

Land Use Table - Residential Zoning Districts

Residential Districts

17.21.020

| | | | | | | |
|---|---|----|----|----|----|-----|
| 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 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations Zoning on the Mill Site — Use not allowed | | | | | |
| | PERMIT REQUIRED BY DISTRICT | | | | | |
| LAND USE (1) | RR | RS | RL | RM | RH | RVH |

AGRICULTURAL, RESOURCE & OPEN SPACE USES

| | | | | | | | |
|--|---|---|---|---|---|---|-----------|
| Agricultural accessory structure | P | P | — | — | — | — | 17.42.030 |
| Animal keeping | S | S | S | S | S | S | 17.42.040 |
| 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 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed | | | | | |
| | PERMIT REQUIRED BY DISTRICT | | | | | |
| LAND USE (1) | RR | RS | RL | RM | RH | RVH |

RESIDENTIAL USES

| | | | | | | | |
|--|----|----|----|-----|-----|-----|-----------|
| Condominium conversion - 3 units maximum per parcel | — | — | — | P | — | — | |
| Home occupation | P | P | P | P | P | P | 17.42.080 |
| Mobile home park | UP | UP | UP | UP | UP | UP | 17.42.110 |
| Mobile/manufactured home | P | P | P | P | P | P | 17.42.110 |
| Multi-family housing, 2 or 3 units | — | — | — | P | P | P | 17.42.120 |
| Multi-family housing, 4 or more units | — | — | — | UP | UP | P | 17.42.120 |
| <i>Co-Housing, 4 or more units</i> | — | — | — | UP | UP | P | 17.42.120 |
| Organizational house (sorority, monastery, residential care, care for the elderly, etc.) of more than 3,000 SF or three units. | — | — | — | UP | UP | UP | 17.42.120 |
| Residential accessory use or structure | P | P | P | P | P | P | 17.42.160 |
| 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 | 17.42.170 |
| Single-family dwelling | P | P | P | P | P | P | |

RETAIL TRADE & GENERAL SERVICES

| | | | | | | | |
|-------------------------------|---|---|----|----|----|----|-----------|
| Accessory retail and services | — | — | — | P | P | P | 17.42.020 |
| Artisan shop | — | — | — | UP | — | — | |
| Neighborhood market | — | — | UP | UP | UP | UP | 17.21.060 |
| Restaurant, café, coffee shop | — | — | UP | UP | UP | UP | 17.21.060 |
| Vacation Rental | — | — | — | — | — | — | |

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.
- (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 17.71.060) UP Use Permit required (see Section 17.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed | | | | | |
| | PERMIT REQUIRED BY DISTRICT | | | | | |
| LAND USE (1) | RR | RS | RL | RM | RH | RVH |

SERVICES - BUSINESS & PROFESSIONAL

| | | | | | | | |
|---|---|---|---|----|----|----|-----------|
| Medical services - Clinic, lab, urgent care | — | — | — | UP | UP | UP | |
| Medical services - Doctor office | — | — | — | — | — | P | 17.21.060 |
| 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 | 17.21.060 |

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 | 17.42.060 |
| Child day care - Day care center | — | — | — | MUP | MUP | MUP | 17.42.060 |
| Lodging - Bed and breakfast inn (B&B) | — | — | UP(2) | — | — | — | 17.42.050 |
| Lodging - Vacation Homes | — | — | — | — | — | — | |
| Mortuary, funeral home (not including cremation) | — | — | — | — | — | UP | |
| Personal services | — | — | UP | UP | UP | UP | 17.21.060 |
| Public safety facilities | UP | UP | UP | UP | UP | UP | |

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

| | | | | | | | |
|---|----|----|----|----|----|----|-----------|
| Pipelines, transmission lines | S | S | S | S | S | S | 17.42.144 |
| 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 | |

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.
- (2) In the RL zone, these are limited to those existing on the effective date of this Development Code. See Chapter 17.90 (Nonconforming Uses, Structures, and Parcels).

Land Use Table - Commercial Zoning Districts

Key to Zoning District Symbols

| | | | | | |
|-----|---------------------------|----|--------------------------------|----|-------------------|
| CN | Neighborhood Commercial | CG | General Commercial | CD | Coastal Dependent |
| CO | Office Commercial | CH | Highway and Visitor Commercial | | |
| CBD | Central Business District | V | Visitor | | |

| | | | | | | | | |
|--|------------------------------------|--|-----|----|----|---------|----|---------------------------------|
| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted use, Zoning Clearance required | | | | | | |
| | MUP | Minor Use Permit required (see § 17.71.060) | | | | | | |
| | UP | Use Permit required (see § 17.71.060) | | | | | | |
| | S | Permit requirement set by Specific Use Regulations | | | | | | |
| | — | Use not allowed | | | | | | |
| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | | | | | Specific Use Regulations |
| | CN | CO | CBD | CG | CH | Visitor | CD | |

AGRICULTURAL, RESOURCE AND OPEN SPACE USES

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

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

| | | | | | | | | |
|---|---|------|------|------|------|------|----|-----------|
| Laboratory - Analytical and testing | — | P | — | P | — | — | P | |
| Artisan/craft product manufacturing with retail sales | — | P(2) | P(2) | P(2) | P(2) | P(2) | UP | |
| Brewery/restaurant | — | — | UP | — | — | — | UP | |
| Printing and publishing | — | — | P | P | — | — | — | |
| Research and development (R&D) | — | — | — | UP | — | — | UP | |
| Recycling - Small facility | P | P | P | P | P | — | — | 17.42.150 |
| Recycling - Large facility | — | — | — | UP | — | — | — | 17.42.150 |

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.

| | | | | | | | | |
|--|------------------------------------|--|-----|----|----|---|----|---------------------------------|
| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted use, Zoning Clearance required | | | | | | |
| | MUP | Minor Use Permit required (see § 17.71.060) | | | | | | |
| | UP | Use Permit required (see § 17.71.060) | | | | | | |
| | S | Permit requirement set by Specific Use Regulations | | | | | | |
| | — | Use not allowed | | | | | | |
| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | | | | | Specific Use Regulations |
| | CN | CO | CBD | CG | CH | V | CD | |

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

| | | | | | | | | |
|--|----|----|----|----|----|----|----|--|
| Recreational vehicle park | — | — | — | — | UP | — | — | |
| Commercial recreation facility - Indoor | — | — | UP | P | P | UP | P | |
| Commercial recreation facility - Outdoor | UP | UP | — | UP | UP | UP | UP | |
| Conference facility | — | UP | UP | UP | UP | UP | UP | |
| Health/fitness facility | — | UP | UP | P | UP | UP | UP | |
| Library, museum, art gallery | UP | UP | P | P | P | P | P | |
| Meeting facility, public or private | UP | UP | UP | UP | UP | UP | UP | |

| | | | | | | | | |
|--|----|----|----|----|----|----|----|--|
| Park, playground | P | P | P | P | P | P | P | |
| School - Private | UP | UP | UP | UP | UP | — | UP | |
| Sports and active recreation facility | — | — | UP | UP | UP | UP | UP | |
| Studio - Art, dance, martial arts, music, etc. | UP | UP | P | P | P | UP | P | |
| Theater | — | UP | P | P | P | P | P | |

RESIDENTIAL USES

| | | | | | | | | |
|--|---------|-----|-------|-------|----|---|----|-----------|
| Emergency shelter | — | — | — | P | — | — | — | |
| Home occupation | P | P | P | P | P | — | — | 17.42.080 |
| Live/work unit | MUP | MUP | MUP | MUP | — | — | UP | 17.42.090 |
| Multifamily dwellings | P | UP | UP | UP | UP | — | — | 17.42.120 |
| Residential care facility for the elderly (RCFE) | — | UP | UP | UP | — | — | — | |
| Residential care facility | — | UP | UP | UP | — | — | — | |
| Residential component mixed use project | P | UP | P(2) | P | P | — | UP | 17.42.100 |
| Single residential unit | MUP (3) | — | UP(4) | UP(4) | — | — | — | |

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with § 17.22.060(B) (Limitation on the Location of Allowable Land Uses).
- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing structures that have the appearance of a single-family dwelling, per the Citywide Design Guidelines.

| | | | | | | | | |
|--|------------------------------------|---|------------|-----------|-----------|----------|-----------|---------------------------------|
| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted use, Zoning Clearance required | | | | | | |
| | MUP | Minor Use Permit required (see § 17.71.060) | | | | | | |
| | UP | Use Permit required (see § 17.71.060) | | | | | | |
| | S | Permit requirement set by Specific Use Regulations | | | | | | |
| | — | Use not allowed | | | | | | |
| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | | | V | CD | Specific Use Regulations |
| | CN | CO | CBD | CG | CH | | | |

RETAIL TRADE

| | | | | | | | | |
|---|----|----|----|-----|-----|-----|-----|-----------|
| Artisan shop | UP | UP | P | P | 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 | MUP | MUP | |
| Big box retail | — | — | — | UP | UP | — | — | |
| Building and landscape materials sales - Indoor | — | — | — | P | UP | — | — | |
| Building and landscape materials sales - Outdoor | — | — | — | UP | UP | — | — | 17.42.130 |
| Construction and heavy equipment sales and rental | — | — | — | UP | UP | — | — | 17.42.130 |
| Convenience store | P | — | P | P | P | — | — | |
| Drive-through retail or service | — | — | UP | UP | UP | — | — | 17.42.070 |
| Farm supply and feed store | — | — | — | P | UP | — | — | |
| Fuel dealer (propane for home and farm use, etc.) | — | — | — | UP | — | — | — | |
| Furniture, furnishings and appliance store | — | — | P | P | UP | — | — | |
| Retail, general - 10,000 sf or larger | — | — | UP | UP | UP | — | — | |
| Retail, general - 5,000 sf – 9,999 sf | — | — | P | P | P | — | — | |
| Retail, general - Less than 5,000 sf | P | P | P | P | P | — | UP | |
| Groceries, specialty foods | P | — | P | P | P | P | — | |
| Mobile home, boat, or RV sales | — | — | — | UP | UP | — | — | |
| Night club | — | — | UP | UP | UP | UP | — | |

| | | | | | | | | |
|-------------------------------------|----|---|---|----|----|---|----|-----------|
| Outdoor retail sales and activities | — | — | P | P | P | — | — | 17.42.130 |
| Restaurant, café, coffee shop | UP | P | P | P | P | P | UP | 17.42.165 |
| Second hand store | — | — | — | P | P | — | — | |
| Service station | — | — | — | UP | UP | — | — | 17.42.170 |
| Shopping center | — | — | — | UP | UP | — | — | |

Notes:

(1) See Article 10 for land use definitions.

| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted use, Zoning Clearance required | | | | | | |
|--|-----------------------------|--|-----|----|----|---|----|-----------------------------|
| | MUP | Minor Use Permit required (see § 17.71.060) | | | | | | |
| | UP | Use Permit required (see § 17.71.060) | | | | | | |
| | S | Permit requirement set by Specific Use Regulations | | | | | | |
| | — | Use not allowed | | | | | | |
| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | | | V | CD | Specific Use Regulations |
| | CN | CO | CBD | CG | CH | | | |

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

| | | | | | | | | |
|--|----|----|---|----|----|---|---|--|
| 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 | P | P | |
| Office - Business/service | — | P | P | P | P | — | — | |
| Office - Professional/administrative | — | P | P | P | P | — | — | |

SERVICES - GENERAL

| | | | | | | | | |
|---|----|----|------|----|-----|-----|-----|-----------|
| Adult day care | P | P | P | P | UP | — | — | |
| Catering service | — | P | P(3) | P | — | P | UP | |
| Child day care center | UP | UP | UP | UP | MUP | MUP | MUP | |
| Drive-through service | — | — | UP | UP | UP | — | — | 17.42.070 |
| Equipment rental | — | — | UP | P | UP | — | MUP | |
| Kennel, animal boarding | — | — | — | UP | — | — | — | 17.42.040 |
| Lodging - Bed and breakfast inn (B&B) | — | — | UP | UP | P | P | — | 17.42.050 |
| Lodging - Hotel or motel | — | — | UP | UP | UP | UP | UP | |
| Lodging - Vacation rental unit | — | — | MUP | — | — | — | — | 17.42.190 |
| Maintenance service - Client site services | — | — | — | P | — | — | — | |
| Mortuary, funeral home | — | P | — | P | — | — | — | |
| Personal services | P | P | P | P | MUP | — | — | |
| Personal services - Restricted | — | — | UP | UP | UP | — | — | |
| Public safety facility | — | P | P | P | P | P | P | |
| Repair service - Equipment, large appliances, etc. | — | — | — | P | P | — | — | |
| Vehicle services - Major repair/body work | — | — | — | UP | UP | — | — | |
| Vehicle services - Minor maintenance/repair | — | — | — | P | P | — | — | |
| Veterinary clinic, animal hospital | — | P | — | P | P | — | — | |

Notes:

(1) See Article 10 for land use definitions.

(2) Use allowed only on second or upper floors, in compliance with § 17.22.060(B) (Limitation on the Location of Allowable Land Uses).

(3) Permitted above the first floor or as part of a restaurant.

| | | | | | | | | | |
|--|------------------------------------|---|------------|-----------|-----------|--|----------|-----------|-------------------------------------|
| TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P | Permitted use, Zoning Clearance required | | | | | | | |
| | MUP | Minor Use Permit required (see § 17.71.060) | | | | | | | |
| | UP | Use Permit required (see § 17.71.060) | | | | | | | |
| | S | Permit requirement set by Specific Use Regulations | | | | | | | |
| | — | Use not allowed | | | | | | | |
| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | | | | V | CD | Specific Use Regulations |
| | CN | CO | CBD | CG | CH | | | | |

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

| | | | | | | | | |
|---|----|----|----|----|----|----|----|---------------|
| Ambulance, taxi, and specialized transportation dispatch facility | — | UP | — | UP | UP | — | — | |
| Broadcasting studio | — | P | P | P | — | — | — | |
| Parking facility, public or commercial | P | P | P | P | P | P | UP | |
| Pipelines, transmission lines | S | S | S | S | S | S | S | 17.42.145 |
| Telecommunications facility | S | S | S | S | S | S | S | Chapter 17.44 |
| Transit station | UP | UP | UP | UP | UP | UP | — | |
| Solar, wind, geothermal facilities for on-site use | P | P | P | P | P | P | P | |
| Utility facility | P | P | UP | P | P | UP | UP | |
| Vehicle storage | — | — | — | UP | — | — | — | |

Land Use Table - Special Purpose Zoning Districts

Key to Zoning District Symbols

| | | | |
|----|----------------------|----|------------------------------|
| OS | Open Space | PF | Public Facility and Services |
| PR | Parks and Recreation | UR | Urban Reserve |

| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | | | Specific Use Regulations |
|--|-----------------------------|-----|-----|--------|-----------|--------------------------|
| | OS | PR | PF | UR (2) | | |
| | OTHER | | | | | |
| | — | — | — | UP | | |
| AGRICULTURAL, RESOURCE AND OPEN SPACE USES | | | | | | |
| Animal keeping | S | S | S | UP | 18.42.040 | |
| Nature preserve | P | P | P | UP | | |
| Crop production, horticulture, orchard, vineyard | P | P | P | UP | | |
| INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING | | | | | | |
| Recycling - Small facility | — | — | MUP | — | 18.42.150 | |
| Storage - Warehouse, indoor storage | — | — | P | — | | |
| Storage - Outdoor | — | — | UP | — | 18.42.140 | |
| RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES | | | | | | |
| Equestrian facility | P | UP | — | UP | | |
| Health/fitness facility | — | UP | UP | — | | |
| Sports and active recreation facility | UP | UP | UP | UP | | |
| Hiking/riding trail | P | P | P | P | | |
| Library, museum | UP | UP | UP | UP | | |
| Meeting facility, public or private | UP | UP | UP | UP | | |
| Park, playground | P | P | P | P | | |
| School | — | UP | P | UP | | |
| Theater | — | UP | UP | UP | | |
| RESIDENTIAL USES | | | | | | |
| Caretaker quarters | MUP | MUP | MUP | UP | | |
| Emergency shelter | — | — | UP | — | | |
| Farm dwelling on a parcel of 10 acres or more | MUP | — | — | — | | |
| Residential care facility | — | — | UP | — | | |

Notes:

- (1) See Article 10 for land use definitions.
- (2) See Policy LU X.4. Which limits development to high quality job uses totalling not more than 100,000 SF across all acres zoned Urban Reserve

| TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts | P | Permitted use, Zoning Clearance required | | | |
|---|-----------------------------|--|----|--------|--------------------------|
| | MUP | Minor Use Permit required (see § 18.71.060) | | | |
| | UP | Use Permit required (see § 18.71.060) | | | |
| | S | Permit requirement set by Specific Use Regulations | | | |
| | — | Use not allowed | | | |
| LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | | UR (2) | Specific Use Regulations |
| | OS | PR | PF | | |

RETAIL TRADE

| | | | | | |
|------------------------------|---|---|---|---|-----------|
| Accessory retail or services | — | P | P | — | 18.42.020 |
|------------------------------|---|---|---|---|-----------|

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

| | | | | | |
|--|---|---|----|----|---------------|
| Medical services - Clinic, urgent care | — | — | UP | UP | See Policy LU |
| Medical services - Hospital | — | — | UP | UP | See Policy LU |
| Office - Accessory | P | P | P | UP | |
| Office - Government | — | P | P | UP | |

SERVICES - GENERAL

| | | | | | |
|------------------------|---|---|----|----|--|
| Adult day care | — | — | UP | — | |
| Child day care center | — | — | UP | — | |
| Public safety facility | — | — | P | UP | |

TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE

| | | | | | |
|--|---|---|----|----|---------------|
| Ambulance, taxi, or specialized transportation dispatch facility | — | — | UP | — | |
| Parking facility, public or commercial | — | — | P | UP | |
| Pipeline or transmission line | S | S | S | S | 18.42.145 |
| Telecommunications facility | S | S | S | S | Chapter 18.44 |
| Transit station | — | — | UP | UP | |
| Utility facility | — | — | P | UP | |
| Vehicle storage | — | — | UP | — | |

Notes:

- (1) See Article 10 for land use definitions.
- (2) See Policy LU X.4. Which limits development to high quality job uses totalling not more than 100,000 SF across all acres zoned Urban Reserve

| 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 § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations | | | | |
|--|------|---|------|------|--------|-----------------|
| LAND USE (1) | — | | MSE | MSI | UR (3) | Regulations |
| | IL | IH | | | | |
| AGRICULTURAL, RESOURCE AND OPEN SPACE USES | | | | | | |
| Crop production, horticulture, orchard, vineyard | P | P | — | — | P | |
| INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING | | | | | | |
| Agricultural product processing | UP | P | — | UP | UP | |
| Artisan/craft product manufacturing | P(2) | UP | P(2) | P(2) | UP | |
| Brewery/restaurant | UP | UP | UP | UP | UP | |
| Boat and ship construction, repair, maintenance | UP | P | — | UP | UP | |
| Construction contractor base | P(2) | P(2) | — | P(2) | — | |
| Fish processing | P(2) | P | — | P(2) | — | |
| Laboratory - Analytical, testing | P(2) | P | P(2) | P(2) | UP | |
| Manufacturing/processing - Cannabis | UP | UP | UP | UP | — | 18.42.055, 9.33 |
| Manufacturing/processing - Heavy | — | UP | — | — | — | |
| Manufacturing/processing - Light | P | P | P | P | UP | |
| Manufacturing/processing - Medium intensity | UP | P(2) | — | UP | UP | |
| Media production | P | P | P | P | — | |
| Petroleum product storage and distribution | UP | P | — | — | — | |
| Printing and publishing | P | P | — | P | — | |
| Research and development (R&D) | P | P | P | P | UP | |
| Recycling - Large facility | UP | UP | — | — | — | 18.42.150 |
| Recycling - Small facility | P | P | — | — | — | 18.42.150 |
| Storage - Outdoor | UP | UP | — | — | — | 18.42.140 |
| Storage - Personal storage facility (mini-storage) | UP | P | — | — | — | |
| Storage - Warehouse, indoor storage | P(2) | P | — | P(2) | — | |
| Wholesaling and distribution | P(2) | P | — | P(2) | — | |

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 Policy LU X.4. Which limits development to high quality job uses totalling not more than 100,000 SF across all acres zoned Urban Reserve

| | | | | | | |
|---|---|------------------------------------|--|------------|------------|-----------|
| 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 § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed | | | | | |
| | LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | MSE | MSI | UR |
| IL | | IH | | | | |

RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES

| | | | | | | |
|--|----|----|----|----|----|---------------|
| Adult entertainment business | S | S | — | — | — | Chapter 18.40 |
| Commercial recreation facility - Indoor | UP | — | — | — | — | |
| Commercial recreation facility - Outdoor | UP | UP | — | — | — | |
| Emergency shelter | UP | — | — | — | — | |
| Health/fitness facility | UP | — | — | — | — | |
| Library, museum | UP | — | — | — | UP | |
| Meeting facility, public or private | UP | — | — | — | UP | |
| School - Specialized education/training | UP | UP | UP | UP | UP | |
| Sports and active recreation facility | UP | UP | — | — | — | |

RESIDENTIAL USES

| | | | | | | |
|--------------------|----|-----|----|----|----|-----------|
| Caretaker quarters | UP | MUP | UP | UP | UP | |
| Live/work unit | UP | — | UP | UP | — | 18.42.090 |

| | | | | | | |
|---|---|------------------------------------|--|------------|------------|-----------|
| 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 § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed | | | | | |
| | LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | MSE | MSI | UR |
| IL | | IH | | | | |

RETAIL TRADE

| | | | | | | |
|---|-----|-----|-----|-----|----|-----------|
| Accessory retail or services | MUP | MUP | MUP | MUP | UP | 18.42.020 |
| 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 |
| Farm supply and feed store | P | P | — | — | — | |
| Fuel dealer (propane for home and farm use, etc.) | P | — | — | — | — | |
| Mobile home, boat or RV sales | UP | UP | — | — | — | |
| Service station | UP | UP | — | — | — | 18.42.180 |

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

| | | | | | | |
|--------------------------|---|----|---|---|----|--|
| Business support service | P | UP | P | P | UP | |
| Office - Accessory | P | P | P | P | UP | |
| Office - Processing | P | P | P | P | UP | |

| 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 § 18.71.060) UP Use Permit required (see § 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed | | | | | | |
|--|---|-----------------------------|----|-----|-----|---------------|--------------------------|
| | LAND USE (1) | PERMIT REQUIRED BY DISTRICT | | MSE | MSI | UR | Specific Use Regulations |
| | | IL | IH | | | | |
| SERVICES - GENERAL | | | | | | | |
| Accessory retail or services | MUP | MUP | P | P | UP | 18.42.020 | |
| Equipment rental | P | P | — | — | — | | |
| Kennel, animal boarding | UP | UP | — | — | — | 18.42.040 | |
| Maintenance service - Client site services | P | P | — | — | — | | |
| Medical marijuana dispensary | UP | UP | — | — | — | Chapter 9.30 | |
| Public safety facility | P | P | — | UP | UP | | |
| Repair service - Equipment, large appliances, etc. | P | P | — | — | — | | |
| Vehicle services - Major repair/body work | UP | UP | — | — | — | | |
| Vehicle services - Minor maintenance/repair | P | P | — | — | — | | |
| Veterinary clinic, animal hospital | P | P | P | — | — | | |
| TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE | | | | | | | |
| Ambulance, taxi transportation dispatch facility | P | P | — | P | — | | |
| Broadcasting studio | P | — | P | P | — | | |
| Freight terminal | P | P | — | — | — | | |
| Parking facility, public or commercial | UP | UP | UP | UP | UP | | |
| Pipeline or transmission line | S | S | S | S | S | 18.42.145 | |
| Telecommunications facility | S | S | S | S | S | Chapter 18.44 | |
| Transit station or terminal | UP | UP | — | — | — | | |
| Utility facility | P | P | UP | UP | UP | | |
| Vehicle storage | UP | UP | — | — | — | | |

Key to Zoning District Symbols

| | |
|----|------------------|
| IL | Light Industrial |
| IH | Heavy Industrial |