

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	R-T-R	R-4	R-6
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	P	P	P	P	P	P	P	P	P	P	P	A
Advertising, Type 2 (Medium) (associated with structures or businesses on-site)												
Advertising, Type 3 (Heavy) (outdoor advertising displays)												
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P	P	P	P	P	P		P		
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)	C			P								
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)												
Airports / landing field / heliports	C											
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)												
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)	C											
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)	C											
Animal hospitals, large animals	C											
Animal Keeping, Type 1 (light) (personal pets, grazing)	P											
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)	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	P	P	P	P	P	P	P
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)												
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						U		
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)	C											
Churches, temples, and other places of religious worship	U	C	C	C	U	U	U	U	C		C	C
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)	C						U					

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	R-T-R	R-4	R-6
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)												
Community Care Facilities - Sober Living Home (19.101)	P	P	P	P	P	P	P	P	U	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)	P	P	P	P	P	P	P	P	U	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	C	C	C	C	C	C	C	C
Crowing fowl (up to 50% increase) (Ord 817)												
Day Care, (Type 1) small (18.29a)	P	P	P	P	P	P	P	P	P	P	P	P
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M	M	M	M	M	M	M	M
Day Care, (Type 3) Child (commercial)								U				U
Emergency Shelters, homeless												
Equestrian Establishment, Class I												
Equestrian Establishment, Class II												
Equipment rental services	C											
FFA / 4H Activities	P	P	P	P	P	P	P					
Food services (inc. retail, incidental manufacturing, distribution, delivery, catering, and accessory uses, but NOT 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						U					
General Retail	U											
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)												
Home Occupations	P	P	P	P	P	P	U	P	P	P		P
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)	C											
Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)	C											
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)	C											
Junk yards (including vehicle wrecking and dismantling)	C											
Kennel, Class I	U*	U*	U*	U*	U*	U*	U*	U*		U*		
Kennel, Class II	U*			U*						U*		
Kennel, Class III	U*											
Kennel, Class IV	C											
Laboratories (including film, dental, medical, research or testing)												
Mining Operations, subject to further requirements from Ord. 555	P C											
Mobilehome Parks (19.91)	C	C	C	C	C	C	C	C	C	C	C	C
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage		M	M	M	M	M	M		M	M	M	M
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)	C						U	C				



USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	R-T-R	R-4	R-6
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping	C							C				
Vehicle repair garages (Type 3) (heavy) (including auto, truck, trailer, boat, motorcycle), including fender shops and spray painting and tire recapping	C											
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)												
Vehicle sale, rental, and incidental repair (including autos, truck and trailer, and mobilehome) (any size or length)												
Vehicle washes (including Cars and trucks)												
Warehouse, distribution												
Warehouse, mini												
WECS and WECS arrays - Commercial; no limit to power output (18.41)												
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U	U	U	U	U	U	U	U
Winery (class I)	U											
Winery (Class II)												
Winery (Class III)												
Winery (Class IV)												
Winery (Class V)												
Winery (Class VI)												
Wireless communication facilities, co-located	U*	U*	U*	U*	U*	U*	U*	U*	U*	U*	U*	U*
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U	U	U	U	U	U
Wireless communication facilities, disguised	U	U	U	U	U	U			U		U	U
Wireless communication facilities, other												

LIST UPDATED 7/24/2018

Residential
Commercial
Industrial
Agricultural
Resources
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

DEVELOPMENT STANDARDS

Lot Size.

20,000 7,200 7,200 20,000 7,200 7,200 7,200 9,000 3,600 40,000 3,500 5,000

USES	R-R	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	R-T-R	R-4	R-6
Lot Average Width:	80	60	60	100	60	35	60	60	40	40	40	40
Lot Average Depth:	100	100	100	150	100	150	100	100	100	100	80	80
Frontage:	35	35	35	35	35	35	35	35	35	50	35	35
Building Height:	75	40	40	40	40	30	75	75	40	40	50	50
Lot Coverage Maximum:	15%	50%	50%	50%	60%	60%	50%	50%	80%	80%	60%	60%
Setbacks, front:	20	20	20	20	20	20	10	10	10	20	20	0
Setbacks, side:	5	5	5	5	3	5	5	5	5	5	5	0
Setbacks, rear:	10	10	10	10	10	10	10	10	5	5	10	0
Open Space / Landscape minimum:	0%	0%	0%	0%	60%	60%	60%	60%	60%	0%	0%	20%

USES	R-7	MU	WC-R	R-D	W-2 <1acre	W-2-M	C-1/C-P	C-T	C-P-S	C-R	C-O
Advertising, Type 1 (Light) (agricultural uses, home occupations - small signs allowed)	A	A	P	P	P	P					
Advertising, Type 2 (Medium) (associated with structures or businesses on-site)	M	M	M				U M	U M	U M	U M	M
Advertising, Type 3 (Heavy) (outdoor advertising displays)							U				
Agriculture, Type 1 (Light) (field crops - no processing, personal gardens)	P	P	P	P	P	P					
Agriculture, Type 2 (Medium) (nurseries, greenhouses, processing of crops on a commercial scale)			P	P	C	C					
Agriculture, Type 3 (Heavy) (fertilizer/sewage sludge -- storage / processing)					C	C					
Airports / landing field / heliports					C	C	C		C		
Alcohol production - primary operation; accessible for public on-site sampling and consumption (i.e. micro-breweries) (ABC licenses 23, 74)		C									
Alcohol sales (off-site) (except for grocery stores) (ABC Type 20 - beer & wine - ONLY at gas stations)		C	U				C		C	C	
Alcohol sales (on site) (Bars and cocktail lounges) (ABC Types 42, 48)		C					U	U	U	U	
Animal hospitals, large animals		C			U	U	C		C	C	
Animal Keeping, Type 1 (light) (personal pets, grazing)	P	P	P	P	P	P					
Animal Keeping, Type 2 (medium) (raising of animals for commercial use - no slaughtering / processing of animals on an industrial scale)				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		U				
Cannabis - Cultivation, Personal - indoor (6 plants) (No state license req'd)	P	P									
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	U	
Cannabis - Cultivation, indoor (specialty) (500 - 5,000 s.f. of canopy) (State license 1A)				U	U		U	U	U	U	
Cannabis - Cultivation, indoor (small) (5001 - 10,000 s.f. of canopy) (State license 2A)				U	U		U	U	U	U	
Cannabis - Cultivation, indoor (other) (greater than 10,000 s.f. of canopy)(CA license 3A, 4)							U	U	U	U	
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	
Cannabis - Manufacturing, Volatile solvents (CA license 7)											
Cannabis - Testing / Laboratory (CA license 8)							U			U	U
Cannabis - Dispensary (CA license 10, 10A)							U	U	U		
Cannabis - Distributor (CA license 11)							U			U	
Cannabis - Transporter (CA license 12)							U				
Cannabis - Micro-Business (CA license 13)											
Cattery					U	U					
Cemeteries, mortuaries, crematories and mausoleums (including pet or human)					U	U	U		C		
Churches, temples, and other places of religious worship	U	U		C	U	U	U	U	U	U	U
Clothing Services (including laundries, laundromats, dry cleaning, tailoring, clothing repair, and dyeing)		U					U		U	U	C

USES	R-7	MU	WC-R	R-D	W-2 <1acre	W-2-M	C-1/C-P	C-T	C-P-S	C-R	C-O
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)		C	C	C	C	C	C		C	C	C
Community Care Facilities - Sober Living Home (19.101)	P	P	P	P	P	P					
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)	P	P	P	P	P	P					
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)	C	C	C	C	C	C	C		C	C	C
Crowing fowl (up to 50% increase) (Ord 817)					C	C					
Day Care, (Type 1) small (18.29a)	P	P	P	P		P					
Day Care, (Type 2) Large Family (18.29a)	M	M	M	M	M	M					
Day Care, (Type 3) Child (commercial)	U	U		U	U	U	U	U	U	U	U
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)		C					U		U	U	
Fortune telling, spiritualism, or similar activity (Ord. 508)		U					U			U	
Fraternal Nonprofit clubs and lodge halls (inc. fraternities / sororities and labor temples)		C		U			U		U	U	
General Retail		U					U	U	U	U	
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)							A		A		
Home Occupations	P	P		P	P	P					
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)							A		A		
Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)											
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)					C	C					
Junk yards (including vehicle wrecking and dismantling)											
Kennel, Class I				U*	U*	U*					
Kennel, Class II					U*	U*					
Kennel, Class III											
Kennel, Class IV											
Laboratories (including film, dental, medical, research or testing)		C					U		U		C
Mining Operations, subject to further requirements from Ord. 555					SMP C	SMP 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	M	M		M	M	
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)		U		U			U		U		U

USES	R-7	MU	WC-R	R-D	W-2 <1acre	W-2-M	C-1/C-P	C-T	C-P-S	C-R	C-O
One-family dwellings	P	P	P	P	P	P					
One-family dwellings (operator / proprietor / caretaker)		P					U		U	C	
One-family dwellings, accessory dwelling units (ADU)	A	A	A	A	A	A					
One-family dwellings, additional per 10 acres of land			U	P	U	U					
Open Space - Public Active Recreation (Public Parks / Playgrounds / Outdoor Recreation)	U	P		M							
Open Space - Public Passive Recreation (Trails, Picnic Areas, etc)		P									
Open Space - Public Preserve (MSHCP dedicated lands)					P	P					
Parking lots and parking structures – private, stand alone		C					U		U		U
Parolee-Probationer Home (per 18.52)							C		C		
Personal Services (adult) (massage establishments - Ord. 596)		U					U		U		
Personal Services (Barber / Beauty Shops / nail salons)		U					U		U	U	
Planned Residential Developments (including duplexes, cluster developments, apartments, townhomes, and multi-family dwellings)	P	P		U							
Printing services (copying, binding, Blue Print and Duplicating Services)		U					U		U		
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		C					U		U	U	C
Recreation, commercial outdoor	U				C	C	U	C	U		
Recreational Vehicle Parks				C	C	C					
Recycling facilities - processing											
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	U	U	C
Schools, museums, libraries, art galleries, etc. - private	U	U					U		C	U	U
Sex Oriented Business (Ord. 743)											
Solar power plants on a lot 10 acres or larger				C	U	U	C	C	C	C	
Special Event Facility (including Wedding chapels)		C							U		
Storage, outdoor - including vehicles, trailers, and boats (limitations per lot size apply)					C	C	C		C	C	
Studios, Commercial (including art, broadcasting, costume, dance, decorating, film, music, and photography)		U					U		U		C
Theaters, drive-in					C	C	C		C		
Theaters, non-vehicular (including amphitheaters, movie theaters, playhouses, and other auditoria)		C					U		U		
Transient Occupancy Establishments, Type 1 (AirBNB / Short Term Rentals) (Ord. 927)			P	P	P	P					
Transient Occupancy Establishments, Type 2 (medium) (bed and breakfasts, cottage inns) (on-site residence mandatory)(5 or fewer guest rooms)		U	U					U	U		
Transient Occupancy Establishments, Type 3 (heavy) (hotels, motels, resort hotels and guest ranches)(no residence on site; 6 or more guest rooms)		C	U		U	U	U	U	U	U	C
Vehicle fueling (petroleum / Gasoline) stations; all storage tanks under ground							U	U	U	U	
Vehicle repair garages (Type 1) (light) (all indoor)		C					U		U		



USES	R-7	MU	WC-R	R-D	W-2 <1acre	W-2-M	C-1/C-P	C-T	C-P-S	C-R	C-O
Vehicle repair garages (Type 2) (medium) (including auto, truck, trailer, boat, motorcycle); no body/fender shops, spray painting or tire recapping							U		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		C		
Vehicle sale, rental and incidental repair (auto, boat, truck, motorcycle, golf cart, etc) , (<19,500#, <22' length)							U	U	C	U	
Vehicle sale, rental, and incidental repair (including autos, truck and trailer, and mobilehome) (any size or length)											
Vehicle washes (including Cars and trucks)							U		C		
Warehouse, distribution											
Warehouse, mini							C				
WECS and WECS arrays - Commercial; no limit to power output (18.41)											
WECS, Accessory; including other ancillary activities - generation of 100KW or less (18.42 of 348)	U	U	U	U	U	U	U	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	U*	M	M	M	M	M	M	M	M
Wireless Communication facilities, Concealed	U	U	U	U	U	U	U	U	U	U	U
Wireless communication facilities, disguised	U	U		U	U	U	U	U	U	U	U
Wireless communication facilities, other	C	C		C	C	C					

LIST UPDATED 7/24/2018

Residential
Commercial
Industrial
Agricultural
Resources
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

DEVELOPMENT STANDARDS

Lot Size.	0	0	1acre	7,200	20,000	20,000	0	10,000 sf	0	20,000 sf	0
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USES	R-7	MU	WC-R	R-D	W-2 <1acre	W-2-M	C-1/C-P	C-T	C-P-S	C-R	C-O
Lot Average Width:	0	0	200	40	100	100	0	0	0	0	0
Lot Average Depth:	0	0	100	80	150	150	0	0	0	0	0
Frontage:	35	35	35	35	35	35	0	0	0	0	0
Building Height:	75	75	50	50	40	40	50	50	50	40	40
Lot Coverage Maximum:	60%	100%	15%	60%	60%	60%	100%	100%	100%	20%	100%
Setbacks, front:	0	0	50	20	20	20	0	10	0	25	0
Setbacks, side:	0	0	30	5	5	5	0	0	0	25	0
Setbacks, rear:	0	0	30	10	10	10	0	0	0	25	0
Open Space / Landscape minimum:	150s.f./unit	150s.f./unit	75%	0%	0%	0%	15%	15%	15%	15%	15%



USES	C-C/V	I-P	M-SC	M-M	M-H	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
Community Care Facilities - Congregate Living Care (7+ persons) (19.102)						C	C	C	C	C	C	C
Community Care Facilities - Sober Living Home (19.101)						U	P	U	P	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (6 or fewer persons)						U	P	U	P	P	P	P
Community Care Facilities (19.101A, B, C, D); Developmentally Disabled (19.102A) - (7 or more persons)						C	C	C	C	C	C	C
Crowing fowl (up to 50% increase) (Ord 817)												
Day Care, (Type 1) small (18.29a)												
Day Care, (Type 2) Large Family (18.29a)	M					M	M	M	M	M	M	M
Day Care, (Type 3) Child (commercial)	U	U	U	U	U	P		U		U		
Emergency Shelters, homeless		P										
Equestrian Establishment, Class I												
Equestrian Establishment, Class II												
Equipment rental services												
FFA / 4H Activities	P					P	P	P	P		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		U				
General Retail	U		U	U	U							
Hazardous materials - above ground storage and sales (such as propane / liquid petroleum)			C	C	C							
Home Occupations						P		P				
Industrial / manufacturing (type 1) (light) - indoor (no hazardous materials or state licensing)		U	U	U	U							
Industrial / manufacturing (type 2) (medium) - indoor (hazardous materials handling and/or products needing state licensing)				C	C							
Industrial / manufacturing (type 3) (heavy) outdoor (including raw / natural materials processing; heavy machinery and materials storage; and the handling of any hazardous material and hazardous waste)			C	C	C							
Junk yards (including vehicle wrecking and dismantling)				C	C							
Kennel, Class I			U*	U*	U*	U*	U*	U*	U*	U*		
Kennel, Class II			U*	U*	U*	U*	U*	U*	U*			
Kennel, Class III			U*	U*	U*	U*		U*				
Kennel, Class IV			C	C	C	C		C				
Laboratories (including film, dental, medical, research or testing)				U	U							
Mining Operations, subject to further requirements from Ord. 555			SMP C	SMP C	SMP C	C		SMP C				
Mobilehome Parks (19.91)						C						
Mobilehomes temporarily used for a) sales office, b) construction office, c) caretaker, d) sales and/or e) storage		M	M	M	M	M		M				
Offices, Professional (including Banks, financial institutions, medical, dental, veterinary - small animals)		U	U	U	U							



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

LIST UPDATED 7/24/2018

Residential
Commercial
Industrial
Agricultural
Resources
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

DEVELOPMENT STANDARDS

<b>Lot Size.</b>	2 1/2 ac	20,000	7,000	7,000	7,000	20,000	5 acres	20,000	20,000	5 acres	10 acres	10 acres
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USES	C-C/V	I-P	M-SC	M-M	M-H	A-1	A-P	A-2	A-D	C/V	WC-W	WC-WE
Lot Average Width:	0	100	25	65	65	100	100	100	100	200	200	200
Lot Average Depth:	0	0	0	0	0	150	100	150	150	100	200	100
Frontage:	0	0	0	0	0	50	50	50	50	40	40	40
Building Height:	40	50	50	50	50	100	100	100	100	25	40	50
Lot Coverage Maximum:	30%	60	60	60	60	20	20	20	20	50	15	15
Setbacks, front:	10	25	0	0	0	5	5	10	10	30	100	100
Setbacks, side:	5	10	0	0	0	50	10	10	10	30	30	30
Setbacks, rear:	5	15	0	0	0	10	10	10	10	30	30	30
Open Space / Landscape minimum:	15%	15	10	10	10	0	0	0	0	50	75	75









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

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Residential
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A = Accessory Use

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DEVELOPMENT STANDARDS

Lot Size.

10 acres

5 acres

5 acres

20000

20 acres

0

0

USES	WC-E	W-2 > 1 acre	M-R	M-R-A	W-E	N-A	W-1	R-5
Lot Average Width:	200		200	200	100	0	0	0
Lot Average Depth:	100		200	200	150	0	0	0
Frontage:	40		40	40	40	0	0	0
Building Height:	50		50	50	500	20 feet	50 feet	20 feet
Lot Coverage Maximum:	15		100	100	0	10	10	10
Setbacks, front:	100		50	50	50	100	50	50
Setbacks, side:	100		50	50	50	50	50	50
Setbacks, rear:	30		50	50	50	100	50	
Open Space / Landscape minimum:	75		0	0	0	5	0	