

Permitted Uses Table 9.02.020-1

- X - Indicates stated use is permitted subject to zoning requirements.
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- 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 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 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 (18)	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI(8,10,11)	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	

Adult Businesses																A		A	A		A	A	A	A		
Agricultural Uses—Crops Only	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																C		C	C	C	C					
Ambulance Service																◆				◆	X	X	X	X		
Amusement Parks, Fairgrounds																◆					X					
Animal Raising (see Section 9.09.090 of this title)	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												X	X	X	X	X		X			X	X	X	X		
Auction Houses																X									X	
Auditoriums												◆	◆	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Auto Electronic Accessories and Installation																X					X	X		X		

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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)																◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)																◆	X						X	X		X	

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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																							X						
Banks—Financial Institutions													X	X	X	X	X	X	X	X						X	X		
Barber and Beauty Colleges													X	X	X	X	X		X	X					X	X			
Bars (Drinking Establishments)																													
Bars													C	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									X	X	X	X	X	X															
Bowling Alley													◆	◆	◆	X	X												
Building Material Sales																													
With outdoor storage																							X	X					

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Building Material Storage Yards																						X				
Bus, Rail and Taxi Stations															◆		◆									
Business Equipment Sales (includes repairs)													X	X	X	X	X	X	X						X	
Business Schools													X	X	X	X	X	X	X	X				X	X	X
Business Supply Stores													X	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
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	C	C	C	C	C	C	C	C	C	C	C	C	◆	◆	◆	◆	◆	C	◆	◆	◆	◆	◆	◆	◆	◆
Clubs								◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆					C
Commercial Cannabis Activities ¹⁷																										
Cultivation																								M	M	M

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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								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															C		◆		◆		◆				◆	◆	

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(including incidental sales of feed and tack)																											
Exterminators																	C						X	X	X	X	
Farm Worker Housing									X	X	X	X															
Feed and Grain Stores																X	X	X									
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	X
Floor Covering Stores (may include incidental repairs with installation service)												X	X	X	X	X						X					
Fraternity/Sorority									C	C	C	C	C														
Frozen Food Locker																						X	X				
Gasoline Dispensing - Non-retail accessory to an auto-related use																	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	C	C	C	C	C	C	C	C	C	C	C	C															◆
Handicapped Housing									X	X	X	X	X	X													
Heavy Equipment Sales and Rentals																	X							X	X		

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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																										
Inpatient care													X	X	X	X	X					X	X	X	X	

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Nursery, (Plant), Wholesale and Distribution	X	X	X	X																		X	X			X
Offices (administrative and professional)													X	X	X	X	X	X	X	X			X	X	X	
Open Air Theaters															C						C					C
Orphanages	C	C	C	C	C	C	C	C	C	C	C															
Painting Contractor																						X	X			
Parcel Delivery Terminals																						X	X	X	X	
Parking Lot															C	C	X	X	C					X		
Parks and Recreation Facilities (public)	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)													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														◆		◆	◆									
Postal Services												X	X	X	X	X	X	X				X	X	X		

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With outdoor seating ¹³													X	X	X	X	X	X	X							X	
Restaurants (fast-food)																											
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											C	C	C	C		X											
Skating Rinks														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																							X				
Outdoor																							X				

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Swim Schools/Center with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C	C					X										
Taxidermist																	X						X	X			
Theaters (excludes open air)													X	X	X	X	X	X									
Tire Recapping																							X				
Trade and Vocational Schools													X	X	X		X		X	X				X	X	X	
Transfer, Moving and Storage Facilities																							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)																											
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								

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Wholesale, Storage, and Distribution																										
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 fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (4) Permitted in the OC and VOR 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).

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- M - Indicates a use is allowed with a conditional use permit, providing the requirements of 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 (18)	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI(8,10,11)	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	BPX (18)	OS (18)

- (8) In the MUI, 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, 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 9.07.40 (Medical Use Overlay)
- (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.**

Permitted Uses Table 9.02.020-1

- X - Indicates stated use is permitted subject to zoning 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 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 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 (18)	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI(8,10,11)	NC (18)	CC (18)	VC	OC	O	P	I (18)	LI	BP (18)	BPX (18)	OS (18)

Zoning Key

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