

Allowable and Permitted Uses

7.1 Introduction

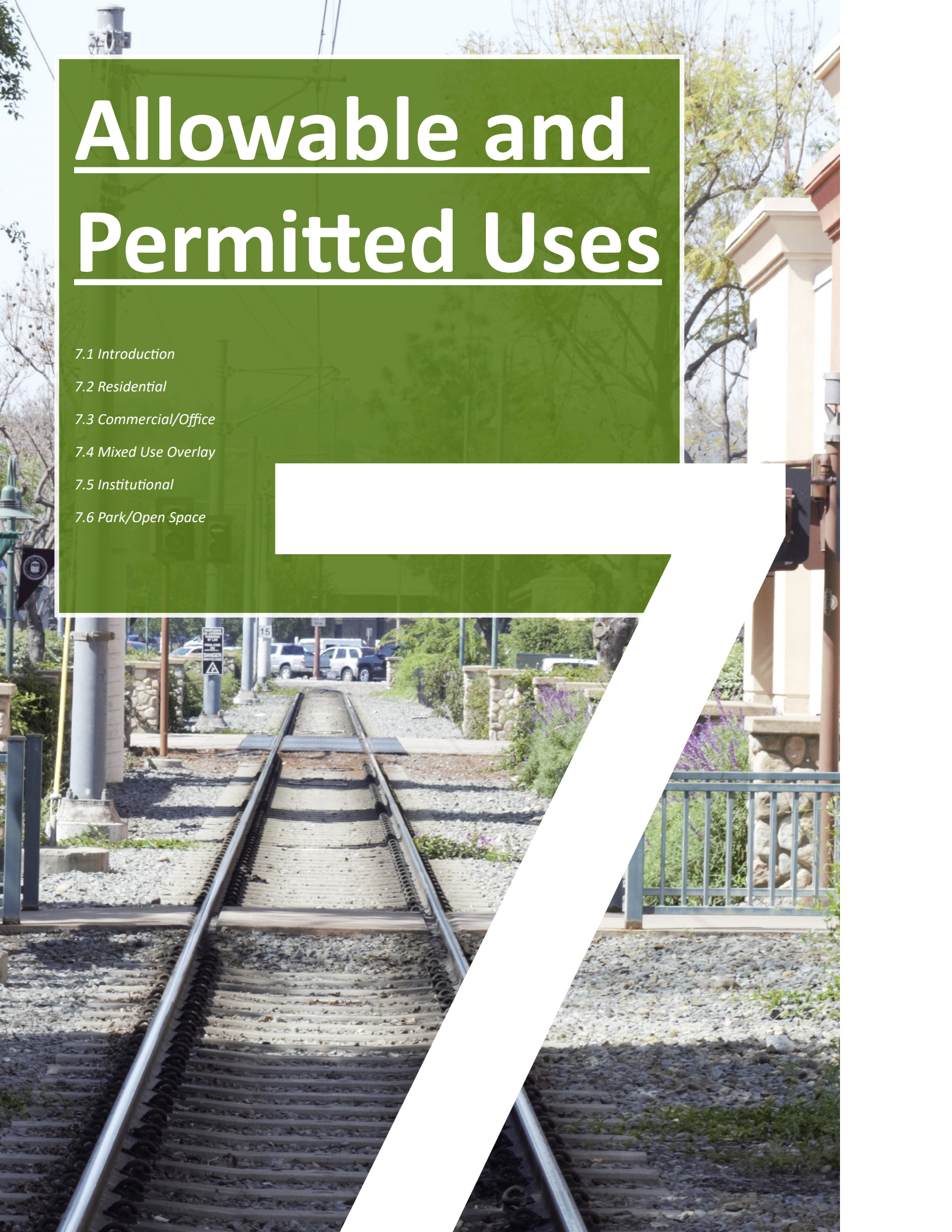
7.2 Residential

7.3 Commercial/Office

7.4 Mixed Use Overlay

7.5 Institutional

7.6 Park/Open Space



7.1 Introduction

The Land Use chapter identifies the land use designations for each property within the Town Center Specific Plan area, while referencing corresponding citywide zones for each land use designation. This chapter provides details regarding the applicable citywide zoning as well as allowable/permitted uses.

Uses listed in tables 7-4, 7-5, 7-6, 7-7, 7-9, 7-11, 7-13, and 7-14 shall be allowable as indicated in the use regulations columns. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit. Where indicated with the letters “DR” the use is subject to a Development Permit. Where indicated with a “T”, the use shall be subject to a Temporary Use Permit. Where indicated with a dash “—,” the use shall not be permitted. When there is a conflict between the use regulations of this Specific Plan and Title 13 of the Santee Municipal Code, the use regulations of this Specific Plan shall supersede.

Table 7-1: Use Regulations Symbols

Use Regulations	Symbol
Permitted Use	P
Development Review Permit	DR
Not Permitted	-

7.2 Residential

The Residential regulations set forth in Section 13.10 of the Santee Municipal Code, including the residential use regulations and site development criteria, apply to properties designated residential within the Town Center Specific Plan area, as established in Table 7-2.

Table 7-2: Residential Zones Applicability

TCSP Designation	Citywide Zoning
TC R-2	R-2
TC R-7	R-7
TC R-14	R-14
TC R-22	R-22
TC R-30	R-30

7.3 Commercial/Office

The Commercial/Office regulations set forth in Section 13.12 of the Santee Municipal Code, including the commercial and office use regulations and site development criteria, apply to properties designated commercial/office within the Town Center Specific Plan area, as established in Table 7-3.

The use regulations that are unique to the Town Center Specific Plan area, are established in Tables 7-4 through 7-7. The site development criteria that is unique to the Town Center Specific Plan is established in Table 7-15.

The following TCSP designations in the first column correspond to the listed citywide zone in the second column. Uses listed in the corresponding Citywide Zone are similarly applied in the applicable TCSP Designation unless otherwise indicated. If a use is permitted in the Citywide zone, it is also permitted in the TCSP Designation either by right or with a Development Review Permit, unless expressly prohibited as indicated in the TCSP land use designation table.

Table 7-3: Commercial TCSP Designations and Corresponding Citywide Zones

TCSP Designation	Citywide Zoning
Commercial	GC
Office Commercial	OP
Trolley Commercial	NC
Entertainment Commercial	NC

Table 7-4: Commercial Use Regulations Unique to the Specific Plan

Use	Regulation
A. Offices and Related Uses	
Bail bonds office	--
B. General Commercial Uses	
Alcohol production on-site (with on-site sales, with and without food service) ²	P
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
b. Including exterior kennel, pens or runs	--
Appliance repair and incidental sales, including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director	
a. Sales ¹	--
b. Rentals	
i. With on-site vehicle storage	--
ii. No on-site vehicle storage	--
c. Repairs including painting, body work and services ¹	--
d. Washing and detailing including full service carwash, self-service carwash, and/or express carwash	--
Recreational vehicle storage facility	--
Coffee shops with or without drive-through service	DR
Commercial recreation facilities	
b. Outdoor uses, including, but not limited to, golf, tennis, basketball, baseball, trampolines, and drive-in theaters	DR
Drive-in business (excluding theaters and fast food restaurants)	--
Equipment sales/rental yards (light equipment only)	--
Farmer’s Market	T
Hotels and motels	DR
Mining	--
Mobile home sales	--
Nightclub, teenage	--
C. Public and Semi-Public Uses	
Convalescent facilities and hospitals	--
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C ⁵

Footnotes:

¹ Tire services are allowed with a minor CUP.

² Alcohol production on-site (with on-site sales, with and without food service) may include, but not limited to: wineries, breweries, and micro-breweries.

Table 7-5: Trolley Commercial Use Regulations Unique to the Specific Plan

Use	Regulation
B. General Commercial Uses	
Alcohol production on-site (with on-site sales, with and without food service) ²	P
Antique shops	--
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
a. Excluding exterior kennel, pens or runs	--
Appliance repair and incidental sales, including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director	--
b. Rentals	
i. With on-site vehicle storage	--
d. Washing and detailing including full service carwash, self-service carwash, and/or express carwash	--
e. Service or gasoline dispensing stations including mini-marts, accessory car washes, and minor repair services accessory to the gasoline sales	--
f. Parts and supplies excluding auto recycling or wrecking	--
Drive-in business (excluding theaters and fast food restaurants)	--
Farmer's Market	T
Food and Beverage Sales or Services	
d. Fast food restaurants with drive-in or drive-through service	--
f. Supermarkets (including the sale of alcoholic beverages)	--
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
k. Food halls with a mixture of food/supportive food and drink options	P
Home improvement centers	
a. Material stored and sold within enclosed buildings	--
Hotels and motels	DR
Mining	--
Parking facilities (commercial) where fees are charged	P
Second hand store or thrift shop	--

Use	Regulation
Small collection facility	--
Stamp and coin shops	--
Swimming pool or spa sales and/or supplies	--
C. Public and Semi-Public Uses	
Clubs and lodges, including YMCA, YWCA and similar group uses without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of subsection (B)(30) of this table)	--
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C ⁵

Table 7-6: Entertainment Commercial Use Regulations Unique to the Specific Plan

Use	Regulation
B. General Commercial Uses	
Alcohol production on-site (with on-site sales, with and without food service) ²	P
Antique shops	--
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
a. Excluding exterior kennel, pens or runs	--
Apparel stores	--
Appliance repair and incidental sales, including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Athletic and health clubs	--
Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director	--
b. Rentals	
i. With on-site vehicle storage	--
ii. No on-site vehicle storage	--
d. Washing and detailing including full service carwash, self-service carwash, and/or express carwash	--

Use	Regulation
e. Service or gasoline dispensing stations including mini-marts, accessory car washes, and minor repair services accessory to the gasoline sales	--
f. Parts and supplies excluding auto recycling or wrecking	--
Barber and beauty shops and/or supplies	--
Bicycle sales and shops (non-motorized)	--
Blueprint and photocopy services	--
Catering establishments (excluding mobile catering trucks)	DR
Cigar lounges with or without alcoholic beverage service	P
Cleaning and pressing establishments, retail	--
Commercial recreation facilities	
a. Indoor uses, including, but not limited to, bowling lanes, theaters, and billiard parlors	P
b. Outdoor uses, including, but not limited to, golf, tennis, basketball, baseball, trampolines, and drive-in theaters	DR
Dairy products stores	--
Department stores	--
Drive-in business (excluding theaters and fast food restaurants)	--
Drug stores and pharmacies	--
Farmers Market	T
Food and beverage sales or service	
d. Fast food restaurants with drive-in or drive-through service	--
f. Supermarkets (including the sale of alcoholic beverages)	--
g. Convenience markets	DR
h. Liquor stores	--
i. Clubs and lodges with alcoholic beverage service	P
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
Furniture stores, repair and upholstery	--
General retail stores	--

Use	Regulation
Hardware stores	--
Home improvement centers	
a. Material stored and sold within enclosed buildings	--
Interior decorating service	--
Janitorial services and supplies	--
Jewelry stores	--
Laundry, self-service	--
Locksmith shop	--
Mining	--
Newspaper and magazine stores	--
Nurseries (excluding horticultural nurseries) and garden supply stores; provided all equipment, supplies and materials are kept within an enclosed building	--
a. With outdoor storage and supplies	--
Office and business machine stores and sales	--
Parking facilities (commercial) where fees are or are not charged	P
Political or philanthropic headquarters	--
Pet shop	--
Plumbing shop and supplies (all materials stored within an enclosed building)	--
School, business or trade (all activities occurring within an enclosed building)	--
School, commercial (all activities occurring within an enclosed building)	--
Second hand store or thrift shop	--
Shoe stores, sales and repair	--
Small collection facility	--
Sporting goods stores	--
Stamp and coin shops	--
Swimming pool or spa sales and/or supplies	--

Use	Regulation
Tailor or seamstress	--
Tanning salon, massage, and other body conditioning services	--
Television, radio sales and service	--
Toy stores	--
Travel agencies	--
Transportation facilities (train, bus, taxi depots)	--
C. Public and Semi-Public Uses	
Churches, convents, monasteries and other religious institutions	--
Clubs and lodges, including YMCA, YWCA and similar group uses without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of subsection (B)(30) of this table)	--
Day care center facilities	--
Educational facilities, excluding business or trade schools and commercial schools	--
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Entertainment Facilities (Indoor/Outdoor) ³	P
Privately Operated, Outdoor Recreation Facilities ⁴	P
Post office	--
Public buildings and facilities	C ⁵
D. Accessory Uses	
Caretaker's living quarters only when incidental to and on the same site as a permitted or conditionally permitted use	--
Tanning salon, massage, and other body conditioning services only when incidental to and on the same site as a permitted or conditionally permitted Hotel, Motel, or Resort	P

Footnotes:

³ Entertainment Facilities (Indoor/Outdoor) may include, but not limited to: an amphitheater, auditorium, theater, convention center, exhibition hall, dance hall, festival venue or similar facility that is primarily designed and used for assemblages of people for artistic, cinematic, theatrical, musical, sporting, cultural, educational, and civic purposes.

⁴ Privately Operated, Outdoor Recreation Facilities may include, but not limited to: assemblage of people, including event venues, golf-related recreation businesses (not including a golf course), community gardens, botanical gardens, and aquariums. As part of these facilities, food and beverage sales or service is allowed.

Table 7-7: Office Commercial Use Regulations Unique to the Specific Plan

Use	Regulation
A. Offices and Related Uses	
Bail bonds office	--
B. General Commercial Uses	
Performing arts, dance, gymnastics, martial arts, or fitness/sports school or studio	P
Bakeries	P
Bicycle sales and shops (non-motorized)	P
Coffee shops with or without drive-through service	DR
Commercial recreation facilities	
a. Indoor uses, including, but not limited to, bowling lanes, theaters, and billiard parlors	P
Day care center facilities	DR
Department stores	DR
Food and beverage sales or service	
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
Hotels and motels	DR
Mining	--
School, commercial (all activities occurring within an enclosed building)	P
Small collection facility	--
C. Public and Semi-Public Uses	
Convalescent facilities and hospitals	--
Educational facilities, excluding business or trade schools and commercial schools	P
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C ⁷
Radio or television broadcast studio	P
Supermarkets	DR

7.4 Mixed Use Overlay

The Mixed Use Overlay, which is addressed within section 13.22.060 of the Santee Municipal Code, applies to a series of properties within the Town Center Specific Plan area. The purpose of the mixed use overlay district is to provide the option to include complementary ground level commercial uses in conjunction with residential development. The mixed use overlay encourages innovative and attractive development to promote smart growth principles through the integration of complementary land uses which can take advantage of mutual site planning and public service requirements, and which increases the economic viability of development.

The Specific Plan identifies the areas where the mixed use overlay applies on Figure 2-3, Land Use Designations, with a pattern of diagonal lines, through which the underlying residential land use designation for each property is shown.

Mixed Use Requirement

The mixed use requirement within the Town Center Specific Plan is reduced from the one established within section 13.22.060 of the Santee Municipal Code as follows:

- ▶ A minimum of 10 percent of a mixed use development’s residential gross square footage must be dedicated as non-residential space, except as provided in [Table 7-8: Affordability Incentive Table](#).
- ▶ Non-residential uses shall be located on the ground floor fronting a public right-of-way.
 - ▷ Non-residential uses shall be located on the ground floor fronting Main Street.
 - ▷ Non-residential uses shall incorporate a minimum of 60% transparency of the ground floor wall area fronting the public right-of-way.

- ▷ When proposed development consists of multiple buildings, the required non-residential square footage may be met by consolidating the required area into one or more buildings. The non-residential requirement is not required to be provided within every building proposed on the premises excepting those buildings along Main Street.

Affordability Incentive

As an incentive for the provision of affordable housing on mixed use development sites, the percentage of non-residential development required in mixed use overlay sites is reduced as shown in

[Table 7-8](#).

Table 7-8: Affordability Incentive Table *

Affordability Percentage (Low Income)	Non-Residential Use Requirement
0% - 25%	10%
26% - 50%	7.5%
51% - 75%	2.5%
76% - 100%	0%

* Reduction does not apply to ground floor building spaces fronting Main Street.

The following non-residential uses, as indicated in [Table 7-9](#), are allowed within properties designated as mixed use within the Town Center Specific Plan. These use regulations differ and supersede from those listed in the Santee Municipal Code within Table 13.22.060B: Use Regulations for Mixed Use Overlay District, and shall apply as follows.

For site development criteria that is unique to the Town Center Specific Plan refer to [Table 7-15](#).

Table 7-9: Mixed Use Overlay Use Regulations Unique to the Specific Plan

Use	Regulation
A. Offices and Related Uses	
Administrative and executive offices	P
Clerical and professional offices	P
Flexible office spaces	P
B. General Commercial Uses	
Alcohol production on-site (with on-site sales, with and without food service) ²	P
Antique shops	P
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel)	
a. Excluding exterior kennel, pens or runs	P
Art, music and photographic studios and/or supply stores	
a. With class instruction	P
Appliance repair and incidental sales including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Blueprint and photocopy services	--
Catering establishments (excluding mobile catering trucks)	DR
Cleaning and pressing establishments, retail	P
Commercial recreation facilities	
a. Indoor public uses including, but not limited to, bowling lanes, community theaters, and billiard parlors	P
Dairy products store	P
Farmer’s market	T

Use	Regulation
Food and beverage sales or service	
b. Nightclubs or dance halls, not including adult related entertainment	C
h. Liquor stores	MC
Hardware stores	P
Laundry, self-service	P
Pet supply shop and pet grooming	P
Plumbing shop and supplies (all material stored within an enclosed building)	--
School, business or trade (all activities occurring within an enclosed building)	DR
School, commercial (all activities occurring within an enclosed building)	DR
Second hand store or thrift shop	P
Shoe stores, sales and repair	P
Small collection facility	--
Stamp and coin shops	P
Television, radio sales and service	--
Religious institutions	--
Clubs and lodges, including YMCA, YWCA and similar group uses with or without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of Section 13.12.030 (B)(29) of this table)	DR
Convalescent facilities and hospitals	--
Educational facilities, excluding business or trade schools and commercial schools	DR
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities, other than a library	C ⁵

7.5 Institutional

The Commercial/Office regulations set forth in Section 13.12 of the Santee Municipal Code, including the commercial and office use regulations and site development criteria, apply to properties designated Institutional within the Town Center Specific Plan area, as established in Table 7-10.

The regulations applicable to Institutional uses unique to the Town Center Specific Plan area, are established in Table 7-11.

Table 7-10: Institutional Zones Applicability

TCSP Designation	Citywide Zoning
Institutional	OP

Table 7-11: Institutional Use Regulations Unique to the Town Center Specific Plan

Use	Regulation
A. Offices and Related Uses	
Bail bonds office	--
B. General Commercial Uses	
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
a. Excluding exterior kennel, pens or runs	P
b. Including exterior kennel, pens or runs	P
Performing arts, dance, gymnastics, martial arts, or fitness/sports school or studio	P
Bakeries	P
Bicycle sales and shops (non-motorized)	P
Commercial recreation facilities	
a. Indoor uses, including, but not limited to, bowling lanes, theaters, and billiard parlors	P
Food and beverage sales or service	
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
Hotels and motels	DR
Mining	--

Use	Regulation
School, commercial (all activities occurring within an enclosed building)	P
Small collection facility	--
C. Public and Semi-Public Uses	
Convalescent facilities and hospitals	--
Detention facility	--
Educational facilities, excluding business or trade schools and commercial schools	P
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C ⁵
Radio or television broadcast studio	P

7.6 Park/Open Space

The Park/Open Space regulations set forth in Section 13.16 of the Santee Municipal Code, including the park/open space use regulations and site development criteria, apply to properties designated park/open space within the Town Center Specific Plan area, as established in [Table 7-12](#).

The use regulations unique to the Town Center Specific Plan area, are established in [Tables 7-13](#) and [7-14](#).

Table 7-12: Park/Open Space Zones Applicability

TCSP Designation	Citywide Zoning
Floodway / Open Space	P/SP
Park / Open Space	P/SP

Table 7-13: Park / Open Space Use Regulations Unique to the Specific Plan

Use	Regulation
Residential Uses	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres)	--
b. Day care home, family	--
Home occupations (pursuant to Section 13.06.060 (A))	--
Recreational uses	
a. Parks, picnic areas, playgrounds	P
h. Parks and recreation facilities, public or private (excluding commercial recreation facilities)	P
Privately Operated, Outdoor Recreation Facilities ⁴	DR

Footnote:

⁴ Privately Operated, Outdoor Recreation Facilities may include, but not limited to: assemblage of people, including event venues, golf-related recreation businesses (not including a golf course), community gardens, botanical gardens, and aquariums. As part of these facilities, food and beverage sales or service is allowed.

⁵ City buildings and facilities shall be exempted pursuant to SMC Section 13.04.020(C)(8).

Table 7-14: Floodway / Open Space Use Regulations Unique to the Town Center Specific Plan

Use	Regulation
Residential Uses	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres)	--
d. Day care home, family	--
Caretaker quarters (accessory to a permitted use)	--
Home occupations (pursuant to Section 13.06.060 (A))	--
Auxiliary structures such as detached garages, carports, cabanas, barns, storage sheds, corrals	--
Cemeteries, crematories, mausoleums, columbariums, and related uses	--
Agriculture Uses	
h. On-site sales of products grown on site	--
Recreational uses	
a. Parks, picnic areas, playgrounds	DR
b. Hiking, biking, equestrian trails	DR
c. Greenway	DR
d. Golf course	--
e. Riding schools (equestrian)	--
f. Commercial stable	--
g. Country club and related uses	--

7.7 Site Development Criteria - Unique to the Town Center Specific Plan

The site development criteria that is unique to the Town Center Specific Plan is included in [Table 7-15](#) below.

Table 7-15: Site Development Criteria - Unique to the Town Center Specific Plan

Site Development Criteria	TCSP Unique Standard
Setbacks	
Rear property line setback:	
a. Adjacent to residential zone	5 feet
Interior side property line setback:	
a. Adjacent to residential zone	5 feet
Main Street setback:	
a. Mixed use, commercial, and standalone residential development along Main Street	0 feet
Height limitations	
All locations	55 feet
Parking	
All non-residential uses	1:250 ⁶
Separation between main buildings	6 feet
Trash enclosure setback	
a. Adjacent to residential zone	5 feet
Outdoor Dining	
Outdoor seating areas with more than 16 chairs are permitted with a Development Review Permit processed administratively by the Planning & Building Director.	

Footnote:

⁶ 1:250 refers to one (1) parking space per each 250 square feet of gross floor area. A 10% reduction to this requirement is applicable to non-residential uses within 1/4 of the Santee Light Rail Transit Station in accordance with the Santee Sustainable Plan. Additional standards where there are exceptions per the Santee Municipal Code apply.

7.8 Dual Zoning

The property designated as dual zoning allows for applying the Residential TC-R-22 land designation and the Commercial land use designation as specified in the Specific Plan and indicated in Table 7-16.

The Santee Municipal Code addresses dual zones in section 13.04.020 and indicates that properties may be developed in accordance with either zone’s development, performance, and maintenance standards, exclusively, or in combination with one another (i.e., mixed use). All provisions regarding dual zones as established within section 13.04.020 apply.

7.9 Development Review Requirement

All new non-residential development, residential or mixed use development that is not eligible for a by-right ministerial review process, or uses listed with the DR designation in the foregoing land use tables shall require a Development Review permit which shall be processed pursuant to the provisions established in Santee Municipal Code section 13.08.010. Non-residential developments under 50,000 square feet of building floor area or uses that do not involve new development shall be processed administratively with a decision by the Director of Planning and Building and shall not require a public hearing. All multifamily and mixed use projects not eligible for a by-right ministerial review process, shall be subject to a hearing before the City Council.

7.10 Housing/Mixed Use Projects

All new residential and mixed use development consistent with the Town Center Specific Plan and with qualifying affordability provisions shall be considered ministerial and be processed administratively as By-Right Housing Projects pursuant to Santee Municipal Code section 13.11.010. However, such developments shall be subject to the Objective Design Standards herein.

Table 7-16: Dual Zoning - Zones Applicability

TCSP Designation	Citywide Zoning
TC-R-22	R-22
Commercial	GC

7.11 Revisions

Building additions greater than 2,500 square feet or substantial modifications to non-building areas of existing development, as determined by the Director of Planning and Building, shall require a Minor Revision permit which shall be processed pursuant to the provisions established in Santee Municipal Code section 13.04.060.

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