

October 12, 2023 Development Code

Master Table - Allowed Uses and Permit Requirements

LAND USE (1)	PERMIT REQUIREMENT BY DISTRICT																			
	RR	RS	RM	DRS	DRM	DRH	(2) CN	CG	CH	CS	M	DMU	DC	DM	DVL	OS	RC	REC	PF	DRR
AGRICULTURE, RESOURCE & OPEN SPACE USES																				
Agricultural accessory structures	P															P	MUP			
Agricultural processing uses	UP																UP			
Animal raising and keeping of livestock, other large animals, fowl and other small animals and birds	P(3)															P(3)	P(3)	P(3)		
Crop production																P	P			
Fisheries and game reserves																P	P	P	P	
Mining and quarrying											UP						UP		UP	
Nature reserves	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
MANUFACTURING, INDUSTRIAL & PROCESSING USES																				
Aggregate processing and batch plants											UP									
Beverage production and food production								UP		UP	P	UP (11)	UP	UP	UP					
Chemical products											UP			UP						
Clothing products											P			P						
Concrete, gypsum, and plaster products											UP			UP						
Electrical and electronic equipment, instruments											P			P						
Food and beverage distribution								UP		UP	P	UP (11)	UP	UP	UP					
Furniture and fixtures manufacturing										UP	P			P						
Glass products											P		UP	P	UP					
Handcraft industries, small-scale manufacturing											P	UP (11)	UP	P	UP					
Laundries and dry cleaning plants											P			P						
Lumber and wood products											P			P						
Machinery manufacturing											P			P						
Makerspace, Craft							P	P		P		P (11)	P		P					
Makerspace, Manufacturing											P	UP (11)	UP	P	UP					
Metal fabrication, machine, and welding shops											P			P						
Motor vehicles and transportation equipment											UP			P						
Paper products											UP			P						
Paving and roofing materials											UP			UP						
Pharmaceuticals											P			P						
Plastics and rubber products											UP			UP						
Printing and publishing								P		P	P	P (11)	P	P	P					
Recycling - Composting											UP			P						UP
Recycling - Large collection facility											P			P						UP
Recycling - Reverse vending machines							P	P	UP	P	P	P (11)	P	P	P					UP

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Recycling - Scrap and dismantling yards											UP									
Recycling - Small collection facility								MUP		MUP	P	MUP (11)	MUP	P	MUP					UP
Stone and cut stone products											P				P					
Structural clay and pottery products											P	P (11)	P	P	P					
Textile and leather products											P				P					
Warehousing, wholesaling and distribution											P				P					
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES																				
Campgrounds																			UP	
Community centers	UP	UP	UP		UP	UP	P	P		UP		P (12)	P		P				UP	UP
Docks and piers, commercial							MUP	MUP									MUP	MUP	P(4)	
Equestrian facilities, commercial or public	UP	UP																	UP	
Golf courses and country clubs	UP	UP	UP														UP	UP	UP(4)	
Golf driving range																			UP	
Health/fitness facilities							UP	P		P		P (11)	P		P				UP	
Hunting and fishing clubs													P	P		MUP	MUP	UP		
Ice skating rinks								P		P			P	P					UP	P
Indoor recreation centers								P		P			P							
Libraries and museums							P	P				P (11)	P		P					P(4)
Marina							UP	UP									MUP	UP	P(4)	
Membership organization facilities	UP	UP	UP		UP	UP	MUP	P				P (11)	P		P					
Outdoor commercial recreation	UP	UP	UP				MUP	P	MUP			UP (11)	P		UP				UP	P(4)
Parks and playgrounds	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP (11)	UP	UP	UP	MUP			P	P(4)
Private residential recreational and community facilities	MUP	MUP	MUP	MUP	MUP	MUP													UP	
Public Assembly Uses	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP (11)	UP	UP	UP		UP	UP	UP	
Recreational vehicle (RV) parks	UP(5)	UP(5)	UP(5)						UP										UP	
Religious retreats and organizational camps	UP																		UP	
Schools - Public and private	UP	UP	UP	UP	UP	UP	UP	P	UP			UP (11)	P		P					P(4)
Schools - Specialized education and training	UP	UP	UP					P		UP	UP	UP (11)	P		P					P(4)
Seasonal park caretaker																				P
Ski lift facilities and ski runs	UP	UP	UP																UP	
Sport facilities/outdoor entertainment																				P(4)
Studios for art, dance, music, photography, etc.							P	P		P	P	P (11)	P (11)	P(11)						
Theaters and event spaces							UP	UP				UP	P		P					P(4)

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RESIDENTIAL USES																				
Accessory dwelling units (ADUs)	P	P	P	P	P	P	P(16)	P(16)		P	P	P(6)(11)	P	P	P		P	P		
Animal raising and keeping of household pets and backyard chickens	P	P	MUP	P	P	MUP						P(3)	P(3)	P(3)	P(3)		P(3)	P(3)		
Caretaker housing							MUP	MUP	MUP	MUP	MUP	MUP(11)	MUP	MUP	MUP				P	
Detached living areas	P	P	P	P	P	P						P(11)					MUP	P		
Emergency shelters			UP			UP	UP	P	UP	P			UP							
Emergency shelters, accessory to a church, place of worship												MUP(11)								
Employee housing	P(13)	P(13)		P(13)								P(13)						MUP(13)	P(13)	
Farmerworker housing, up to 12 units or 36 beds in group quarters	UP(14)															UP(14)	UP(14)			
Junior Accessory Dwelling Units	P	P		P								P					P	P		
Live/work units				MUP	UP	UP						MUP(12)	MUP	MUP						
Manufactured home	P	P	P(15)	P(15)	P(15)	P						P(6)(11)(15)					MUP	P		
Mobile home, tiny home or recreational vehicle as a temporary residence during construction	P	P	P	P	P	P											P	P		
Mobile home parks	UP	UP	UP	UP	UP	UP														
Multi-family dwellings, for rent, 2 to 10 units			P	UP	P	P						P(6)(11)								
Multi-family dwellings, for rent, 11 and more units			DP	UP	DP	DP	UP	UP				DP(6)(11)								
Multi-family dwellings, individual ownership, 2 to 10 units		UP	P	UP	P	P						P(6)(11)								
Multi-family dwellings, individual ownership, 11 and more units		UP	DP	UP	DP	DP						DP(6)(11)								
Multi-family dwellings, in commercial/ industrial project							P	P		P	P	P(11)	P	P						
Residential care facilities, 1 to 6 clients	P	P	P	P	P	P														
Residential care facilities, 7 to 12 clients	UP	UP	UP	UP	UP	UP						UP(11)					UP			
Rooming and boarding houses			UP			UP														
Senior citizen congregate care / congregate care housing			UP		UP	UP	UP					UP(11)								
Single-family dwellings(17)(18)	P	P		P	P							P(6)					MUP	P		
Single-room occupancy (SRO) housing							UP	UP				UP(11)								
Supportive housing	P(13)	P(13)	P(13)	P(13)	P(13)	P(13)	P(13)	P(13)		P(13)	P(13)	P(13)	P(13)	P(13)	P(13)		MUP(13)	P(13)		
Transitional housing	P(13)	P(13)	P(13)	P(13)	P(13)	P(13)	P(13)	P(13)		P(13)	P(13)	P(13)	P(13)	P(13)	P(13)		MUP(13)	P(13)		
Transient rental, single-family dwellings	P	P	P	P	P	P						P(11)					P	P		
Work/live units							MUP	MUP		MUP	MUP	MUP(11)	MUP	MUP						

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RETAIL TRADE USES (7)																					
Accessory retail uses			UP				P	P	UP	P	P	P	P	P	P				MUP		
Adult entertainment businesses											UP			UP							
Alcoholic beverage sales, other than beer and wine							MUP	MUP	UP	MUP		MUP	MUP	MUP	MUP				MUP		
Auto, mobile home and vehicle sales								UP		UP											
Auto parts sales							P	P	UP	P		P	P		P						
Bars and drinking establishments							UP	UP				UP	P		P				MUP		
Building material sales										UP	P				P						
Cannabis delivery services								UP		UP	UP				UP						
Convenience stores							MUP	MUP	UP			P	P						MUP		
Furniture, furnishings, and equipment stores							P	P		P		P	P		P						
Grocery stores							P	P				P	P		P						
Outdoor dining and seating areas							P	P	UP	P		P	P		P						
Outdoor sales and displays of merchandise, large							MUP	MUP	MUP	MUP	P	MUP	MUP	MUP	MUP						
Outdoor sales and displays of merchandise, small and medium							P	P	P	P	P	P	P	P	P						
Outdoor storage of merchandise							MUP	MUP	MUP	MUP	P	MUP	MUP	MUP	MUP						
Plant nurseries and garden supply sales								MUP		MUP		MUP	MUP	MUP	MUP						
Restaurants, fast food							P	P	UP	P		P	P		P						
Restaurants, drive-in or with drive-through facilities									UP												
Restaurants, table service							P	P	UP			P	P		P				UP		
Retail stores, general merchandise							P	P	UP	P		P	P		P						
Second hand stores								P		P		P	P		P						
Warehouse retail stores										P	P				P						
SERVICE USES																					
Automated teller machines (ATMs)							P	P	UP			P	P		P						
Banks and financial services							P	P	UP			P (11)	P		P						
Bed and breakfast inns	MUP	MUP	MUP	MUP	MUP	MUP	MUP	P	MUP			MUP (11)	P		P		UP	UP			
Bikeshares			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Business support services								P		P		P (11)	P		P						
Car wash							UP	UP	UP(8)	UP					UP						
Card lock fueling facilities										UP	P				UP						
Cemeteries and columbariums	UP																			UP(4)	
Child day care centers	UP	UP	UP	UP	UP	UP	P	P			UP	UP (11)	P		P					P	
Child day care, large family day care homes	P	P	P	P	P	P	P					P (11)						MUP			
Construction contractor's yard										UP	P				UP						
Hotels and motels							UP	P	UP	UP		UP (11)	P		P				UP		

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Laundromat							P	P		P	P		P	P						
Medical services - Clinics and laboratories							P	P				P (11)	P		P					P(4)
Medical services - Extended care							UP	P				UP (11)	P							P(4)
Medical services - Hospitals							UP	P												P(4)
Mortuaries								P				UP (12)	UP		UP					
Offices, accessory to primary use							P	P	P	P	P	P (12)	P	P	P			P		P(4)
Offices, business and professional							P	P		P		P (11)	P		P					
Outdoor storage and work areas										UP	P				MUP					
Personal services							P	P		P		P (11)	P		P					
Public buildings and structures	UP	UP	UP	UP	UP	UP	UP (9)	UP (9)	UP (9)	UP (9)					P					
Public safety and utility facilities	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		MUP (10)	MUP		P
Repair/maintenance - Consumer products							P	P		P		P (11)	P	P	P					
Repair/maintenance - Vehicle								UP	UP	P	P				P					
Research and development (R&D)							P	P		P	P	P (11)	P	P	P					
Residential care facilities												UP (11)	P							P(4)
Service stations																				
Snow removal business	UP						UP	UP	UP	UP	P				UP					
Snow removal business with seasonal contractors yard	UP																			
Spring water pumping					UP	UP														
Storage, accessory to multi-family residential project	UP	UP	UP	UP	UP	UP														
Storage, personal storage facilities (mini-storage)																				
Studios (Art, dance, music, photography) secondary to primary residential use					UP	UP														
Veterinary clinics, animal hospitals, kennels, boarding							UP	P			P	UP (11)	P	P						
Visitor center							P	P	UP			P	P		P					
TEMPORARY USES																				
Commercial filming	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	P
Model homes	MUP	MUP	MUP	MUP	MUP	MUP														
Off-site contractor's construction yard	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP (11)	TUP	TUP	TUP					
Offices, temporary	TUP	TUP	TUP				TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP					
Offices, temporary real estate	MUP	MUP	MUP	MUP	MUP	MUP														

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On-site material processing								TUP	TUP	TUP	TUP		TUP	TUP	TUP					
On-site soil remediation activities							TUP	TUP	TUP	TUP	TUP	TUP (11)	TUP	TUP	TUP					
Outdoor retail sales, temporary							TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP					
Seasonal sales lot							TUP	TUP	TUP	TUP	TUP	TUP (11)	TUP	TUP	TUP					
Temporary events, non-profit organization							TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP					
Temporary events, Public property																			P	
Temporary work trailers	TUP	TUP	TUP			TUP	TUP	TUP	TUP	TUP	TUP	TUP (11)	TUP	TUP	TUP					
TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES																				
Broadcasting studios								P		P		P (11)	P							
Bikeshare Maintenance and Storage Yards																			P	
Commercial parking and vehicle storage										UP	UP	UP (11)	UP	UP	UP				P	
Electrical utility facilities	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP (11)	UP	UP	UP	UP	UP	UP	UP	UP
Heliports																			UP	
Pipelines	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Railroad and railroad related operations (10)																				P
Tow yard										UP	P			UP						
Transit stations and terminals								UP	UP	UP		P	P		P					
Transit stop shelters							P	P	P	P	P	P	P	P	P					
Truck stops											UP									
Utility lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MUP	P	P	P	P
Vehicle and freight terminals											UP			UP						
Wireless communications facilities (12)	P (12)						P (12)	P (12)	P (12)	P (12)			P (12)	P (12)	P (12)					

Notes:

- (1) Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary).
- (2) Use on a site adjacent to a residential zoning district shall comply with the special setback, screening, and landscaping standards in Section 18.30.110.E (Screening between neighborhood commercial and residential land uses) and Section 18.40.040.E (Landscaping requirements between neighborhood commercial and residential land uses).
- (3) Section 18.58.060 (Animal Raising and Keeping) may require a Minor Use Permit for certain animals and household pets, or the raising and keeping of animals or household pets over a certain number, and/or the raising and keeping of animals on small parcels.
- (4) Use must be operated by a public agency.
- (5) Allowed only as part of a mobile home park in accordance with Section 18.58.150.
- (6) Stand-alone residential projects must comply with residential development standards of DRM zoning district.
- (7) Buildings greater than 40,000 s.f. occupied by a single retail trade business shall not be permitted
- (8) Use allowed only appurtenant to service station.
- (9) Permitted if the public agency use (e.g. office, outdoor storage, etc.) is permitted in zoning district, UP otherwise.
- (10) Railroad and railroad-related operations, activities, and facilities within the Union Pacific Railroad right-of-way and operating properties are not subject to the land use permit and development standards of the Development Code.
- (11) These uses are prohibited on ground floor spaces along Commercial Row. See Section 18.20.070.
- (12) Permit requirements vary by type of facility. See Section 18.58.270 (Wireless Communications Facilities).
- (13) Employee, supportive, and transitional housing are subject to the same regulations that apply to other residential uses of the same type in that zone.
- (14) Farmworker housing is subject to the same regulations that apply to other agricultural uses in the same zone.
- (15) Manufactured homes within the multi-family residential zone shall meet the requirements of the "Dwelling, Multi-Family definition)
- (16) Accessory Dwelling Units associated with multi-family residential project

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(17) Small lot single-family subdivisions that comply with all requirements of Gov. Code, § 66499.40 are permitted in zoning districts that allow multi-family residential uses.

(18) Time-share uses are allowed within existing legal nonconforming single-family residences in the CG and CN zoning districts.

Note: In the event of any conflict between the Master Table of Allowed Uses and Permit Requirements and Tables 2-2, 2-3, 2-7, 2-8, and 2-10, the allowed uses and permit requirements as stated in Tables 2-2, 2-3, 2-6, 2-7, and 2-10 shall control.

10/11/2023