

Approved PD	Proposed Additional Uses	General Commercial Zone	Highway Commercial Zone	Mixed Use Flex
PERMITTED USES	PERMITTED USES	PERMITTED USES	PERMITTED USES	PERMITTED USES
Mix of commercial and/or retail big box anchors	Small and medium size Retail Big Box Retail General Retail	General Retail	General Retail	General Retail
Medium size anchors	Home Improvement Center Large Commodity Retail Grocery Stores, Drug Stores	Home Improvement Centers	Home Improvement Centers	
Shop space	Convenience Markets			
Eating Establishments	Eating and Drinking Uses including but not limited to: Restaurants: (Fast food*, sit down, quick service, fast casual, café, market hall, cafeteria style and full service) *Fast Food that primarily sell coffee, juices and other beverages shall not be considered as a restaurant for the purposes of this definition.	Restaurants, Fast Food Restaurants, Sit-Down	Restaurants, Fast Food Restaurants, Sit-Down	Restaurants, Fast Food Restaurants, Sit-Down
Up to five (5) drive-thru facilities	Up to five (5) drive-through and Drive-In Facilities			
Commercial recreation and entertainment uses (including cinema and health club)	Commercial Recreation Cinemas and Theaters	Commercial Recreation, Indoor ≤15,000 sq. ft.	Commercial Recreation, Indoor ≤15,000 sq. ft.	
	Parks and Recreation			Parks and Recreation facilities

Approved PD	Facilities Proposed	General Commercial Zone	Highway Commercial Zone	Mixed Use Flex
Grocery store	Pop-up shops Food trucks and/or Temporary food kiosks (day or night)			
Offices	Professional Offices Medical Offices and Clinics, Banks and Financial Institutions (including ATMS's), co-working spaces, Service Commercial Uses,	Banks and Financial Institutions Government Offices Medical Offices and Clinics Professional Offices	Banks and Financial Institutions Professional Offices	Banks and Financial Institutions Medical Offices and Clinics Professional Offices
Service Offices (including real estate offices, banks or other financial institutions, title companies, credit unions)				
Personal Services	Personal Services, Social Services and/or Public Safety Facilities	Personal Services		Personal Services
Liquor store	Bars and nightclubs			
Wine shop	Tasting Rooms, Breweries, Beer Gardens		Tasting Rooms	Tasting Rooms
Any other use listed as a permitted use in the CG , General Commercial District in the Morgan Hill Municipal Code, with the exception of day care centers and nursery schools which shall be conditional uses	Daycare Centers Home Daycare			Home Day Care (small)
	Animal Boarding; Veterinarian Clinics and Hospitals			

	Plant Nurseries			
	Farmers Market			
	Lodging Facilities		Hotels and Motels	
Approved PD	Proposed	General Commercial Zone	Highway Commercial Zone	Mixed Use Flex
	Government Offices and/or Business Support Services	Business Support Services	Business Support Services	Business Support Services
	Colleges and Trade Schools Community Assembly Cultural Institutions Instructional Services Schools (including but not limited to education/learning facilities)			College and Trade Schools Instructional Services
	Fuel and Service Station, Vehicle Rentals, Vehicle Sales and Leasing, Vehicle washing		Vehicle Rentals Vehicle Sales and Leasing	
	Light Fleet Based Services			
	Parking Lots and Structures			
	Recycling Facilities			
	Wireless Communication Facilities			
	Urban Agriculture			
	Nursing Homes Long Term Care Residential Care Facilities Residential Care Facilities- Small; senior care facilities			Residential Care Facilities (small)
	Residential land uses: (approximately 8-24 dwelling units per acre), rentals or for sale including but not limited to:			Mixed Use Residential Accessory Dwelling Units

Approved PD	Proposed	General Commercial Zone	Highway Commercial Zone	Mixed Use Flex
	Duplexes, Triples Group Housing Live/work Units Mixed Use Residential Multifamily Dwellings Single-Family Dwellings Single-Family Attached Dwellings			
	Any other use listed as a permitted use in the original Project PUD approvals, in the GC, General Commercial District in the Morgan Hill Municipal Code, or Mixed Use Flex designation in the General Plan			Food and Beverage Production <5,000 sq. ft (*On site wholesale or retail sales required)
	Vehicle Repair and Maintenance, Minor			
	Wholesaling			
	Warehousing , storage, and distribution; curbside and in store pick-up services, and return and delivery services; Ecommerce Fulfillment Services			
	Any other use that is supportive of Retail			

Approved PD	Proposed	General Commercial Zone	Highway Commercial Zone	Mixed Use Flex
CONDITIONAL USES	CONDITIONAL USES	CONDITIONAL USES	CONDITIONAL USES	CONDITIONAL USES
Any drive-thru use that is proposed beyond the five (5) that are permitted in the shopping center shall require a conditional use permit	Any Drive-Through and Drive-In Facilities that is proposed beyond the five (5) that are permitted above shall require a conditional use permit.	Drive-Through and Drive-In Facilities	Drive-Through and Drive-In Facilities	Drive Through Facilities
A maximum of one fuel station, car wash and convenience market	A maximum of one (1) or each: Fuel and Service Stations, Vehicle Washing, and Convenience Markets, unless as part of a Retail tenant located or to be located in the Shopping Center unless as a part of General Retail in which case more than one of each of the foregoing shall be permitted .	Convenience Market Fuel and Service Stations Vehicle Washing	Convenience Market Fuel and Service Stations Vehicle Washing	Convenience Market-A Fuel and Service Stations Vehicle Washing
All other uses which are supportive of retail (i.e., daycare)		Animal Boarding Bars and Nightclubs Cinemas and Theaters-A College & Trade Schools Commercial Recreation, Indoor >15,000 sq. ft. Community Assembly Cultural Institutions Day Care Centers-A Funeral Parlors and Mortuaries Hotels and Motels-A Instructional Services-A Large Commodity Retail Parking Lots and Structures Plant Nurseries Reverse Vending Machine Schools, Public and Private Social Services Tasting Rooms-A Vehicle Rentals Vehicle Sales and Leasing	Cinemas and Theatres-A Commercial Recreation, Indoor > 15,000 sq. ft. Instructional Services-A Medical Offices-A Reverse Vending Machine Veterinarian Clinics/Hospitals-A	Bars and Nightclubs Bed and Breakfast-A Cinemas and Theaters-A Commercial Recreation, Indoor >15,000 sq. ft. Community Assembly Cultural Institutions-A Day Care Centers Emergency Shelters Farmers Market-A Government Offices-A Hospitals Hotels and Motels Parking Lot and Structures Public Safety Facilities Reverse Vending Machine Vehicle Rentals Schools, Public and Private Social Services

Approved PD	Proposed	General Commercial Zone	Highway Commercial Zone	Veterinary Clinics & Hospitals Mixed Use Flex
		Veterinary Clinics & Hospitals-A		
	Mini-Storage	Mini-Storage		
	Vehicle Repair and Maintenance, Major	Light Fleet-Based Services Vehicle Repair and Maintenance, Minor		
		Wholesaling		
	Except as otherwise permitted above, Warehousing and Distribution	Food and Beverage Production <5,000 sq. ft. (*On site wholesale or retail sales required.)-A Food and Beverage Production-A 5,000 sq. ft. to 10,000 sq. ft. (*On site wholesale or retail sales required.) Utilities, Major	Food and Beverage Production <5,000 sq. ft. (*On site wholesale or retail sales required.)-A Food and Beverage Production 5,000 sq. ft. to 10,000 sq. ft. (*On site wholesale or retail sales required.) Freight Terminals and Transfer	Food and Beverage Production 5,000 sq. ft. to 10,000 sq. ft. (*On site wholesale or retail sales required.)
		Residential Uses: Caretaker Quarters Nursing Homes and Long-Term care		Residential Uses: Duets and Duplexes Group Housing Home Day Care, Large Live/Work Unit-A Multi Family Dwellings Nursing Homes and Long-Term Care Residential Care Facilities Senior Housing, Independent Living Single Family Attached Dwelling Single Family Detached Dwelling

