

Exhibit "A"

The following amendments to Title 17 – Zoning of the Lake Elsinore Municipal Code:

Section 1: The definition of "Street vendor" in Section 17.08.190 of the LEMC is hereby amended to read as follows (new text underlined and deletions in ~~striketrough~~):

~~"Street vendor" means a portable, nonpermanent, wheeled, movable facility for the sale of retail merchandise or food and beverages from a wagon or pushcart by a vendor with a valid City business license. "Sidewalk vendor" means a person or entity who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.~~

Section 2: The Table of Mixed Use Land Uses in Section 17.86.020 of the LEMC is hereby amended to read as follows (new text underlined and deletions in ~~striketrough~~):

P = Permitted use.

C = Use subject to a conditional use permit.

T = Temporary use permitted with a temporary use permit.

■ = Prohibited use in the zone.

~~For properties within the Downtown Master Plan, Section 1.4, Detailed Land Use Matrix of the Downtown Code, supersedes this chapter. In the Downtown Master Plan, land uses are specific to the garden district, historic district, cultural district and waterfront district as defined by the Downtown Master Plan.~~

Use	RMU	CMU	Additional Regulations
Animal hospital	C	C	
Assembly use	C	C	
Automotive repair or service	■	■	
Bar, pub, cocktail lounge	C	C	
Bed and breakfast	P	P	
Botanical garden	P	P	
Cardroom	■	C	
Caretaker quarters	P	P	
Car wash	■	C	
Catering service	C	C	
Check cashing service	■	P	
Cigar lounge/hookah bar	C	C	
Community center	P	P	
Day care facility	C	C	

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Use	RMU	CMU	Additional Regulations
Drive-through for bank, food, pharmacy	■	C	
Financial institution	P	P	
Food establishment	P	P	LEMC 17.86.035
Fortunetelling	C	C	
Government building	P	P	
Gun and ammunition sales	■	C	
Health, fitness or exercise club	C	P	
Home occupation	P	P	
Hotel	■	C	
Housing, permanent:			
Apartment unit	P	P	
Boardinghouse	P	P	
Condominium	C	C	
Duplex, triplex, fourplex	P	P	
Row house/townhouse	P	P	
Kiosk for retail sales	■	P	LEMC 17.134.037
Library	P	P	
Live/work unit	P	P	
Massage establishment	C	C	
Medical marijuana dispensary	■	■	Chapter 17.156 LEMC
Medical office	P	P	
Mortuary	■	C	
Museum	C	P	
Nightclub	■	■	
Open air market	T	T	
Personal service	P	P	
Professional office	P	P	
Park/playground	P	P	
Parking facility	P	P	
Pawn shop	■	P/C	CUP for gun sales

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Use	RMU	CMU	Additional Regulations
Pet shop	■	P	
Recreation facility	C	C	
Residential care facility	C	C	
Retail sale	P	P	
Street vendor/pushcart sales	■	■	
<u>Sidewalk vendors</u>	<u>P</u>	<u>P</u>	<u>Chapter 5.31</u> <u>LEMC</u>
Studio/workshop	P	P	
Supportive housing	P	P	
Swap meet, indoor	■	C	
Swap meet, outdoor	■	■	
Tattoo	■	C	
Theater	■	C	
Thrift store	P	P	
Transitional housing	P	P	
Other uses that the Director of Community Development finds to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this table	P, C, T or ■	P, C, T or ■	

Section 3: The definition of "Street vendor" in Section 17.86.020 of the LEMC is hereby amended to read as follows (new text underlined and deletions in strikethrough):

~~"Street vendor" means a portable, nonpermanent, wheeled, movable facility for the sale of retail merchandise or food and beverages from a wagon or pushcart by a vendor with a valid City business license.~~ "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path with a valid City business license.

Section 4: The Table of Mixed Use Land Uses in Section 17.134.020 of the LEMC is hereby amended to read as follows (new text underlined and deletions in ~~strikethrough~~):

P = Permitted use.

C = Use subject to a conditional use permit.

T = Temporary use permitted with a temporary use permit.

■ = Prohibited use in the zone.

~~For properties within the Downtown Master Plan, Section 1.4, Detailed Land Use Matrix of the Downtown Code, supersedes this chapter. In the Downtown Master Plan, land uses are specific~~

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to the garden district, historic district, cultural district and waterfront district as defined by the Downtown Master Plan.

Use	RMU	CMU	Additional Regulations
Animal hospital	C	C	
Assembly use	C	C	
Automotive repair or service	■	■	
Bar, pub, cocktail lounge	C	C	
Bed and breakfast	P	P	
Botanical garden	P	P	
Cardroom	■	C	
Caretaker quarters	P	P	
Car wash	■	C	
Catering service	C	C	
Check cashing service	■	P	
Cigar lounge/hookah bar	C	C	
Community center	P	P	
Day care facility	C	C	
Drive-through for bank, food, pharmacy	■	C	
Financial institution	P	P	
Food establishment	P	P	LEMC 17.86.035
Fortunetelling	C	C	
Government building	P	P	
Gun and ammunition sales	■	C	
Health, fitness or exercise club	C	P	
Home occupation	P	P	
Hotel	■	C	
Housing, permanent:			
Apartment unit	P	P	
Boardinghouse	P	P	
Condominium	C	C	
Duplex, triplex, fourplex	P	P	
Row house/townhouse	P	P	

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Use	RMU	CMU	Additional Regulations
Kiosk for retail sales	■	P	LEMC 17.134.037
Library	P	P	
Live/work unit	P	P	
Massage establishment	C	C	
Medical marijuana dispensary	■	■	Chapter 17.156 LEMC
Medical office	P	P	
Mortuary	■	C	
Museum	C	P	
Nightclub	■	■	
Open air market	T	T	
Personal service	P	P	
Professional office	P	P	
Park/playground	P	P	
Parking facility	P	P	
Pawn shop	■	P/C	CUP for gun sales
Pet shop	■	P	
Recreation facility	C	C	
Residential care facility	C	C	
Retail sale	P	P	
Street vendor/pushcart sales	■	■	
<u>Sidewalk vendors</u>	<u>P</u>	<u>P</u>	<u>Chapter 5.31 LEMC</u>
Studio/workshop	P	P	
Supportive housing	P	P	
Swap meet, indoor	■	C	
Swap meet, outdoor	■	■	
Tattoo	■	C	
Theater	■	C	
Thrift store	P	P	
Transitional housing	P	P	

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Use	RMU	CMU	Additional Regulations
Other uses that the Director of Community Development finds to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this table	P, C, T or ■	P, C, T or ■	

Section 5: The definition of "Street vendor" in Section 17.134.020 of the LEMC is hereby amended to read as follows (new text underlined and deletions in strikethrough):

~~"Street vendor" means a portable, nonpermanent, wheeled, movable facility for the sale of retail merchandise or food and beverages from a wagon or pushcart by a vendor with a valid City business license.~~ "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path with a valid City business license.