

**TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX**

LAND USES	ZONES																				
	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P
<b>RESIDENTIAL USES</b>																					
1. Single-family dwellings (single housekeeping units)	P <sup>4</sup>	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•
4. Boardinghouse, large	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•
5. Boardinghouse, small	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•
6. Residential care facility (6 or fewer persons – State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	•
7. Residential service facility (6 or fewer persons – not State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	•
8. Residential care facility (7 or more persons – State licensed)	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	P	•	•
9. Residential service facility (7 or more persons – not State licensed)	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	P	•	•
10. Referral facility (Subject to the requirements of Section 13-32.2 Referral facility).	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	C <sup>2</sup>	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	•	•

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2; 02/07 Ordinance 07-2

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

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11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	•	•	•	•	•	•	•	•	•
ACCESSORY USES																					
12. Accessory apartments (subject to the requirements of Section 13-35 ACCESSORY APARTMENTS)	P <sup>2</sup>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																				
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																				
15. Reserved for future use																					
15.1 Incidental residential use that includes a toilet, bathtub, shower, or any combination thereof. This applies to an accessory use contained in a detached structure, or contained within the main structure with no interior connection between the main and incidental use.	M C	M C	M C	M C	•	•	•	•	•	•	•	•	MC	M C	M C	M C	M C <sup>3</sup>	M C <sup>3</sup>	•	•	•
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	•

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; 2/01 Ordinance 01-1; 3/02 Ordinance 02-4; 6/02 Ordinance 02-12; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 9/06 Ordinance 06-18

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17. Family day care - large (7-14 children) (subject to the requirements of Section 13-37 LARGE FAMILY DAY CARE HOMES)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup> <sub>3</sub>	P	•	•
18. Family day care - small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P <sup>3</sup>	P <sup>3</sup>	P	•	•
19. Garage/yard sales - no more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P <sup>3</sup>	P <sup>3</sup>	•	•	•
20. Granny units (subject to the requirements of Section 13-36 GRANNY UNITS)	P <sup>2</sup>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
21. Home occupations (subject to the requirements of CHAPTER IX, ARTICLE 6, HOME OCCUPATIONS)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2,3</sup>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup> <sub>3</sub>	P <sup>2,3</sup>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup> <sub>3</sub>	P <sup>2</sup>	•	•
22. Home occupations that generate traffic and do not involve more than one customer/client at a time or more than 8 customers/clients per day (subject to the requirements of CHAPTER IX, ARTICLE 6, HOME OCCUPATIONS)	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	MC <sup>2,3</sup>	M C <sup>2</sup> <sub>3</sub>	M C <sup>2</sup> <sub>3</sub>	M C <sup>2</sup> <sub>3</sub>	M C <sup>2</sup> <sub>3</sub>	MC <sup>2,3</sup>	M C <sup>2</sup> <sub>3</sub>	M C <sup>2</sup> <sub>3</sub>	MC <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup> <sub>3</sub>	MC <sup>2,3</sup>	M C <sup>2</sup> <sub>3</sub>	•	•
22.1. Nonresidential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2; 02/07 Ordinance 07-2

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22.2 Temporary real estate and construction offices (subject to the requirements of CHAPTER IX, ARTICLE 10, TEMPORARY TRAILERS)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
<b>INSTITUTIONAL AND RECREATIONAL USES</b>																					
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•
24. Churches and other places of religious assembly (Subject to the requirements of ARTICLE 4.5 DEVELOPMENT STANDARDS FOR CHURCHES AND OTHER PLACES OF RELIGIOUS ASSEMBLY)	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	P <sup>2</sup>	C <sup>2</sup>	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	•
26. Convalescent hospitals; Nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•
28. Crematories - See also Mortuaries services	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•
29. Fairgrounds; Outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
31a. Medical marijuana dispensary	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•
33. Nursery schools - see also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	•

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