

****THIS VERSION INCORPORATES THE USES FROM 8.1 INTO 3.2 AND ADDS 1.9****

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.

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

P = Permitted C = Conditionally Permitted . = Prohibited

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																																																																											
Accessory use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P ⁵	P	P				P ³	P	P ³⁵	P ³⁵	P ³⁵	P	P	P	P																																																																													
Agriculture	P	P	P ¹	P ^{2/48}	P	.	.	.	P	P ³	P ³	P ³	P ³	P ³	P ³	P	P ³	P ^{3/5}	P ³	P ³				P	P	P ^{3/36}	P ^{3/36}	P ^{3/36}	P ³	P ³	P ^{3/49}	P																																																																													
Ambulance service	.	.	.	.	.	.	.	.	.	C	C	.	.	.	C ⁸⁶	C	C	C ⁵	.	.				.	.	C ²⁹	C ²⁹	.	C	C	C	C																																																																													
Apiary	P ⁴⁴	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.				.	.	.	.	.	.	.	.	.																																																																												
Arcade, game	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ^{4/5}	.	P				P	C	.	.	.	.	.	.	.																																																																													
Bar, tavern, cocktail lounge	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ^{5/60}	C	C				P	P ⁷³	C ³¹	.	.	.	C ⁷⁰	.	.																																																																													
Boarding house	.	.	.	.	.	.	.	.	.	C	C	C	C	C	.	C	.	.	.	.	.				.	.	.	.	.	.	.	.	.																																																																												
Caretaker's quarters	P	P	P	P	P	P	C	P	P	.	.	.	.	.	P ⁸⁷	P	.	.	.	.	.				P	C	C ³⁴	P ³⁶	.	P	P	.	.																																																																												
Car wash	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ⁵	C	.				C	.	C ^{31/T}	C ^{31/T}	.	C	C ⁷⁰	.	.																																																																													
Cemetery/mausoleum/crematory	.	C	.	.	C ⁴⁷	.	.	.	C	.	.	C	.	.	.	C ⁸²	.	.	.	.	.				.	.	.	.	.	.	.	.	.																																																																												
Child care center	.	.	.	.	.	.	.	.	C	C	C	C	C	C	C	C	C	C ⁵	C	C				C	C	C ²⁹	C ²⁹	C ²⁹	C	C ⁶⁹	C	C																																																																													
Church	.	C	.	.	.	.	.	.	.	C	C	C	C	C	C ³⁸	C	C ³⁸	C ^{5/38}	C ³⁸	C ³⁸					P	.	C ^{35/38}	C ^{35/38}	C ^{35/38}	C ^{38/59}	C ³⁸	C																																																																													
Commercial recreation (under 1,500 square feet)	.	.	.	.	P	C	.	.	P	.	.	.	C ⁵	.	P ⁸⁶	P	P	P ^{4/5}	.	P					P	P	P ^{35/T}	.	.	.	.	.																																																																													
Commercial recreation (over 1,500 square feet)	.	.	.	.	P ^T	C	.	.	P	.	.	.	.	.	C ⁸⁶	C	C	C ⁴	.	P ^T					P	C	C ^{35/T}	.	.	.	.	.																																																																													
Community facility	.	.	.	.	C	C	.	.	C	C	C	C	C	C	C	C	C	C ⁵	C	C					P	C	C ³⁵	C ³⁵	C ³⁵	C	C ⁷¹	C																																																																													
Community recreation	.	.	.	.	P ^T	C	.	.	.	.	.	.	.	.	C	.	C	.	.	P ^T					.	.	C ^{35/T}	.	.	.	.	.	.																																																																												
Composting facility	.	.	.	.	C ⁴⁷	.	.	.	C	.	.	.	.	.	.	C ⁸³	.	.	.	.	.				.	.	C ³⁰	C ³⁰	.	C	.	.	.																																																																												
Concrete recycling facility	.	.	.	.	C ⁴⁷	.	.	.	C	.	.	.	.	.	.	C ⁸³	.	.	.	.	.				.	.	C ^{30T}	.	.	.	.	.	.																																																																												
Conference/convention facility	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	.	C ^{5/60}	.	.					C	C ^{29/T}	.	.	.	C ⁷⁰	C	C																																																																													
Congregate care facility	.	.	.	.	.	.	.	.	.	.	C	C	C	C	C	C	.	.	.	.	.				C	C	C ³⁰	.	C ³⁰	.	C ⁷¹	C	C																																																																												
Convalescent home	.	.	.	.	.	.	.	.	.	.	C	C	C	C	C	C	C ¹²	C ⁵	.	.				C	C	C ³⁰	.	C ³⁰	.	C ⁷¹	C	C																																																																													
Convenience or liquor store	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	P	C ¹²	C ^{5/60}	.	.				P	C	C ^{31/T}	C ^{31/T}	.	.	C ⁷⁰	.	C																																																																													
See section 3-37-23																						See section 3-37-25																						See section 3-37-26																						See section 3-37-27																						See section 3-37-28																					

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Dairy, commercial	C ⁴⁶	C	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Department store	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁶	P	.	P ^{5/59}	.	.	.	.	.	.	P	.	C ^{31/T}	.	.	.	.	.	.	P
Domestic animal care facility	.	C ⁴⁵	.	.	.	.	.	.	.	.	.	.	.	.	C ^{16/45}	.	C ^{12/45}	C ⁴⁵	.	.	.	C ⁴⁵	.	.	C ⁴⁵	C ⁴⁵	P ⁴⁵	P ⁴⁵	.	P ^{44/45}	.	.	.	P ⁴⁵

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Drive-thru	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ⁵	C	.				.	.	C ^{35/T}	C ^{35/T}	.	C	.	.		C		
Environmental learning center	.	.	.	C ²⁷	.	.	.	.	.	.	.	.	.	.	C ⁸⁵	C	.	C ⁵	C	.				P	.	P ³¹	P ³¹	.	.	C	C	.	.		
Equipment rental	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁵	C	.	C ⁵	C	.				.	.	P ³¹	P ³¹	.	.	C	C	.	.		
Escort bureau/introductory service	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	.	C ^{28/75}	C	.	.				.	.	C ³¹	.	.	.	.	.	.		
Financial institution (except drive-thru)	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁶	P	P	P ^{4/5/76}	P	.				.	P	C ^{31/T}	.	.	.	P	.	.	P		
Financial institution, drive-thru	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C ¹²	C ^{5/58/77/91}	C	.				C	C	C ^{31/81/T}	.	.	.	C	.	.	C		
Fortune-telling	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	.	P	.	.	P				P	.	.	.	.	.	.	.	.	.	
Fraternal and service club	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C ¹²	C ⁵	.	.	.				P	C	C ^{31/T}	.	.	.	C ⁷⁰	.	.	C	
Funeral home/mortuary	.	.	.	.	C ⁴⁷	.	.	.	C	.	.	.	.	.	C ⁸⁶	C	.	.	.	.	.				.	.	C ³¹	.	.	C	C ⁷⁰	C ⁴⁶	.	.	C
Gas station/fuel dispenser	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	P ^{5/58/76}	C	C	.				C ⁵	.	C ^{31/T}	C ^{31/T}	.	C	C ⁷⁰	.	.	C	
Golf course/driving range	.	C	C ¹⁰	.	C	.	C	P	P	.	.	.	.	.	.	C	.	.	.	C						C	.	.	.	C ^{42/52}	.	.	.	C	
Government facility	.	C	.	C ⁶⁶	.	.	.	.	P	.	.	.	.	.	C	C	C	C ⁵	C	C	.				P	P	C ^{35/T}	C ^{35/T}	.	C	C ⁷⁰	C	.	.	C
Greenhouse	P	C	.	.	.	.	.	.	P	.	.	.	.	.	.	C	.	.	.	.	.				P	.	P ³⁰	P ³⁰	.	.	.	.	.	.	.
Hazardous waste facility	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	.	.	.	.	.				.	.	.	C ³⁰	.	C ⁵²	.	.	.	.	.
Health club	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ^{4/5/60/77/91}	.	C					C	P	C ^{31/T}	.	.	.	C	.	.	C	
Heliport	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	.	C ⁵	.	.	.				.	C	C ³⁶	C ³⁶	.	C	C ⁷²	.	.	.	C
Home care	.	.	.	.	.	.	.	.	.	P	P	P	P	P	P	P	.	.	.	.	.				.	P	.	.	P ³⁶	.	.	.	.	.	P
Home occupation permit	.	.	.	.	.	.	.	.	.	P	P	P	P	P	P	P	.	.	.	.	.				.	P	.	.	P ³⁶	.	.	.	.	.	P
Hospital	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	.	C ⁵	.	.	.				P	C	C ²⁹	.	.	.	C ⁷¹	C	.	.	C

See section 3-37-23

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Hotel, extended stay	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁸	C	.	C ^{4/5}	.	.	.	.	.	.	P	C	C ³²	C ³²	.	.	C	.	C	
Hotel, motel	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁸	C	.	C ^{4/5}	.	.	.	.	.	.	P	C	C ³²	C ³²	.	.	C	.	C		
Industry, service	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁵	C	.	P ^{5/11/59/92}	P	.	.	.	.	.	P	.	P ²⁹	P ²⁹	.	P ⁵²	P ⁶⁷	.	C		
Information center	.	.	.	.	.	.	.	.	.	P	P	P	P	P	P ⁸⁶	.	P	P ⁵	.	.	.	.	.	.	P	P	P ²⁹	P ²⁹	P ²⁹	.	P	P	P		
Kennel	C ⁴⁴	C	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	.	.	.	.	.	.	.	.	
Large collection facility	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ^{30/T}	C ^{30/T}	.	C ⁵²	.	.	.	.	.
Large family child care permit	.	.	.	.	.	.	.	.	.	P	P	P	P	P	P	.	.	.	.	.	.	.	.	.	.	P	.	.	.	.	.	.	.	C	
Manufactured structure permit (up to two (2) years)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P ⁵	P	P	.	.	.	.	C	P	P ³⁵	P ³⁵	P ³⁵	P	P	P	P	P	
Manufactured structure (over two (2) years)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C ⁸⁶	C	C	C ⁵	C	C	.	.	.	.	C	C	C ³⁵	C ³⁵	C ³⁵	C	C	C	C	C	
Manufacturing, heavy	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ³⁰	C ³⁰	.	C	.	.	.	.	.
Manufacturing, light	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ³⁰	P ³⁰	.	P	P ⁶⁷	.	.	.	C
Massage establishment and related business	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C	C	C	.	.	C ¹⁵	.	.	.	.	C	C	C ³¹	.	.	C ^{15/52}	C	.	.	.	C
Materials recovery facility	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸³	.	.	.	.	.	.	.	.	.	.	.	C ^{30/T}	.	C ⁵²	.	.	.	.	C ⁸³
Mining and processing	.	C	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Mini warehouse	.	C	.	.	.	.	.	.	.	.	.	.	.	.	C ⁶⁴	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁰	C ⁸⁰	.	P ⁵³	P ⁶¹	.	.	.	C
Model home sales complex	.	.	.	.	.	.	.	.	.	P	P	P	P	P	P ⁸⁶	P	.	.	.	.	.	.	.	.	P	.	.	.	C ³¹	.	.	.	.	P	
Office, administrative, business, professional	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	P	P ¹²	P ⁵	.	.	.	.	.	.	P	P	P ²⁹	.	.	P ^{37/54}	P	.	.	P	
Office, design professional	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁵	P	.	P	.	.	.	.	.	.	P	P	P ²⁹	P ²⁹	.	P ^{25/54}	P ⁶	.	.	P	
Office, headquarter	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁵	P	.	P ⁵	.	.	.	.	.	.	P	P	P ²⁹	.	.	54	P	.	.	P	
Office, medical	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	P	P ¹²	P ⁵	.	.	.	.	.	.	P	P	C ^{29/51/T*}	.	.	54	P	.	.	P	
Outdoor sales	.	.	.	.	.	.	.	.	C	.	.	.	.	.	C ⁸⁶	C	C ¹²	C ⁵	P	.	.	.	.	.	P	C	C ³¹	C ³¹	.	.	.	.	.	C	
Outdoor storage	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C ¹²	C ⁵	P	.	.	.	.	.	.	.	C ³⁵	C ³⁵	.	C ⁵²	.	.	.	C	

See section 3-37-23

See section 3-37-25

See section 3-37-26

See section 3-37-27

See section 3-37-38

****THIS VERSION INCORPORATES THE USES FROM 8.1 INTO 3.2 AND ADDS 1.9****

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.

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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
Outdoor vendor	.	.	.	.	.	.	.	.	C	.	.	.	.	.	P	P	P	P ⁵	P	P					P	P	P ³¹	P ³¹	.	P	P	P	P	
Packing plant for agriculture products	P ⁴⁴	P	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	.	.	.	.	.	.	.	.	.	.	P ³⁰	.	P ⁵³	.	.	.	.
Park	.	.	.	.	P	P	.	.	P	P	P	P	P	P	P	P	P	P ⁵	P	P					P	P	P ³⁶	P ³⁶	P ³⁶	P ⁵²	P	P	P	
Parking structure	.	.	.	.	.	.	.	.	C	.	.	.	.	.	.	P ⁷⁹	.	.	.	.	.	.	.	.	P	.	.	.	.	.	.	.	.	.
Public park facility	.	.	.	.	P ¹³	P ¹³	.	.	P	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P	P ¹³	P ^{5/13}	P ¹³	P ¹³				P ¹³	P	P ³⁶	.	P ³⁶	P ^{13/52}	P ¹³	P ¹³		P	
Pushcart permit	.	.	.	.	.	.	.	.	P	.	.	.	.	.	P	P	P	P ⁵	P	P					.	P	P ³⁶	P ³⁶	P ³⁶	P	P	P		P
Recreational vehicle storage, private	.	C	.	.	.	.	.	.	.	C	C	C	C	C	C ^{86/89}	C	.	.	.	.				.	.	.	P ³⁰	.	C ³⁰	.	.	.	.	C
Recreational vehicle storage, public	.	C	.	.	C ⁴⁷	.	.	.	.	.	.	.	.	.	C ^{86/89}	P	.	.	C	.				.	.	.	.	P ³⁰	.	C	P ⁷	.	.	C
Research and development	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁷	P	.	C ^{5/21}	.	.				.	P	P ²⁹	.	.	P	P	.	.	P	
Residential care facility	.	.	.	.	.	.	.	.	.	.	C	C	C	C	C	C	.	.	.	.				.	C	.	.	C ²⁹	.	C ⁷¹	C	.	C	
Residential shelter	.	.	.	.	.	.	.	.	.	.	P	P	P	P	P	P	.	.	.	.				.	C	.	.	P ³²	.	P	P	.	P	
Residential, nonprofit/institutional	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	.	.	.				P	.	.	.	.	.	.	.	.	.	.
Residential, attached	.	.	.	.	.	.	.	.	.	.	P	P	P	P	C ^{16/86}	P	.	.	.	.				.	C	.	.	C ³³	.	.	.	.	.	P
Residential, single-family detached	.	.	.	.	.	.	.	.	.	P	P	P	.	.	C ⁸⁶	P	.	.	.	.				.	.	.	.	C ³³	.	.	.	.	.	P
Residential, second unit	.	.	.	.	.	.	.	.	P	P	P	P	P	P	P	P	P ^{18/19}	P ⁵	C ^{39/50}	P				P	P	C ^{31/T/39}	C ^{31/T/39}	.	.	P	.	.	P	
Restaurant	.	.	.	.	.	.	.	.	C	.	.	.	.	.	P ⁸⁶	P	P ^{18/19}	P ⁵	C ^{39/50}	P				P	P	C	C	C ^{31/T}	C ^{31/T}	.	.	P	.	P
Restaurant, "Type 47" ABC license	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ⁵	C	C				C	C	C	C ^{31/T}	C ^{31/T}	.	.	.	.	.	C
Restaurant, fast-food (drive-thru)	.	.	.	.	.	.	.	.	.	.	.	.	.	.	C ⁸⁶	C	C	C ^{5/58}	C	.				C	P	C ^{34/T}	.	.	C ⁵²	C ^{57/62}	.	.	.	C
Restaurant, fast-food (except drive-thru)	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁶	P	P ¹²	P ⁷⁸	P	P				P	P	C ^{31/T}	C ^{31/T}	.	P	P	.	.	P	
Retail and/or service business, general (except drive-thru)	.	C ²⁰	.	.	.	.	.	.	C	.	.	.	.	.	P ⁸⁶	P	P ¹²	P ⁵	.	P				P	P	P ³¹	C ^{31/T}	.	0.53	P	.	.	P	

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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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Retail and/or service business, general (drive-thru)	.	C ²⁰	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁶	.	P ¹²	P ⁵	.	P																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

See section 3-37-23

See section 3-37-25

See section 3-37-26

See section 3-37-27

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

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Vehicle sales	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	See section 3-37-23	See section 3-37-25	See section 3-37-26	See section 3-37-27	P	.	C ³¹	C ³¹	.	C	.	.	See section 3-37-38	C				
Vehicle storage	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	.					.	.	P ³⁰	.	C	.	.	.		.	.	.		
Vehicle wrecking yard	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P	.	.					.	.	.	C ³⁰	.	C ^{26/52}	.	.		.	.	.	.	
Veterinary service, domestic	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁶	.	P ¹²	P ⁵	.	.					P	P	P ²⁹	.	.	.	P	.		C				
Veterinary service, livestock	.	C	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	See section 3-37-23	See section 3-37-25	See section 3-37-26	See section 3-37-27	P	.	.	.	.	.	.	.	.	.	.			
Warehouse and sales outlet	.	.	.	.	.	.	.	.	.	.	.	.	.	.	P ⁸⁵	C	.	P ^{5/59}	.	.					P	.	P ³⁵	C ³¹	.	P ⁵³	P	.	.	.	C			
Warehousing, storage and distribution	.	P ²⁴	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.					P	.	P ³⁰	P ³⁰	.	P	P	.	.	.	.	P ⁹³		
Wireless communications facility	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴	P ⁷⁴					
ZONING ORDINANCE LAND USE																																						
MATRIX-ENDNOTES																																						
Editor's note— ¹																																						
All agricultural uses are prohibited on the frontal slopes of Quail Hill within Planning Area 16, except cattle grazing.																																						
Editor's note— ²																																						
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 provisions of the Historic Overlay District. See chapter 5-5.																																						
Editor's note— ⁶																																						
Permitted only in Planning Areas 12, 13, 17, 31, 32, 34, 35, 40.																																						
Editor's note— ⁷																																						
Permitted only in 5.5B Jamboree Business Center, East; 5.5C Planning Area 17; 5.5D Irvine Spectrum 8, if located 225 feet or more from the Jeffery Open Space Spine; and 5.5A Irvine Spectrum 6.																																						
Editor's note— ⁸																																						
Reserved.																																						
Editor's note— ⁹																																						
Reserved.																																						
Editor's note— ¹⁰																																						
Only in 1.3A (Planning Area 12), otherwise, prohibited.																																						

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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/motel.																																		
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 (Northwood).																																		
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 (Walnut Village).																																		
Editor's note— ²⁴																																		
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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Only in Planning Areas 23 and 51. Editor's note— ²⁸																																		
Only in 4.3B (Planning Area 13), 4.3D (Planning Area 34), and 4.3 (Planning Area 35), otherwise prohibited. Editor's note— ²⁹																																		
Office trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³⁰																																		
Industrial trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³¹																																		
Retail trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³²																																		
Lodging trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³³																																		
Residential trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³⁴																																		
Zoning Potential trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³⁵																																		
This use is designated "Undefined" for trip budgeting purposes. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³⁶																																		
This use is assumed to have no traffic generation for trip budgeting purposes. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information. Editor's note— ³⁷																																		
Incidental offices in conjunction with permitted or conditionally permitted uses may occupy up to 50% of a parcel or site. Editor's note— ³⁸																																		
A church, commercial and private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards, will not require a conditional use permit (CUP). However, churches with permanent child care or private school activities to be located in Zoning Districts 5.1, 5.2 and 5.4 shall be subject to a conditional use permit. Editor's note— ³⁹																																		
A restaurant that proposes to locate in an existing building previously approved for restaurant use, and meets all the general development standards including parking, will not require a conditional use permit (CUP). Editor's note— ⁴⁰																																		
A conditional use permit is not required for this land use. See chapter 2-28 of the zoning ordinance for requirements to obtain a sexually-oriented business permit. Editor's note— ⁴¹																																		
All proposed non-classroom related activities on school sites (as defined by California state law) shall require a conditional use permit (CUP) subject to the review of the appropriate approval body as cited in chapter 2-9. Editor's note— ⁴²																																		
Conditionally permitted in Planning Areas 12 only. Editor's note— ⁴³																																		

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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.

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

P = Permitted C = Conditionally Permitted . = Prohibited

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— ⁵⁹																																		
4.2M: Conditionally Permitted in Planning Area 17.																																		
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4.2M: Prohibited in Planning Area 17.																																		
Editor's note— ⁶¹																																		
Only in 5.5B Jamboree Business Center East, 5.5C Planning Area 17, and 5.5A Spectrum 6.																																		
Editor's note— ⁶²																																		
5.5C: Permitted in Planning Area 17; 5.5D Irvine Spectrum 8; 5.5E Planning Area 9; and 5.5F Planning Area 6.																																		
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Only in 5.5B Jamboree Center East, and 5.5C Planning Area 17.																																		
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A conditional use permit for a mini-warehouse in the 3.1D (Woodbridge) Multi-Use district and 3.1G (Northwood) Multi-Use district shall require review and approval by the Planning Commission.																																		
Editor's note— ⁶⁵																																		
All certified sober living facilities shall be subject to County certification guidelines.																																		
Editor's note— ⁶⁶																																		
1.4A: Conditionally permitted in Planning Area 16 only.																																		
Editor's note— ⁶⁷																																		
5.5E and 5.5F if located on a parcel more than 200 feet from a street intervening between residential and Medical and Science uses. If less than 200 feet, conditionally permitted.																																		
Editor's note— ⁶⁸																																		
Permitted only in 5.5B Jamboree Business Center, East; 5.5C Planning Area 17; and 5.5D Irvine Spectrum 8, if located 225 feet or more from the Jeffery Open Space Spine.																																		
Editor's note— ⁶⁹																																		
Prohibited in 5.5E and 5.5F.																																		
Editor's note— ⁷⁰																																		
Prohibited in 5.5B Jamboree Business Center, East.																																		

****THIS VERSION INCORPORATES THE USES FROM 8.1 INTO 3.2 AND ADDS 1.9****

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

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Editor's note ⁷³																																		
Any "Bar, Tavern Cocktail Lounge" proposing to locate within the same building as a residential use, shall be subject to the conditional use permit procedures contained in Zoning Code Chapter 2-9.																																		
Editor's note ⁷⁴																																		
A wireless communication facility, depending on the proposed type of antenna, may be permitted in any zoning district through wireless communication facility permit, a minor conditional use permit or a major conditional use permit as indicated in the table pr																																		
Editor's note ⁷⁵																																		
Only in 4.2C: Planning Area 13; 4.2E: Planning Area 34; 4.2E: Planning Area 35; and 4.2E: Planning Area 10, otherwise, prohibited.																																		
Editor's note ⁷⁶																																		
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 subject to master plan																																		
Editor's note ⁷⁹																																		
Permitted in 4.2L, 4.2M, 4.2N and 4.2O only.																																		
Editor's note ⁸⁰																																		
Mini warehouse trip generation rates apply to this use. Consult section 9-36-8.B.3 (IBC General Land Uses) for more information.																																		
Editor's note ⁸¹																																		
A financial institution located in an existing building which meets all the general development standards including parking, will not require a conditional use permit and no traffic study will be required.																																		
Editor's note ⁸²																																		
Only in 8.1A.																																		
Editor's note ⁸³																																		
In conjunction with demolition, removal and recovery of existing buildings, structures and landscaping associated with the former military use of the property.																																		
Editor's note ⁸⁴																																		
Only within agriculture area.																																		
Editor's note ⁸⁵																																		
3.1E only.																																		
Editor's note ⁸⁶																																		
Prohibited in 3.1F.																																		
Editor's note ⁸⁷																																		

