

Attachment 3 - Proposed Permitted/Conditionally Permitted Use Matrix

	OS	RR	RR-0.5	R-1	R-2	R-3	CB	C-1	C-2	C-3	C-5	M-2	M-1	P ⁸
Open Space														
Orchards/Vegetable/Field Crops/Nurseries/Gardens (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture (Light) - Crop Raising and Animal Husbandry	P										P	P	P	
Agriculture (Heavy) - Light Agriculture with Accessory Commercial/Industrial ⁹	P/C											C	P	
Equestrian Facility	P										P	C	C	P
Golf Course	C										C			P
Hunting/Fishing Preserve	P										P			P
Mining	C												C	
Ranch, Commercial (accessory retail, lodging, restaurant, and alcohol sales)	C										P	C	C	C
Wilderness														
Residential														
Boarding House	C	C			C	P								
Caretaker Residence (Accessory) ¹⁰	P						C	C	C		P	P	P	C
Duplex					P	P								
Farmworker Housing	C													
Mobile Home/RV Park					C	C			C		C			
Residential Care Facility (6 or fewer)	P	P	P	P	P	P								
Residences, Multi-family (more than 15) ¹						C	C	C	C	C	C	C		
Residences, Multi-family (up to 15) ¹						P	C	C	C	C	C	C		
Residence, Single-family	P	P	P	P	P	P								
Second Dwelling Unit	P	P	P	P										
Transitional/Supportive Housing	P	P	P	P	P	P								
Commercial														
Alcohol Sales ^{4,7}	P						P	P	P	P	P	P	P	
Animal Hospital/Veterinarian	C						P	P	C			P	P	P
Auto/Boat/RV/Motorcycle/Airplane Sales							P	P	P			P		
Bail Bonds							P	P				P		P
Bed and Breakfast	C						P	P	P		P	C		
Child Care	C	C	C	C	C	C	C	C	C		C	C		P
Commercial, Heavy							C	C				P	P	P
Commercial, Light ^{2,5,7,8}							P	P	P	C	P	P	P	P
Commercial Recreation (stadia, race tracks, circus/carnivals, theaters, etc.) ⁵	C						C	C	C		C	C	C	P
Distribution Center/Freight Forwarding								C	C			P	P	C
Drive-in/through ⁵							P	P	C		C	P		
Gun Club/Shooting Range											C		C	P
Hotel/Motel/Lodge/Resort/Spa							P	P	P		P	P		
Kennel, Large	P/C	C	C				C	P	C			P	P	P

	OS	RR	RR-0.5	R-1	R-2	R-3	CB	C-1	C-2	C-3	C-5	M-2	M-1	P ⁸
Manufactured Home Sales								C	C			P	P	
Massage Parlor ⁵							P	P	P		P			
Mixed Use ¹							P	C	C	C	C	C		
Mortuary/Crematorium	C						C	C		C		C	P	
Nursery (Plant) - Retail	P						P	P	C			P		
Office ⁵							P	P	P	P	C	P		P
Outdoor Sales/Dining ^{5, 8}							P	P	P		P	C		P
Parking - Commercial ^{3, 8}				C	C	C	P	P	P	C	C	P	P	P
Personal Services ^{2, 5, 8}							P	P	P	C	P	P		P
Recycling Center								C	C			C	P	P
Repair (Vehicles/Equipment) - Interior							P	P	P			P	P	P
Repair (Vehicles/Equipment) - Exterior							C	C	C			P	P	C
Restaurant ^{2, 8}							P	P	P	C	P	P		P
RV-Trailer Park/Campground	C							C	C		C			P
Service/Gas Station (including Towing)							P	P	P		P	P	P	P
Shopping Center ⁵							P	P	P		P	P		
Single Room Occupancy Hotels							C	C	C			C		
Truck Stop								C	C		C	P	P	
Warehousing/storage								P	C			P	P	C
Industrial/Manufacturing														
Animal Processing/Slaughterhouse	C											C	P	
Beverage Industries, including bottling												C	C	
Industrial/Manufacturing, Heavy													C	C
Industrial/Manufacturing, Light								C				P	P	C
Junk-Salvage Yard/Wrecking												C	P	C
Institutional/Public/Quasi-Public														
Airport	C												P	P
Animal Shelter	C						C	C	C			P	P	P
Cemetery	P													P
Club/lodge (Non-Commercial)	C	C	C	C	C	C	P	P	P		P	P		P
College/University/Trade-Tech School							P	C				C		P
Convalescent Home/Residential Care (more than 6)		C			C	C	P	C	C			P		
Emergency Shelter									P					
Farmer's Market	C						C	C	C		C			P
Government and Quasi-Public Buildings and Uses	C	C	C			C	P	P	P	P	C	P	P	P
Hospital							P	P	C			P		P
Hydroelectric	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Landfill	C													P
Library/Museum/Cultural Ctr. ^{2, 7}							P	P	P	C	P	P	P	P

	OS	RR	RR-0.5	R-1	R-2	R-3	CB	C-1	C-2	C-3	C-5	M-2	M-1	P ⁸
Park/Recreation - Non-Commercial	P	C	C	C	C	C	P	P	P		P	P		P
Religious Institution/Facilities	C	C	C	C	C	C	P	P	P	C	P	C		P
School	C	C	C	C	C	C	P	C	C			C		P
Transfer Station							C	C	C			C	P	P
Transit Station	C						P	P	P		P	P	P	P
Utilities (neighborhood) ¹¹	P	P	P/C	P/C	P/C	P/C	P	P	P	P	P	P	P	P
Utilities (major)	C							C	C			C	C	P
Other														
FAR Increases								C	C	C	C	C	C	
Uses not Listed, but Similar to Permitted/Conditionally Permitted Uses	Refer to Section 18.01.090 (Determination of Use)													
Wireless Communications	Refer to Section 18.08.210													
Geothermal Energy	Refer to Title 19													
Solar/Wind Energy	Refer to Title 21													
Water Transfers	Refer to Section 18.08.220													
Signs	Refer to Chapter 9; some signs may be conditionally permitted as a primary use in specified Zone													
Small Wind Energy	Refer to Section 18.18.200													
Reduced setbacks to off-site primary structures for animal maintenance structures in R-1, R-2, and R-3 zoning districts	n/a	n/a	n/a	C	C	C	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Notes														
P = Permitted; C = Conditional Use Permit; P/C = Conditionally Permitted in Certain Circumstances, otherwise Permitted; Blank = Not Permitted; n/a = not applicable														
Zoning Districts: OS = Open Space; RR = Rural Residential; RR-0.5 = Starlite Estates; R-1 = Single-Family Residential; R-2 = Duplex; R-3 = Multi-Family Residential; CB = Commercial Business; C-1 = General Commercial; C-2 = Highway Services and Tourist Commercial; C-4 = Heavy Commercial; C-5 = Commercial Recreation; M-1 = General Industrial and Extractive; M-2 = Light Industrial; P = Public														
1 Residential uses are not permitted in Industrial General Plan land use designations.														
2 These uses in the C-3 Zone District must be to serve employees and patrons of onsite office uses.														
3 In the R-1 Zone District, commercial parking is only conditionally permitted for parking for adjacent parcels.														
4 Alcohol sales in the OS and C-3 Zone District are only permitted as accessory to a permitted or conditionally permitted primary use.														
5 These uses in the C-5 zone should compliment and be accessory to a permitted or conditionally permitted primary use, such as a resort.														
7 In the M-1 Zone District, these uses must be accessory to a permitted or conditionally permitted use														
8 In the P Zone District, permitted/conditionally permitted uses and structures may be operated by governmental agencies consistent with this Title, the General Plan, and other relevant policies and regulations. Commercial/industrial uses may be accessory to a permitted or conditionally permitted use operated by a governmental agency. Governmental uses and structures may be permitted if not subject to this Code.														
9 Agriculture (Heavy) uses in the OS zone district are conditionally permitted if the subject parcel is adjacent to a parcel in an R zone district; otherwise, they are permitted.														
10 Caretaker Residence shall not exceed 50 percent of the net floor area being utilized for the primary use.														
11 In R zone districts, linear and minor nodal facilities typical in residential neighborhoods are permitted by right; yards, machine shops, and other neighborhood-serving utilities and public services are conditionally permitted, if operating requirements necessitate its location.														