

TABLE 11.74 LAND USE REGULATION TABLE

GENERAL PLAN DESIGNATION	NATURAL RESOURCES						RURAL COMMUNITY			VALLEY NEIGHBORHOOD														ADDITIONAL REGULATIONS	
ZONING DISTRICTS	Agricultural			Natural Resources			Rural Community			Residential				Commercial & Mixed Use				Industrial			Special Purpose				
ZONING	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
RESIDENTIAL USE CLASSIFICATIONS																									
Residential Housing Types																									
<i>Duplex</i>	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-	
<i>Multi-Unit</i>	-	-	-	-	-	-	-	-	-	-	-	P	P	-	M ¹	P	P	M ^{1&2}	M ²	-	-	-	-	-	
<i>Accessory Dwelling Unit</i>	P	P	-	-	-	-	P	P	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	Per 11.32.030
<i>Junior Accessory Dwelling Unit</i>	P	P	-	-	-	-	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	Per 11.32.030	
<i>Single-Unit Dwelling Attached</i>	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-	-	-	-	
<i>Single-Unit Dwelling Detached</i>	P	P	-	-	P	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
Family Day Care																									
<i>Large</i>	P	P	-	-	P	-	P	P	P	P	P	P	P	-	A ²	A ²	A ²	-	-	-	-	-	-	Per 11.32.120	
<i>Small</i>	P	P	p ¹	-	-	-	P	P	p ⁴	P	P	P	P	-	p ²	p ²	p ²	-	-	-	-	-	-		
Caretaker Residence	-	-	P	P	P	P	-	-	P	-	-	-	-	P	-	-	-	-	P	P	P	P	-	Per 11.32.080	
Employee Housing	A	A	A	A	A	A	-	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.110	
Residential Boarding Facilities	M	M	-	-	-	-	M	M	M	M	M	M	M	-	-	A ²	A ²	-	-	-	-	-	-		
Mobile Home Parks	-	-	-	-	-	-	C	C	C	-	-	M	P	-	-	-	-	-	-	-	-	-	-	Per 11.32.210	
Residential Care & Social Service Facilities																									
<i>General (10+)</i>	-	C	-	-	-	-	C	C	C	-	-	C	M	-	-	-	-	-	-	-	-	-	-	Per 11.32.250	
<i>General (7-10)</i>	-	M	-	-	-	-	M	M	M	M	M	M	P	-	-	A	A	-	-	-	-	-	-		
<i>Limited (6)</i>	P	P	p ¹	-	-	-	P	P	P	P	P	P	P	-	p ²	p ²	p ²	-	-	-	-	-	-		
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	P	-	A	A	A	A	M ²	-	-	-	-	Per 11.32.260	
Supportive & Transitional	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-		
Home Occupation	P	P	P	p ¹	p ¹	p ¹	P	P	P	P	P	P	P	p ¹	p ²	p ²	p ²	-	-	-	-	-	-	Per 11.32.140	
Low-Barrier Navigation Center	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	-	-	-	Per 11.32.160	
PUBLIC & SEMI PUBLIC USE CLASSIFICATIONS																									
Cemetery	C	C	-	-	-	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	
Colleges/Trade Schools	-	C	C	-	-	-	-	C	C	-	-	-	-	M	M	C ⁵	-	M	C	-	M	M	-		
Community Assembly	-	C	-	-	-	-	C	C	P	C	C	C	C	P	P	P ⁴	A	M	-	-	M	M	-		
Community Garden/Urban Agriculture	P	P	M ⁴	-	-	-	-	-	-	M ¹	M ¹	M ¹	M ¹	A ^{5&8}	A ^{5&8}	A ^{5&8}	A ^{5&8}	A ^{5&8}	-	A ⁷	A ⁷	M ⁴	-		
Cultural Institutions	-	C	-	-	-	C	C	C	P	C	C	C	C	M	P	P ⁴	P	P	-	-	M	P	-		
<i>Outdoor & Large Scale Cultural Institutions</i>	-	C	-	-	-	C	C	C	C	-	-	-	-	A	M	C ⁵	-	M	-	-	C	M	-		
Day Care Centers	-	C	-	-	-	-	C	C	P	C	C	C	C	M	P	P	P	P	M ²	-	M	M	-		
Detention Facility	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-		
Elderly/Long-Term Care	-	C	-	-	-	-	-	C	M	-	-	C	C	-	P	M ⁵	-	M	-	-	-	M	-		
Emergency Shelter	-	-	-	-	-	-	-	-	M	-	-	-	-	P	M	C ⁶	-	-	-	-	C	P	-	Per 11.32.100	
Essential/Emergency Service Facilities	M	M	M	M	M	M	C	M	A	C	C	C	M	P	A	M	M	P	M	P	P	M	-		
Government Offices	M	M	M	-	-	-	-	M	P	-	-	-	-	P	P	P	P	P	-	-	A	P	-		
Hospitals/Clinics																									
<i>Clinic</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	-	P	-		
<i>Hospital</i>	-	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-	-	C	-	-	-	C	-		

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ZONING DISTRICTS	Agricultural			Natural Resources			Rural Community			Residential				Commercial & Mixed Use					Industrial			Special Purpose			
ZONING	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
Park & Recreation Facilities; Public																									
<i>Passive Recreation</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
<i>Active Recreation</i>	M	M	M	-	C	C	M	M	M	M	M	M	M	M	M	M	M	M	-	-	-	M	-		
Parking: Public or Private	-	-	-	-	-	-	-	-	P	-	-	-	-	Z	Z	Z ⁴	A	Z	A	P	P	Z	-		
Schools	-	C	-	-	-	-	C	C	C	C	C	C	C	-	M	C	-	M	-	-	-	M	-		
COMMERCIAL USE CLASSIFICATIONS																									
Adult-Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	M	M	-	-		
Animal Care: Sales & Services																									
<i>Grooming</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	A	-	-		
<i>Pet Sales & Associated Services</i>	M	M	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	A	P	-	-	-	-	-		
<i>Kennels</i>	A	A	-	-	-	-	C	M	M	C	-	-	-	C	-	P ^{3&5}	-	-	-	A	A	-	-	Per 11.32.050	
<i>Veterinary Services</i>	-	C	-	-	-	-	-	C	A	-	-	-	-	P ³	M	P ^{3&5}	-	M	-	-	P	M	-		
Banks & Financial Institutions	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	-	-	-		
Bars & Drinking Establishments	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	A ⁴	A	P	P ²	-	-	-	P ²		
Business Services	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	Z ²	-	P	-	-		
Drive-In & Drive Thru Facilities (retail establishment only)	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	-	P	P ²	-	-	-	-	Per 11.32.090	
Entertainment & Recreation																									
<i>Campground</i>	C	C	-	-	M	M	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	P ²	Per 11.32.070	
<i>Hunting/Fishing Club</i>	A	M	-	M	Z ⁴	Z ⁴	-	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Incidental Hunting & Fishing</i>	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Indoor Entertainment & Recreation</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁵	M	P	M	-	M	-	P		
<i>Outdoor Entertainment</i>	M ²	C ²	-	-	M ²	M ²	-	C ¹	C	-	-	-	-	-	-	-	-	C	M	-	-	-	Z		
<i>Outdoor Sports & Recreation</i>	M ²	C ²	-	-	M ²	M ²	-	C ¹	C	-	-	-	-	-	-	-	-	C	M	-	-	-	Z		
<i>Temporary Uses & Special Events</i>	Per 11.32.300																								
Food & Beverage Sales																									
<i>Farmers Market</i>	Per 11.32.130			-	-	-	Per 11.32.130			Per 11.32.130				Z	Z	A	A	Z	-	-	-	Z	-	Per 11.32.130	
<i>General Market</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	-	-	-		
<i>Liquor Stores</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	P	P	-	-	-	-	-		
Food Preparation	-	-	A	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	M	P	-	-	P	-	-		
Funeral Parlors & Internment Services	-	-	-	-	-	-	-	-	A	-	-	-	-	P	A	-	-	-	-	-	P	-	-		
Lodging																									
<i>Agricultural Homestays</i>	*	*	-	-	-	C	*	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.150	
<i>Bed & Breakfast</i>	*	*	-	-	-	-	*	*	*	*	*	-	-	-	-	P ¹	P ¹	-	-	-	-	-	-		
<i>Health Resort & Retreat Center</i>	C	C	-	-	-	-	-	C	C	-	-	-	-	P	P	P ⁵	A	P	-	-	-	-	-		
<i>Hotels & Motels</i>	-	C	-	-	-	-	-	-	P	-	-	-	-	P	P	M	A	P	P	-	-	-	P		
Maintenance & Repair Services	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	P	P	M	P	P	-	-		
Manufactured Home Sales Lots	-	-	-	-	-	-	-	-	M	-	-	-	-	M	-	-	-	-	C	P	P	-	-		
Neighborhood Services	-	-	-	-	-	-	A	A	P	A	A	A	A	P	P	P	P	P	-	-	-	-	-		
Professional Services																									
<i>Business & Professional</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	M	-	M	-	-		

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ZONING	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
<i>Medical & Dental</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	M	-	M	-	-		
Personal Services																									
<i>General</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	M	-	M	-	-		
<i>Instructional Services</i>	-	M	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	P	P	M	C	M	-	-		
<i>Tattoo or Body Modification Parlor</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁵	P	P	M	-	M	-	-		
Restaurants																									
<i>With Drive-Thru</i>	-	-	-	-	-	-	-	-	M	-	-	-	-	P	P	P ⁵	-	P	P ²	-	-	-	P ²	Per 11.32.090 &11.32.180	
<i>Without Drive-Thru</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁵	P	P	P ²	-	-	-	P ²		
Retail Sales																									
<i>Building Materials & Services</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	P	P ⁵	-	-	-	A ³	A ³	-	-	Per 11.32.190	
<i>Convenience Retail</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	P ²	-	-	-	-		
<i>General Retail</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	P ²	-	-	-	-		
<i>Large Format Retail</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-		
<i>Nurseries & Garden Centers</i>	M ³	M ³	M ³	-	-	-	-	M ²	P	-	-	-	-	P	P	P ⁵	-	-	-	A ³	A ³	-	-		
Vehicle Sales & Services																									
<i>Rentals, Sales & Leasing</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	M	C ⁵	-	-	P ⁴	-	M	-	-	Per 11.32.060	
<i>Repair: Major</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	A	-	-	-	-	P ⁴	A	M	-	-		
<i>Service & Repair: Minor</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	M	C ⁵	-	-	P ⁴	P	A	-	-		
<i>Trucks & Heavy Equipment Sales, Service & Rental</i>	-	-	P	-	-	-	-	-	C	-	-	-	-	C	-	-	-	-	P ⁴	A	M	-	-		
<i>Service Station</i>	-	-	C	-	-	-	-	-	C	-	-	-	-	C	C	C	-	C	C	C	C	C	-		-
<i>Towing & Impound</i>	-	-	M	-	-	-	-	-	M	-	-	-	-	M	C	-	-	-	-	P	M	-	-		
<i>Washing</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	P	A ⁵	-	A	Z ⁵	P	Z ⁵	-	-		
INDUSTRIAL USE CLASSIFICATIONS																									
Construction & Materials Yard	-	-	P	P ³	P ³	-	-	-	M	-	-	-	-	-	-	-	-	-	M	P	A	-	-		
Custom Manufacturing	-	M	M	-	-	-	-	-	A	-	-	-	-	P	M	C ⁵	-	C	M	P	P	-	-		
General Industrial	-	-	C	A ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	M	-	-		
Intensive Industrial	-	-	-	A ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Limited Industrial	-	-	M	-	-	-	-	-	C	-	-	-	-	P	-	-	-	C	C	P	P	-	-		
Recycling Facilities																									
<i>Recycling Collection Facility</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	A	A	-	P	P ⁵	P ⁸	P ⁸	-	-	Per 11.32.240	
<i>Recycling Processing Facility</i>	-	-	-	-	-	-	-	-	M	-	-	-	-	M	-	-	-	-	-	P	A	C	-		
Research & Development	-	-	-	A ⁷	-	-	-	-	M	-	-	-	-	M	-	-	-	P	P	A	P	-	-		
Salvage & Wrecking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	M	C	-	-		
Warehousing, Storage & Distribution																									
<i>Auction Facilities</i>	P ⁴	-	P ⁴	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	M	A	M	-	-		
<i>Chemical, Mineral & Explosive Storage</i>	C	-	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	M	C	-	-		
<i>Indoor Warehousing, Wholesaling & Distribution</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	P	P	-	-		
<i>Outdoor Storage</i>	P ⁵	P ⁵	P ⁵	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	P ⁶	A ⁶	-	-	Per 11.19.070	
<i>Personal Storage</i>	-	M	M	-	-	-	-	-	C	A	-	-	-	-	-	-	-	-	M	M	P	-	-	Per 11.32.180	

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TRANSPORTATION, COMMUNICATIONS & UTILITIES CLASSIFICATION																									
Airports & Helicopters	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-		
Agricultural Runways & Airport Facilities	P	P	P	-	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Communication Facilities	Per 11.32.300																								
Freight Truck Terminals & Warehouses	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Light Fleet - Based Services	-	-	-	-	-	-	-	-	M	-	-	-	-	P	M	-	-	-	M	P	P	-	-		
Transportation Passenger Terminals	-	-	-	-	-	-	-	-	C	-	-	-	-	P	M	-	-	-	C	A	P	M	-		
Major Utilities	C	C	C	C	C	C	-	C	C	-	-	-	-	C	C	-	-	-	C	M	C	C	-		
Minor Utilities	A	A	P	P	P	M	C	M	M	C	C	C	C	M	M	C	-	M	P	P	P	P	P ²		
<i>On-site Biomass</i>	Z ⁷	A ⁷	P ⁷	-	P ³	M ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Renewable Energy Systems																									
<i>Personal Hydro Energy System</i>	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	P	P	P	P	-		
<i>Personal Solar Energy System</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<i>Large Solar Generation Facility</i>	C	C	C	-	C ³	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.270	
<i>Small Solar Generation Facility</i>	M	M	M	-	M ³	M ³	M	M	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Personal Wind Energy System</i>	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	P	P	P	P	P		
<i>Large Wind Generation Facility</i>	C	C	C	-	C ³	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.280	
<i>Small Wind Generation Facility</i>	M	M	M	-	M ³	-	-	M	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
AGRICULTURAL & EXTRACTIVE USE CLASSIFICATIONS																									
Agricultural Labor Housing	P	P	P	-	P	-	-	A	A	P	P	P	-	-	-	P	-	-	-	-	-	-	-	Per 11.32.040	
Agricultural Processing	M	M	P	-	-	-	-	-	M	-	-	-	-	-	-	-	-	-	-	P	M	-	-		
Animal Raising - Imported Feed	P	P	P	-	-	-	P	P	P ⁵	*	*	*	*	-	-	-	-	-	-	-	-	-	-	Per 11.32.050	
Crop Production	P	P	P	-	-	-	P	P	P ⁵	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Custom Farming	A	A	A	-	-	-	A	A	A	-	-	-	-	-	-	-	-	-	C	A	A	-	-		
Dairy	P	M	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Farm Machinery & Equipment, Sales & Service	M	M	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	P	P	M	-	-		
Feed & Farm Supply Store	M	M	P	-	-	-	-	M	A	-	-	-	-	-	-	-	-	-	-	P ³	P ³	-	-		
Grazing (Animal Raising)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Mining	SMP	SMP	SMP	SMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.290	
Agricultural Packing & Storage																									
<i>On-site Products</i>	P	P	P	-	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Off-site Products</i>	M	M	P	-	-	-	-	C	M	-	-	-	-	-	-	-	-	-	-	P	A	-	-		
Produce Stand	P	P	P	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.220	
Ranch Marketing	Per 11.32.230			-	-	-	Per 11.32.230			-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.230	
Resource Protection & Restoration	P ⁶	P ⁶	P ⁶	P ⁴	P ⁴	P ⁴	M ³	P ³	P ³	M	M	M	M	P ⁶	P ⁶	P ⁶	P ⁶	P ⁵	P ⁶	P ⁶	P ⁶	P ³	-		
Sales Lot, Feed Lot, Stockyard	C	C	C	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Slaughterhouse	C	C	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Wineries & Tasting Rooms	Per 11.32.320			-	-	-	Per 11.32.320			-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.330	
Timber Production & Harvesting	P	P	P	-	P	* ⁵	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Timber Processing	M	M	P	-	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-		

Key To Permit Requirements	
Principally Permitted Use	P
Zoning Clearance	Z
Administrative Use Permit Required	A
Minor Conditional Use Permit Required	M
Conditional Use Permit Required	C
Surface Mining Permit	SMP
As Outlined in Additional Regulations Section	*
Use is Not Allowed	-

Agricultural Districts

1. When located within an existing legally permitted single family residence.
2. Recreation and entertainment uses directly related to agricultural and natural resource uses such as but not limited to equestrian and rodeo facilities.
3. Wholesale nursery operations only.
4. Livestock & Farm Equipment Auctions only. Limited to 2 events per year not to exceed 3 days per event. Additional events allowed through approval of a TUP.
5. Agricultural vehicles and equipment only and must be associated with on-site agricultural operation or business.
6. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
7. When it will not impact on-site or adjacent agricultural operations.

Rural Community Districts

1. Uses that are typically associated with rural communities such as but not limited to equestrian facilities and shooting/archery ranges as determined by the Zoning Administrator.
2. Wholesale nursery operations only.
3. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
4. When located within an existing legally permitted single family residence.
5. Permitted on parcels that are at least five acres in size unless a Waiver is approved.

Residential Districts

1. Community Gardens/Urban Agriculture: as an interim land use on vacant property.

Commercial & Mixed Use Districts

1. Standards for review of multifamily housing are required to be objective, in compliance with Senate Bill 35.
2. When located within an existing legally permitted residence.
3. Permitted when conducted entirely within a building. Outdoor kennels and dog runs require approval of a Minor Conditional Use Permit.
4. NMX properties located outside of a mixed-use corridor as identified in the General Plan or that do not front on an urban arterial or collector road requires approval of a Minor Conditional Use Permit.
5. Only allowed within mixed-use corridors identified in the General Plan or properties that front on an urban arterial or collector road.
6. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
7. Community Gardens/Urban Agriculture: as an interim land use on vacant property.

Industrial Districts

1. All uses within the IC district must be consistent with Measure R.
2. Employee/workforce housing 16 to 40 units per acre & support services related to a permitted employment generating use.
3. Wholesale only. In addition, in the IL district must be conducted inside a building.
4. All repair, bodywork, and/or painting must be conducted inside a building.
5. When ancillary to a permitted or conditionally permitted use.

6. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
7. Community Gardens/Urban Agriculture: as an interim land use on vacant property.
8. Recycling collection only permitted when associated with an approved recycling processing facility.

Special Purpose Districts

1. All uses within the Highway 65 SE district must be consistent with Measure R.
2. When associated with a permitted sports and entertainment facility.
3. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
4. Community Gardens/Urban Agriculture: as an interim land use on vacant property.

Natural Resources Districts

1. Only when there is a pre-existing legally permitted residence or approved caretakers unit.
2. Only those types of entertainment & recreation uses that are compatible with the Natural Resources designation as determined by the Zoning Administrator.
3. Only when associated with or will not negatively impact a permitted mining, extraction, timber operation, or other permitted use as determined by the Zoning Administrator.
4. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
5. Less than 3 acres requires approval of a Zoning Clearance. Over 3 acres requires approval of an Administrative Use Permit. A finding must be made that the harvesting of tree is necessary for the health and maintenance
6. Single-unit dwellings are allowed as a "compatible use" as defined in Government Code Subsection 51104(h) of the Timber Production Act and shall not be used as a mechanism to further subdivide timber lands.
7. General Industrial and Intensive Industrial uses not ancillary to a permitted mining operation when a finding can be made that the use will not be detrimental to the adjacent mining operations or is inconsistent with the airport overlay zone.