

Allowable Housing Types by Zoning District

Legend: **P**- Permitted by Right**A**- Administrative Use Permit**C**-Conditional Use Permit

Blank- Not Permitted

Housing Type	RNP	RL	RM	RH	RO	MH	SMU	CN	CN-R	CG	CO	CL	CB	CC-C	CC-R	CC-P	MB-CN	MB-NN	MB-CC	NE	NG	UN	DT-MS	UC	IL	IP	IG	AT-RM	A
Single-Family	P	P	P	P	P									P	P	P	P	P	P	P	P	P	P	P				P	P
Multi-Family		P	P	P	P		P		A		P		C	C	P	P	P	P	P	P	P	P	P	P				P	
Mixed-Use Building							P	P	P	P	P	P	P	P		P	P	P	P				P	P					
Small Group Home	P	P	P	P	P						P				P					P	P	P	P	P				P	P
Large Group Home	C	C	C	C	C						C				C					C	A	A		C				P	C
Boarding Home			C	C	P						A				P/A														
Dormitory			C	C							C																		
Convalescent Home		A	A	A	A				A		A		A	A	A														A
Mobile Home						P																							
Fraternity/Sorority											C																		
Artist's Loft														P	P														
Caretaker's Quarter																									A	A	A		
Homeless Shelter										C							P**	P**							p*	p*	p*		
Live/Work																	P	P			P	P	P	P					
Single Room Occupancy																			P										
Senior Housing																				P	P	P	A	A					

* Only permitted on City owned property

** Only on parcels abutting Mission Boulevard

Housing Type Definitions

Housing Type	Definition
Dwelling Unit/Residential Unit	One or more rooms with a single kitchen, arranged, designed, used, or intended to be used exclusively for living and sleeping purposes by one family as an independent housekeeping unit.
Detached Residential Units	A detached building containing only one dwelling unit
Duplex	A residential building with two attached dwelling units
Triplex	A residential building with three attached dwelling units
Multifamily Residential (4+)	A residential building with four or more attached dwelling units
Group Home	The use of any single-family residence or other dwelling unit for a group residence where residents pay a fee or other consideration to the Group Home operator in return for residential accommodations. A Group Home includes a boarding home, a rooming house, as well as a group residence for the elderly, or mentally or physically disabled or handicapped persons, or other persons in need of care and supervision. Each dwelling unit so used shall be considered a single Group Home. The term Group Home includes both licensed and unlicensed Group Homes.
Boarding Home	A building where lodging or meals are provided for compensation for residents not functioning as a common household, usually for compensation.
Dormitory	A residence hall providing sleeping rooms, bathrooms, study and recreation rooms and a common kitchen for students.
Convalescent Home	An establishment in which nursing, dietary and other personal services are furnished twenty-four (24) hours a day to convalescents, invalids, or the aged who are unable to or no longer want to care for themselves in a more traditional setting. Also referred to as nursing homes or intermediate care facilities. Does not include institutions which care for persons suffering from a mental disorder or communicable disease, or which offers surgery, maternity or other primary treatments.
Mobile Homes	A factory built or manufactured home including mobile homes, as permitted by State of California and Federal laws. A manufactured home is synonymous with the definition of a "single family dwelling." Subject to the National Manufactured Housing Construction and Safety Act of 1974.
Fraternity/Sorority	No Definition in Code

Artist's Loft	A live and work situation where a resident artisan lives, and displays and sells their work on a non-first floor level.
Caretakers Quarters	A dwelling unit located on an industrial or commercial property to be used exclusively as living quarters for the caretaker(s) of the subject property.
Homeless Shelter	An institution that provides shelter for individuals and families with no limitation on the length of stay. Such use may also provide meals and supportive social services. May also include Housing Navigation Centers and Emergency Shelters (per Health and Safety Code 50801).
Live/Work	No Definition in Code
Single-Room Occupancy	No Definition in Code
Senior Housing	No Definition in Code