

## 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: <b>Permitted Land Uses</b>   |                                  |                       |                     |               |  | The allowable uses are established by letter designations as follows:   |
|---|----------------------------------|-----------------------|---------------------|---------------|--|---|
| Neighborhood Transitional District<br>Village Center District<br>Active Urban District<br>Office District*  |                                  |                       |                     |               |  | P Permitted by right<br>N Prohibited<br>NA Not Applicable<br>CUP Conditional Use Permit required<br>LUC Land Use Certificate required |
|   | <b>Neighborhood Transitional</b> | <b>Village Center</b> | <b>Active urban</b> | <b>Office</b> | Special Provisions (references to other applicable code sections or limitations) |   |
| <b>Residential Uses</b>   |                                  |                       |                     |               |  |   |
| 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   |   |
| <b>Non-Residential Uses</b>   |                                  |                       |                     |               |  |   |
| 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             |  |   |
| <del>Child care facilities Daycare centers</del>  | 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>   | N                                | <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             |  |   |
| <b>Use/Operational Standards</b>  |                                  |                       |                     |               |  |   |
| Drive through establishments  | N                                | N                     | N                   | N             |  |   |