Irvine, California, Zoning >> - ZONING ORDINANCE >> Division 3 - GENERAL DEVELOPMENT STANDARDS AND LAND USE REGULATIONS >> CHAPTER 3-3. - LAND USE MATRIX >> CHAPTER 3-3. - LAND USE MATRIX

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Accessory use	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	$P^5$	Р	Р					$P^3$	Р	$P^{35}$	$P^{35}$	$P^{35}$	Р	Р	Р		Р
Agriculture	Р	Р	P <sup>1</sup>	P <sup>2/48</sup>	Р				Р	$P^3$	$P^3$	$P^3$	$P^3$	$P^3$	$P^3$	₽	$P^3$	P <sup>3/5</sup>	$P^3$	$P^3$					Р	Р	P <sup>3/36</sup>	P <sup>3/36</sup>	P <sup>3/36</sup>	$P^3$	$P^3$	P <sup>3/49</sup>		Р
Ambulance service	١.	١.		١.	١.					С	С				C <sub>86</sub>	C	С	C <sup>5</sup>									C <sup>29</sup>	C <sup>29</sup>		С	С	С	ŀ	С
Apiary	P <sup>44</sup>															·																		
Arcade, game															C <sub>86</sub>	ψ	С	C <sup>4/5</sup>		Р					Р	С								С
Bar, tavern, cocktail lounge		-			-										C <sup>86</sup>	c	С	C <sup>5/60</sup>	С	С					Р	P <sup>73</sup>	C <sup>31</sup>				C <sup>70</sup>			С
Boarding house										С	С	С	С	С		Ç																		С
Caretaker's quarters	Р	Р	Р	Р	Р	Р	С	Р	Р						P <sup>87</sup>	₽									Р	С	C <sup>34</sup>	$P^{36}$		Р	Р			Р
Car wash															C <sub>86</sub>	e	С	C <sup>5</sup>	С						С	-	C <sup>31/T</sup>	C <sup>31/T</sup>		С	C <sup>70</sup>			С
Cemetery/mausoleum/crematory		С			C <sup>47</sup>				С			С				C82																		C82
Child care center									С	С	С	С	С	С	С	ψ	С	C <sup>5</sup>	С	С	_				С	С	C <sup>29</sup>	C <sup>29</sup>	C <sup>29</sup>	С	C <sup>69</sup>	С	_	С
Church		С			-					С	С	С	С	С	C38	c	C38	C <sup>5/38</sup>	C38	C38	-37-23	-37-25	-37-26	-37-27	Р	-	C <sup>35/3</sup>	C <sup>35/3</sup>	C <sup>35/3</sup>	C <sup>38/5</sup>	C <sup>38/6</sup>	C38	-37-38	С
Commercial recreation (under 1,500 square feet)	-				Р	С			Р				C <sup>5</sup>		P <sup>86</sup>	P	Р	P <sup>4/5</sup>		Р	section 3-37-23	section 3-37-25	section 3-37-26	section 3-37-27	Р	Р	P <sup>35/T</sup>					٠	section 3-37-38	Р
Commercial recreation (over 1,500 square feet)					$P^{T}$	С			Р						C <sub>86</sub>	c	С	C <sup>4</sup>	-	$P^{T}$	See sec	See sec	See sec	See sec	Р	С	C <sup>35/T</sup>						See sec	С
Community facility	1.	<b>.</b>	١.	١.	С	С	T .	١.	С	С	С	С	С	С	С	C	С	C <sup>5</sup>	С	С	Ñ	Ñ	Ō	Ñ	Р	С	C <sup>35</sup>	C <sup>35</sup>	C <sup>35</sup>	С	C <sup>71</sup>	С	Ñ	С
Community recreation					$P^{T}$	С									С	÷	С		-	$P^T$							C <sup>35/T</sup>						•	
Composting facility	† .	<u> </u>	١.	١.	C <sup>47</sup>	1	<b>.</b>	١.	С							C <sub>83</sub>									<u> </u>		C <sub>30</sub>	C <sub>30</sub>		С				C <sub>83</sub>
Concrete recycling facility					C <sup>47</sup>	1.			С							C <sub>83</sub>												C <sup>30T</sup>						C <sup>83</sup>
Conference/convention facility					-											e		C <sup>5/60</sup>							-	С	C <sup>29/T</sup>				C <sup>70</sup>	С		С
Congregate care facility	١.	١.	١.	١.	١.	١.	<b>.</b>	<b>.</b>			С	С	С	С	С	C									С	С	C <sub>30</sub>		C <sup>30</sup>		C <sup>71</sup>	С	ŀ	С
Convalescent home											С	С	С	С	С	¢	C <sup>12</sup>	C <sup>5</sup>							С	С	C <sub>30</sub>		C <sub>30</sub>		C <sup>71</sup>	С		С
Convenience or liquor store															C86	P	C <sup>12</sup>	C <sup>5/60</sup>							Р	С	C <sup>31/T</sup>	C <sup>31/T</sup>			C <sup>70</sup>			С

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Dairy, commercial		C <sup>46</sup>	С																										. 1						
Department store																P <sup>86</sup>	₽	-	P <sup>5/59</sup>							Р		C <sup>31/T</sup>	. ]						Р
Domestic animal ca	re facility		C <sup>45</sup>											-		C <sup>16/4</sup> 5	Ŧ	C <sup>12/4</sup> 5	C <sup>45</sup>			C <sup>45</sup>				C <sup>45</sup>	C <sup>45</sup>	P <sup>45</sup>	P <sup>45</sup>		P <sup>44/4</sup> 5				P <sup>45</sup>

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1.1 Exclusive Agriculture 1.2 Development Reserve 1.2 Development Reserve 1.3 Conservation/Open Space Reserve 1.4 Preservation 1.5 Recreation 1.5 Recreation 1.6 Water Bodies 1.7 Landfill Overlay 1.8 Golf Course Overlay 1.9 Orange County Great Park 2.1 Estate Density Residential (0 - 10.5) 2.2 Low-Density Residential (0 - 50) 3.1 Multi-Use 3.2 Transit Oriented Development 4.1 Neighborhood Commercial 4.2 Community Commercial 4.3 Vehicle Related Commercial 4.4 Commercial Recreation 4.5 Regional Commercial 4.5 Regional Commercial 4.6 Retail Office 4.7 Urban Commercial 4.8 Irvine Center Garden Commercial 5.0 IBC Mixed Use 5.0 IBC Mixed Use 5.1 IBC Multi-Use 5.1 IBC Multi-Use 5.1 IBC Multi-Use 5.2 IBC Industrial 5.3 IBC Residential	5.4 General Industrial	5.5 Medical and Science	5.5 Medical and Science 6.1 Institutional	7.1 Military	8.1 Trails and Transit Oriented Development
Drive-thru	С				С
Environmental learning center		١.			
Equipment rental	С	С			С
Escort bureau/introductory service					
Financial institution (except drive-thru)		Р	٠.		Р
Financial institution, drive-thru		С			С
Fortune-telling	- I .	+-	.   -		
Fraternal and service club  C86 C C12 C5		C <sup>7</sup>	70 .	section 3-37-38	С
Funeral home/mortuary	С	C <sup>7</sup>	<sup>70</sup> C	46 €	С
Funeral home/mortuary  Gas station/fuel dispenser  C C C C C C C C C C C C C C C C C C C	С	C <sup>7</sup>	70 .	sectio	С
Golf course/driving range . C C <sup>10</sup> . C . C P P	C <sup>42/5</sup>	2/5	.	See	С
Government facility	С	C <sup>7</sup>	<sup>70</sup> C	;	С
Greenhouse P C P	١.	Η.	.   .		
Hazardous waste facility	C <sup>52</sup>	2 .			
Health club		С			С
Heliport	С	C <sup>7</sup>	72	$\dashv$	С
Home care		Ţ.	. † :		P
Home occupation permit					Р
Hospital		C <sup>7</sup>	<sup>71</sup> C	$\overline{}$	С

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Hotel, extended stay				١.				<b>.</b>								e				. 1						С	C <sup>32</sup>	C <sup>32</sup>						С
Hotel, motel															C <sub>88</sub>	C		C <sup>4/5</sup>							Р		C <sup>32</sup>	C <sup>32</sup>			С			С
Industry, service																		P <sup>5/11/</sup>																
		-		-			•	-	-	٠					P <sup>85</sup>	e		59/92	Р	-					Р	•	P <sup>29</sup>	P <sup>29</sup>	٠	P <sup>52</sup>	P <sup>67</sup>			С
Information center										Р	Р	Р	Р	Р	P <sup>86</sup>		Р	P <sup>5</sup>							Р	Р	$P^{29}$	$P^{29}$	$P^{29}$		Р	Р		Р
Kennel	C <sup>44</sup>	С														Ŧ									Р									
Large collection facility		-														÷	-								-		C <sup>30/T</sup>	C <sup>30/T</sup>		C <sup>52</sup>				
Large family child care permit										Р	Р	Р	Р	Р	Р	÷										Р								С
Manufactured structure permit (up to two (2) years)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	₽	Р	P <sup>5</sup>	Р	Р					С	Р	P <sup>35</sup>	P <sup>35</sup>	P <sup>35</sup>	Р	Р	Р		Р
Manufactured structure (over two (2) years)	С	С	С	С	С	С	С	С	С	С	С	С	С	С	C <sub>86</sub>	¢	С	C <sup>5</sup>	С	С	23	25	56	27	С	С	C <sup>35</sup>	C <sup>35</sup>	$C^{35}$	С	С	С	38	С
Manufacturing, heavy																*					3-37-23	37-:	37-	3-37-27			C <sub>30</sub>	C <sub>30</sub>		С			3-37-38	
Manufacturing, light																÷					ج ر	-3-	6	6			P <sup>30</sup>	P <sup>30</sup>		P	P <sup>67</sup>		.5.	С
Massage establishment and related business		-											•		С	C	С	С		C <sup>15</sup>	See section	See section 3-37-25	See section 3-37-26	See section	С	С	C <sup>31</sup>			C <sup>15/5</sup>	С		section	С
Materials recovery facility		_	Ŀ			<u>L</u> .		Ŀ					-		Ŀ	C <sub>83</sub>				-	See	Sees	See	See				C <sup>30/T</sup>		C <sup>52</sup>			See s	C <sub>83</sub>
Mining and processing		С			ļ .					ļ .			ļ .												. ]		. ]							
Mini warehouse		С		ļ .			<u> </u>			Ŀ	·	·	ŀ	Ŀ	C <sup>64</sup>												C <sub>80</sub>	C <sub>80</sub>		P <sup>53</sup>	P <sup>61</sup>			С
Model home sales complex				ļ .			ļ .			Р	Р	Р	Р	Р	P <sup>86</sup>	₽										Р			C <sup>31</sup>	. 07/5				Р
Office, administrative, business, professional															Р	P	P <sup>12</sup>	P <sup>5</sup>							Р	Р	P <sup>29</sup>			P <sup>37/5</sup>	Р			Р
Office, design professional															P <sup>85</sup>	P		Р							Р	Р	P <sup>29</sup>	P <sup>29</sup>		P <sup>25/5</sup>	$P^6$			Р
Office, headquarter															P <sup>85</sup>	₽		$P^5$							Р	Р	$P^{29}$			54	Р			Р
Office, medical															Р	P	P <sup>12</sup>	P <sup>5</sup>	-	-					Р	Р	C <sup>29/5</sup>			54	Р			Р
Outdoor sales	١.	١.		١.	١.	T .	١.	١.	С	١.	١.		١.		C <sup>86</sup>	e	C <sup>12</sup>	C <sup>5</sup>	Р						Р	С	C <sup>31</sup>	C <sup>31</sup>						С
Outdoor storage															C <sub>86</sub>	Ç	C <sup>12</sup>	C <sup>5</sup>	Р								$C^{35}$	$C^{35}$		C <sup>52</sup>			]	С

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Outdoor vendor			<u> </u>	l .	١.		١.		С					T.	Р	₽	Р	P <sup>5</sup>	Р	Р					Р	Р	P <sup>31</sup>	P <sup>31</sup>		Р	Р	Р		Р
Packing plant for agriculture products	P <sup>44</sup>	Р																										P <sup>30</sup>		$P^{53}$			1	
Park				١.	Р	Р			Р	Р	Р	Р	Р	Р	Р	₽	Р	$P^5$	Р	Р					Р	Р	P <sup>36</sup>	P <sup>36</sup>	$P^{36}$	$P^{52}$	Р	Р		Р
Parking structure									С								$P^{79}$								Р								1	
Public park facility				-	P <sup>13</sup>	P <sup>13</sup>			Р	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	₽	P <sup>13</sup>	P <sup>5/13</sup>	P <sup>13</sup>	P <sup>13</sup>					P <sup>13</sup>	Р	P <sup>36</sup>	-	P <sup>36</sup>	P <sup>13/5</sup>	P <sup>13</sup>	P <sup>13</sup>		Р
Pushcart permit			١.						Р						Р		Р	$P^5$	Р	Р						Р	P <sup>36</sup>	P <sup>36</sup>	$P^{36}$	Р	Р	Р	1	Р
Recreational vehicle storage, private		С								С	С	С	С	С	C <sup>86/8</sup>	c											P <sup>30</sup>		C <sub>30</sub>					С
Recreational vehicle storage, public		С			C <sup>47</sup>										C <sup>86/8</sup>	÷			С									P <sup>30</sup>		С	$P^7$			С
Research and development															P <sup>87</sup>	P		C <sup>5/21</sup>			3-37-23	7-25	3-37-26	7-27		Р	P <sup>29</sup>			Р	Р		7-38	Р
Residential care facility											С	С	С	С	С	C					3-37	3-37	3-3.	3-37		С			C <sup>29</sup>		C <sup>71</sup>	С	3.3	С
Residential shelter											Р	Р	Р	Р	Р	₽					on (	nc)	on (	nc.		С			P <sup>32</sup>		Р	Р	i i	P
Residential, nonprofit/institutional																					section	ecti	section	ecti.	Р								ğ	
Residential, attached								•			Р	Р	Р	Р	C <sup>16/8</sup>	₽	-	-	-	•	See s	See section 3-37-25	See so	See section 3-37-27	-	С			C <sup>33</sup>	-			See section 3-37-38	Р
Residential, single-family detached										Р	Р	Р			C <sub>86</sub>	₽													C <sub>33</sub>				]	Р
Residential, second unit										Р	Р	Р	Р	Р	Р	₽													Р				1	Р
Restaurant		_			Ŀ				С	_					P <sup>86</sup>	뭐	P <sup>18/1</sup>	P <sup>5</sup>	C <sup>39/5</sup>	Р					Р	Р	C <sup>31/T/</sup> 39	C <sup>31/T/</sup>			Р			Р
Restaurant, "Type 47" ABC license		-			·	-	Ŀ								C <sub>86</sub>	U	С	C5	С	С					С	С	C31/ T	C31/ T						С
Restaurant, fast-food (drive-thru)															C86	e	С	C <sup>5/58</sup>	С						С	Р	C <sup>34/T</sup>			C <sup>52</sup>	C <sup>57/6</sup>			С
Restaurant, fast-food (except drive-thru)															P <sup>86</sup>	₽	P <sup>12</sup>	P <sup>78</sup>	Р	Р					Р	Р	C <sup>31/T</sup>	C <sup>31/T</sup>		Р	Р			Р
Retail and/or service business, general (except drive-thru)		C <sup>20</sup>							С						P <sup>86</sup>	P	P <sup>12</sup>	P <sup>5</sup>	-	Р					Р	Р	P <sup>31</sup>	C <sup>31/T</sup>		0.53	Р			Р

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P = Permitted			Prohi			,	-1-1-																											
LAND USE	1.1 Exclusive Agriculture	1.2 Development Reserve	1.3 Conservation/Open Space Reserve	1.4 Preservation	1.5 Recreation	1.6 Water Bodies	1.7 Landfill Overlay	1.8 Golf Course Overlay	1.9 Orange County Great Park	2.1 Estate Density Residential (0 - 1)	2.2 Low-Density Residential (0 - 6.5)	2.3 Medium-Density Residential (0 - 12.5)	2.4 Medium-High-Density Residential (0 - 31)	2.5 High-Density Residential (0 - 50)	3.1 Multi-Use	3.2 Transit Oriented Development	4.1 Neighborhood Commercial	4.2 Community Commercial	4.3 Vehicle Related Commercial	4.4 Commercial Recreation	4.5 Regional Commercial	4.6 Retail Office	4.7 Urban Commercial	4.8 Irvine Center Garden Commercial	4.9 Lower Peters Cyn. Regional Commercial	5.0 IBC Mixed Use	5.1 IBC Multi-Use	5.2 IBC Industrial	5.3 IBC Residential	5.4 General Industrial	5.5 Medical and Science	6.1 Institutional	7.1 Military	8.1 Trails and Transit Oriented Development
Retail and/or service business, general (drive-thru)		C <sup>20</sup>							-						P <sup>86</sup>	Ŧ	P <sup>12</sup>	$P^5$		Р							P <sup>31</sup>	C <sup>31/T</sup>		0.53	Р			•
Retail business, accessory												Р	Р	Р	Р	₽	Р	Р							Р	Р	Р		Р	Р	Р	Р		Р
Retail business, home improvement related															P <sup>86</sup>	₽		$P^5$							Р		P <sup>35</sup>							C P
Reverse vending machine permit															Р	P	Р	$P^5$	Р	Р						Р	P <sup>36</sup>	$P^{36}$		Р	Р			Р
School, commercial															P <sup>90</sup>	₽	Р	$P^5$		-						Р	C <sup>35/3</sup>							С
School, private		C <sup>38</sup>								С	С	С	С	С	C <sup>38/8</sup>	e	C <sup>38</sup>	C <sup>5/38</sup>	-	-					Р	Р	C <sup>35/3</sup>	C <sup>35/3</sup>		-	C <sup>38/6</sup>	C <sub>38</sub>		С
School, public		Р							Р	Р	Р	Р	Р	Р	Р	₽	Р	$P^5$							Р	Р	$P^{35}$	$P^{35}$	$P^{35}$		Р	P <sup>41</sup>		Р
Senior housing							T .				С	С	С	С	C <sup>86</sup>	C										Р			C <sup>33</sup>			C <sup>46</sup>		С
Sexually-oriented business																Ŧ		-	-	-	က	2	9	7				C <sup>40/T</sup>		C <sup>40/T/</sup> 52			8	
Small collection facility					l .										C <sup>86</sup>	C	С	C <sup>5</sup>	С		7-2	7-2	7-2	7-2		С	C <sub>30</sub>	C <sub>30</sub>		C <sup>52</sup>			7-3	С
Sober living facilities												P <sup>65</sup>	P <sup>65</sup>	P <sup>65</sup>	P <sup>65</sup>	C					3-37-23	3-37-25	9-	3-37-27					P <sup>65</sup>		P <sup>65</sup>	P <sup>65</sup>	3-3	С
Solid waste transfer station																÷			-	-	section	section	section 3-37-26	section				C <sup>30/T</sup>		C <sup>52</sup>			section 3-37-38	.
Stable, private	Р	Р			P <sup>44</sup>		<b>.</b>		С	Р				l .	l	P		C <sup>59</sup>			e Š	ο Ö	e Š	e S									e S	Р
Stable, public	C <sup>44</sup>	C	Ė	Ė	C <sup>44</sup>	Ė	t :		С	-						C <sup>84</sup>					See	See	See	See									See	P C <sup>84</sup>
Supermarket															P <sup>86</sup>	P	P <sup>12/2</sup>	P <sup>5</sup>							Р	Р	P <sup>31</sup>							Р
Truck terminal	-															÷											-	C <sup>30/T</sup>		C <sup>52</sup>				-
Utility building and facility		С	С	С	С	С	С		С	С	С	С	С	С	С	C	С	C <sup>5</sup>	С	С					Р	С	C <sup>35</sup>	C <sup>35</sup>	C <sup>35</sup>	С	С	С		С
Vehicle assembly							١.												С						Р		<u>.</u>	P <sup>30</sup>		С				
Vehicle body, repair, paint or restoration							١.												С						Р		C <sub>30</sub>	C <sup>30</sup>		С				C <sup>94</sup>
Vehicle impound yard	l .				١.		<b>.</b>							l .	l	÷											<u>.</u>	C <sub>30</sub>		С				rīd
Vehicle leasing and rental	Ħ.	Ė.	Ħ.	Ħ.	t :	Ħ.	t :	Ħ.		<u> </u>		i i	Ė	Ħ.	Ħ.	c		C <sup>5</sup>	P						P	C	C <sup>31</sup>	C <sup>31</sup>		С	P <sup>68</sup>	<u> </u>		C
Vehicle repair															C <sup>86</sup>		С		C <sup>50</sup>						P		C <sup>31</sup>	P <sup>31</sup>		CP*				C <sup>94</sup>
Vehicle repair and detailing, mobile	l .				Р					Р	Р	Р	Р	Р	Р	-	Р	Р	Р	Р						С	Р	Р	Р	Р	Р	Р		Р
																•										-								

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P = Permitted		_	Prohi	hited																														
1 = 1 chimica	T	<del></del>	1 10111	Dica									_																					
LAND USE	1.1 Exclusive Agriculture	1.2 Development Reserve	1.3 Conservation/Open Space Reserve	1.4 Preservation	1.5 Recreation	1.6 Water Bodies	1.7 Landfill Overlay	1.8 Golf Course Overlay	1.9 Orange County Great Park	2.1 Estate Density Residential (0 - 1)	2.2 Low-Density Residential (0 - 6.5)	2.3 Medium-Density Residential (0 - 12.5)	2.4 Medium-High-Density Residential (0 - 31)	2.5 High-Density Residential (0 - 50)	3.1 Multi-Use	3.2 Transit Oriented Development	4.1 Neighborhood Commercial	4.2 Community Commercial	4.3 Vehicle Related Commercial	4.4 Commercial Recreation	4.5 Regional Commercial	4.6 Retail Office	4.7 Urban Commercial	4.8 Irvine Center Garden Commercial	4.9 Lower Peters Cyn. Regional Commercial	5.0 IBC Mixed Use	5.1 IBC Multi-Use	5.2 IBC Industrial	5.3 IBC Residential	5.4 General Industrial	5.5 Medical and Science	6.1 Institutional	7.1 Military	8.1 Trails and Transit Oriented Development
Vehicle sales	١.												١.	١.		-			Р						Р	٠.	C <sup>31</sup>	C <sup>31</sup>	٠.	С				С
Vehicle storage	١.		١.										١.						Р		33	52	56	27				P <sup>30</sup>		С			88	
Vehicle wrecking yard				-	-					-	-					-					section 3-37-23	3-37-25	section 3-37-26	section 3-37-27				C <sup>30</sup>		C <sup>26/5</sup>			section 3-37-38	
Veterinary service, domestic															P <sup>86</sup>	<u> </u>	P <sup>12</sup>	<b>P</b> <sup>5</sup>			on (	) uc	ou (	) uc	Р	Р	P <sup>29</sup>	+			Р		ou (	С
Veterinary service, livestock		C				<u> </u>			•			•			<u> </u>	-	'	'		•	ecti	section	òcti	ecti	P	+ -	-	+ -			· ·		ecti.	
Warehouse and sales outlet		Ť	Ė				•			Ė	Ė							5/50	•	•		SS				<u> </u>				-			Se	
							٠	٠	٠			٠	•		P <sup>85</sup>	C	٠	P <sup>5/59</sup>	٠	•	See	See	See	See	Р		P <sup>35</sup>	C <sup>31</sup>		P <sup>53</sup>	Р	٠	See	С
Warehousing, storage and distribution		P <sup>24</sup>														·									Р		P <sup>30</sup>	P <sup>30</sup>		Р	Р			P <sup>93</sup>
Wireless communications facility	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	$P^{74}$	P <sup>74</sup>	P <sup>74</sup>	$P^{74}$	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	₽74-	$P^{74}$	$P^{74}$	$P^{74}$	$P^{74}$	$P^{74}$	$P^{74}$	$P^{74}$	P <sup>74</sup>	$P^{74}$	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	P <sup>74</sup>	$P^{74}$	$P^{74}$	P <sup>74</sup>	P <sup>74</sup>
ZONING ORDINANCE LAND USE																																		
MATRIX-ENDNOTES									_															_			-	+						
Editor's note—1						-																					+							
All agricultural uses are prohibited on the frontal slop	es of	Quail I	Hill wit	thin Pl	annin	a Area	16. ex	cept c	attle d	razino	1.																							
Editor's note— 2						<b>J</b>	,		3		,-																							
Prior to open space dedication to a public agency.																																		
Editor's note—3																																		
Interim use.																																		
Editor's note— 4																																		
4.2A: Prohibited (Walnut Village).																																		
Editor's note— 5																																		
Uses in 4.2C ("Old Town Irvine"), subject to provision	s of th	ne Hist	oric O	verlay	Distri	ct. See	chapt	ter 5-5																										
Editor's note— 6																																		
Permitted only in Planning Areas 12, 13, 17, 31, 32, 34	I, 35, 4	0.																																
Editor's note—7																																		
			nina	Aroa 1	7: 5.5I	) Irvin	e Spec	trum 8	i, if loc	cated 2	225 fee	et or m	ore fr	om the	Jeffe	ry Ope	n Spa	ce Spi	ne; an	d 5.5A	Irvine	Spec	trum 6	i										
Permitted only in 5.5B Jamboree Business Center, Ea	ıst; 5.5	CPlar	iiiiiig /	nica i	,	_																												
Permitted only in 5.5B Jamboree Business Center, Each Editor's note— $^8$	st; 5.5	C Plar	illing /	Alea I	<u> </u>																													
Permitted only in 5.5B Jamboree Business Center, Ea Editor's note— <sup>8</sup> Reserved.	ıst; 5.5	Plar	illing /	Alea I																														
Permitted only in 5.5B Jamboree Business Center, Ea Editor's note— <sup>8</sup> Reserved. Editor's note— <sup>9</sup>	ist; 5.5	Plar		Area i																														
Permitted only in 5.5B Jamboree Business Center, Ea Editor's note— <sup>8</sup> Reserved. Editor's note— <sup>9</sup> Reserved.	ıst; 5.5	oc Piar	illing /	Alea I																														
Permitted only in 5.5B Jamboree Business Center, Ea Editor's note— <sup>8</sup> Reserved. Editor's note— <sup>9</sup>		oc Piar																																

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T = Termitted	Ĭ	· =	1.10111	uileu														1		1					1		1					1 1	1	$\overline{}$
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Editor's note— 11																																		
4.2B: Conditional.																																		
Editor's note— 12																																		
4.1C: Prohibited (Rancho San Joaquin).																																		
Editor's note— 13																																		
Only in public parks.																																		
Editor's note— 14																																		
Only in conjunction with a health club and/or hotel/mo	tel.																																	
Editor's note— 15																																		
Only in conjunction with a health club.																																		
Editor's note— 16																																		
3.1A: Prohibited (University Town Center).																																		
Editor's note— 17																																		
3.1B: 31.0—51.0 dwelling units per acre (Westpark).																																		
Editor's note— 18																																		
4.1A: Freestanding restaurants: Conditional (Northwo	od).																																	
Editor's note— 19																																		
4.1B: Conditional (Northwood).																																		
Editor's note— 20																																		
Only in 1.2B (Planning Area 27), otherwise, prohibited																																		
Editor's note— 21																																		
4.2B: Prohibited.																																		
Editor's note— 22																																		
4.1B: Prohibited (Northwood).																																		
Editor's note— 23																																		
4.2A: Only with auto parts sales, otherwise, prohibited	l (Walı	nut Vil	lage).																															
Editor's note— 24	Ĺ																																	
Agricultural products, only.																																		
Editor's note— 25																																		
Permitted only in Planning Areas 12, 13, 32, 34, 35.																																		
Editor's note— 26																																		
5.4A: Prohibited.																																		
Editor's note— 27																																		

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1 = 1 chilitica	.cu	<del></del>	1 1011	Ditcu									_				1				1					l		l	1		1		1	$\overline{}$
LAND USE	1.1 Exclusive Agriculture	1.2 Development Reserve	1.3 Conservation/Open Space Reserve	1.4 Preservation	1.5 Recreation	1.6 Water Bodies	1.7 Landfill Overlay	1.8 Golf Course Overlay	1.9 Orange County Great Park	2.1 Estate Density Residential (0 - 1)	2.2 Low-Density Residential (0 - 6.5)	2.3 Medium-Density Residential (0 - 12.5)	2.4 Medium-High-Density Residential (0 - 31)	2.5 High-Density Residential (0 - 50)	3.1 Multi-Use	3.2 Transit Oriented Development	4.1 Neighborhood Commercial	4.2 Community Commercial	4.3 Vehicle Related Commercial	4.4 Commercial Recreation	4.5 Regional Commercial	4.6 Retail Office	4.7 Urban Commercial	4.8 Irvine Center Garden Commercial	4.9 Lower Peters Cyn. Regional Commercial	5.0 IBC Mixed Use	5.1 IBC Multi-Use	5.2 IBC Industrial	5.3 IBC Residential	5.4 General Industrial	5.5 Medical and Science	6.1 Institutional	7.1 Military	8.1 Trails and Transit Oriented Development
Only in Planning Areas 23 and 51.																																		
Editor's note— <sup>28</sup>	_																																	
Only in 4.3B (Planning Area 13), 4.3D (Planning Area	34) an	nd 4 3 (	Dlann	ina Ar	02 35)	other	wiee n	rohihi	had																									
Editor's note— <sup>29</sup>	34), aii	14.5 (	(i iaiiii	ling Air	Ca 33)	, other	Wise p		eu.																									
Office trip generation rates apply to this use. Consul	t sectio	n 9-36	-8 B 3	(IBC C	Genera	l I and	l llees	for m	ore in	ormat	ion																							
Editor's note— 30	Joone	JII 0 00	0.0.0	(150		Lanc	0303		0.0	O																								
Industrial trip generation rates apply to this use. Con	ısult se	ection 9	9-36-8.	B.3 (IE	3C Gei	neral L	and U	ses) fo	r more	infor	matior	١.																						
Editor's note— 31																																		
Retail trip generation rates apply to this use. Consul	t sectio	n 9-36	-8.B.3	(IBC G	enera	I Land	l Uses)	for m	ore inf	ormat	ion.																							
Editor's note— 32																																		
Lodging trip generation rates apply to this use. Con-	sult sec	ction 9	-36-8.E	3.3 (IBC	C Gen	eral La	and Us	es) for	more	inforn	nation.																							
Editor's note— 33																																		
Residential trip generation rates apply to this use. C	onsult	section	n 9-36-	8.B.3 (	(IBC G	eneral	Land	Uses)	for mo	re inf	ormati	on.																						
Editor's note— 34																																		
Zoning Potential trip generation rates apply to this u	se. Cor	nsult s	ection	9-36-8	3.B.3 (	IBC Ge	eneral	Land l	Jses) f	or mo	re info	rmatio	on.																					
Editor's note— 35																																		
This use is designated "Undefined" for trip budgeting	g purp	oses. (	Consu	lt secti	ion 9-3	36-8.B.	3 (IBC	Gener	al Lan	d Use	s) for r	nore i	nform	ation.																				
Editor's note— 36																																		
This use is assumed to have no traffic generation fo	r trip bu	udgetir	ng pur	poses	. Cons	sult se	ction 9	-36-8.I	3.3 (IB	C Gen	eral La	and Us	ses) fo	r more	e infor	mation	n.																	
Editor's note— 37																																		
Incidental offices in conjunction with permitted or co	ondition	nally p	ermitte	ed use	s may	occup	y up t	o 50%	of a p	arcel o	or site.																							
Editor's note— 38																																		
A church, commercial and private school for adults	18 yea	rs and	older)	that p	ropos	es to l	ocate	in an e	xisting	pern	nanent	build	ing an	d mee	ts all t	he ge	neral c	develo	pment	stand	ards, v	will no	t requ	ire a c	onditi	onal u	se per	rmit (C	UP). H	loweve	er,			
churches with permanent child care or private school	ol activi	ities to	be lo	cated i	n Zon	ing Dis	stricts	5.1, 5.	2 and	5.4 sh	all be s	subjec	t to a	condit	tional	use pe	ermit.																	
Editor's note— 39																																		
A restaurant that proposes to locate in an existing b	uilding	previo	ously a	pprov	ed for	restau	ırant u	se, an	d meet	s all t	he gen	eral d	levelop	oment	stand	ards ir	ncludi	ng par	rking, v	vill no	t requ	ire a c	onditio	onal u	se per	mit (C	UP).							
Editor's note— 40																																		
A conditional use permit is not required for this land	use. S	ee cha	pter 2	-28 of	the zo	ning o	rdinan	ce for	requir	emen	ts to o	btain	a sexu	ally-o	riented	l busir	ness p	ermit.																
Editor's note— 41																																		
All proposed non-classroom related activities on sc	nool sit	es (as	define	d by C	Califor	nia sta	te law	shall	requir	e a co	ndition	nal us	e pern	nit (CU	JP) sul	oject to	o the r	eview	of the	appro	priate	appro	val bo	dy as	cited	in cha	pter 2-	9.						
Editor's note— 42																																		
Conditionally permitted in Planning Areas 12 only.																																		
Editor's note— 43																																		

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NOTE: Some permitted and conditionally permitted uses may require a master plan application; see chapter 2-17.

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	Editor's note— <sup>57</sup>		th seat	ina ca	nacity	for m	ore th	an 1 50	nere	one e	hall h	nroh	ihited	withir	the R	rowni	na ana	160	A Cor	ridore	See s	necial	devel	nnmer	nt recu	iireme	nt #1/	1 in ea	ection	9-10-	7 for fu	rther o	larific	ation :	and ev	hihite
			Jeal	ing ca	μασιιγ	101 111	ore un	اد, ۱ ا	o pers	,5113 5	aii De	Profi	.pried	***************************************	. uie D	OWIII	ny and	. 4.0.	A. 001	.10015.	. 000 8	Pecial	aevel	Spiriel	requ		- / I # 14	50	COLIOI	. 5-10-		. aner C	an IIIC	auon a	ATIC EX	
	Longuignauv permilien in zoning district 3.34 only (Planning AFPA)		lannin	n Are	a)																					-			+	+	_	+		+	+	+
Conditionally permitted in zoning district 5.5A only (Planning Area)			- anni	9 716	.,.																									+	+			+		+
Conditionally permitted in zoning district 5.5A only (Planning Area).		4.2L: Permitted in Planning Area 17.																												+	_				+	+
Editor's note—58		4.2L: Permitted in Planning Area 17.																		1																

Irvine, California, Zoning >> - ZONING ORDINANCE >> Division 3 - GENERAL DEVELOPMENT STANDARDS AND LAND USE REGULATIONS >> CHAPTER 3-3. - LAND USE MATRIX >> CHAPTER 3-3. - LAND USE MATRIX

Sec. 3-3-1. - Land use matrix.

The following land use matrix shows the uses which are permitted, conditionally permitted, and prohibited in specific zoning districts in the City of Irvine. The land use matrix is intended to serve as a mere guide for the convenience of the user of this zoning ordinance. Where the text of this zoning ordinance differs from the land use matrix, the text shall prevail. This section 3-3-1 does not cover Planning Areas 33, 34, and 38 because they are covered by a development agreement and/or vesting tentative map (during the period in which vesting maps are valid). See chapters 9-33, 9-34 and 9-38.

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P = Permitted $C = Conditionally Permitted$			Prohi		u mas	ici pia	παρρι	icalioi	1, 300	спарі	C1 Z-1	· ·																						
LAND USE	1.1 Exclusive Agriculture	1.2 Development Reserve	1.3 Conservation/Open Space Reserve	1.4 Preservation	1.5 Recreation	1.6 Water Bodies	1.7 Landfill Overlay	1.8 Golf Course Overlay	1.9 Orange County Great Park	2.1 Estate Density Residential (0 - 1)	2.2 Low-Density Residential (0 - 6.5)	2.3 Medium-Density Residential (0 - 12.5)	2.4 Medium-High-Density Residential (0 - 31)	2.5 High-Density Residential (0 - 50)	3.1 Multi-Use	3.2 Transit Oriented Development	4.1 Neighborhood Commercial	4.2 Community Commercial	4.3 Vehicle Related Commercial	4.4 Commercial Recreation	4.5 Regional Commercial	4.6 Retail Office	4.7 Urban Commercial	4.8 Irvine Center Garden Commercial	4.9 Lower Peters Cyn. Regional Commercial	5.0 IBC Mixed Use	5.1 IBC Multi-Use	5.2 IBC Industrial	5.3 IBC Residential	5.4 General Industrial	5.5 Medical and Science	6.1 Institutional	7.1 Military	8.1 Trails and Transit Oriented Development
Editor's note— <sup>59</sup>																									,									
4.2M: Conditionally Permitted in Planning Area 17.																																		
Editor's note— 60																																		
4.2M: Prohibited in Planning Area 17.																																		
Editor's note— 61																																		
Only in 5.5B Jamboree Business Center East, 5.5C Pl	anning	Area	17, an	d 5.5A	Spec	trum 6	i.																											
Editor's note— 62			T		Ι.																													
5.5C: Permitted in Planning Area 17; 5.5D Irvine Spec	trum 8	; 5.5E	Planni	ing Ar	ea 9; a	nd 5.5	F Plar	ning A	Area 6.																									
Editor's note— 63		Ì			T																													
Only in 5.5B Jamboree Center East, and 5.5C Plannin	g Area	17.																																
Editor's note— 64																																		
A conditional use permit for a mini-warehouse in the	3.1D (V	Noodb	ridge)	Multi	Use d	istrict	and 3.	1G (N	orthwo	od) M	ulti-Us	e dis	trict sh	all re	quire r	eview	and a	pprova	al by ti	he Pla	nning	Comm	ission											
Editor's note— 65	Τ,		T .														Ι	Ť																
All certified sober living facilities shall be subject to	County	certifi	ication	guide	elines.																													
Editor's note— 66	T .																																	
1.4A: Conditionally permitted in Planning Area 16 on	۷.																																	
Editor's note— 67	1																																	
5.5E and 5.5F if located on a parcel more than 200 fee	t from	a stre	et inte	rvenin	a betv	veen r	esiden	tial an	d Med	ical a	nd Sci	ence i	uses. I	f less	than 2	00 fee	t. cond	ditiona	illy pe	rmitted	d.													
Editor's note— 68															1	1	,		, , , , ,															
Permitted only in 5.5B Jamboree Business Center, Ea	st: 5.5	C Plar	nina A	Area 1	7: and	5.5D I	rvine \$	Spectr	um 8.	f loca	ted 22	5 feet	or mo	re froi	m the	Jefferv	Open	Spac	e Spin	ie.														
Editor's note— 69	1,	T			Ţ	T	T		,	- 34			T	Ī	T	_ ···	T	1																
Prohibited in 5.5E and 5.5F.																																		
Editor's note— 70																																		
Prohibited in 5.5B Jamboree Business Center, East.																																		

10/11/2013

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Editor's note— 71																																		
Prohibited in 5.5B Jamboree Business Center, East;	5.5E ar	าd 5.5F	-																															$\vdash$
Editor's note— 72		10.0.	İ																															
Prohibited in 5.5B Jamboree Business Center, East;	onditi	ionally	permi	itted in	5.5D	Irvine	Spectr	um 8,	if loca	ted 22	5 feet	or mo	re fror	n the .	Jeffery	Open	Spac	e Spin	e.															
Editor's note— 73																																		
Any "Bar, Tavern Cocktail Lounge" proposing to loca	te with	hin the	same	buildi	ng as	a resid	dential	use, s	shall b	e subj	ect to	the co	nditio	nal us	e pern	nit pro	cedur	es con	tained	in Zoı	ning C	ode C	hapte	r 2-9.										
Editor's note— 74																																		
A wireless communication facility, depending on the	propo	sed ty	pe of a	antenn	a, may	be pe	ermitte	d in ar	ny zon	ing dis	strict t	hroug	h wire	less c	ommu	nicatio	on faci	lity pe	rmit, a	minor	r cond	itiona	l use p	ermit	or a m	ajor c	onditi	onal u	se per	mit as	indica	ted in	the ta	ıble pr
Editor's note— 75																																		
Only in 4.2C: Planning Area 13; 4.2E: Planning Area 3	34; 4.21	E: Plar	nning	Area 3	5; and	4.2E:	Planni	ng Ar	ea 10,	otherv	vise, p	rohibi	ted.																					
Editor's note— <sup>76</sup>																																		
4.2N: Drive-thru permitted subject to master plan																																		
Editor's note— 77																																		
4.2N: permitted subject to master plan																																		
Editor's note— 78																																		
4.2L: Drive-thru permitted; 4.2N and 4.2O: permitted s	subject	t to ma	ster p	lan																														
Editor's note— 79																																		$\perp$
Permitted in 4.2L, 4.2M, 4.2N and 4.2O only.		1																																$\perp$
Editor's note— 80																																		$\perp$
Mini warehouse trip generation rates apply to this us	e. Con	sult se	ection	9-36-8	.B.3 (II	BC Ge	neral L	and U	ses) fo	or mor	e infor	rmatio	n.				_																	$\perp$
Editor's note— 81	1	<u> </u>			L	<u> </u>	<u> </u>	L.				L		<u> </u>			<u> </u>	Щ.						<u> </u>	<u>.                                    </u>									$\square$
A financial institution located in an existing building	which	meets	all the	e gene	ral dev	velopn	nent st	andar	as incl	uding	parkir	ng, wi	ı not r	equire	a cor	dition	al use	permi	t and i	no traf	tic stu	dy wil	ı be re	quire	d.									$\vdash$
Editor's note— 82	-	-																																
Only in 8.1A.	-	-																																$\vdash$
Editor's note— 83							<u> </u>	L .																										$\vdash$
In conjunction with demolition, removal and recovery	of exi	sting b	buildir	ngs, st	ructur	es and	lands	caping	g asso	ciated	with t	he for	mer m	ilitary	use o	the p	ropert	у.																
Editor's note— 84	-	-																																$\vdash$
Only within agriculture area.	-	-	-	-	-	-	-																											$\vdash$
Editor's note— 85	-	-	-	-	-	-	-							_			-									_	-		_					$\perp$
3.1E only.	-	-	-	-	-	-	-							_			-									_	-		_					$\vdash$
Editor's note— 86																																		$\perp$
Prohibited in 3.1F. Editor's note— 87	-	_	-	-																														$\square$

Irvine, California, Zoning >> - ZONING ORDINANCE >> Division 3 - GENERAL DEVELOPMENT STANDARDS AND LAND USE REGULATIONS >> CHAPTER 3-3, - LAND USE MATRIX >> CHAPTER 3-3. - LAND USE MATRIX

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3.1H only.																																		
Editor's note— 88																																		
Permitted in 3.1H.	-	-																																
Editor's note— 89																																		
Prohibited in 3.1H.	-																																	
Editor's note— 90																																		
Conditionally permitted in 3.1H.																																		
Editor's note— 91																																		
4.20: subject to master plan. Editor's note— 92																																		
4.20: prohibited use.																																		
Editor's note— T																																		
A traffic study is required for this use, see section 9-3	86-11 fc	or add	itional	inforn	nation.	Traffi	c stud	y requ	ıireme	nt ma	y be w	aived	if proj	ect do	es not	meet	minim	um tra	ffic ge	enerati	on thre	esholo	spec	ified ir	n traffi	c stud	y guid	lelines	3.					

Editor's note— 93

Permitted only within Planning Area 51 Development Districts 2 and 3.

Editor's note-

Conditionally Permitted within Planning Area 51 Development Districts 1, 2, 3, and 6 only.

Code 1976, § V.E-3002; Ord. No. 92-3, 4.7-14-92; Ord. No. 92-30, § 6, 11-10-92; Ord. No. 94-10, § 2, 7-12-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 95-3, § 3A, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-4, § 2, 6-9-99; Ord. No. 99-21, § 4, 11-39-99; Ord. No. 09-21, § 4, 11-39-99; Ord. No. 00-13, § 4, 2-2-00; Ord. No. 00-11, § 3.A, 10-10-00; Ord. No. 01-15, § 4, 9-27-05; Ord. No. 03-02, § 4, 1-14-03; Ord. No. 03-07, § 5, 3-11-03; Ord. No. 03-13, § 9, 5-13-03; Ord. No. 03-13, § 9, 5-13-03; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 05-19, § 4, 9-27-05; Ord. No. 05-19, § 4, 9-27-05; Ord. No. 06-18, § 4, 10-24-06; 