

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	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	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)							
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	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 43, 48)	C						
Animal hospitals, large animals	C						
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	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						
/egg ranches, and slaughtering)	C						
Auction houses / yards / swap meets; permanent facility	C						
license req'd)	P	P	P	P	P	P	P
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)							
s.f. of canopy) (State license 1C)							
canopy) (State license 1A)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
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)							
specialty cottage) (CA licenses 1B, 2B, 3A, 4)							
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	U	U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)	C						U
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)							
Community Care Facilities - Sober Living Home (19.101)	P	P	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	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) (7 or more persons)	C	C	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	P	P
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M	M	M
Day Care, (Type 3) Child (commercial)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
Donation Bins	A	A	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	P	P
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT	C						
Fortune telling, spiritualism, or similar activity (Ord. 508)							
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U						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	P	U
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	C						
Industrial / manufacturing (type 2) (medium) - indoor (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*	U*	U*
Kennel, Class II	U*			U*			
Kennel, Class III	U*						
Kennel, Class IV	C						

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
Laboratories (including film, dental, medical, research or testing)							
Mining Operations, subject to further requirements from Ord. 555	PC						
Mobilehome Parks (19.91)	C	C	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	M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	C						U
One-family dwellings	P	P	P	P	P	P	U
One-family dwellings (operator / proprietor / caretaker)							
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A	A	A	A
One-family dwellings, additional per 10 acres of land							
Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	M	M	M	M	M	M	M
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)	M	M	M	M	M	M	M
Open Space - Public 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 (Barber / Beauty Shops / nail salons)	C						
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	U	U	U	U	U	U	U
Printing services (copying, binding, Blue Print and Duplicating Services)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
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 Facility (including Wedding chapels)							U
(limitations per lot size apply)	C	A	A	A			C
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	P	P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence)							
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)							U
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground	C						
Vehicle repair garages (Type 1) (light) (all indoor)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
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	C						
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)							
Vehicle sale, rental, and incidental repair (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	U	U
Winery (class I)	U						
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*	U*	U*
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U	U	
Wireless communication facilities, other							

LIST UPDATED 8/6/2018

Residential
Commercial
Industrial
Agricultural
Resources
Open Space

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3
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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

DEVELOPMENT STANDARDS

Lot Size.	20,000	7,200	7,200	20,000	7,200	7,200	7,200
Lot Average Width:	80	60	60	100	60	35	60
Lot Average Depth:	100	100	100	150	100	150	100
Frontage:	35	35	35	35	35	35	35
Building Height:	75	40	40	40	40	30	75
Lot Coverage Maximum:	15%	50%	50%	50%	60%	60%	50%
Setbacks, front:	20	20	20	20	20	20	10
Setbacks, side:	5	5	5	5	3	5	5
Setbacks, rear:	10	10	10	10	10	10	10
Open Space / Landscape minimum:	0%	0%	0%	0%	60%	60%	60%

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P	P	A	A	A
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M	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
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)							C
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 43, 48)							C
Animal hospitals, large animals							C
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	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)							
/egg ranches, and slaughtering)							
Auction houses / yards / swap meets; permanent facility license req'd)	P	P	P	P	P	P	P
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)							
s.f. of canopy) (State license 1C)							
canopy) (State license 1A)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
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)							
specialty cottage) (CA licenses 1B, 2B, 3A, 4)							
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	C		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)							U
Community Care Facilities - Sober Living Home (19.101)	P	UP	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	U	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	C	C
Crowing fowl permit (up to 50% increase) (Ord 817)			U*				
Day Care, (Type 1) small (18.29a)	P	P	P	P	P	P	P
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M	M	M
Day Care, (Type 3) Child (commercial)	U				U	U	U

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
Donation Bins	A	A	A	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							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		P	P	P
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)							
Industrial / manufacturing (type 2) (medium) - indoor (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*				
Kennel, Class II			U*				
Kennel, Class III							
Kennel, Class IV							

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
Laboratories (including film, dental, medical, research or testing)							C
Mining Operations, subject to further requirements from Ord. 555							
Mobilehome Parks (19.91)	C	C	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	M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	C						U
One-family dwellings	P	P	P	P	U	P	P
One-family dwellings (operator / proprietor / caretaker)							P
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A		A	A
One-family dwellings, additional per 10 acres of land							
Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	M					U	P
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)	M						P
Open Space - Public Preserve (MSHCP dedicated lands)							
Parking lots and parking structures – private, stand alone	C						C
Parolee-Probationer Home (per 18.52)							
Personal Services (adult) (massage establishments - Ord. 596)							U
Personal Services (Barber / Beauty Shops / nail salons)							U
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	C			U	M	P	P
Printing services (copying, binding, Blue Print and Duplicating Services)							U

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
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	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)							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 Facility (including Wedding chapels) (limitations per lot size apply)	A						C
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	P	P		
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence)							U
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)	C						C
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground							
Vehicle repair garages (Type 1) (light) (all indoor)							C

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
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							
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)							
Vehicle sale, rental, and incidental repair (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	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*	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U
Wireless communication facilities, disguised		U		U	U	U	U
Wireless communication facilities, other						C	C

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Residential
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Open Space

Updated Land Use Table (8.15.18 PC Workshop)

USES	R-3A	R-T	R-T-R	R-4	R-6	R-7	MU
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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

DEVELOPMENT STANDARDS

Lot Size.	9,000	3,600	40,000	3,500	5,000	0	0
Lot Average Width:	60	40	40	40	40	0	0
Lot Average Depth:	100	100	100	80	80	0	0
Frontage:	35	35	50	35	35	35	35
Building Height:	75	40	40	50	50	75	75
Lot Coverage Maximum:	50%	80%	80%	60%	60%	60%	100%
Setbacks, front:	10	10 5	20	20	0	0	0
Setbacks, side:	5	5	5	5	0	0	0
Setbacks, rear:	10	5	5	10	0	0	0
Open Space / Landscape minimum:	60%	60%	0%	0%	20%	150s.f./unit	150s.f./unit

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P	P			
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	M				U M	U M	U M
Advertising, Type 3 (Heavy) (outdoor advertising displays)					U		
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	C	C			
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)			C	C			
Airports / landing field / heliports			C	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)	U				C		C
Alcohol sales (on-site) (bars and cocktail lounges) (ABC Types 42, 43)					U	U	U
Animal hospitals, large animals			U	U	C		C
Animal Keeping, Type 1 (light) (personal pets, grazing)	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	U	U			
/egg ranches, and slaughtering)		C	C	C			
Auction houses / yards / swap meets; permanent facility license req'd)			C		U		
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)							
s.f. of canopy) (State license 1C)		U	U		U	U	U
canopy) (State license 1A)		U	U		U	U	U

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)		U	U		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)							
specialty cottage) (CA licenses 1B, 2B, 3A, 4)							
6)							
Cannabis - Manufacturing, Volatile solvents (CA license 7)							
Cannabis - Testing / Laboratory (CA license 8)					U		
Cannabis - Dispensary (CA license 10, 10A)					U	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		C
Churches, temples, and other places of religious worship		C	U	U	U	U	U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)					U		U
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	€	€	€	€	C		C
Community Care Facilities - Sober Living Home (19.101)	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			
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) (7 or more persons)	C	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			
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M			
Day Care, (Type 3) Child (commercial)		U	U	U	U	U	U

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
Donation Bins		A	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					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		U
General Retail					U	U	U
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)					A		A
Hazardous materials - HAZARDOUS WASTE FACILITY SITING PERMIT.							
Hog Ranches (Ord. 431)			C				
Home Occupations		P	P	P			
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)					A		A
Industrial / manufacturing (type 2) (medium) - indoor (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*			
Kennel, Class II			U*	U*			
Kennel, Class III							
Kennel, Class IV							

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
Laboratories (including film, dental, medical, research or testing)					U		U
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		M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)		U			U		U
One-family dwellings	P	P	P	P			
One-family dwellings (operator / proprietor / caretaker)					U		U
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A			
One-family dwellings, additional per 10 acres of land	U	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		U
Parolee-Probationer Home (per 18.52)					C		C
Personal Services (adult) (massage establishments - Ord. 596)					U		U
Personal Services (Barber / Beauty Shops / nail salons)					U		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		U

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
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		U
Recreation, commercial outdoor			C	C	U	C	U
Recreational Vehicle Parks		C	C	C			
Recycling facilities - processing							
Recycling facilities - collection					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		C
Sex Oriented Business (Ord. 743)							
Solar power plants on a lot 10 acres or larger		C	U	U	C	C	C
Special Event Facility (including Wedding chapels) (limitations per lot size apply)			C	C	C		C
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)					U		U
Theaters, drive-in			C	C	C		C
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)					U		U
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)	P	P	P	P			
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence)	U					U	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	U	U
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground					U	U	U
Vehicle repair garages (Type 1) (light) (all indoor)					U		U

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping					U		C
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and					C		C
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)					U	U	C
Vehicle sale, rental, and incidental repair (including autos, truck and trailer, and mobilehome) (any size or length)							
Vehicle washes (including Cars and trucks)					U		C
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	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*	M	M	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U
Wireless communication facilities, disguised		U	U	U	U	U	U
Wireless communication facilities, other		C	C	C			

LIST UPDATED 8/6/2018

Residential
Commercial
Industrial
Agricultural
Resources
Open Space

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-R	R-D	W-2 <1-acre	W-2-M	C-1/C-P	C-T	C-P-S
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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

DEVELOPMENT STANDARDS

Lot Size.	1acre	7,200	20,000	20,000	0	10,000 sf	0
Lot Average Width:	200	40	100	100	0	0	0
Lot Average Depth:	100	80	150	150	0	0	0
Frontage:	35	35	35	35	0	0	0
Building Height:	50	50	40	40	50	50	50
Lot Coverage Maximum:	15%	60%	60%	60%	100%	100%	100%
Setbacks, front:	50	20	20	20	0	10	0
Setbacks, side:	30	5	5	5	0	0	0
Setbacks, rear:	30	10	10	10	0	0	0
Open Space / Landscape minimum:	75%	0%	0%	0%	15%	15%	15%

Updated Land Use Table (8.15.18 PC Workshop)

USES	C-R	C-O	C-C/V	I-P	M-SC	M-M	M-H
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 M	M	M	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
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)			U				
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)				C			
Airports / landing field / heliports				C	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)	C						
Alcohol sales (on-site) (bars and cocktail lounges) (ABC Types 43, 48)	U						
Animal hospitals, large animals	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)							
/egg ranches, and slaughtering)							
Auction houses / yards / swap meets; permanent facility							
license req'd)							
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)							
s.f. of canopy) (State license 1C)	U			U	U	U	U
canopy) (State license 1A)	U			U	U	U	U

Updated Land Use Table (8.15.18 PC Workshop)

USES	C-R	C-O	C-C/V	I-P	M-SC	M-M	M-H
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)	U			U	U	U	U
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)	U			U	U	U	U
Cannabis - Cultivation, Mixed Light (specialty cottage) (CA license 1C)							
specialty cottage) (CA licenses 1B, 2B, 3A, 4)							
6)	A			U	U	U	U
Cannabis - Manufacturing, Volatile solvents (CA license 7)				U	U	U	U
Cannabis - Testing / Laboratory (CA license 8)	U	U		C	C	C	C
Cannabis - Dispensary (CA license 10, 10A)							
Cannabis - Distributor (CA license 11)	U						
Cannabis - Transporter (CA license 12)							
Cannabis - Micro-Business (CA license 13)							
Cattery					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	U	U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)	U	C					
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)	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					
Crowing fowl permit (up to 50% increase) (Ord 817)							
Day Care, (Type 1) small (18.29a)							
Day Care, (Type 2) Large Family (18.29a)			M				
Day Care, (Type 3) Child (commercial)	U	U	U	U	U	U	U

Updated Land Use Table (8.15.18 PC Workshop)

USES	C-R	C-O	C-C/V	I-P	M-SC	M-M	M-H
Donation Bins	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	U						
Fortune telling, spiritualism, or similar activity (Ord. 508)	U				U		
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U						
General Retail	U		U		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)							
Home Occupations							
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)				U	U	U	U
Industrial / manufacturing (type 2) (medium) - indoor (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*
Kennel, Class II					U*	U*	U*
Kennel, Class III					U*	U*	U*
Kennel, Class IV					C	C	C

Updated Land Use Table (8.15.18 PC Workshop)

USES	C-R	C-O	C-C/V	I-P	M-SC	M-M	M-H
Laboratories (including film, dental, medical, research or testing)		C				U	U
Mining Operations, subject to further requirements from Ord. 555					SMP C	SMP C	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			M	M	M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)		U		U	U	U	U
One-family dwellings							
One-family dwellings (operator / proprietor / caretaker)	C			U	U	U	U
One-family dwellings, accessory dwelling units (ADU)							
One-family dwellings, additional per 10 acres of land			U				
Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)							
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)							
Open Space - Public Preserve (MSHCP dedicated lands)							
Parking lots and parking structures – private, stand alone		U		U	U	U	U
Parolee-Probationer Home (per 18.52)				C	C		
Personal Services (adult) (massage establishments - Ord. 596)			U				
Personal Services (Barber / Beauty Shops / nail salons)	U			U	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	U

Updated Land Use Table (8.15.18 PC Workshop)

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

Updated Land Use Table (8.15.18 PC Workshop)

USES	C-R	C-O	C-C/V	I-P	M-SC	M-M	M-H
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping	C	C					
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and					U	U	U
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)	U				U	U	U
Vehicle sale, rental, and incidental repair (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	U
Warehouse, mini				U	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	U	U
Winery (class I)					C	U	U
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	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U	U	U
Wireless communication facilities, other				C	C	C	C

LIST UPDATED 8/6/2018

Residential
Commercial
Industrial
Agricultural
Resources
Open Space

Updated Land Use Table (8.15.18 PC Workshop)

USES	C-R	C-O	C-C/V	I-P	M-SC	M-M	M-H
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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

DEVELOPMENT STANDARDS

Lot Size.	20,000 sf	0	2 1/2 ac	20,000	7,000	7,000	7,000
Lot Average Width:	0	0	0	100	25	65	65
Lot Average Depth:	0	0	0	0	0	0	0
Frontage:	0	0	0	0	0	0	0
Building Height:	40	40	40	50	50	50	50
Lot Coverage Maximum:	20%	100%	30%	60	60	60	60
Setbacks, front:	25	0	10	25	0	0	0
Setbacks, side:	25	0	5	10	0	0	0
Setbacks, rear:	25	0	5	15	0	0	0
Open Space / Landscape minimum:	15%	15%	15%	15	10	10	10

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P	P			
Advertising, Type 2 (Medium) (associated with structures or businesses on-site, as well as residential developments)	U		U			M	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)							
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P		P	P	P
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	P	P	P			P	P
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)	C		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	U
Alcohol sales (on-site) (bars and cocktail lounges) (ABC Types 43, 48)							
Animal hospitals, large animals			U				
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	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	P	U	P			
/egg ranches, and slaughtering)	C	U	C	U			
Auction houses / yards / swap meets; permanent facility	C		C				
license req'd)							
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)							
s.f. of canopy) (State license 1C)	U	U	U	U			
canopy) (State license 1A)	U	U	U	U			

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
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	U	U			
specialty cottage) (CA licenses 1B, 2B, 3A, 4)	U	U	U	U			
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	U	U			
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)							
Churches, temples, and other places of religious worship	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	C	C	C	C	C
Community Care Facilities - Sober Living Home (19.101)	U-P	P	U-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	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	C	C
Crowing fowl permit (up to 50% increase) (Ord 817)	U*		U*	U*			
Day Care, (Type 1) small (18.29a)							
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M	M	M
Day Care, (Type 3) Child (commercial)	P		U		U		

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
Donation Bins							
Emergency Shelters, homeless							
Equestrian Establishment, Class I							
Equestrian Establishment, Class II							
Equipment rental services							
FFA / 4H Activities	P	P	P	P		P	P
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT			U				
Fortune telling, spiritualism, or similar activity (Ord. 508)							
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)	U		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)	U	U	C				
Home Occupations	P		P				
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)							
Industrial / manufacturing (type 2) (medium) - indoor (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*	U*		
Kennel, Class II	U*	U*	U*	U*			
Kennel, Class III	U*		U*				
Kennel, Class IV	C		C				

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
Laboratories (including film, dental, medical, research or testing)							
Mining Operations, subject to further requirements from Ord. 555	C		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	M		M				
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)							
One-family dwellings	P	P	P	P	P	P	P
One-family dwellings (operator / proprietor / caretaker)							
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A	A	A	A
One-family dwellings, additional per 10 acres of land		U	U	U	U		P
Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	P		M				
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)	P						
Open Space - Public 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 (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)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	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		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		U				
Sex Oriented Business (Ord. 743)							
Solar power plants on a lot 10 acres or larger	C	C	C	C			
Special Event Facility (including Wedding chapels) (limitations per lot size apply)	A		A				P
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	P	P
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence)						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)							

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
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							
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)							
Vehicle sale, rental, and incidental repair (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	U	U
Winery (class I)	U		U		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	M	M		
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U		
Wireless communication facilities, other	C	C	C	C			

LIST UPDATED 8/6/2018

Residential
Commercial
Industrial
Agricultural
Resources
Open Space

Updated Land Use Table (8.15.18 PC Workshop)

USES	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
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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

DEVELOPMENT STANDARDS

	20,000	5 acres	20,000	20,000	5 acres	10 acres	10 acres
Lot Size.	20,000	5 acres	20,000	20,000	5 acres	10 acres	10 acres
Lot Average Width:	100	100	100	100	200	200	200
Lot Average Depth:	150	100	150	150	100	200	100
Frontage:	50	50	50	50	40	40	40
Building Height:	100	100	100	100	25	40	50
Lot Coverage Maximum:	20	20	20	20	50	15	15
Setbacks, front:	5	5	10	10	30	100	100
Setbacks, side:	50	10	10	10	30	30	30
Setbacks, rear:	10	10	10	10	30	30	30
Open Space / Landscape minimum:	0	0	0	0	50	75	75

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-E	M-R	M-R-A	W-E	N-A	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)	M				U	U	U
Advertising, Type 3 (Heavy) (outdoor advertising displays)		P					
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				
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)	U						
Alcohol sales (on-site) (bars and cocktail lounges) (ABC Types 43, 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		
/egg ranches, and slaughtering)	C				C		
Auction houses / yards / swap meets; permanent facility license req'd)							
Cannabis - Cultivation, outdoor (no limits on plants) (CA license 1-4; 1C)							
s.f. of canopy) (State license 1C)					U		
canopy) (State license 1A)		U	U		U		

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-E	M-R	M-R-A	W-E	N-A	W-1	R-5
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)							
specialty cottage) (CA licenses 1B, 2B, 3A, 4)							
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)							U
Churches, temples, and other places of religious worship					U		C
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)							
Day Care, (Type 2) Large Family (18.29a)	M						
Day Care, (Type 3) Child (commercial)					U		U

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-E	M-R	M-R-A	W-E	N-A	W-1	R-5
Donation Bins							A
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							
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							
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)							
Industrial / manufacturing (type 2) (medium) - indoor (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*		
Kennel, Class II					U*		
Kennel, Class III							
Kennel, Class IV							

Updated Land Use Table (8.15.18 PC Workshop)

USES	WC-E	M-R	M-R-A	W-E	N-A	W-1	R-5
Laboratories (including film, dental, medical, research or testing)							
Mining Operations, subject to further requirements from Ord. 555		U	U		SMP C	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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)					C		U
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)					M		P M
Open Space - Public 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 (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)							

Updated Land Use Table (8.15.18 PC Workshop)

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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							
Recreation, commercial outdoor					C	C	U
Recreational Vehicle Parks					C	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	C	
Special Event Facility (including Wedding chapels) (limitations per lot size apply)	U						
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)							
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 washes (including Cars and trucks)							
Warehouse, distribution							
Warehouse, mini							
WECS and WECS arrays - Commercial; no limit to power output (18.41)				C		C	
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	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	U*
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U
Wireless communication facilities, disguised		U	U	U	U	U	U
Wireless communication facilities, other		C	C	C		C	

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

DEVELOPMENT STANDARDS

	10 acres	5 acres	5 acres	20,000	20 acres	0	0
Lot Size.							
Lot Average Width:	200	200	200	100	0	0	0
Lot Average Depth:	100	200	200	150	0	0	0
Frontage:	40	40	40	40	0	0	0
Building Height:	50	50	50	500	20 feet	50 feet	20 feet
Lot Coverage Maximum:	15	100	100	0	10	10	10
Setbacks, front:	100	50	50	50	100	50	50
Setbacks, side:	100	50	50	50	50	50	50
Setbacks, rear:	30	50	50	50	100	50	
Open Space / Landscape minimum:	75	0	0	0	5	0	