	<>	<>	<>	<>
Pet sales and supplies (no outdoor storage)	P	P	P	<>	<>	<>
Veterinarian office (small animal only with no boarding of pets)	<>	CUP	<>	<>	<>	<>

P = Permitted
 CUP = Conditional Use Permit
 <> = Not Permitted



USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
3) Alcoholic Beverage Sales						
Alcoholic sales for off-site consumption with or without on-site tasting	CUP	CUP	CUP	<>	<>	<>
On-site sales in connection w/Hotel Lounge (as defined in Glossary)	CUP	CUP	<>	<>	<>	<>
On-site sales in connection w/Live Performance Business (as defined in Glossary)	CUP	CUP	CUP	<>	<>	<>
On-site sales in connection w/restaurant	CUP	CUP	CUP	<>	<>	<>
Manufacturing, wholesale and distribution including micro-brewery with no restaurant with limited tasting	<>	<>	<>	<>	<>	<>
Micro-breweries in connection w/restaurant	CUP	CUP	CUP	<>	<>	<>
Special Wine Business (as defined in Glossary)	CUP	CUP	CUP	<>	<>	<>
4) Educational/Instructional/Day Care Uses						
Adult day care	<>	<>	<>	CUP	<>	<>
Children tutorial classes	<>	CUP	P	CUP	<>	<>
Colleges	<>	CUP	<>	<>	<>	<>
Elementary, junior and high schools	<>	<>	<>	<>	<>	<>
Music, art, dance, gymnastic, martial arts instruction	<>	CUP	CUP	CUP	<>	<>
Nurseries, pre-schools and day care facilities for children	<>	CUP	CUP	CUP	<>	<>
5) Food/Restaurants/Eating Establishments						
Bakeries - commercial with ancillary sales - See use under 8)						
Manufacturing/Industrial Uses						
Bakery - primarily retail sales	P	P	P	<>	<>	<>
Catering services as primary - may include on-site dining facilities	<>	P	P	<>	<>	<>
Commercial test kitchen	<>	<>	<>	<>	<>	<>
Convenience store - See use under 6) General Merchandise/Retail Trade						
Ice cream, juice, tea and candy shops	P	P	P	<>	<>	<>
Food markets - See Food/drug and kindred products under 6) General Merchandise/Retail Trade						
Micro-brewery in connection w/restaurant - see use under 3) Alcoholic Beverage Sales						
Restaurant w/drive through	<>	<>	<>	<>	<>	<>
Restaurants/coffee shops with no drive through facilities	P	P	P	<>	<>	<>
Restaurants w/entertainment (for entertainment permit see Chapter 5.45 of Municipal Code)	P	P	P	<>	<>	<>
Retail food including specialty food markets - See Food/drug and kindred products category under 6) General Merchandise/Retail Trade						
6) General Merchandise/Retail Trade						
Antiques retail sales (for antique warehouse see warehouse distribution/operations under 19) Warehouse/Storage)	P	P	P	<>	<>	<>
Appliance, consumer electronic, computer, and phone/telecommunication equipment retail sales	P	P	P	<>	<>	<>
Art gallery with retail sales (If retail sales area is less than 15% - see exhibit hall and gallery under 1) Administrative/professional)	P	P	P	P	<>	<>
Art supplies, framing	P	P	P	<>	<>	<>
Beauty supplies	P	P	P	<>	<>	<>
Books and magazines	P	P	P	<>	<>	<>
Camera and photographic supplies	P	P	P	<>	<>	<>
Clothing/shoes stores	P	P	P	<>	<>	<>
Cigar/cigarette/smoke shops	CUP	CUP	<>	<>	<>	<>
Consignment clothing sales	P	P	P	<>	<>	<>
Convenience stores	CUP	CUP	CUP	<>	<>	<>

P = Permitted <> = Not Permitted CUP = Conditional Use Permit Required



USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
Discount variety, volume liquidation/seconds/cut-rate merchandise, or thrift stores	<>	<>	<>	<>	<>	<>
Equipment sales/rentals w/outdoor storage	<>	<>	<>	<>	<>	<>
Equipment sales/rentals with no outdoor storage	<>	<>	<>	<>	<>	<>
Floor covering	CUP	P	P	<>	<>	<>
Florists	P	P	P	<>	<>	<>
Food/drug and kindred products	P	P	P	<>	<>	<>
Fabric stores	P	P	P	<>	<>	<>
Furniture, office and home furnishings	P	P	P	<>	<>	<>
Garden supply with outdoor display of plants	CUP	CUP	CUP	CUP	<>	<>
General merchandise, specialty, gift, craft items, candles, housewares, and variety (non-discount) stores	P	P	P	<>	<>	<>
Guns and ammunition	<>	<>	<>	<>	<>	<>
Hardware/home improvement stores	P	P	P	<>	<>	<>
Health, herbal, botanical stores	P	P	P	<>	<>	<>
Hobby, toy and game	P	P	P	<>	<>	<>
Indoor swap meets/concession malls	<>	<>	<>	<>	<>	<>
Interior decorating, linen, and bath stores	P	P	P	<>	<>	<>
Jewelry sales and repair	P	P	P	<>	<>	<>
Leather goods and equipment	P	P	P	<>	<>	<>
Luggage sales	P	P	P	<>	<>	<>
Music, CD, tape and video sales	P	P	P	<>	<>	<>
Musical instruments	P	P	P	<>	<>	<>
Office supplies/stationery/cards	P	P	P	<>	<>	<>
Outdoor sale or display of merchandise, or provision of services in conjunction with primary use in a building - See Chap. 2, Part 4 of the Claremont LUDC for restrictions and special permit requirements						
Pharmacies	P	P	P	<>	<>	<>
Shoe stores	P	P	P	<>	<>	<>
Sporting goods and equipment (no gun sales)	P	P	P	<>	<>	<>
Thrift stores - See Discount variety, volume liquidation/seconds/cut-rate merchandise, army surplus, & thrift stores under General Merchandise/Retail						
Travel agencies	P	P	P	<>	<>	<>
7) Lodging Places						
Bed and breakfast facilities	CUP	CUP	CUP	CUP	<>	<>
Hotels and inns	CUP	CUP	CUP	<>	<>	<>
8) Manufacturing/Industrial Uses						
Apparel/textile products	<>	<>	<>	<>	<>	<>
Assembly of products	<>	<>	<>	<>	<>	<>
Auxiliary uses that the planning director finds appropriate and compatible with a permitted manufacturing/industrial use	<>	<>	<>	<>	<>	<>
Bakery -commercial with ancillary sales	<>	<>	<>	<>	<>	<>
Blueprint services	<>	<>	<>	<>	<>	<>
Catalog distribution with no retail sales on the premises	<>	<>	<>	<>	<>	<>
Electronic, optical and scientific products	<>	<>	<>	<>	<>	<>
Food and kindred products	<>	<>	<>	<>	<>	<>
Furniture and household products	<>	<>	<>	<>	<>	<>
Limited retail in conjunction with permitted manufacturing/industrial use (provided retail < 20% total floor area and <20% of gross sales revenue)	<>	<>	<>	<>	<>	<>

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USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
Laundry/dry cleaners – commercial	<>	<>	<>	<>	<>	<>
Lumber/wood products	<>	<>	<>	<>	<>	<>
Manufacturing as a minor ancillary use to a permitted retail use	CUP	CUP	CUP	<>	<>	<>
Metalwork Fabrications	<>	<>	<>	<>	<>	<>
Micro-brewery, winery, distillery - manufacturing, wholesale, tasting - See Manufacturing, wholesale and distribution under 3) Alcoholic Beverage Sales			<>			
Micro-brewery in connection w/restaurant - see this use under 3) Alcoholic Beverage Sales						
Outside operations with permitted manufacturing/industrial uses	<>	<>	<>	<>	<>	<>
Paper products	<>	<>	<>	<>	<>	<>
Photocopying, computer publishing and related personal services - see photocopying and photo development under 11) Personal Services						
Printing/publishing - commercial, large volume/heavy equipment	<>	<>	<>	<>	<>	<>
Research, development and testing of products	<>	<>	<>	<>	<>	<>
Sand and gravel extraction	<>	<>	<>	<>	<>	<>
Stone, clay and glass products	<>	<>	<>	<>	<>	<>
Water resource development	<>	<>	<>	<>	<>	<>
9) Medical/Health Services						
Acute care/walk-in medical services	<>	<>	<>	<>	<>	<>
Ambulance services	<>	<>	<>	<>	<>	<>
Hospitals	<>	<>	<>	<>	<>	<>
Counseling/psychology	<>	P	P	P	<>	<>
Medical/dental/electrolysis/hearing aids/acupuncture/homeopathy/physical therapy/sports therapy - (For massage see use under 11) Personal Services)	<>	P	P	<>	<>	<>
Optometry related sales	P	P	P	<>	<>	<>
10) Motor Vehicles Services						
Automobile body and painting as primary use	<>	<>	<>	<>	<>	<>
Automobile broker offices	<>	SUDP	SUDP	<>	<>	<>
Automobile car washes	<>	<>	<>	<>	<>	<>
Automobile, motorcycle, and RV sales – new	<>	<>	<>	<>	<>	<>
Automobile, motorcycle, and RV sales - used cars sales permitted only in connection with new car sales	<>	<>	<>	<>	<>	<>
Automobile rental agencies with parking for vehicle rentals	<>	<>	<>	<>	<>	<>
Automobile/motorcycle repair - general, including quick lube, smog check, transmission service	<>	<>	<>	<>	<>	<>
Automobile upholstery	<>	<>	<>	<>	<>	<>
Automobile car alarm and stereo installation (within enclosed building only)	<>	<>	<>	<>	<>	<>
Commercial parking lots and garages	CUP	CUP	CUP	<>	<>	<>
Gas/service station (See Chapter 2 Part 3 of LUDC)	<>	<>	<>	<>	<>	<>
Gas station with mini mart, car wash and/or restaurant (See Chap. 2 Part 3 of LUDC for special standards)	<>	<>	<>	<>	<>	<>
Limousine service with parking for limousine vehicles	<>	<>	<>	<>	<>	<>
Truck, trailer and equipment rentals	<>	<>	<>	<>	<>	<>

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 SUDP = Special Use and Development Plan



USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
11) Personal Services						
Banks, Credit unions, financial institutions - see use under 1) Administrative/profession)						
Barbers, beauty, skin care and nail services	<>	P	CUP	<>	<>	<>
Check cashing/deferred deposit or payday advance uses with or without ancillary services	<>	<>	<>	<>	<>	<>
Cemeteries and mausoleums	<>	<>	<>	<>	<>	<>
Dry cleaners/laundry - non-commercial (For commercial see use under 8) Manufacturing/Industrial Uses)	P	P	CUP	<>	<>	<>
Fortune Telling - See also Muni. Code Chapter 5.38	<>	<>	<>	<>	<>	<>
Funeral parlors	<>	<>	<>	<>	<>	<>
Locksmith and key shops	P	P	CUP	<>	<>	<>
Massage/Acupressure as primary use (See also Muni. Code Chapter 5.36)	<>	CUP	<>	<>	<>	<>
Massage as ancillary use to primary permitted use - less than 40% of gross floor area of business (See Muni.Code Chapter 5.36)	CUP	CUP	CUP	<>	<>	<>
Crematory	<>	<>	<>	<>	<>	<>
Pawnshops	<>	<>	<>	<>	<>	<>
Photocopying and photo developing -retail	P	P	CUP	<>	<>	<>
Photography studios	P	P	CUP	P	<>	<>
Printing/publishing - commercial, large volume/heavy equipment - see this use under 8) Manufacturing/Industrial Uses						
Postal services/mail box rentals	<>	P	CUP	<>	<>	<>
Shoe Repair	P	P	CUP	<>	<>	<>
Tailor and alterations	P	P	CUP	P	<>	<>
Tattoo (See Muni. Code Chapter 9.70)						
12) Public Facilities/Utilities						
Government office uses - See use under 1) Administrative/professional						
Public park	CUP	CUP	CUP	CUP	P	CUP
Public maintenance yard and other non-office uses	<>	<>	<>	<>	CUP	CUP
Public utility structures	<>	<>	<>	<>	<>	CUP
13) Recreation/Entertainment						
Cyber café/Billiards and pool halls/game and video arcades	<>	CUP	<>	<>	<>	<>
Golf course and driving ranges	<>	<>	<>	<>	<>	<>
Indoor - amusement/recreation/sports and health clubs/skating/batting cages/roller hockey facilities (not within a public park) - For instructional uses see 4) Educational/Instructional/Child Care Uses	CUP	CUP	CUP	<>	<>	<>
Outdoor - amusement/recreation/sport club/skating/batting cages/roller hockey facilities (not within a public park)	<>	<>	<>	<>	<>	<>
Public Assembly/auditoriums/meeting halls	<>	<>	<>	<>	<>	<>
Theatres (live stage and movie) and concert halls	CUP	CUP	CUP	<>	<>	<>

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USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
14) Religious Institutions						
Churches and places of worship with accessory uses including garths and columbariums	<>	<>	<>	<>	<>	<>
Monasteries and religious group quarters permitted only in conjunction with a church or place of worship	<>	<>	<>	<>	<>	<>
15) Repair Services						
Antique restoration	<>	CUP	<>	CUP	<>	<>
Equipment and appliance repair	<>	<>	<>	<>	<>	<>
Furniture refinishing	<>	CUP	<>	CUP	<>	<>
Furniture upholstery	<>	CUP	<>	CUP	<>	<>
16) Residential						
Assisted living facilities	<>	<>	<>	<>	<>	<>
Caretaker's or watchman's quarters	<>	<>	<>	<>	<>	<>
Congregate care facilities	<>	<>	<>	<>	<>	<>
Continuing care facilities	<>	<>	<>	<>	<>	<>
Convalescent care	<>	<>	<>	<>	<>	<>
Group care 7 or more people	<>	<>	<>	<>	<>	<>
Single family development	<>	<>	<>	P	SHUP	<>
Multiple family development	<>	<>	P	P	SHUP	<>
Live/Work lofts	<>	P	P	P	SHUP	<>
Apartments above commercial space	<>	P	P	<>	<>	<>
Senior housing ¹	<>	<>	<>	P	SHUP	<>
Student Housing/Dormitory/Group Quarters	<>	<>	<>	<>	<>	<>
17) Service/Non-profit Organizations						
Offices for philanthropic, charitable and service organizations	<>	P	P	P	<>	<>
Political campaign offices and headquarters	<>	P	P	<>	<>	<>
Public utility structures - see use under 12) Public Facilities/Utilities						
Second-hand clothing/household goods sales - See Discount variety, volume liquidation/seconds/cut-rate merchandise, army surplus, and thrift stores under 6) General Merchandise/Retail						
18) Temporary and Special Uses (Chap 6 Part 3)						
Christmas tree and pumpkin sales (temporary outside sales)	SUDP	<>	<>	SUDP	<>	<>
Commercial/office use of residential structures	SUDP	<>	<>	SUDP	<>	<>
Fruit stands	SUDP	SUDP	SUDP	<>	<>	<>
Large family day care	<>	<>	<>	<>	<>	<>
Mobile recycling and reverse vending units	<>	<>	<>	<>	<>	<>
Parking lot sale	SUDP	SUDP	SUDP	SUDP	<>	<>
Temporary outdoor displays, sales, storage and provisions of services	SUDP	SUDP	SUDP	SUDP	<>	<>
Temporary parking lots	<>	<>	<>	<>	<>	<>
Temporary use of structures for carnivals, farmers markets, fairs, circuses and religious gatherings	SUDP	SUDP	<>	<>	<>	<>
Temporary use of structures, trailers and facilities related to established uses	SUDP	SUDP	SUDP	SUDP	<>	<>

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 <> = Not Permitted

¹ 10 units or less only



USE	CMX Ground Floor	CMX 2nd/3rd Floors	MX	RMX	R	PF
19) Warehouse/Storage Uses						
Lumber yard as primary use (for lumber yard as an ancillary use see Hardware/ Home Improvement or Discount/big box under 6) General Merchandise/Retail Trade)	<>	<>	<>	<>	<>	<>
Mini-storage/warehouse facilities - See Chapter 2 Part 6	<>	<>	<>	<>	<>	<>
Outdoor storage as primary use	<>	<>	<>	<>	<>	<>
Outdoor storage as ancillary use to a permitted use in a building	<>	<>	<>	<>	<>	<>
Outdoor storage for gardening/landscape companies	<>	<>	<>	<>	<>	<>
Parcel delivery service	<>	<>	<>	<>	<>	<>
Warehouse distribution/operations	<>	<>	<>	<>	<>	<>
Wholesale building materials w/outdoor storage	<>	<>	<>	<>	<>	<>
Wholesale building materials w/no outdoor storage	<>	<>	<>	<>	<>	<>
20) Wireless antennas - See Chapter 5, Part 6 for permitted antennas						
* Existing ground floor commercial spaces that do not have a display window facing a public sidewalk can be occupied by uses otherwise permitted on the 2nd and 3rd stories in the CMX district until such time as the buildings are removed or modified for retail uses.						

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(Rev. Planning Commission Resolution 2002-12, 07/16/2002)
 (Rev. City Council Ordinance 2006-03, 06/13/2006)

2.3.4 On-site Sale of Alcoholic Beverages

The on-site sale of alcoholic beverages shall be permitted in the CMX/MX zone only with approval of a Conditional Use Permit pursuant to Chapter 6, Part 2 of the Claremont Land Use and Development Code, and in connection with one or more of the following uses:

Restaurants

A restaurant in the CMX/MX zone may be granted a Conditional Use Permit for the on-site sale of alcoholic beverages if the restaurant qualifies as a bona fide public eating place, as defined in the state Business and Professions Code (Business and Professions Code Section 23038), and if the restaurant makes meals available to patrons at all times when the business is serving alcoholic beverages. "Meals" means the usual assortment of foods commonly ordered at various hours of the day; the service of such food and victuals only as sandwiches or salads shall not be deemed a compliance with this requirement.



Specialty Wine Businesses

Specialty Wine Businesses in the CMX/MX zone may be permitted with the approval of a Conditional Use Permit. Such businesses may be permitted to serve wine for consumption on site, subject to the following criteria:

1. At least 40% of gross alcohol sales for the business are for off-site consumption;
2. Wine tasting is provided;
3. Snacks and appetizers shall be made available for on-site consumption at all times alcoholic beverages are being served; and
4. No more than 30% of the gross floor area of the specialty wine business may be devoted to customer seating and serving areas for on-site sales of wines.

Specialty wine businesses may provide off-site beer sales as an accessory use, if approved as part of the CUP granted for the business. Sale of beer for on-site consumption in conjunction with a specialty wine business is prohibited.

Live Performance Businesses

Live performance businesses, as defined in the VESP Glossary, located in the CMX/MX zone and with an approved City entertainment permit, may be granted a Conditional Use Permit for the on-site sale of alcoholic beverages if the alcohol use is found to be ancillary to the entertainment use permitted for the business. Snacks and appetizers shall be made available for on-site consumption at all times alcoholic beverages are being served.

Hotel Lounges

Hotels in the CMX/MX zone may be granted a Conditional Use Permit for the on-site sale of alcoholic beverages for consumption on the hotel premises. Snacks and appetizers shall be made available for on-site consumption at all times alcoholic beverages are being served.

(Rev. City Council Ordinance 2006-03, 06/13/2006)