

3.4 LAND USE DESIGNATIONS

Table 3-1 summarizes the uses allowed for each planning area.

TABLE 3-1 – PLANNING AREA LAND USES

	Land Uses	Burlingame Avenue Commercial District	Howard Avenue Mixed Use	Chapin Avenue Area	Donnelly Avenue Area	California Drive/ Auto Row	North California Drive Commercial District	Myrtle Road Mixed Use Area	Anita Road Area	R-3 District	R-4 Base District	R-4 Incentive District	Bayswater Mixed Use Area
1	Retail												
	Downtown Retail	P	P	P	P	C	P	P					
	Corner Store Retail								C			C	C
	Personal Services	P	P	P	P	C	P	P					P
	Business Services	P	P	P	P	C	P	P					P
2	Residential		P / U		<u>P¹</u>	P / U		C	P	P	P	P	P
3	Civic, Quasi-Civic, Cultural	P	P	P	P	P	P	P	P	P	P	P	P
4	Office	P / U	P / U	P	P	P / U	P	P					C
5	Service Commercial		P			P C for non-auto > 6,000 sq ft	P	P					
6	Lodging/Hotel	P	P	P	P	C	P						
7	Live/Work		P / U			P	P	C					P

P = Permitted

C = Permitted with Conditions

/G = Ground Floor Only

/U = Upper Floors Only

¹ Residential use permitted only on upper floors and only on properties located north of Donnelly Avenue that have sole frontage on Donnelly Avenue.