

Lake Forest, California Municipal Code

Title 9 PLANNING AND ZONING

Chapter 9.73 MIXED-USE DISTRICT

9.73.065 Mixed-use land use matrix.

Any use not permitted in this section, is specifically prohibited, except as otherwise provided by State or Federal law or as interpreted by the Director of Community Development, or Planning Commission.

Table 9.73.065 MIXED-USE LAND USE MATRIX

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| Administrative office | P | P | P | P | P |
| Adult day program | S | S | S | U | U |
| Adult business | P ² | P ² | P ² | P ² | P ² |
| Agriculture | X | X | X | X | X |
| Agriculture employee quarters | X | X | X | X | X |
| Alcohol sales for off-site consumption | U ¹⁹ | U ¹⁹ | U ¹⁹ | U ¹⁹ | U ¹⁹ |
| Ambulance dispatch facility | X | X | X | U | U |
| Animal clinic or hospital | S ³ | S ³ | S ³ | S ³ | S ³ |
| Animal hospital, livestock | X | X | X | X | X |
| Apiary | X | X | X | X | X |
| Assembly of component or finished products | P | P | P | P | P |
| Assembly, non-commercial, occupancy of 100 persons or less | S | S | S | S | S |
| Assembly, non-commercial, occupancy of more than 100 persons | S | S | S | U | U |
| Athletic club | P | P | P | U | U |
| Athletic facility, indoor | S | S | S | U | U |
| Athletic facility, outdoor | U | U | U | U | U |
| Auction house | U | U | U | U | U |
| Auto broker, no vehicles on site | P | P | P | P | P |

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|---|----------------|----------------|----------------|----------------|----------------|
| Auto repair, heavy | X | X | X | U | U |
| Auto repair, light | U | U | P | P | P |
| Automated teller machine (ATM) | S | S | S | A ¹ | A ¹ |
| Automobile sales and rentals, with 3 or more vehicles on site | U | U | U | U | U |
| Automobile sales and rentals, with 2 or fewer vehicles on site | S | S | S | S | S |
| Automobile wholesale with no vehicles on-site | P | P | P | P | P |
| Automobile fueling station | S | S | S | S | S |
| Automobile wrecking and salvage yard | X | X | X | X | X |
| Bar, cocktail lounge | U | U | U | U | U |
| Barber and beauty shop | U | U | U | U | U |
| Billiards parlor | U | U | U | U | U |
| Brewery | U | U | U | U | U |
| Caretaker quarters | X | X | X | U | U |
| Car wash | U | U | U | U | U |
| Catering facility | P | P | P | P | P |
| Cemetery | X | X | X | X | X |
| Christmas tree sales facility | P ⁶ | P ⁶ | P ⁶ | P ⁶ | P ⁶ |
| Churches, temples, religious institutions and other places of worship | S | S | S | S | S |
| Civic or government use | S | S | S | S | S |
| Club/meeting hall occupancy of 100 persons or less | S | S | S | S | S |
| Club/meeting hall, occupancy of more than 100 persons | S | S | S | U | U |
| Commercial extraction | X | X | X | X | X |
| Commercial filming | P ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ |
| Commercial recreation indoor | S | S | S | U | U |
| Commercial recreation outdoor | U | U | U | U | U |

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|--|---|-------------------|-------------------|-------------------|-------------------|
| Composting facility | X | X | X | X | X |
| Concrete batch plant | X | X | X | X | U |
| Conference center | S | S | S | U | U |
| Conservation area | X | X | X | X | X |
| Construction trailer | P ⁶ | P ⁶ | P ⁶ | P ⁶ | P ⁶ |
| Contractor storage yard | X | X | X | U | U |
| Convalescent home | U | U | U | U | U |
| Copy service, small | P | P | P | P | P |
| Copy service, large | X | X | X | P | P |
| Cyber café | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ | P ¹⁰ |
| Day care center | A day care center is only allowed subject to a use permit in a non-residential portion of mixed-use projects. A day care center is not to be equated with a family day care which takes place in a residential unit and is governed by California Health and Safety Code Section 1597.45. | | | | |
| Dog daycare | U ^{3,11} | U ^{3,11} | U ^{3,11} | U ^{3,11} | U ^{3,11} |
| Donation center, attended | U | U | U | U | U |
| Donation collection boxes | P | P | P | P | P |
| Distribution facility | X | X | X | U | U |
| Drive-through | S | S | S | S | S |
| Dry cleaning and laundry | P | P | P | P | P |
| Dry cleaning and laundry plant | X | X | X | P | P |
| Educational institution | U | U | U | U | U |
| Emergency health service facility | U | U | U | U | U |
| Emergency shelter | X | X | X | P ⁹ | P ⁹ |
| Family daycare Home | Only as permitted by California Health and Safety Code Section 1597.45 | | | | |
| Farmer's market | S | S | S | S | S |
| Financial institution | P | P | P | P | P |
| Fortune telling | P | P | P | P | P |
| Freight terminal and/or transfer station | X | X | X | U | U |
| Funeral home | U | U | U | U | U |

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|--|-------------------|-------------------|-----------------|-------------------|-------------------|
| Golf course | X | X | X | X | X |
| Grazing | X | X | X | X | X |
| Health club | P | P | P | U | U |
| Heliport | U | U | U | U | U |
| Helistop | U | U | U | U | U |
| Hookah lounge | U | U | U | U | U |
| Hospital | U | U | U | U | U |
| Hotel | S | S | S | S | S |
| Instructional studio | P | P | P | P | P |
| Kennel | U ^{3,10} | U ^{3,10} | X | U ^{3,10} | U ^{3,10} |
| Light night use | U | U | U | U | U |
| Laundry facility, coin- operated | P | P | X | P | P |
| Laundry plant | X | X | X | P | P |
| Library | P | P | P | P | P |
| Live/work | S | S | X | S | S |
| Manufacturing | X | X | X | P | P |
| Marijuana testing lab | X | X | X | X | X |
| Massage establishment | U ¹³ | U ¹³ | U ¹³ | U ¹³ | U ¹³ |
| Materials recovery facility | X | X | X | X | X |
| Mausoleum | X | X | X | X | X |
| Medical office | P | P | P | P | P |
| Mining | X | X | X | X | X |
| Minisatellite wagering facility | U | U | U | U | U |
| Mortuary | U | U | U | U | U |
| Movie theater | S | S | S | U | U |
| Museum | P | P | P | P | P |
| Nightclub | U ¹⁵ | U ¹⁵ | U ¹⁵ | U ¹⁵ | U ¹⁵ |
| Nursery | U | U | X | U | U |
| Office, administrative, business or professional | P | P | P | P | P |
| Office, medical | P | P | P | P | P |

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|
| Open space | P | P | P | P | P |
| Outdoor dining | A ¹ | A ¹ | A ¹ | A ¹ | A ¹ |
| Outdoor display | S | S | S | S | S |
| Outdoor storage | S | S | S | S | S |
| Outdoor vending | p ⁵ | p ⁵ | p ⁵ | p ⁵ | p ⁵ |
| Parking lot or structure | S | S | S | S | S |
| Park | P | P | P | P | P |
| Pawnbroker | p ¹⁶ | p ¹⁶ | p ¹⁶ | p ¹⁶ | p ¹⁶ |
| Personal care service | P | P | P | P | P |
| Pet grooming | p ³ | p ³ | p ³ | p ³ | p ³ |
| Pet shop | p ³ | p ³ | p ³ | p ³ | p ³ |
| Pharmacy | P | P | P | P | P |
| Playground | A ¹ | A ¹ | A ¹ | A ¹ | A ¹ |
| Power supply facility | p ¹⁷ | p ¹⁷ | p ¹⁷ | p ¹⁷ | p ¹⁷ |
| Public utility | P | P | P | P | P |
| Pumpkin sales | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| Quarrying | X | X | X | X | X |
| Quarters for employee temporary use | X | X | X | X | X |
| Recreational vehicle storage | X | X | X | U | U |
| Recycling collection facility, accessory | P | P | P | P | P |
| Recycling collection facility, minor | U | U | X | U | U |
| Recycling collection facility, major | X | X | X | U | U |
| Rental, repair and storage yard for construction, farming and industrial vehicles/Equipment | X | X | X | U | U |
| Research, testing and development lab | P | P | P | P | P |
| Residential, single-family dwellings | X | X | X | X | X |
| Residential, multifamily dwelling Units | S | S | X | S | S |
| Restaurant | P | P | P | P | P |

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|--|-----------------|-----------------|----------------|-----------------|-----------------|
| Restaurant with bar | P | P | P | P | P |
| Retail business | P | P | P | P | P |
| Retail business, internet | P | P | P | P | P |
| Riding and hiking trail | P | P | P | P | P |
| School, commercial or vocational | U | U | U | U | U |
| Second-hand dealer | P | P | P | P | P |
| Self-storage | U | U | U | U | U |
| Service business | P | P | P | P | P |
| Shooting range, indoor | X | X | X | U | U |
| Shooting range, outdoor | X | X | X | X | X |
| Single-room occupancy (SRO) | S ¹² | S ¹² | X | S ¹² | S ¹² |
| Single season agricultural sales | p ⁶ | p ⁶ | p ⁶ | p ⁶ | p ⁶ |
| Smog check | U | U | U | P | P |
| Smoke shop | P | P | P | P | P |
| Smoking lounge | U | U | U | U | U |
| Solid waste transfer station | X | X | X | X | X |
| Specialty automotive repair or service, heavy | X | X | X | U | U |
| Specialty automotive repair or service, light | U | U | U | P | P |
| Stable, commercial | X | X | X | X | X |
| Storage container | S ⁶ | S ⁶ | S ⁶ | S ⁶ | S ⁶ |
| Storage of automobiles, trucks, trailers, boats, motorcycles and other types of vehicles and equipment | X | X | X | U | U |
| Studio for motion picture, video, audio, and television recording | P | P | P | P | P |
| Surface mining | X | X | X | X | X |
| Swap meet/flea market | U | U | U | U | U |
| Swim facility | U | U | U | U | U |
| Tattoo studio | P | P | P | P | P |
| Temporary commercial building | S ⁶ | S ⁶ | S ⁶ | S ⁶ | S ⁶ |
| Theatre | U | U | U | U | U |

| Use | MU 32 | MU 43 | MUO | UI 25 | UI 43 |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Thrift store | P | P | P | P | P |
| Towing facility | X | X | X | U | U |
| Utility, public or private | P | P | P | P | P |
| Vending machine, indoors | A ¹ | A ¹ | A ¹ | A ¹ | A ¹ |
| Vending machine, outdoors | S | S | S | S | S |
| Veterinary office | S ³ | S ³ | S ³ | S ³ | S ³ |
| Warehouse | X | X | X | P | P |
| Welding shop | X | X | X | P | P |
| Wholesale business | X | X | A ¹ | P | P |
| Winery | U | U | U | U | U |
| Wireless communication facility | P ¹³ | P ¹³ | P ¹³ | P ¹³ | P ¹³ |
| Wholesale nursery | U | U | X | U | U |

A = Permitted as an accessory use P = Permitted Use S = Permitted with a Site Development Permit (SDP)

U = Permitted with a Use Permit (U) X = Prohibited Use

Footnotes

1. The accessory use shall be incidental, related and clearly subordinate to the main use of the lot or building. Must not comprise more than fifteen (15) percent of the total floor area of principal use.
2. Subject to regulations in Chapter 9.08 (Adult Business Zoning Regulations).
3. Subject to regulations in Section 9.146.020 (Animal Hospitals and Clinics).
4. Subject to regulations in Chapter 9.228 (Canyon Commercial District).
5. Subject to regulations in Chapter 9.182 (Outdoor Vending on Private Property).
6. Subject to regulations in Section 9.144.070 (Temporary Uses and Structures).
7. Subject to regulations set forth in Baker Ranch Planned Community Section V and Chapter 9.150 (Surface Mining and Land Reclamation Regulations).
8. Subject to regulations in Section 5.28.150 (Permit requirements for commercial motion picture productions, television productions and still photography).
9. Subject to regulations in Section 9.146.120 (Emergency Shelters).

10. Subject to regulations in Chapter [5.34](#) (Cyber Cafés).
11. Subject to regulations in Section [9.146.030](#) (Pets and Animals).
12. Subject to regulations in Section [9.156.040](#) (Single-Room Occupancy).
13. Subject to regulations in Chapter [9.162](#) (Wireless Communication Facilities).
14. Subject to regulations in Chapter [5.07](#) (Massage Establishments).
15. Subject to regulations in Chapter [5.36](#) (Entertainment Permits).
16. Subject to regulations in Section [5.02.020](#) (Licenses Required).
17. Subject to regulations in Chapter [9.166](#) (Cable System Power Supply Facilities Design and Placement).
18. A limited amount of service commercial and restaurant uses are allowed in the Business Park Zone of the Pacific Commercentre Planned Community. See exception noted in Section II.B. of the Pacific Commercentre Planned Community.
19. Subject to regulations in Section [9.146.130](#) (Additional Findings for the Sale of Alcohol for Off-Site Consumption). The sale of alcohol for off-site consumption may also be subject to the City Council policy regarding public convenience or necessity, as amended.
20. Subject to regulations provided in Chapter [9.142](#) (Donation Collection Boxes).
21. Marijuana testing labs rendered legal nonconforming by Ordinance No. 347 are subject to regulations provided in Chapter [5.42](#) (Marijuana Testing Labs).

(Ord. 356 § 4, 2022)

Contact:

City Clerk: 949-461-3420

Published by [Quality Code Publishing, Seattle, WA](#). By using this site, you agree to the [terms of use](#).