

City of Orange Zoning – Permitted Uses Table (CR Zone is Highlighted)

- A.** Table [17.13.030](#) indicates all uses permitted (P), permitted by conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in all *zones*. Permitted and accessory uses marked with an asterisk (*) are subject to special use or development conditions outlined in [Section 17.13.040](#). Conditional uses marked with a plus (+) also have special use or development standards as outlined in [Section 17.13.050](#). Conditional uses marked with a pound symbol (#) must conform to special provisions contained in [Section 17.14.070](#) (V and W), as well as City Council policy. Uses designated with a+, *, or # correlate to the "Additional Standards" code references listed in the far right column of Table [17.13.030](#).
- B.** All uses are subject to compliance with the development standards contained in their respective chapters and must comply with parking standards contained in [Chapter 17.34](#).
- C.** All developments are subject to applicable maximum FARs contained in the City of Orange General Plan.

KEY:

- P** = Permitted use
- C** = Conditional use permit required. Refer to administrative procedure provisions in Sections [17.08.030](#) and [17.10.030](#). See [Chapter 17.28](#) for overlay district procedures.
- = Not permitted.
- A** = Accessory use.
- *** = Use subject to special provisions contained in [Section 17.13.040](#).
- +** = Use subject to conditional use permit regulations contained in [Section 17.13.050](#).
- #** = Use subject to special provisions contained in Sections 17.14.070V and W.
- 1** = Land uses with drive-throughs shall comply with [Section 17.13.050](#) for drive-through windows.
- 2** = Subject to standards for retail uses in the Commercial Recreation (CR) zone (Section [17.13.040](#)).
- 3** = Indicated retail uses are permitted in the OP district provided they are integrated within and clearly incidental to a professional or general office development.
- 4** = In industrial *zones*, the use must be within an integrated commercial development.

The information contained herein has been obtained by parties we deem reliable, however, we do not guaranty its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it for yourself.

ZONING	RESIDENTIAL							COMMERCIAL							MIXED USE							INDUS-TRIAL		AGRICULTURAL OPEN SPACE			PI	OVERLAY		SAND & GRAVEL
LAND USE	R1-5	R1-6 to R-15	R1-20 to R-140 & R1-R	R2-6 to R2-8	R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-155	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG			
Accessory uses—Includes uses defined by Orange Municipal Code Section 17.04.020.																														
Accessory structures, attached and detached	A/P*/C+	A/P*/C+	A/P*/C+	A/P*/C+	A/P*/C+	A/P*/C+	A/P*/C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Antenna, private satellite dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			
Antennas, amateur radio	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			
Antennas, other	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			
Antennas, private radio/TV	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			
Antennas, satellite dish	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			
Drive-through windows (1)	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P*	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	-			
Garage or yard sales	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	-	A*	A*	A*	A*	A*	-	-	-	-	-	-	-	-	-			
Heliports or helistops	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	A	A	C	C	-	-	-	-	-	-	-			
Home occupation	A*	A*	A*	A*	A*	A*	A*	-	-	-	-	-	-	A*	A*	A*	A*	A*	-	-	-	-	-	-	-	-	-			
Repair shops, garages or covered storage bins, or other accessory structures associated with allowable uses in the sand and gravel zone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A			
Structure, permanent in applicable flood zone districts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-			
Structures and mechanical equipment associated with the sand and gravel zone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A			
Agriculture/horticulture uses—Includes uses related to the growing of vegetation for food or ornamental landscaping.																														
Agriculture/horticulture	-	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P*	P*	P			
Commercial nursery with seasonal sales	C+	C+	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Greenhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-			
Plant nurseries, retail	-	-	-	-	-	-	-	-	P	P	P	P	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-			
Row crops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-			
Tree and shrub farm	C+	C+	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Tree crops and orchards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-			
Animal uses—Includes any activities related to the raising, breeding, feeding, keeping, boarding, veterinary care of, or display of animals.																														
Animal keeping	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Animal raising and keeping in excess of specified limits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C+	-	-	-	-	-	-			
Animal raising—Large animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-			
Animal raising—Small animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	C+	-	-	-	-	-			

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Automotive uses—Includes uses related to automobiles including but not limited to service, repair, maintenance, fueling, cleaning, transport, storage, sales, rental, licensing, manufacturing (including parts), and wrecking. This category includes boats, trucks, motorcycles, trailers, recreational vehicles or, any other vehicle requiring licensing or registration from the California Department of Motor Vehicles. In industrial zones, any industrial production, processing, cleaning, testing, repair, storage, or similar activities with an outdoor component, shall require a conditional use permit when conducted within three hundred (300) feet of any residential district.

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Automobile repair, major	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Automobile repair, minor, on properties adjacent to residential districts	-	-	-	-	-	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile repair, minor, on properties not adjacent to residential districts	-	-	-	-	-	-	-	-	p*	p*	p*	p*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile repair, vehicles of historic value (per California Vehicle Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	p*	p*	-	-	-	-	-	-	-	-	-	-	-
Automobile sales and related service activities	-	-	-	-	-	-	-	-	C+	C+	C+	C+	P	-	-	-	-	C+	C+	C+	-	-	-	-	-	-	-
Automobile sales, vehicles of historic value (per California Vehicle Code)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A*	A*	-	-	-	-	-	-	-	-	-	-	-
Automobile service stations or gas station	-	-	-	-	-	-	-	-	P*/C+	P*/C+	P*/C+	P*/C+	-	-	-	-	-	C+	p*	p*	-	-	-	-	-	-	-
Automobile wrecking, salvage and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-
Boat sales and service	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-	C+	C+	-	-	-	-	-	-	-
Car wash/auto detailing	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	C	C		-	-	-	-	-	-	-	-
Motorcycle sales and service	-	-	-	-	-	-	-	-	C	C	C	C	P	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Overnight truck trailer stop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Parking structure	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Parking lot/structure, private (stand alone)	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Recreational vehicle sales and service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Recreational vehicle storage facility	C+	C+	C+	C+	C+	C+	C+	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tire sales and installation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Truck repair (more than one ton capacity)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Truck terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Truck wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-	-	-	-	-	-
Used car sales (with no service facilities)	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Care facility—includes uses that provide for non-24-hour care of children, elderly, or developmentally disabled persons.																											
Child care center	-	-	-	-	C	C	C	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Child care center in conjunction with a church or school or other similar institutional use	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Community care facility	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Day care, child or elderly	-	-	-	-	-	-	-	C	p*	p*	p*	p*	-	C*	C*	C*	p*	p*	-	-	-	-	-	-	-	-	-
Family day care homes, large (7 to 12 children)	C+	C+	C+	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Large family day care homes	p*	p*	p*	p*	p*	p*	p*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Laboratory; research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Movie production studios	-	-	-	-	-	-	-	-	-	-	-	P	C		C	C	-	C	-	-	-	-	-	-	-	-	
Moving an existing structure or building	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	-	p*		p*	p*	p*	p*	p*	-	-	-	p*	-	-	A*	
Outdoor uses within 300 feet of residential zones	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C+	C+	-	-	-	-	-	-	
Recording studios	-	-	-	-	-	-	-	-	-	-	P	P	C		C	C	-	P	-	-	-	-	-	-	-	-	
Small buildings (200 sq. ft. or less)	-	-	-	-	-	-	-	-	C+	C+	C+	C+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office uses—Includes uses defined "Office, professional" by Section 17.04.034.																											
Charitable institutions	-	-	-	-	C	C	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	
Office, administrative, comprising less than 25% gross sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	A	A	-	-	-	-	-	-	
Office, professional	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	C	C	-	-	-	p*	-	-	-	
Medical offices	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	-	-	-	-	-	p*	-	-	-	
Real estate office, temporary	p*	p*	p*	p*	p*	p*	p*	-	-	-	-	-	-	p*	p*	p*	p*	-	-	-	-	-	-	-	-	-	
Stock or bond broker	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
Production/wholesale uses—Includes uses engaged in extraction, processing, refining, assembling, packaging, or manufacturing from raw materials, and the wholesale sales resulting from the process. In industrial zones, any industrial production, processing, cleaning, testing, repair, storage, or similar activities with an outdoor component, shall require a conditional use permit when conducted within three hundred (300) feet of any residential district. ⁴																											
Agricultural equipment	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Asphalt	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C	-	-	-	-	-	-	-	
Buildings; rope and wire	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Blast Furnace; coke oven	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C	-	-	-	-	-	-	-	
Bottling plant	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Brick; ceramic tile, precast concrete	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	-	-	-	-	-	-	-	
Building components (including assembly of windows, doors, etc.)	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Casting from refined materials	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Cement, lime, gypsum, or plaster	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C	-	-	-	-	-	-	C	
Chemicals such as: Acetylene gas, acid, ammonia, chlorine, fertilizers	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C+	-	-	-	-	-	-	-	
Drop forge industries	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C	-	-	-	-	-	-	-	
Electronics, electrical parts and supplies	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Explosives	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C	-	-	-	-	-	-	-	
Fertilizers	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C+	-	-	-	-	-	-	-	
Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Gasoline and other fuels	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	C	-	-	-	-	-	-	-	
Glass	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Hardware/lumber	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	P	P	-	-	-	-	-	-	
Manufacture from raw materials extracted on site	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	C	

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Photographic processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Private postal centers ^{2,3}	-	-	-	-	-	-	-	P	P	P	P	P	P*	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Public scales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Public service or use	-	-	-	-	-	-	-	C	C	C	C	C	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Shoe repair	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Tailoring	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Tattoo parlor	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upholstery shop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Vending carts (located on private property only)	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-
Welding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Storage or warehousing uses—Includes uses occupying the majority of a building or tenant space with raw materials or manufactured goods for storage prior to export or distribution for sale. In industrial zones, any processing or storage activities with an outdoor component, shall require a conditional use permit when conducted within three hundred (300) feet of any residential district.																												
Cold or frozen goods, storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Construction materials storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	-	-	-	-	-	-
Mini-warehouse/self-storage facility	-	-	-	-	C	C	C	-	C	C	C	C	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A*	A*	-	-	-	-	-	-	-	-	-	-
Storage of floatable substances or materials in a flood plain overlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tank storage, extraction, manufacture and refinery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-