

**APPENDECIS A and B**  
**DRAFT 9/12/18**

USES	R-R	R-1	R-1A	R-A	R-2
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P	P	P
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M	M	M	M	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)					
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P	P	P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	C			P	
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)					
Airports / landing field / heliports	C				
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)					
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)	C				
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)	C				
Animal hospitals, large animals	C				
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	P	P	P
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)	C				
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)	C				
Auction houses / yards / swap meets; permanent facility	C				
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)	P	P	P	P	P
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*					

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USES	R-R	R-1	R-1A	R-A	R-2
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*					
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*					
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*					
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*					
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*					
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*					
Cannabis - Manufacturing, Volatile solvents (CA license 7)*					
Cannabis - Testing / Laboratory (CA license 8)*					
Cannabis - Dispensary (CA license 10, 10A)*					
Cannabis - Distributor (CA license 11)*					
Cannabis - Transporter (CA license 12)*					
Cannabis - Micro-Business (CA license 13)*					
Cattery	U			U	
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)	C				
Churches, temples, and other places of religious worship	U	C	C	C	U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)	C				
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)					
Community Care Facilities - Sober Living Home (19.101)	P	P	P	P	P
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)	P	P	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	C
Crowing fowl permit (up to 50% increase) (Ord 817)	U*			U*	
Day Care, (Type 1) small (18.29a)	P	P	P	P	P

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USES	R-R	R-1	R-1A	R-A	R-2
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M
Day Care, (Type 3) Child (commercial)					
Donation Bins	A	A	A	A	A
Emergency Shelters, homeless					
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services	C				
FFA / 4H Activities	P	P	P	P	P
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)	C				
Fortune telling, spiritualism, or similar activity (Ord. 508)					
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U				
General Retail	U				
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)					
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)	C				
Home Occupations	P	P	P	P	P
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	C				
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)	C				
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)	C				
Junk yards (including vehicle wrecking and dismantling)	C				
Kennel, Class I	U*	U*	U*	U*	U*

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USES	R-R	R-1	R-1A	R-A	R-2
Kennel, Class II	U*			U*	
Kennel, Class III	U*				
Kennel, Class IV	C				
Laboratories (including film, dental, medical, research or testing)					
Metal Shipping Containers	A	A	A	A	A
Mining Operations, subject to further requirements from Ord. 555	C				
Mobilehome Parks (19.91)	C	C	C	C	C
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage		M	M	M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	C				
One-family dwellings	P	P	P	P	P
One-family dwellings (operator / proprietor / caretaker)					
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A	A
One-family dwellings, additional per 10 acres of land					
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	M	M	M	M	M
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)	M	M	M	M	M
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)	P				
Parking lots and parking structures – private, stand alone	C				
Parolee-Probationer Home (per 18.52)					
Personal Services (adult) (massage establishments - Ord. 596)					
Personal Services, General (Barber / Beauty Shops / nail salons)	C				
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	U	U	U	U	U
Printing services (copying, binding, Blue Print and Duplicating Services)					

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USES	R-R	R-1	R-1A	R-A	R-2
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)	C				
Recreation, commercial indoor	C				
Recreation, commercial outdoor	C				
Recreational Vehicle Parks	C				
Recycling facilities, processing					
Recycling facilities, collection					
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)	C				
Schools, museums, libraries, art galleries, etc. - private	U				
Sex Oriented Business (Ord. 743)					
Solar power plants on a lot 10 acres or larger					
Special Event Occasion Facility (including Wedding chapels)					
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)	C	A	A	A	
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)	C				
Theaters, drive-in					
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)					
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P	P	P	P	P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)					
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)					
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground	C				
Vehicle repair garages (Type 1) (light) (all indoor)					

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<b>USES</b>	<b>R-R</b>	<b>R-1</b>	<b>R-1A</b>	<b>R-A</b>	<b>R-2</b>
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping	C				
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping	C				
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)					
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)					
Warehouse, distribution					
Warehouse, mini					
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)	U				
Winery (Class II)	U				
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located	U*	U*	U*	U*	U*
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U
Wireless communication facilities, other					

LIST UPDATED 9/12/2018

Residential
Commercial
Industrial
Agricultural
Resources

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USES	R-R	R-1	R-1A	R-A	R-2
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	20,000	7,200	7,200	20,000	7,200
Lot Average Width:	80	60	60	100	60
Lot Average Depth:	100	100	100	150	100
Frontage:	35	35	35	35	35
Building Height:	75	40	40	40	40
Lot Coverage Maximum:	15%	50%	50%	50%	60%
Setbacks, front:	20	20	20	20	20
Setbacks, side:	5	5	5	5	3
Setbacks, rear:	10	10	10	10	10
Open Space / Landscape minimum:	0%	0%	0%	0%	60%

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<b>USES</b>	<b>R-2A</b>	<b>R-3</b>	<b>R-3A</b>	<b>R-T</b>	<b>R-T-R</b>
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P	P	P
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M	M	M	M	
Advertising, Type 3 (Heavy) (outdoor advertising displays)					
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P		P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)					
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)					
Airports / landing field / heliports					
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)					
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)					
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)					
Animal hospitals, large animals					
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	P	P	P
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)					
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)					
Auction houses / yards / swap meets; permanent facility					
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)	P	P	P	P	P
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*					



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USES	R-2A	R-3	R-3A	R-T	R-T-R
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*					
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*					
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*					
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*					
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*					
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*					
Cannabis - Manufacturing, Volatile solvents (CA license 7)*					
Cannabis - Testing / Laboratory (CA license 8)*					
Cannabis - Dispensary (CA license 10, 10A)*					
Cannabis - Distributor (CA license 11)*					
Cannabis - Transporter (CA license 12)*					
Cannabis - Micro-Business (CA license 13)*					
Cattery					U
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)					
Churches, temples, and other places of religious worship	U	U	U	C	
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)		U			
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)					
Community Care Facilities - Sober Living Home (19.101)	P	P	P	P	P
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)	P	P	P	U	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	C
Crowing fowl permit (up to 50% increase) (Ord 817)					U*
Day Care, (Type 1) small (18.29a)	P	P	P	P	P

**APPENDECIS A and B**  
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<b>USES</b>	<b>R-2A</b>	<b>R-3</b>	<b>R-3A</b>	<b>R-T</b>	<b>R-T-R</b>
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M
Day Care, (Type 3) Child (commercial)			U		
Donation Bins	A	A	A	A	A
Emergency Shelters, homeless					
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services					
FFA / 4H Activities	P	P			
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)					
Fortune telling, spiritualism, or similar activity (Ord. 508)					
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)		U			
General Retail					
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)					
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)					
Home Occupations	P	U	P	P	P
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)					
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)					
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)					
Junk yards (including vehicle wrecking and dismantling)					
Kennel, Class I	U*	U*	U*		U*

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USES	R-2A	R-3	R-3A	R-T	R-T-R
Kennel, Class II					U*
Kennel, Class III					
Kennel, Class IV					
Laboratories (including film, dental, medical, research or testing)					
Metal Shipping Containers	A	A	A	A	A
Mining Operations, subject to further requirements from Ord. 555					
Mobilehome Parks (19.91)	C	C	C	C	C
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M	M		M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)		U	C		
One-family dwellings	P	U	P	P	P
One-family dwellings (operator / proprietor / caretaker)					
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A	A
One-family dwellings, additional per 10 acres of land					
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	M	M	M		
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)	M	M	M		
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)					
Parking lots and parking structures – private, stand alone			C		
Parolee-Probationer Home (per 18.52)					
Personal Services (adult) (massage establishments - Ord. 596)					
Personal Services, General (Barber / Beauty Shops / nail salons)					
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	U	U	C		
Printing services (copying, binding, Blue Print and Duplicating Services)					

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<b>USES</b>	<b>R-2A</b>	<b>R-3</b>	<b>R-3A</b>	<b>R-T</b>	<b>R-T-R</b>
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)					
Recreation, commercial indoor					
Recreation, commercial outdoor			C		
Recreational Vehicle Parks			C		
Recycling facilities, processing					
Recycling facilities, collection					
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)					
Schools, museums, libraries, art galleries, etc. - private					
Sex Oriented Business (Ord. 743)					
Solar power plants on a lot 10 acres or larger					
Special Event Occasion Facility (including Wedding chapels)		U			
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)		C	A		
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)					
Theaters, drive-in					
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)					
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P	P	P	P	P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)					
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)		U	C		
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground					
Vehicle repair garages (Type 1) (light) (all indoor)					

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Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping			C		
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping					
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)					
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)					
Warehouse, distribution					
Warehouse, mini					
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)					
Winery (Class II)					
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located	U*	U*	U*	U*	U*
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U			U	
Wireless communication facilities, other					

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Open Space					

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Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	7,200	7,200	9,000	3,600	40,000
Lot Average Width:	35	60	60	40	40
Lot Average Depth:	150	100	100	100	100
Frontage:	35	35	35	35	50
Building Height:	30	75	75	40	40
Lot Coverage Maximum:	60%	50%	50%	80%	80%
Setbacks, front:	20	10	10	<del>10</del> 5	20
Setbacks, side:	5	5	5	5	5
Setbacks, rear:	10	10	10	5	5
Open Space / Landscape minimum:	60%	60%	60%	60%	0%

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USES	R-4	R-6	R-7	MU	WC-R
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	A	A	A	P
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M	M	M	M	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)					
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)			P	P	P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)					P
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)					
Airports / landing field / heliports					
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)				C	
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)				C	U
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)				C	
Animal hospitals, large animals				C	
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	P	P	P
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)					
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)					
Auction houses / yards / swap meets; permanent facility					
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)	P	P	P	P	P
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*					

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<b>USES</b>	<b>R-4</b>	<b>R-6</b>	<b>R-7</b>	<b>MU</b>	<b>WC-R</b>
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*					
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*					
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*					
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*					
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*					
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*					
Cannabis - Manufacturing, Volatile solvents (CA license 7)*					
Cannabis - Testing / Laboratory (CA license 8)*					
Cannabis - Dispensary (CA license 10, 10A)*					
Cannabis - Distributor (CA license 11)*					
Cannabis - Transporter (CA license 12)*					
Cannabis - Micro-Business (CA license 13)*					
Cattery					
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)					
Churches, temples, and other places of religious worship	C	C	U	U	
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)				U	
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)				€	€
Community Care Facilities - Sober Living Home (19.101)	P	P	P	P	P
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)	P	P	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	C
Crowing fowl permit (up to 50% increase) (Ord 817)					
Day Care, (Type 1) small (18.29a)	P	P	P	P	P



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<b>USES</b>	<b>R-4</b>	<b>R-6</b>	<b>R-7</b>	<b>MU</b>	<b>WC-R</b>
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M
Day Care, (Type 3) Child (commercial)		U	U	U	
Donation Bins	A	A	A	A	
Emergency Shelters, homeless					
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services					
FFA / 4H Activities					
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)				C	
Fortune telling, spiritualism, or similar activity (Ord. 508)				U	
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)				C	
General Retail				U	
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)					
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)					
Home Occupations		P	P	P	
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)					
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)					
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)					
Junk yards (including vehicle wrecking and dismantling)					
Kennel, Class I					

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USES	R-4	R-6	R-7	MU	WC-R
Kennel, Class II					
Kennel, Class III					
Kennel, Class IV					
Laboratories (including film, dental, medical, research or testing)				C	
Metal Shipping Containers	A	A	A	A	A
Mining Operations, subject to further requirements from Ord. 555					
Mobilehome Parks (19.91)	C	C	C	C	
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M	M	M	M	
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)				U	
One-family dwellings	P	U	P	P	P
One-family dwellings (operator / proprietor / caretaker)				P	
One-family dwellings, accessory dwelling units (ADU)	A		A	A	A
One-family dwellings, additional per 10 acres of land					U
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)			U	P	
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)				P	
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)					
Parking lots and parking structures – private, stand alone				C	
Parolee-Probationer Home (per 18.52)					
Personal Services (adult) (massage establishments - Ord. 596)				U	
Personal Services, General (Barber / Beauty Shops / nail salons)				U	
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	U	M	P	P	
Printing services (copying, binding, Blue Print and Duplicating Services)				U	

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USES	R-4	R-6	R-7	MU	WC-R
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)					
Recreation, commercial indoor				C	
Recreation, commercial outdoor			U		
Recreational Vehicle Parks					
Recycling facilities, processing					
Recycling facilities, collection					
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)				U	
Schools, museums, libraries, art galleries, etc. - private			U	U	
Sex Oriented Business (Ord. 743)					
Solar power plants on a lot 10 acres or larger					
Special Event Occasion Facility (including Wedding chapels)				C	
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)					
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)				U	
Theaters, drive-in					
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)				C	
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P	P			P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)				U	U
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)				C	U
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground					
Vehicle repair garages (Type 1) (light) (all indoor)				C	

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<b>USES</b>	<b>R-4</b>	<b>R-6</b>	<b>R-7</b>	<b>MU</b>	<b>WC-R</b>
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping					
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping					
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)					
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)					
Warehouse, distribution					
Warehouse, mini					
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)					U
Winery (Class II)					U
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located	U*	U*	M	M	U*
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	
Wireless communication facilities, other			C	C	

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Residential
Commercial
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USES	R-4	R-6	R-7	MU	WC-R
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	3,500	5,000	0	0	1acre
Lot Average Width:	40	40	0	0	200
Lot Average Depth:	80	80	0	0	100
Frontage:	35	35	35	35	35
Building Height:	50	50	75	75	50
Lot Coverage Maximum:	60%	60%	60%	100%	15%
Setbacks, front:	20	0	0	0	50
Setbacks, side:	5	0	0	0	30
Setbacks, rear:	10	0	0	0	30
Open Space / Landscape minimum:	0%	20%	150s.f./unit	150s.f./unit	75%

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USES	R-D	W-2 <del>1-acre</del>	W-2-M	C-1/C-P	C-T
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P		
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)				M	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)				U	
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P		
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	P	C	C		
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)		C	C		
Airports / landing field / heliports		C	C	C	
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)					
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)				C	
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)				U	U
Animal hospitals, large animals		U	U	C	
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	P		
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)	U	U	U		
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)	C	C	C		
Auction houses / yards / swap meets; permanent facility		C	C	U	
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)	P	P	P		
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*	U	U		U	U

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USES	R-D	W-2 <del>1-acre</del>	W-2-M	C-1/C-P	C-T
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*	U	U		U	U
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*	U	U		U	U
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*				U	U
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*					
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*					
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*					
Cannabis - Manufacturing, Volatile solvents (CA license 7)*					
Cannabis - Testing / Laboratory (CA license 8)*				U	
Cannabis - Dispensary (CA license 10, 10A)*				U	U
Cannabis - Distributor (CA license 11)*				U	
Cannabis - Transporter (CA license 12)*				U	
Cannabis - Micro-Business (CA license 13)*					
Cattery		U	U		
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)		U	U	U	
Churches, temples, and other places of religious worship	C	U	U	U	U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)				U	
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	U	U	U	C	
Community Care Facilities - Sober Living Home (19.101)	P	P	P		
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)	P	P	P		
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	
Crowing fowl permit (up to 50% increase) (Ord 817)		U*	U*		
Day Care, (Type 1) small (18.29a)	P	P	P		

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<b>USES</b>	<b>R-D</b>	<b>W-2 &lt;del&gt;Aere&lt;/del&gt;</b>	<b>W-2-M</b>	<b>C-1/C-P</b>	<b>C-T</b>
Day Care, (Type 2) Large Family (18.29a)	M	M	M		
Day Care, (Type 3) Child (commercial)	U	U	U	U	U
Donation Bins	A	A	A	A	A
Emergency Shelters, homeless					
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services					
FFA / 4H Activities	P	P	P		
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)				U	
Fortune telling, spiritualism, or similar activity (Ord. 508)				U	
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U			U	
General Retail				U	U
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)				A	
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)		C			
Home Occupations	P	P	P		
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)				A	
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)					
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)		C	C		
Junk yards (including vehicle wrecking and dismantling)					
Kennel, Class I	U*	U*	U*		



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<b>USES</b>	<b>R-D</b>	<b>W-2 &lt;1-acre</b>	<b>W-2-M</b>	<b>C-1/C-P</b>	<b>C-T</b>
Kennel, Class II		U*	U*		
Kennel, Class III					
Kennel, Class IV					
Laboratories (including film, dental, medical, research or testing)				U	
Metal Shipping Containers	A	A	A	A	A
Mining Operations, subject to further requirements from Ord. 555		SMP C	SMP C		
Mobilehome Parks (19.91)	C	C	C		
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M	M	M	M	
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	U			U	
One-family dwellings	P	P	P		
One-family dwellings (operator / proprietor / caretaker)				U	
One-family dwellings, accessory dwelling units (ADU)	A	A	A		
One-family dwellings, additional per 10 acres of land	P	U	U		
Open Space - Public-Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	M				
Open Space - Public-Passive Recreation (Trails, Picnic Areas, etc)					
Open Space - Public-Preserve (MSHCP dedicated lands)		P	P		
Parking lots and parking structures – private, stand alone				U	
Parolee-Probationer Home (per 18.52)				C	
Personal Services (adult) (massage establishments - Ord. 596)				U	
Personal Services, General (Barber / Beauty Shops / nail salons)				U	
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	U				
Printing services (copying, binding, Blue Print and Duplicating Services)				U	

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<b>USES</b>	<b>R-D</b>	<b>W-2 &lt;1-acre</b>	<b>W-2-M</b>	<b>C-1/C-P</b>	<b>C-T</b>
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)		C	C	C	
Recreation, commercial indoor				U	
Recreation, commercial outdoor		C	C	U	C
Recreational Vehicle Parks	C	C	C		
Recycling facilities, processing					
Recycling facilities, collection				U	
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)				U	U
Schools, museums, libraries, art galleries, etc. - private				U	
Sex Oriented Business (Ord. 743)					
Solar power plants on a lot 10 acres or larger	C	U	U	C	C
Special Event Occasion Facility (including Wedding chapels)					
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)		C	C	C	
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)				U	
Theaters, drive-in		C	C	C	
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)				U	
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P	P	P		
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)					U
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)		U	U	U	U
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground				U	U
Vehicle repair garages (Type 1) (light) (all indoor)				U	

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<b>USES</b>	<b>R-D</b>	<b>W-2 &lt;1-acre</b>	<b>W-2-M</b>	<b>C-1/C-P</b>	<b>C-T</b>
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping				U	
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping				C	
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)				U	U
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)				U	
Warehouse, distribution					
Warehouse, mini				C	
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)					
Winery (Class II)					
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located	M	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U
Wireless communication facilities, other	C	C	C		

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USES	R-D	W-2 <del>1-acre</del>	W-2-M	C-1/C-P	C-T
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

**DEVELOPMENT STANDARDS**

Lot Size. (Different minimum lot sizes may be established in particular areas)	7,200	20,000	20,000	0	10,000 sf
Lot Average Width:	40	100	100	0	0
Lot Average Depth:	80	150	150	0	0
Frontage:	35	35	35	0	0
Building Height:	50	40	40	50	50
Lot Coverage Maximum:	60%	60%	60%	100%	100%
Setbacks, front:	20	20	20	0	10
Setbacks, side:	5	5	5	0	0
Setbacks, rear:	10	10	10	0	0
Open Space / Landscape minimum:	0%	0%	0%	15%	15%

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USES	C-P-S	C-R	C-O	C-C/V	I-P
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)					
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M	M	M	M	U
Advertising, Type 3 (Heavy) (outdoor advertising displays)					
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)					
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)				U	
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)					
Airports / landing field / heliports	C				C
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)					
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)	C	C			
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)	U	U			
Animal hospitals, large animals	C	C			
Animal Keeping, Type 1 (light) (personal pets, grazing)				P	
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)					
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)					
Auction houses / yards / swap meets; permanent facility					
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)					
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*	U	U			U

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USES	C-P-S	C-R	C-O	C-C/V	I-P
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*	U	U			U
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*	U	U			U
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*	U	U			U
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*					
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*					
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*		A			U
Cannabis - Manufacturing, Volatile solvents (CA license 7)*					U
Cannabis - Testing / Laboratory (CA license 8)*		U	U		C
Cannabis - Dispensary (CA license 10, 10A)*	U				
Cannabis - Distributor (CA license 11)*		U			
Cannabis - Transporter (CA license 12)*					
Cannabis - Micro-Business (CA license 13)*					
Cattery					
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)	C				
Churches, temples, and other places of religious worship	U	U	U		U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)	U	U	C		
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	C	C	C		
Community Care Facilities - Sober Living Home (19.101)					
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)					
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C		
Crowing fowl permit (up to 50% increase) (Ord 817)					
Day Care, (Type 1) small (18.29a)					

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<b>USES</b>	<b>C-P-S</b>	<b>C-R</b>	<b>C-O</b>	<b>C-C/V</b>	<b>I-P</b>
Day Care, (Type 2) Large Family (18.29a)				M	
Day Care, (Type 3) Child (commercial)	U	U	U	U	U
Donation Bins	A	A	A	A	A
Emergency Shelters, homeless					P
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services					
FFA / 4H Activities				P	
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)	U	U			
Fortune telling, spiritualism, or similar activity (Ord. 508)		U			
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U	U			
General Retail	U	U		U	
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)	A				
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)					
Home Occupations					
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	A				U
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)					
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)					
Junk yards (including vehicle wrecking and dismantling)					
Kennel, Class I					

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USES	C-P-S	C-R	C-O	C-C/V	I-P
Kennel, Class II					
Kennel, Class III					
Kennel, Class IV					
Laboratories (including film, dental, medical, research or testing)	U		C		
Metal Shipping Containers	A	A	A	A	A
Mining Operations, subject to further requirements from Ord. 555					
Mobilehome Parks (19.91)					
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M	M			M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	U		U		U
One-family dwellings					
One-family dwellings (operator / proprietor / caretaker)	U	C			U
One-family dwellings, accessory dwelling units (ADU)					
One-family dwellings, additional per 10 acres of land				U	
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)					
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)					
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)					
Parking lots and parking structures – private, stand alone	U		U		U
Parolee-Probationer Home (per 18.52)	C				C
Personal Services (adult) (massage establishments - Ord. 596)	U			U	
Personal Services, General (Barber / Beauty Shops / nail salons)	U	U			U
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)					
Printing services (copying, binding, Blue Print and Duplicating Services)	U				U



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USES	C-P-S	C-R	C-O	C-C/V	I-P
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)					
Recreation, commercial indoor	U	U	C		U
Recreation, commercial outdoor	U				
Recreational Vehicle Parks					
Recycling facilities, processing					C
Recycling facilities, collection	U	U			U
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)	U	U	C		U
Schools, museums, libraries, art galleries, etc. - private	C	U	U	U	
Sex Oriented Business (Ord. 743)					P
Solar power plants on a lot 10 acres or larger	C	C			C
Special Event Occasion Facility (including Wedding chapels)	U				
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)	C	C			
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)	U		C		
Theaters, drive-in	C				
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)	U				
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)					
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)	U				
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)	U	U	C		U
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground	U	U			U
Vehicle repair garages (Type 1) (light) (all indoor)	U				

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USES	C-P-S	C-R	C-O	C-C/V	I-P
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping	C	C	C		
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping	C				
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)	C	U			
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)	C				
Warehouse, distribution					U
Warehouse, mini					U
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)					
Winery (Class II)					
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located	M	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U
Wireless communication facilities, other					C

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USES	C-P-S	C-R	C-O	C-C/V	I-P
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	0	20,000 sf	0	2 1/2 ac	20,000
Lot Average Width:	0	0	0	0	100
Lot Average Depth:	0	0	0	0	0
Frontage:	0	0	0	0	0
Building Height:	50	40	40	40	50
Lot Coverage Maximum:	100%	20%	100%	30%	60
Setbacks, front:	0	25	0	10	25
Setbacks, side:	0	25	0	5	10
Setbacks, rear:	0	25	0	5	15
Open Space / Landscape minimum:	15%	15%	15%	15%	15

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USES	M-SC	M-M	M-H	A-1	A-P
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)				P	P
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	U	U	U	U	
Advertising, Type 3 (Heavy) (outdoor advertising displays)	U	U	U		
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P	P	P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)				P	P
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)	C	C	C	C	
Airports / landing field / heliports	C	C	U		
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)	C	U	U		
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)				U	
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)					
Animal hospitals, large animals					
Animal Keeping, Type 1 (light) (personal pets, grazing)				P	P
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)				C	P
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)		C	C	C	U
Auction houses / yards / swap meets; permanent facility				C	
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)					
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*	U	U	U	U	U

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USES	M-SC	M-M	M-H	A-1	A-P
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*	U	U	U	U	U
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*	U	U	U		
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*	U	U	U		
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*				U	U
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*				U	U
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*	U	U	U		
Cannabis - Manufacturing, Volatile solvents (CA license 7)*	U	U	U		
Cannabis - Testing / Laboratory (CA license 8)*	C	C	C		
Cannabis - Dispensary (CA license 10, 10A)*					
Cannabis - Distributor (CA license 11)*					
Cannabis - Transporter (CA license 12)*					
Cannabis - Micro-Business (CA license 13)*					
Cattery	U	U	U	U	U
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)	C	C			
Churches, temples, and other places of religious worship	U	U	U	U	
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)					
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)				C	C
Community Care Facilities - Sober Living Home (19.101)				P	P
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)				U	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)				C	C
Crowing fowl permit (up to 50% increase) (Ord 817)				U*	
Day Care, (Type 1) small (18.29a)					

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USES	M-SC	M-M	M-H	A-1	A-P
Day Care, (Type 2) Large Family (18.29a)				M	M
Day Care, (Type 3) Child (commercial)	U	U	U	P	
Donation Bins					
Emergency Shelters, homeless					
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services					
FFA / 4H Activities				P	P
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)					
Fortune telling, spiritualism, or similar activity (Ord. 508)	U				
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)				U	
General Retail	U	U	U		
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)	C	C	C		
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.			C		
Hog Ranches (Ord. 431)				U	U
Home Occupations				P	
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	U	U	U		
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)		C	C		
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)	C	C	C		
Junk yards (including vehicle wrecking and dismantling)		C	C		
Kennel, Class I	U*	U*	U*	U*	U*

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<b>USES</b>	<b>M-SC</b>	<b>M-M</b>	<b>M-H</b>	<b>A-1</b>	<b>A-P</b>
Kennel, Class II	U*	U*	U*	U*	U*
Kennel, Class III	U*	U*	U*	U*	
Kennel, Class IV	C	C	C	C	
Laboratories (including film, dental, medical, research or testing)		U	U		
Metal Shipping Containers	A	A	A	A (<10 acre); P(>10 acre)	P
Mining Operations, subject to further requirements from Ord. 555	SMP C	SMP C	SMP C	C	
Mobilehome Parks (19.91)				C	
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M	M	M	M	
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	U	U	U		
One-family dwellings				P	P
One-family dwellings (operator / proprietor / caretaker)	U	U	U		
One-family dwellings, accessory dwelling units (ADU)				A	A
One-family dwellings, additional per 10 acres of land					U
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)				P	
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)				P	
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)					
Parking lots and parking structures – private, stand alone	U	U	U		
Parolee-Probationer Home (per 18.52)	C				
Personal Services (adult) (massage establishments - Ord. 596)					
Personal Services, General (Barber / Beauty Shops / nail salons)	U	U	U		
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)					
Printing services (copying, binding, Blue Print and Duplicating Services)	U	U	U		

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<b>USES</b>	<b>M-SC</b>	<b>M-M</b>	<b>M-H</b>	<b>A-1</b>	<b>A-P</b>
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)	U	U	U	C	
Recreation, commercial indoor	U	U	U		
Recreation, commercial outdoor					
Recreational Vehicle Parks					
Recycling facilities, processing	C		C		
Recycling facilities, collection	U	U	U		
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)	U	U	U		
Schools, museums, libraries, art galleries, etc. - private				U	
Sex Oriented Business (Ord. 743)	P	P	P		
Solar power plants on a lot 10 acres or larger	C	C	C	C	C
Special Event Occasion Facility (including Wedding chapels)					
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)	U	U	U	A	
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)					
Theaters, drive-in	C	C	C		
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)					
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)				P	P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)					
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)					
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground		U	U		
Vehicle repair garages (Type 1) (light) (all indoor)					



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USES	M-SC	M-M	M-H	A-1	A-P
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping					
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping	U	U	U		
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)	U	U	U		
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)	U	U	U		
Vehicle washes (including Cars and trucks)	U	U			
Warehouse, distribution	U	U	U		
Warehouse, mini	U	U	U		
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)				U	
Winery (Class II)				U	
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located	M	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U
Wireless communication facilities, other	C	C	C	C	C

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USES	M-SC	M-M	M-H	A-1	A-P
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	7,000	7,000	7,000	20,000	5 acres
Lot Average Width:	25	65	65	100	100
Lot Average Depth:	0	0	0	150	100
Frontage:	0	0	0	50	50
Building Height:	50	50	50	100	100
Lot Coverage Maximum:	60	60	60	20	20
Setbacks, front:	25	0	0	5	5
Setbacks, side:	0	0	0	50	10
Setbacks, rear:	0	0	0	10	10
Open Space / Landscape minimum:	10	10	10	0	0

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<b>USES</b>	<b>A-2</b>	<b>A-D</b>	<b>C/V</b>	<b>WC-W</b>	<b>WC-WE</b>
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P			
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	U			M	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)					
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P		P	P	P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	P			P	P
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)	C				
Airports / landing field / heliports					
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)					
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)			U	U	U
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)					
Animal hospitals, large animals	U				
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	P	P	P
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)	U	P			
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)	C	U			
Auction houses / yards / swap meets; permanent facility	C				
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)					
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*	U	U			

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USES	A-2	A-D	C/V	WC-W	WC-WE
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*	U	U			
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*					
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*					
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*	U	U			
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*	U	U			
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*					
Cannabis - Manufacturing, Volatile solvents (CA license 7)*					
Cannabis - Testing / Laboratory (CA license 8)*					
Cannabis - Dispensary (CA license 10, 10A)*					
Cannabis - Distributor (CA license 11)*					
Cannabis - Transporter (CA license 12)*					
Cannabis - Micro-Business (CA license 13)*					
Cattery	U	U			
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)					
Churches, temples, and other places of religious worship	U				
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)					
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	C	C	C	C	C
Community Care Facilities - Sober Living Home (19.101)	P	P	P	P	P
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)	U	P	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	C
Crowing fowl permit (up to 50% increase) (Ord 817)	U*	U*			
Day Care, (Type 1) small (18.29a)					

**APPENDECIS A and B**  
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<b>USES</b>	<b>A-2</b>	<b>A-D</b>	<b>C/V</b>	<b>WC-W</b>	<b>WC-WE</b>
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M
Day Care, (Type 3) Child (commercial)	U		U		
Donation Bins					
Emergency Shelters, homeless					
Equestrian Establishment, Class I					
Equestrian Establishment, Class II					
Equipment rental services					
FFA / 4H Activities	P	P		P	P
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)	U				
Fortune telling, spiritualism, or similar activity (Ord. 508)					
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U				
General Retail					
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)					
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)	C				
Home Occupations	P				
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)					
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)					
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)					
Junk yards (including vehicle wrecking and dismantling)					
Kennel, Class I	U*	U*	U*		

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USES	A-2	A-D	C/V	WC-W	WC-WE
Kennel, Class II	U*	U*			
Kennel, Class III	U*				
Kennel, Class IV	C				
Laboratories (including film, dental, medical, research or testing)					
Metal Shipping Containers	P	P	A	A	A
Mining Operations, subject to further requirements from Ord. 555	SMP C				
Mobilehome Parks (19.91)					
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage	M				
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)					
One-family dwellings	P	P	P	P	P
One-family dwellings (operator / proprietor / caretaker)					
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A	A
One-family dwellings, additional per 10 acres of land	U	U	U		P
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	M				
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)					
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)					
Parking lots and parking structures – private, stand alone					
Parolee-Probationer Home (per 18.52)					
Personal Services (adult) (massage establishments - Ord. 596)					
Personal Services, General (Barber / Beauty Shops / nail salons)					
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)					
Printing services (copying, binding, Blue Print and Duplicating Services)					

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USES	A-2	A-D	C/V	WC-W	WC-WE
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)	C				
Recreation, commercial indoor					
Recreation, commercial outdoor					
Recreational Vehicle Parks					
Recycling facilities, processing					
Recycling facilities, collection					
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)					P
Schools, museums, libraries, art galleries, etc. - private	U				
Sex Oriented Business (Ord. 743)					
Solar power plants on a lot 10 acres or larger	C	C			
Special Event Occasion Facility (including Wedding chapels)					P
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)	A				
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)					
Theaters, drive-in					
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)					
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P	P	P	P	P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)				U	P
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)					P
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground					
Vehicle repair garages (Type 1) (light) (all indoor)					

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<b>USES</b>	<b>A-2</b>	<b>A-D</b>	<b>C/V</b>	<b>WC-W</b>	<b>WC-WE</b>
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping					
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping					
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)					
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)					
Warehouse, distribution					
Warehouse, mini					
WECS and WECS arrays - Commercial; no limit to power output (18.41)					
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)	C		U	U	U
Winery (Class II)				U	U
Winery (Class III)					U
Winery (Class IV)					U
Winery (Class V)				U	
Winery (Class VI)				C	
Wireless communication facilities, co-located	M	M	M		
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U		
Wireless communication facilities, other	C	C			

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USES	A-2	A-D	C/V	WC-W	WC-WE
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	20,000	20,000	5 acres	10 acres	10 acres
Lot Average Width:	100	100	200	200	200
Lot Average Depth:	150	150	100	200	100
Frontage:	50	50	40	40	40
Building Height:	100	100	25	40	50
Lot Coverage Maximum:	20	20	50	15	15
Setbacks, front:	10	10	30	50	50
Setbacks, side:	10	10	30	30	30
Setbacks, rear:	10	10	30	30	30
Open Space / Landscape minimum:	0	0	50	75	75

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USES	WC-E	M-R	M-R-A	W-E	N-A
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)					
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M				U
Advertising, Type 3 (Heavy) (outdoor advertising displays)		P			
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P		P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	P				P
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)		C	C		
Airports / landing field / heliports					C
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)					
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)	U				
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)					
Animal hospitals, large animals	U				
Animal Keeping, Type 1 (light) (personal pets, grazing)	P				C
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)	U				C
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)	C				C
Auction houses / yards / swap meets; permanent facility					
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)					
Cannabis - Commercial / Agricultural / Industrial Activities*					
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*					
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*					U

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USES	WC-E	M-R	M-R-A	W-E	N-A
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*		U	U		U
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*		U	U		U
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*		U	U		
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*					
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*					
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*		U	U		
Cannabis - Manufacturing, Volatile solvents (CA license 7)*		U	U		
Cannabis - Testing / Laboratory (CA license 8)*		U	U		
Cannabis - Dispensary (CA license 10, 10A)*		U	U		
Cannabis - Distributor (CA license 11)*		U	U		
Cannabis - Transporter (CA license 12)*		U	U		
Cannabis - Micro-Business (CA license 13)*		U	U		
Cattery					U
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)					
Churches, temples, and other places of religious worship					U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)					
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	C				C
Community Care Facilities - Sober Living Home (19.101)	P				P
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)	P				P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C				C
Crowing fowl permit (up to 50% increase) (Ord 817)					
Day Care, (Type 1) small (18.29a)					

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<b>USES</b>	<b>WC-E</b>	<b>M-R</b>	<b>M-R-A</b>	<b>W-E</b>	<b>N-A</b>
Day Care, (Type 2) Large Family (18.29a)	M				
Day Care, (Type 3) Child (commercial)					U
Donation Bins					
Emergency Shelters, homeless					
Equestrian Establishment, Class I	P				
Equestrian Establishment, Class II	U				
Equipment rental services					
FFA / 4H Activities	P				
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)					
Fortune telling, spiritualism, or similar activity (Ord. 508)					
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)					
General Retail					
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)					
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.					
Hog Ranches (Ord. 431)					
Home Occupations					
Hospitals	C	C	C	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)					
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)					
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)					
Junk yards (including vehicle wrecking and dismantling)					
Kennel, Class I					U*

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USES	WC-E	M-R	M-R-A	W-E	N-A
Kennel, Class II					U*
Kennel, Class III					
Kennel, Class IV					
Laboratories (including film, dental, medical, research or testing)					
Metal Shipping Containers	A	A	A	A	A
Mining Operations, subject to further requirements from Ord. 555		U	U		SMP C
Mobilehome Parks (19.91)					C
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage					
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)					
One-family dwellings	P				P
One-family dwellings (operator / proprietor / caretaker)		U		U	P
One-family dwellings, accessory dwelling units (ADU)	A				
One-family dwellings, additional per 10 acres of land	U				U
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)					C
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)					M
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)					P
Parking lots and parking structures – private, stand alone					
Parolee-Probationer Home (per 18.52)					
Personal Services (adult) (massage establishments - Ord. 596)					
Personal Services, General (Barber / Beauty Shops / nail salons)					
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)					
Printing services (copying, binding, Blue Print and Duplicating Services)					

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USES	WC-E	M-R	M-R-A	W-E	N-A
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)				C	C
Recreation, commercial indoor					
Recreation, commercial outdoor					C
Recreational Vehicle Parks					C
Recycling facilities, processing					
Recycling facilities, collection					
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)					
Schools, museums, libraries, art galleries, etc. - private					
Sex Oriented Business (Ord. 743)					
Solar power plants on a lot 10 acres or larger		C	C	C	C
Special Event Occasion Facility (including Wedding chapels)	U				
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)					
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)					
Theaters, drive-in					
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)					
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P				
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)					
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)	U				C
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground					
Vehicle repair garages (Type 1) (light) (all indoor)					

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<b>USES</b>	<b>WC-E</b>	<b>M-R</b>	<b>M-R-A</b>	<b>W-E</b>	<b>N-A</b>
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping					
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping					
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)					
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)					
Vehicle washes (including Cars and trucks)					
Warehouse, distribution					
Warehouse, mini					
WECS and WECS arrays - Commercial; no limit to power output (18.41)				C	
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U
Winery (class I)	U				
Winery (Class II)	U				
Winery (Class III)					
Winery (Class IV)					
Winery (Class V)					
Winery (Class VI)					
Wireless communication facilities, co-located		M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U
Wireless communication facilities, disguised		U	U	U	U
Wireless communication facilities, other		C	C	C	

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USES	WC-E	M-R	M-R-A	W-E	N-A
Open Space					

A = Accessory Use

P = Permitted by Right; but certain regulations apply

M = Minor Use Permit

U = Use Permit

U\* = Use Permit with optional public hearing

C = Conditional Use Permit

Added or otherwise modified as recommended by Staff or Planning Commission

Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	10 acres	5 acres	5 acres	20,000	20 acres
Lot Average Width:	200	200	200	100	0
Lot Average Depth:	100	200	200	150	0
Frontage:	40	40	40	40	0
Building Height:	50	50	50	500	20 feet
Lot Coverage Maximum:	15	100	100	0	10
Setbacks, front:	50	50	50	50	100
Setbacks, side:	100	50	50	50	50
Setbacks, rear:	30	50	50	50	100
Open Space / Landscape minimum:	75	0	0	0	5



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USES	W-1	R-5
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)		
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	U	U
Advertising, Type 3 (Heavy) (outdoor advertising displays)		
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)		
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)		
Airports / landing field / heliports	C	
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)		
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)		
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)		
Animal hospitals, large animals		
Animal Keeping, Type 1 (light) (personal pets, grazing)		
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)		
Animal Keeping, Type 3 (heavy) (including dairies, poultry /egg ranches, and slaughtering)		
Auction houses / yards / swap meets; permanent facility		
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)		
Cannabis - Commercial / Agricultural / Industrial Activities*		
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)*		
Cannabis - Cultivation, indoor (specialty cottage) (up to 500 s.f. of canopy) (State license 1C)*		

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USES	W-1	R-5
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)*		
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)*		
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)*		
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)*		
Cannabis - Cultivation, Mixed Light (all types except specialty cottage) (CA licenses 1B, 2B, 3A, 4)*		
Cannabis - Manufacturing, Non-volatile solvents (CA license 6)*		
Cannabis - Manufacturing, Volatile solvents (CA license 7)*		
Cannabis - Testing / Laboratory (CA license 8)*		
Cannabis - Dispensary (CA license 10, 10A)*		
Cannabis - Distributor (CA license 11)*		
Cannabis - Transporter (CA license 12)*		
Cannabis - Micro-Business (CA license 13)*		
Cattery		
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)		U
Churches, temples, and other places of religious worship		C
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)		
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)		
Community Care Facilities - Sober Living Home (19.101)		
Community Care Facilities (19.101A, B, C, D), Developmentally Disabled (19.102A), Congregate Living Care (19.102B) - (6 or fewer persons)		
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)		
Crowing fowl permit (up to 50% increase) (Ord 817)		
Day Care, (Type 1) small (18.29a)		

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USES	W-1	R-5
Day Care, (Type 2) Large Family (18.29a)		
Day Care, (Type 3) Child (commercial)		U
Donation Bins		A
Emergency Shelters, homeless		
Equestrian Establishment, Class I		
Equestrian Establishment, Class II		
Equipment rental services		
FFA / 4H Activities		
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT including live animals or slaughtering)		
Fortune telling, spiritualism, or similar activity (Ord. 508)		
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)		
General Retail		
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)		
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.		
Hog Ranches (Ord. 431)		
Home Occupations		
Hospitals	C	C
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)		
Industrial / manufacturing (type 2) indoor/outdoor (medium) - (hazardous materials handling and/or products needing state licensing)		
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)		
Junk yards (including vehicle wrecking and dismantling)		
Kennel, Class I		

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USES	W-1	R-5
Kennel, Class II		
Kennel, Class III		
Kennel, Class IV		
Laboratories (including film, dental, medical, research or testing)		
Metal Shipping Containers	A	A
Mining Operations, subject to further requirements from Ord. 555	SMP C	
Mobilehome Parks (19.91)		
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage		
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)		
One-family dwellings		
One-family dwellings (operator / proprietor / caretaker)		
One-family dwellings, accessory dwelling units (ADU)		
One-family dwellings, additional per 10 acres of land		
Open Space - <del>Public</del> Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)		U
Open Space - <del>Public</del> Passive Recreation (Trails, Picnic Areas, etc)		M
Open Space - <del>Public</del> Preserve (MSHCP dedicated lands)		
Parking lots and parking structures – private, stand alone		
Parolee-Probationer Home (per 18.52)		
Personal Services (adult) (massage establishments - Ord. 596)		
Personal Services, General (Barber / Beauty Shops / nail salons)		
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)		
Printing services (copying, binding, Blue Print and Duplicating Services)		

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USES	W-1	R-5
Raw material extraction and processing (lumber mills, mineral extraction not subject to Ord. 555, commercial water wells, oil rigs)	C	
Recreation, commercial indoor		
Recreation, commercial outdoor	C	U
Recreational Vehicle Parks	C	
Recycling facilities, processing		
Recycling facilities, collection		
Restaurant (either take-away, drive-in, or dine-in – ABC licenses (41, 47) allowed in dine-in only)		
Schools, museums, libraries, art galleries, etc. - private		
Sex Oriented Business (Ord. 743)		
Solar power plants on a lot 10 acres or larger	C	
Special Event Occasion Facility (including Wedding chapels)		
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)		
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)		
Theaters, drive-in		
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)		
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)		
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(10 or fewer guest rooms)		
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)		
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground		
Vehicle repair garages (Type 1) (light) (all indoor)		

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USES	W-1	R-5
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping		
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping		
Vehicle sale, rental and incidental repair, Type 1 (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)		
Vehicle sale, rental, and incidental repair, Type 2 (including autos, truck and trailer, and mobilehome) (any size or length)		
Vehicle washes (including Cars and trucks)		
Warehouse, distribution		
Warehouse, mini		
WECS and WECS arrays - Commercial; no limit to power output (18.41)	C	
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U
Winery (class I)		
Winery (Class II)		
Winery (Class III)		
Winery (Class IV)		
Winery (Class V)		
Winery (Class VI)		
Wireless communication facilities, co-located	M	U*
Wireless Communication facilities, Concealed	U	U
Wireless communication facilities, disguised	U	U
Wireless communication facilities, other	C	

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USES	W-1	R-5
Open Space		

A = Accessory Use  
P = Permitted by Right; but certain regulations apply  
M = Minor Use Permit  
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**Added or otherwise modified as recommended by Staff or Planning Commission**  
Added or otherwise modified from prior versions of this table for clarification or correction

\*Recommended by the Planning Commission; remove / alter per BOS action

DEVELOPMENT STANDARDS

Lot Size. (Different minimum lot sizes may be established in particular areas)	0	0
Lot Average Width:	0	0
Lot Average Depth:	0	0
Frontage:	0	0
Building Height:	50 feet	20 feet
Lot Coverage Maximum:	10	10
Setbacks, front:	50	50
Setbacks, side:	50	50
Setbacks, rear:	50	50
Open Space / Landscape minimum:	0	0