

**CHAPTER 18.06  
ZONES ESTABLISHED—ZONING MAP BOUNDARIES AND LAND USES**

**§ 18.06.010. Establishment of zones.**

In order to classify, regulate, restrict and segregate the uses of land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces about buildings; and to regulate the density of population, the following classes of land use zones are established to be known as per Table 18.06.010.1.

Table 18.06.010.1	
R-1a	One-family zone
R-1b	One-family zone
R-1c	One-family zone
R-2	Two-family zone
R-3	Limited multi-unit zone
R-4	Multiple-family dwelling zone
R-5	Multiple-family dwelling zone
R-6	Multiple-family dwelling zone
R-7	Multiple-family dwelling zone
MHP	Mobile home park zone
C-R	Commercial and high-density zone
C-P	Commercial and professional office zone
C-1	Limited commercial zone
C-2	Commercial zone
C-2s	Community shopping center zone
C-2sH	Community shopping center high density zone
C-3	General commercial zone
C-U	Civic utility zone
PC-I	Planned commercial-industrial zone
M-1	Light manufacturing zone
P	Automobile parking zone
D	Architectural design zone
PUD	Planned unit development overlay zone
OS	Open space zone
SP-1	La Habra Boulevard specific plan

Table 18.06.010.1	
ES	Emergency shelter overlay zone
MX	Mixed-use overlay zone

( Ord. 1719 § 1, 2010; Ord. 1750 § 3, 2014; Ord. 1803 § 3, 2019; Ord. 1805 § 3, 2019; Ord. 1853, 12/18/2023 )

**§ 18.06.020. Zoning map adopted.**

The zones designated in Section 18.06.010 and the boundaries of such zones are shown upon the map designated as the "official land use zoning map of the city," and such map and all the notations, references and other information shown thereon shall be as much a part of this title as if the matters and information set forth by such map were all fully described herein.

( Ord. 1719 § 1, 2010)

**§ 18.06.030. Boundaries—Applicable rules when boundaries uncertain.**

Where uncertainty exists as to the boundaries of any zone shown on the zoning map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries.
- B. In subdivided property or where a zone boundary divides a lot, the location of such boundary, unless the location is indicated by dimensions, shall be determined by use of the scale appearing on the map.
- C. In case any uncertainty exists, the planning commission shall determine the location of boundaries.
- D. Where any public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.
- E. Where any private right-of-way or easement of any railroad, railway, canal, transportation or public utility company is vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned property.
- F. All property in the city not otherwise classified, and all property hereafter annexed and not zoned upon annexation, is classified as R-1a zone.

( Ord. 1719 § 1, 2010)

**§ 18.06.040. Land uses.**

- A. Land uses shall be permitted, conditionally permitted, or not permitted as identified in Table 18.06.040.A, Land Use Matrix. Any uses which are not specifically listed are prohibited unless, pursuant to a review by the planning commission, the commission makes a determination that the proposed use is substantially similar to another permitted or conditionally permitted use.
- B. Use Determination. Any use approved by the planning commission shall be subject to all the requirements of the zone in which the use is located. Denial of any requested use may be appealed to the city council within ten working days of the planning commission's action as per Chapter 18.66.

Table 18.06.040.A—Land Use Matrix

Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S Home Occupation Permit = H	R-1a	R-2	R-5													MX Overlay
	R-1b	R-3	R-6	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-1	M-1(5)	SP-1		
<b>RESIDENTIAL</b>																
A single-unit dwelling	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	P
A single mobilehome	—	—	—	P	—	—	—	—	—	—	—	—	—	—	—	P
A two-unit dwelling (duplex) or 2 detached single-unit dwellings	—	P	P	—	P	—	—	—	—	—	—	—	—	—	—	P
Multi-unit dwellings	—	P	P	—	P	—	—	—	—	—	—	—	—	—	—	P
Mobilehome park (See Gov't Code § 65852.7, Health & Safety Code § 18214).	CUP(4)	CUP(4)	CUP(4)	CUP	—	—	—	—	—	—	—	—	—	—	—	—

Table 18.06.040.A—Land Use Matrix

Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S Home Occupation Permit = H	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-1	M-1(5)	SP-1	MX Overlay
Accessory dwelling unit or junior accessory dwelling unit	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(1)	P(1)
Factory-built housing or manufactured home (less than 10 years old)	P	P	P	P	P	—	—	—	—	—	—	—	—	P(2)	P(2)
Home occupations	H	H	H	H	H(1)	—	—	—	—	—	—	—	—	H(1)	H
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	CUP(1)	CUP
Student housing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP
Hotels/motels (provided not more than 20% of the units contain kitchen/kitchenettes)	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	—	CUP	CUP
Group homes	P	P	P	P	P	—	—	—	—	—	—	—	—	P(1)	P(1)

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Residential care facilities for the elderly (serving 6 or fewer persons, allowed per Health & Safety Code § 1569.85)	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(1)	P(1)
Residential care facilities for the elderly (serving 7 or more persons, allowed per Health & Safety Code § 1569.85)	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP
Short term residential rentals	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Family day care home (per Health and Safety Code § 1597.45)	P	P	P	P	P	—	—	—	—	—	—	—	—	P(1)	P(1)
Small family home (22 C.C.R. § 80001(s)(5))	P	P(1)	P(1)	—	—	—	—	—	—	—	—	—	—	P(1)	P(1)
Sports courts (residential) with lights (tennis, basketball, handball, etc.)	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	CUP(1)	P(1)

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Single-room occupancy housing	—	CUP	CUP	—	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP(2)	CUP
Supportive housing	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(1)	P(1)
Transitional housing	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(1)	P(1)
Emergency shelter	—	—	—	—	—	—	—	—	—	—	—	—	P(3)	—	—
Low barrier navigation center	—	P	P	P	P	—	—	—	—	—	—	—	—	P	P
Employee housing for six or fewer employees (Health & Safety Code § 17021.5)	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(1)	P(1)
<b>COMMERCIAL—RECREATIONAL</b>															
Adult cabaret	—	—	—	—	—	—	—	CUP	CUP	CUP	—	—	CUP	—	—
Batting cages	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	—	—
Bowling alleys	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	—	CUP
Commercial recreation	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Pool halls and billiard halls	—	—	—	—	—	—	—	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Health clubs/spa	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP

Table 18.06.040.A—Land Use Matrix

Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S Home Occupation Permit = H	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-1	M-1(5)	SP-1	MX Overlay
Golf courses	—	—	—	—	—	—	—	—	—	—	CUP	—	—	—	—
Golf driving ranges (indoor or outdoor)	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Tennis courts (commercial)	—	—	—	—	—	—	CUP	CUP	CUP	CUP	P	P	P	—	—
Theaters, cinemas, and auditoriums (public assembly)	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
<b>COMMERCIAL—INSTITUTIONAL</b>															
Art galleries, exhibit halls (commercial and industrial)	—	—	—	—	—	P	P	P	P	P	—	CUP	—	CUP	P
Educational institutions including private schools, elementary, middle, and high schools, colleges, and universities, daycare, tutoring	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Table 18.06.040.A—Land Use Matrix

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Commercial schools (dance studios, martial arts, music and vocal instruction, etc.)	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Institutions of a philanthropic or eleemosynary nature	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Lodges, clubs and fraternal organizations	—	—	—	CUP	P	CUP	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP
Libraries, museums and public buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Churches, or other places used for religious worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
<b>COMMERCIAL—MEDICAL</b>															
Animal hospital/veterinary clinic	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	=
Clinic/urgent care facility (medical offices with outpatient treatment; no overnight stays)	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	=

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Permitted = P Conditional Use Permit = CUP Not Permitted = - Special Event Permit = S Home Occupation Permit = H	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	MHP	C-R	C-P	C-1	C-2s C-2sH	C-2	C-3	OS	PC-1	M-1(5)	SP-1	MX Overlay
Convalescent hospitals	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	=
Hospitals/ medical centers	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	=
Doctor/dentist office	—	—	—	—	—	P	P	P	P	P	—	P	P	P	P
Medical laboratories (not part of a medical office)	—	—	—	—	—	P	P	P	P	P	—	P	P	P	—
<b>COMMERCIAL—OFFICES</b>															
Administrative, medical and professional offices	—	—	—	—	P	P	P	P	P	P	—	P	CUP	P	P
General business offices	—	—	—	—	—	P	P	P	P	P	—	P	CUP	CUP	P
<b>COMMERCIAL—RETAIL</b>															
Bakeries with less than 10 employees on premises	—	—	—	—	—	P	P	P	P	P	—	P	P	P	P
Banks (with or without ATM machines)	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	P
Coin-operated laundries	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP

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General retail	—	—	—	—	—	—	P	P	P	P	—	P	CUP	P	P
Motor vehicle sales and services (as defined in the California Vehicle Code)	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	—
Retail nursery (garden center)	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Retail stores selling pre-owned merchandise	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	—	CUP	CUP
Smoking lounges	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Temporary commercial enterprises and seasonal sales lots	—	—	—	—	—	—	S	S	S	S	—	S	S	S	S
<b>COMMERCIAL—SERVICES</b>															
Automobile service/repair	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	P	CUP	—
Automobile service stations	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Check cashing or payday advance	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	—	CUP	—	CUP	—
Commercial repair	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	P	CUP	CUP

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Car wash, coin-operated and automated	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	P	CUP	—
Day spa	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Dry cleaning, pressing and laundry businesses	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	P
Fortunetelling establishments	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	CUP
Funeral parlors/mortuaries	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Restaurants	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Restaurants - food to go	—	—	—	—	P	P	P	P	P	P	CUP	CUP	CUP	P	P
Upholstery shops (excluding furniture refinishing)	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	P	CUP	CUP
<b>INDUSTRIAL</b>															
Hazardous waste facility	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	—
Industrial park (multiple or mix of services and warehousing)	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—

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Manufacturing/ heavy industrial (any process that creates toxins, odors, byproducts or processing of any byproducts)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing/ light industrial	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Mini-warehouse/ self-storage	—	—	—	—	—	—	—	—	—	CUP	—	CUP	CUP	—	—
Storage yards	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Vehicle impound/ tow yards	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	—
Vehicle storage lots, including recreational vehicles	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	CUP	—	—
Warehouse	—	—	—	—	—	—	—	—	—	—	—	P	P	—	CUP
Wholesaling uses	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	P	P	—	—
Wrecking yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>SPECIALTY USES</b>															
Alcoholic beverage sales and services	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

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Cemeteries, columbarium, crematories and mausoleums	—	—	—	—	—	—	—	—	CUP	CUP	—	—	—	—	—
Dog kennels	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Mobilehome sales areas (modular housing)	—	—	—	—	—	—	—	—	CUP	CUP	—	—	CUP	—	P
Model homes sales offices	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—
Natural resources development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—
Outdoor sales (including vending machines)	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	—	CUP	CUP
Outdoor sales—Temporary (small event)	—	—	—	—	—	S	S	S	S	S	—	S	S	S	S
Outdoor sales—Temporary (large event)	—	—	—	—	—	S	S	S	S	S	—	S	S	S	S
Parks, playgrounds and community buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

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Public utility or public service structures and uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Radio and television transmitters	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Recycling centers	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	—	—
Recycling centers — Reverse vending machine (indoors)	—	—	—	—	—	P	P	P	P	P	—	P	P	P	—
Remediation systems	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Showrooms	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Tattoo parlors	—	—	—	—	—	—	—	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Wireless communication facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Notes

1. For a lot developed with a residence
2. For a lot meeting General Plan requirements for residential uses
3. For a lot within the ES overlay zone
4. A mobilehome park in a residential zone must comply with Chapter 18.28 as if it were in a MHP zone

Notes

5. For lots with the ES overlay, residential uses shall be allowed as permitted in the MHP zone.

( Ord. 1719 § 1, 2010; Ord. 1727 § 3, 2011; Ord. 1744 § 2, 2013; Ord. 1748 § 3, 2013; Ord. 1750 § 3, 2014; Ord. 1803 § 3, 2019; Ord. 1835 § 3, 2021; Ord. 1836 § 1, 2021; Ord. 1839 § 3, 2022; Ord. 1853, 12/18/2023 )

**§ 18.06.050. General prohibitions.**

Except as hereinafter provided in this title, the following provisions shall apply:

- A. No building shall be erected, and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than a use listed in this title or amendments hereto as permitted in the zones in which such land, building or premises is located.
- B. No building shall be erected nor any existing building be moved, reconstructed or structurally altered to exceed in height the limit established by this title or amendments hereto for the zone in which such building is located.
- C. No building shall be erected nor shall any existing building be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building be encroached upon or reduced in any manner except in conformity with the building site requirements and the area and yard regulations established by this title or amendments hereto for the zone in which such building is located.
- D. No yard or other open space provided about any building for the purpose of complying with the regulations of this title, or amendments hereto, shall be considered as providing a yard or open space for any other building or structure.

( Ord. 1719 § 1, 2010)