

4.1 LAND USES

The MEMU Overlay Zone sets forth specific uses to be allowed within each district, as shown in Table 3, subject to a MEMU Site Plan Review approval by the Planning Commission. Any use that is not specified as permitted or conditionally permitted within the MEMU Overlay Zone is prohibited unless a determination is

made by the Executive Director of Planning that the proposed use is compatible with the overall intent and character of the MEMU Overlay Zone as specified in Section 41-601(c) of the Santa Ana Municipal Code (SAMC).

Table 3: Permitted Land Uses					The allowable uses are established by letter designations as follows:
Neighborhood Transitional District Village Center District Active Urban District Office District*					P Permitted by right N Prohibited NA Not Applicable CUP Conditional Use Permit required LUC Land Use Certificate required
	Neighborhood Transitional	Village Center	Active urban	Office	Special Provisions (references to other applicable code sections or limitations)
Residential Uses					
Live/Work Units	P	P	P	N	Subject to Sec. 4.1.2 of this division
Multiple-Family Residential	P	P	P	N	Subject to Sec. 4.1.3 of this division
Non-Residential Uses					
Art galleries and studios including, but not limited to: photography; fine art; fiber art; printing, lithography, and calligraphy; ceramic and pottery; glass blowing and sculpting	P	P	P	P	
Eating establishments, (cafes, restaurants)	P	P	P	P	CUP for liquor sales, after hours operation
Bakeries	P	P	P	P	
Retail and Service uses	P	P	P	P	
Medical and Dental offices	P	P	P	P	
Professional, administrative and business offices	P	P	P	P	
Child care facilities Daycare centers	P	P	P	P	
Gymnasiums and health clubs	N	P	P	CUP	
Hotels	N	P	P	CUP	
Indoor/outdoor entertainment	N	P	P	P	As defined in Chapter 41 of the SAMC
Religious Institutions	CUP	CUP	CUP	CUP	
Schools	N	P	P	N	
<u>Massage establishments</u>	<u>N</u>	<u>CUP</u>	<u>CUP</u>	<u>N</u>	<u>Subject to Article XVII.I of Chapter 41 of the SAMC</u>
Tattoo establishments	N	P	P	N	Subject to Sec. 41-199.3 of the SAMC
Temporary outdoor activities	LUC	LUC	LUC	LUC	Subject to Sec. 41-195.5 of the SAMC
Theaters and cinemas	N	P	P	P	
Use/Operational Standards					
Drive through establishments	N	N	N	N	