

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required	
	MUP	Minor Use Permit required (see Section 18.71.060)	
	UP	Use Permit required (see Section 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	
--	---	---	--

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—	P	
Artisan/craft product manufacturing	P(2)	—	
Boat and ship construction, repair, maintenance	—	P	
Construction contractor	P(2)	P(2)	
Fish processing	P(2)	P	
Laboratory - Medical, analytical, research & development	P(2)	P	
Laundry, dry cleaning plant	P	P	
Lumber and wood product manufacturing	UP	UP	
Manufacturing/processing - Heavy	—	UP	
Manufacturing/processing - Light	P(2)	P	
Manufacturing/processing - Medium intensity	—	P(2)	
Manufacturing/processing - Cannabis [NEW USE]	---	---	
Media production	P	P	
Petroleum product storage and distribution	UP	P	
Printing and publishing	P	P	
Recycling - Heavy processing	UP	UP	18.42.150
Recycling - Large collection facility	UP	UP	18.42.150
Recycling - Light processing	UP	UP	18.42.150
Recycling - Reverse vending machine	P	P	18.42.150
Recycling - Scrap and dismantling yards	—	UP	
Recycling - Small collection facility	P	P	18.42.150
Storage - Cold storage facility, ice plant [TO BE REMOVED]	—	UP	
Storage - Outdoor	UP	UP	18.42.140
Storage - Personal storage facility (mini-storage)	P	P	
Storage - Warehousing	P(2)	P	
Wholesaling and distribution	P(2)	P	

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) See Section 18.24.030.C for additional permit requirements.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required	
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LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	18.40
Commercial recreation facility - Indoor	UP	—	
Commercial recreation facility - Outdoor	UP	UP	
Emergency Transitional Shelter [CHANGE TO EXTREME WEATHER SHELTER]	UP		
Fishing pier [TO BE REMOVED]	—	—	
Health/fitness facility	UP	—	
Library, museum	—	—	
Meeting facility, public or private [REMOVE FROM INDUSTRIAL TABLES]	UP	—	
School - Specialized education/training	UP	UP	
Social Service Organization [TO BE REMOVED]	UP		
Sports and entertainment assembly	UP	UP	

RESIDENTIAL USES

Caretaker quarters	—	MUP	
Live/work unit	UP	—	18.42.090

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LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

RETAIL TRADE

Accessory retail or services	MUP	MUP	18.42.020
Bar/tavern [REMOVE FROM INDUSTRIAL TABLES]	—	—	
Boat and ship sales [REMOVE FROM INDUSTRIAL TABLES]	—	—	
Building and landscape materials sales - Indoor	P	P	
Building and landscape materials sales - Outdoor	UP	P	18.42.130
Construction and heavy equipment sales and rental	UP	P	18.42.130
Convenience store [REMOVE FROM INDUSTRIAL TABLES]	—	—	
Farm supply and feed store	P(2)	P	
Fuel dealer (propane for home and farm use, etc.)	P	—	
Marine hardware and supplies sales [REMOVE FROM INDUSTRIAL TABLES]	—	—	
Mobile home or RV sales	UP	UP	
Restaurant, café, coffee shop	—	—	
Retail sales accessory to wholesaling	MUP	MUP	
Service station	UP	UP	18.42.180

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	
Business support service	P	—	
Office - Accessory	P	P	
Office - Processing and corporate	P	P	

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	LAND USE (1)	PERMIT REQUIRED BY DISTRICT	
IL		IH	

SERVICES - GENERAL

Accessory retail or services	MUP	MUP	18.42.020
Equipment rental	P(2)	P(2)	
Kennel, animal boarding	UP	UP	
Lodging - Hotel or motel [REMOVE FROM INDUSTRIAL TABLES]	—	—	
Maintenance service - Client site services	P(2)	P	
Medical Marijuana Dispensary	UP	UP	F.B.M.C. 9.30 (Ord. 251, 6-1-2005)
Public safety facility	P	P	
Repair service - Equipment, large appliances, etc.	P(2)	P	
Vehicle services - Major repair/body work	UP	UP	
Vehicle services - Minor maintenance/repair	P	P	
Veterinary clinic, animal hospital	P	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	P(2)	P	
Boat launching facility [TO BE REMOVED]	—	—	
Broadcasting studio	P	—	
Freight terminal	P(2)	P	
Harbor and marina facilities [TO BE REMOVED]	—	—	
Parking facility, public or commercial	—	—	
Pipeline or transmission line	S	S	18.42.144
Telecommunications facility	S	S	18.44
Transit station or terminal	UP	UP	
Utility facility	P	P	
Vehicle storage	UP	UP	

Key to Zoning District Symbols

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Notes:

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- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) See Section 18.24.030.C for additional permit requirements.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 18.71.060)					
	UP	Use Permit required (see Section 18.71.060)					
	S	Permit requirement set by Specific Use Regulations					
	—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Agricultural accessory structure	P	P	—	—	—	—	18.42.030
Animal keeping	S	S	S	S	S	S	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facility	UP	—	—	—	—	—	
Golf course	UP	—	—	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	
Private residential recreation facility	—	—	MUP	MUP	MUP	MUP	
School - Private	UP	UP	UP	UP	UP	UP	
School - Public	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Notes:

(1) See Article 10 for land use definitions.

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 18.71.060)					
	UP	Use Permit required (see Section 18.71.060)					
	S	Permit requirement set by Specific Use Regulations					
	—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	

RESIDENTIAL USES

Condominium conversion - 3 units maximum per parcel	—	—	—	P	—	—	
Home occupation	P	P	P	P	P	P	18.42.080
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110
Mobile/manufactured home	P	P	P	P	P	P	18.42.110
Multi-family housing, 2 or 3 units	—	—	—	P	P	P	18.42.120
Multi-family housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Co-Housing, 4 or more units	—	—	—	UP	UP	P	18.42.120
Organizational house (sorority, monastery, residential care, care for the elderly, etc.) of more than 3,000 SF or three units.	—	—	—	UP	UP	UP	18.42.120
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
Residential care facility for the elderly (RCFE), 6 or more clients	—	—	—	UP	UP	UP	
Rooming or boarding, 6 or more persons	—	—	—	MUP	MUP	MUP	
Second units (2)	P	P	P	P	P	P	18.42.170
Single-family dwelling	P	P	P	P	P	P	

RETAIL TRADE & GENERAL SERVICES

Accessory retail and services	—	—	—	P	P	P	18.42.020
Artisan shop	—	—	—	UP	—	—	
Neighborhood market	—	—	UP	UP	UP	UP	18.21.060
Restaurant, café, coffee shop	—	—	UP	UP	UP	UP	18.21.060
Vacation Rental	—	—	—	—	—	—	

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Notes:

- (1) See Article 10 for land use definitions.
 (2) See government code 65852.1, 65852.150 and 65852.2 for additional information

TABLE 2-1 Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 18.71.060)					
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	—	Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	

SERVICES - BUSINESS & PROFESSIONAL

Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP	
Medical services - Doctor office	—	—	—	—	—	P	18.21.060
Medical services - Extended care	—	—	—	UP	UP	UP	
Medical services - Hospital	—	—	—	UP	UP	UP	
Office - Accessory	P	P	P	P	P	P	
Office - Professional or administrative	—	—	—	—	—	UP	18.21.060

SERVICES

Adult day care - 6 or fewer clients	—	—	—	—	—	—	
Adult day care - 7 or more clients	—	—	—	—	—	—	
Child day care - Small family day care home	P	P	P	P	P	P	
Child day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060
Child day care - Day care center	—	—	—	MUP	MUP	MUP	18.42.060
Homesharing	—	—	—	—	—	—	
Lodging - Bed and breakfast inn (B&B)	—	—	UP(2)	—	—	—	18.42.050
Lodging - Vacation Homes	—	—	—	—	—	—	
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	
Personal services	—	—	UP	UP	UP	UP	18.21.060
Public safety facilities	UP	UP	UP	UP	UP	UP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Pipelines, transmission lines	S	S	S	S	S	S	18.42.144
Utility facility	UP	UP	UP	UP	UP	UP	
Roof mounted solar and wind for on-site use	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	

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Notes:

- (1) See Article 10 for land use definitions.
- (2) In the RL zone, these are limited to those existing on the effective date of this Development Code. See Chapter 18.90 (Nonconforming Uses, Structures, and Parcels).

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
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	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

AGRICULTURAL, RESOURCE & OPEN SPACE USES

Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
--	---	---	---	---	---	--

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Laboratory - Analysis, research and development, testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
Printing and publishing	—	—	P	P	—	
Recycling - Reverse vending machine	P	P	P	P	P	
Recycling - Small collection facility	P	P	P	P	P	18.42.150
Recycling - Large collection facility	—	—	—	UP	—	18.42.150
Recycling - Light processing	—	—	—	UP	—	

Key to Zoning District Symbols

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

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- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

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LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground, recreational vehicle (RV) park	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	—	UP	P	P	
Commercial recreation facility - Outdoor	—	—	—	UP	UP	
Conference facility	—	—	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	—	—	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
School - Specialized education/training	—	UP	UP	UP	—	
Sports and entertainment assembly	—	—	—	UP	UP	
Studio - Art, dance, martial arts, music, etc.	—	UP	P	P	P	
Theater	—	—	P	P	P	

RESIDENTIAL USES

Emergency/transitional shelter	—	—	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multi-family dwellings	P	UP	UP	UP	UP	18.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility, 7 or more clients	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	P	P	18.42.100

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Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section 18.22.060.B (Limitation on Location of Allowable Uses).
- (3) Single Family Home is permitted with a MUP for lots in the CN zone that do not front a major collector.

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LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

RETAIL TRADE

Art, antique, and collectables stores	—	—	P	P	P	
Artisan shop	UP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	—	
Building and landscape materials sales - Outdoor	—	—	—	UP	—	18.42.130
Construction and heavy equipment sales and rental	—	—	—	UP	UP	18.42.130
Convenience or liquor store	UP	—	P	P	P	
Drive-through retail	—	—	UP	UP	UP	18.42.070
Farm supply and feed store	—	—	—	P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
Furniture, furnishings and appliance store	—	—	P	P	—	
General retail - 10,000 sf or larger	—	—	UP	UP	UP	
General retail - 5,000 sf - 9,999 sf	—	—	P	P	P	
General retail - Less than 5,000 sf	P	—	P	P	P	
Groceries, specialty foods	P	—	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
Office supporting retail	P	P	P	P	P	
Outdoor retail sales and activities	—	—	P	P	P	18.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	18.42.165
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	18.42.180
Shopping center	—	—	—	UP	UP	

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SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	
Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
Office - Processing	—	P	P(2)	P	—	
Office - Professional/administrative	—	P	P	P	P	

SERVICES - GENERAL

Adult day care	P	P	P	P	—	
Catering service	—	P	—	P	—	
Child day care center	UP	UP	UP	UP	—	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental	—	—	UP	P	UP	
Kennel, animal boarding	—	—	—	UP	—	
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
Lodging - Vacation rentals	—	—	—	—	—	
Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	P	—	P	—	
Personal services	P	P	P	P	UP	
Personal services - Restricted	—	—	UP	UP	—	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	
Social service organization [USE TO BE REMOVED]	—	P	P	P	UP	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

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TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, or limousine dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	18.42.144
Telecommunications facility	S	S	S	S	S	18.44
Transit station or terminal	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	—	—	UP	—	

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