

Updated Land Use Table (9.518 PC Workshop)

| 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)* | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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* |

Updated Land Use Table (9.518 PC Workshop)

| 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 | P 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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | M | M | M | M | M |
| Open Space - Public Passive Recreation (Trails, Picnic Areas, etc) | 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, 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 <i>Occasion</i> 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)(5 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-R | R-1 | R-1A | R-A | R-2 |
|--|-----|-----|------|-----|-----|
| 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 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| 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. | 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% |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-2A | R-3 | R-3A | R-T | R-T-R |
|---|------|-----|------|-----|-------|
| 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)* | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 | U-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 |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-2A | R-3 | R-3A | R-T | R-T-R |
|---|----------|----------|----------|----------|----------|
| 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* |

Updated Land Use Table (9.518 PC Workshop)

| 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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | M | M | M | | |
| Open Space - Public Passive Recreation (Trails, Picnic Areas, etc) | M | M | M | | |
| Open Space - Public 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-2A | R-3 | R-3A | R-T | R-T-R |
|---|------|-----|------|-----|-------|
| 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 <i>Occasion</i> 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)(5 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-2A | R-3 | R-3A | R-T | R-T-R |
|--|------|-----|------|-----|-------|
| 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 | | | | | |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-2A | R-3 | R-3A | R-T | R-T-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. | 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 | 10 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% |

Updated Land Use Table (9.518 PC Workshop)

| 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 | |
| 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)* | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-4 | R-6 | R-7 | MU | WC-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 | | | | | |
| 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 |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-4 | R-6 | R-7 | MU | WC-R |
|---|----------|----------|----------|----------|----------|
| 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 | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | | | U | P | |
| 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 | | | | 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 | |

Updated Land Use Table (9.518 PC Workshop)

| 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 <i>Occasion</i> 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)(5 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 | |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-4 | R-6 | R-7 | MU | WC-R |
|--|-----|-----|-----|----|------|
| 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 | |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| 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. | 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% |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-D | W-2 <1-acre | 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) | | | | 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 | | |
| 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) | | | | | |
| 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 |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-D | W-2 <1-acre | 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) | € | € | € | 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 | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-D | W-2 <1-acre | W-2-M | C-1/C-P | C-T |
|---|----------|-------------|----------|----------|----------|
| 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* | | |

Updated Land Use Table (9.518 PC Workshop)

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

Updated Land Use Table (9.518 PC Workshop)

| USES | R-D | W-2 <1-acre | W-2-M | C-1/C-P | C-T |
|---|-----|-------------|-------|---------|-----|
| 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 <i>Occasion</i> 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)(5 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 | |

Updated Land Use Table (9.518 PC Workshop)

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

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| USES | R-D | W-2 <1-acre | 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: | 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% |

Updated Land Use Table (9.518 PC Workshop)

| 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) | U M | U 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) | | | | | U |
| 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | C-P-S | C-R | C-O | C-C/V | I-P |
|---|----------|----------|----------|----------|----------|
| 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 | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 - 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 |
| 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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 <i>Occasion</i> 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)(5 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 | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| 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. | 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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 M | |
| 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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) | | | | U-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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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* |

Updated Land Use Table (9.518 PC Workshop)

| USES | M-SC | M-M | M-H | A-1 | A-P |
|--|-------|-------|-------|------------------------------|-----|
| 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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | | | | P | |
| 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 | 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 | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | M-SC | M-M | M-H | A-1 | A-P |
|---|------|-----|-----|-----|-----|
| 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 <i>Occasion</i> 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)(5 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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) | | | | | |
| 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 |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| 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. | 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: | 0 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 |

Updated Land Use Table (9.518 PC Workshop)

| USES | A-2 | A-D | C/V | WC-W | WC-WE |
|---|-----|-----|-----|------|-------|
| 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 | 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 | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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) | 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 | 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | A-2 | A-D | C/V | WC-W | WC-WE |
|---|-----|-----|-----|------|-------|
| 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* | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 - 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) | | | | | |
| 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 <i>Occasion</i> 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)(5 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | 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 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 | | U | U | U |
| Winery (Class II) | U | | | 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 | | | |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| 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. | 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 | 100 | 100 |
| Setbacks, side: | 10 | 10 | 30 | 30 | 30 |
| Setbacks, rear: | 10 | 10 | 30 | 30 | 30 |
| Open Space / Landscape minimum: | 0 | 0 | 50 | 75 | 75 |

Updated Land Use Table (9.518 PC Workshop)

| 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | WC-E | M-R | M-R-A | W-E | N-A |
|---|------|-----|-------|-----|-----|
| 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* |

Updated Land Use Table (9.518 PC Workshop)

| 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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | | | | | C |
| Open Space - Public Passive Recreation (Trails, Picnic Areas, etc) | | | | | 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, 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 <i>Occasion</i> 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)(5 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) | | | | | |

Updated Land Use Table (9.518 PC Workshop)

| USES | WC-E | M-R | M-R-A | W-E | N-A |
|--|------|-----|-------|-----|-----|
| 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 | |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| 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. | 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: | 100 | 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 |

Updated Land Use Table (9.518 PC Workshop)

| 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)* | | |

Updated Land Use Table (9.518 PC Workshop)

| 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) | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation) | | U |
| Open Space - Public Passive Recreation (Trails, Picnic Areas, etc) | | P- M |
| 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, 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) | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 <i>Occasion</i> 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)(5 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) | | |

Updated Land Use Table (9.518 PC Workshop)

| 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 | |

LIST UPDATED 8/22/2018

| |
|--------------|
| Residential |
| Commercial |
| Industrial |
| Agricultural |
| Resources |

Updated Land Use Table (9.518 PC Workshop)

| USES | W-1 | R-5 |
|------------|-----|-----|
| 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. | 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 | |
| Open Space / Landscape minimum: | 0 | |