

Sec. 37-30.240. - Use classifications.

**Table 37-30.110** identifies the use classifications for properties located in the mixed use (MU) districts:

<b>Table 37-30.110</b>			
<b>Mixed Use (MU) Districts Use Classifications</b>			
<b>Land Use</b>	<b>MAF</b>	<b>MX</b>	<b>Additional Use Regulations</b>
<b>Residential Uses</b>			
Day Care Homes, Family—Large	-	-	(1)(2)
Day Care Homes, Family—Small	-	-	(2)
Duplex Dwellings	CUP	CUP	
Employee Housing, Medium Project	NP	NP	
Employee Housing, Small Project	CUP	SPR	(43)
Emergency Shelter, Type A	P	NP	(44)
Emergency Shelter, Type B	CUP	NP	(44)
Home Occupations	-	-	(35)
Interim Housing	CUP	CUP	(3)
Manufactured Housing	NP	NP	
Multiple Detached Dwellings	CUP	CUP	
Multifamily Dwellings	CUP	SPR	
Residential Care Facilities—Large	CUP	CUP	
Residential Care Facilities—Small	-	-	(11)
Residential Service Facilities	CUP	CUP	(3)
Second Dwelling Units	NP	NP	
Single-family Dwellings—Attached	CUP	SPR	
Single-family Dwellings—Detached	NP	NP	
Single Room Occupancy Housing	CUP	CUP	
<b>Mixed Uses</b>			
Mixed Use Buildings and Developments	SPR	SPR	(29)(36)
<b>Public and Semipublic Uses</b>			
Clubs and Lodges	CUP	CUP	
Convalescent Hospitals/Nursing Homes	CUP	CUP	
Cultural Institutions	SPR	SPR	
Day Care Centers	CUP	SPR	
Government Offices	SPR	SPR	

Hospitals	CUP	CUP	
Mural Exhibits	SPR	SPR	(18)
Park and Recreation Facilities	SPR	SPR	
Parking Lots and Structures	CUP	CUP	(26)
Public Safety Facilities	CUP	CUP	
Public Utility Service Yards	NP	NP	
Religious Assembly	CUP	CUP	
Schools—Public/Private	CUP	CUP	
Schools—Trade	CUP	NP	(7)(41)
Telecommunication Facilities:			
Major	CUP	CUP	(22)
Minor	SPR	CUP	(22)
Utilities—Major	NP	NP	(31)
<b>Commercial Uses</b>			
Adult Entertainment Facilities	NP	NP	(5)(21)
Ambulance Services	CUP	NP	
Animal Sales and Services:			
Animal Boarding	CUP	NP	(7)
Animal Grooming	SPR	SPR	(7)
Animal Hospitals	SPR	NP	(7)
Animal Retail Sales	SPR	SPR	(7)
Antique and Collectible Shops	SPR	SPR	
Artists' Studios	SPR	SPR	
Automated Teller Machines (ATMs)	SPR	SPR	(30)(32)
Bakeries:			
Retail	SPR	SPR	
Wholesale	CUP	NP	
Bars	CUP	CUP	(21)
Bed and Breakfast Inns	SPR	SPR	
Building Materials and Services	CUP	NP	(7)(9)
Catering Services	SPR	NP	(27)
Commercial Recreation and Entertainment	CUP	CUP	(6)(21)
Convenience Stores:	SPR	SPR	(21)
With Gas Pumps	SPR	CUP	(7)(8)(21)(28)

Entertainment, Live (Excluding Adult Entertainment)	CUP	CUP	(16)(21)
Equipment Sales, Services, and Rentals	CUP	NP	(7)
Financial Services	SPR	SPR	(30)(32)
Food and Beverage Sales	SPR	SPR	(21)(32)
Fortunetelling	SPR	CUP	(10)
Funeral Services	SPR	SPR	(20)
Hotels and Motels:	SPR	CUP	(19)
Extended Stay	CUP	CUP	(19)(42)
Kiosks:			
Permanent	CUP	CUP	(33)
Temporary or Semi-permanent	CUP	CUP	(33)
Laboratories	SPR	SPR	
Laundries:			
Limited	SPR	SPR	
Unlimited	SPR	NP	
Live-work Units	SPR	SPR	(24)
Maintenance and Repair Services:			
Major	CUP	NP	(7)
Minor	SPR	SPR	(7)
Marine Sales and Services	CUP	NP	(7)
Nurseries	CUP	NP	(7)(40)
Offices:			
Business and Professional	SPR	SPR	
Medical and Dental	SPR	SPR	
Pawn Shops	CUP	NP	(37)
Personal Improvement Services	SPR	SPR	
Personal Services	SPR	SPR	(30)
Printing and Publishing:			
Limited	SPR	SPR	
Unlimited	CUP	NP	
Recreational Vehicle Parks	NP	NP	
Recycling Facilities	See Section 37-50.210: Recycling facilities .		
Research and Development Services	SPR	NP	
Restaurants:	SPR	SPR	(21)

With Drive-through or Drive-in Facilities	CUP	NP	(21)(30)
Retail Sales	SPR	SPR	(21)
Secondhand or Consignment Stores	CUP	CUP	(38)
Service Stations	SPR	CUP	(7)(8)(21)
Speculative Buildings	SPR	SPR	(12)
Shopping Centers	SPR	SPR	
Tattoo and/or Body Piercing Parlors	CUP	NP	
Vehicle-related Retail Sales and Services	SPR	NP	(7)(8)(17)
Vehicle Repair Facilities:			(7)(8)
Major	CUP	NP	
Minor	CUP	NP	
Vehicle Sales and Services	CUP	NP	(7)(8)
Vehicle Storage	NP	NP	(7)(8)
Vehicle Washing	CUP	NP	(7)(8)(39)
Warehousing and Storage:			
Limited	CUP	NP	(7)(13)(25)
Wholesale Distribution	CUP	NP	(7)
<b>Industrial Uses</b>			
Industrial Complexes	CUP	NP	(23)
Industry—Limited	CUP	NP	
<b>Accessory Uses and Structures</b>			(14)
Animals—Domestic	P	P	(34)
Utilities—Minor	P	P	(4)
<b>Temporary Uses</b>	TULP	TULP	(15)
<b>Nonconforming Uses and Structures</b>	See Section 37-50.160: Nonconforming uses and structures		

Notes:
P = Permitted Use
NP = Not Permitted Use
CUP = Conditional Use Permit Required
SPR = Site Plan Review Required
TULP = Temporary Use of Land Permit Required

(1)	See <i>Section 37-50.120: Large family day care homes</i> .
(2)	Small and large family day care homes are permitted uses when the principal use is a residential dwelling unit.
(3)	Residential service facilities and interim housing serving six or fewer people are allowed with a SPR. Such facilities shall be designed to accommodate a group living environment.
(4)	Minor utilities shall not unreasonably interfere with the use, enjoyment, or aesthetics of adjacent uses.
(5)	See <i>Section 37-50.020: Adult entertainment facilities</i> . Adult bookstores shall be subject to the same supplemental regulations applicable to adult entertainment facilities.
(6)	Commercial recreation and entertainment uses less than two thousand square feet in floor area and fitness center uses less than five thousand square feet are allowed with a SPR.
(7)	See <i>Section 37-50.170: Outdoor storage and display for any outdoor activity or use</i> .
(8)	See <i>Section 37-50.260: Service stations, vehicle repair, and vehicle washing</i> .
(9)	Building materials and service uses shall not abut an R district unless accessory to a retail use.
(10)	No fortunetelling use shall be located any closer than within seven hundred fifty feet of another fortunetelling use.
(11)	Small residential care facilities are a permitted use when the principal use is a residential dwelling.
(12)	See <i>Section 37-50.280: Speculative buildings</i> .
(13)	See <i>Section 37-50.320: Warehousing limited</i> .
(14)	See <i>Section 37-50.010: Accessory uses and structures</i> . Accessory uses and structures will require a SPR or a CUP if required for the principal use.
(15)	See <i>Section 37-50.300: Temporary use of land</i> .
(16)	A live entertainment permit shall be issued for live entertainment uses in accordance with <i>Section 37-60.500: Administrative conditional use permits</i> .
(17)	The maximum floor area allowed for any structure devoted to vehicle-related retail sales and services located in the MAF district is limited to five thousand square feet.
(18)	See <i>Section 37-50.150: Mural exhibits</i> .
(19)	See <i>Section 37-50.270: Single room occupancy (SRO) housing</i> .
(20)	Funeral services with crematories shall require a CUP.
(21)	See <i>Section 37-50.030: Alcohol license review</i> .
(22)	See <i>Section 37-50.290: Telecommunication facilities</i> . Only stealth telecommunication facilities shall be permitted.
(23)	Uses within an industrial complex must be otherwise authorized by SPR within the zoning district.
(24)	See <i>Section 37-50.130: Live-work units</i> .
(25)	The CUP for limited warehousing is not subject to administrative approval pursuant to <i>Section 37-60.500: Administrative conditional use permits</i> . Approval by the planning commission shall require an affirmative vote of five members. Any CUP application receiving an affirmative vote of four members of the planning commission shall automatically be set for hearing for a final determination by the city council. All other general appeal rights remain for these CUP applications.
(26)	Does not apply to the parking required to serve the use per <i>Section 37-50.360: Off-street parking and loading spaces regulations</i> .

(27)	Catering is only permitted as an accessory use to a restaurant in the MX district. The parking or storage of catering vehicles in the MX district is prohibited.
(28)	Convenience stores with gas pumps (including sales, display, storage, restrooms, etc.) are limited to a maximum of two thousand five hundred square feet of gross floor area in the MX district.
(29)	See <i>Section 37-30.260: Mixed use building incentives</i> . Mixed use buildings in the MAF or MX districts shall have no more than twenty-five percent of the gross floor area of the ground floor of a building dedicated to residential uses unless authorized by the city planner pursuant to <i>Section 37-30.270: Modification of use regulations</i> .
(30)	Drive-through lanes and drive-in uses shall not be permitted in the MX district except as otherwise provided for in this section. When permitted, the following shall apply to any drive-through lane:
(a)	Drive-through lanes shall not be located between the street facade of a building and the street.
(b)	A drive-through lane or access driveway shall not directly access the primary street serving the site.
(31)	Water well, drainage, and flood control facilities may be considered subject to the approval of a CUP.
(32)	ATM facilities, which are located entirely within a building and are not externally accessible shall be a permitted use.
(33)	Permanent or temporary kiosks that are designed and included as part of a larger development review application for another use (such as a shopping center, retail, or restaurant use) that involves the entire subject parcel or lot where the kiosk will be located shall be subject to the same development review process as required for that use.
(34)	Not more than four domestic animals are permitted per residential dwelling except that newborn and baby animals up to the age of three months shall not be counted.
(35)	See <i>Section 37-50.100: Home occupations</i> . Home occupations are permitted uses when the principal use is a residential dwelling unit.
(36)	Prohibited commercial uses in mixed use developments include vehicle-related uses including repair, sales, service, storage, and washing; animal sales and services; maintenance and repair services; pawn shops; tattoo and/or body piercing parlors; industrial uses; and other uses deemed inappropriate by the city planner. In mixed use buildings, commercial uses shall be limited to retail, restaurants, offices, services, and similar pedestrian-oriented uses, which are deemed by the city planner to be compatible with residential uses.
(37)	No pawn shop shall be located any closer than within seven hundred fifty feet of another pawn shop use.
(38)	No firearm or weapon sales shall be permitted.
(39)	In the MX district, vehicle washing may be considered subject to the approval of a CUP as an accessory use to a service station only.
(40)	In the MX district, nursery uses are allowed as an accessory use only.
(41)	Truck and heavy equipment driving schools shall not be permitted.
(42)	Within the MAF and MX districts, hotel and motel operators may allow occupant guest stays to exceed twenty-eight days subject to approval of a CUP provided the following conditions are satisfied and contained in the CUP:
(a)	At any given time, no more than twenty-five percent of the total guest rooms shall exceed a twenty-eight-day stay.
(b)	Operator shall require all guests as a condition of occupancy to execute an agreement in writing that the entire stay is a transient occupancy and all guests shall remit payment of TOT to the operator for each day

	of occupancy regardless of length of stay. The form of agreement shall be reviewed and approved by the city.
(c)	Occupant guest stays shall not exceed one hundred eighty days either consecutive, continuous, or in total, in any calendar year.
(d)	Transit occupancy tax (TOT) shall be paid for each occupied guest room regardless of length of stay.
(e)	Operator shall submit an annual report no later than January 31 of each calendar year to the City of Salinas demonstrating compliance with the extended stay provisions for the previous calendar year.
(f)	Off-street parking: 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area plus parking for other uses and facilities as required by <i>Section 37-50.360: Off-street parking and loading spaces regulations</i> .
(43)	Unless authorized by a CUP, in the MU district small project employee housing is allowed only in single-family dwellings—attached, or in multifamily dwellings.
(44)	<i>See Section 37-50.305: Emergency shelters.</i>

(Ord. No. 2463 (NCS).)

(Ord. No. 2507 (NCS), § 1, 5-18-2010; Ord. No. 2532 (NCS), § 12, 11-13-2012; Ord. No. 2569 (NCS), § 4, 4-19-2016)

**Editor's note**— Ord. No. 2532 (NCS), § 12, adopted Nov. 13, 2012, set out provisions adding notes (42) and (43). To avoid number duplication, and at the editor's discretion, these provisions were included as notes (43) and (44), respectively.