



Guide to Using the Non-Residential Land Use Matrix

The City of Lake Forest Non-Residential Land Use Matrix is located in Section 9.72.090 of the City's Zoning Code. The Matrix includes a list of non-residential uses and specifies if each use is permitted, conditionally permitted, or prohibited in the different land use categories. The following steps explain how to use and understand the Matrix:

STEPS:

1. Identify the type of use that best describes your business in the first column. Definitions of each listed use can be found in Section 9.04 of the Lake Forest Municipal Code. Any use which is not listed in the Land Use Matrix is prohibited (LFMC Section 9.72.090.1). If you can not find a specific use in the Land Use Matrix, please contact the Planning Division at (949) 461-3535 for assistance.
2. After you identify the use, the row will list if a use is permitted, conditionally permitted, or prohibited. The following abbreviations are used in the table:

A	Permitted as an Accessory use	A type of business or activity that is subordinate to the main use of a lot or building and is subject to the same approval process as the primary use.
P	Permitted Use	A type of business or activity that is allowed without a Site Development Permit or Use Permit from the Planning Division. However, the use would need to comply with the City's parking requirements, which can be found in Section 9.164 of the City's Zoning Code.
S	Permitted with a Site Development Permit	A type of business or activity that requires approval of a Site Development Permit.
U	Permitted with a Use Permit	A type of business or activity that requires approval of a Use Permit.
X	Prohibited Use	A use that is not allowed or permitted.

If the use requires a Site Development Permit (S) or a Use Permit (U), the applications can be found online at <https://www.lakeforestca.gov/en/departments/community-development/planning/application-forms>

3. The column headings list the seven land use categories located in the city, as follows:

C = Commercial I = Industrial PA = Professional and Administrative Office	UA = Urban Activity CAN = Canyon Commercial A1 = Agriculture OS = Open Space
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4. The land use categories were created by consolidating similar zoning districts into more generally applicable categories. The following table indicates which non-residential zoning districts in the City are in each of the land use categories:

Land Use Categories	Zoning District	Planned Community
C (Commercial)	Local Business (C1)	None
	General Business (C2)	None
	Community Commercial (CC)	None
	Commercial Neighborhood (CN)	None
	Neighborhood Commercial (NC)	Lake Forest
	Community Commercial (CC)	Lake Forest
	Industrial Park (IP) *	Lake Forest
	Neighborhood Commercial (NC)	Rancho De Los Alisos
	Community Commercial (CC)	Rancho De Los Alisos
	Commercial (C)	Foothill Ranch
I (Industrial)	Light Industrial (M1)	None
	Industrial Park (IP) *	Lake Forest
	Business Park (BP)	Lake Forest
	Business Park (BP)	Pacific Commercentre
	High Technology (HT)	Pacific Commercentre
	Light Industrial (LI)	Pacific Commercentre
	Industrial (I)	Foothill Ranch
PA (Professional and Administrative Office)	Professional and Administrative Office (PA)	None
UA (Urban Activity)	Urban Activity (UA)	Baker Ranch
	Urban Activity (UA)	Foothill Ranch
CAN (Canyon Commercial)	Canyon Commercial (CAN)	None
A1 (Agriculture)	Agriculture (A1)	None
OS (Open Space)	Open Space (OS)	None
	Open Space (OS)	Rancho De Los Alisos
	Open Space (OS)	Pacific Commercentre
	Open Space (OS)	Baker Ranch
	Open Space (OS)	Foothill Ranch
* Land use regulations for the Industrial Park zoning district shall be subject to the regulations in both "I" and "C". In circumstances where the two columns have conflicting processes, the least restrictive process shall be used .		

5. Once the correct use and zoning category have been identified, please ensure you have read any applicable footnotes at the end of the table for additional requirements or instructions.

6. If you are having trouble locating any of the aforementioned information, please contact the Planning Division at (949) 461-3535 for any additional questions or assistance.