



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 9, 2021

AGENDA ITEM # 5

Project Description

Applicant: County of San Bernardino Land Use Services Department

Community: Countywide

Location: Countywide

Project No: PMISC-2020-00010

Staff: Jerry Blum

Workshop Topic: Development Code Update Workshop #4.

Newspaper Publication Date: November 28, 2021

Report Prepared By: Jerry Blum

PROJECT DESCRIPTION

The project consists of updating the San Bernardino County Code, Title 8 Development Code (Code), including zoning maps, in order to comply and be consistent with the recently adopted Countywide Plan, Policy Plan. Although the majority of the Code standards and provisions will remain intact and carry over from the current code, the project proposes an ordinance that will repeal Title 8 in its entirety and adopt a new Title 8 as a replacement. The new Code will be reorganized, include a new zoning classification system, zone map, and include provisions to bring the code into compliance with new state laws and Policy Plan goals and policies (i.e., environmental justice, land use compatibility, hazards avoidance, environmental protection, etc.).

BACKGROUND

On October 27, 2020, the Board of Supervisors adopted the Countywide Plan, a comprehensive update of the County's General Plan (2007). A new component of the Countywide Plan is the Business Plan which provides overarching and ongoing guidance for existing County processes (i.e., budget, goals and objectives, performance measures, decision making, etc.). The Business Plan consists of a policy-based governance element and an action-oriented implementation plan, as well as two new implementation tools: (1) a tracking and feedback system, and (2) a fiscal analysis model. Combined, these sections and tools provide clarity and transparency for the public regarding County governance while ensuring the Countywide Plan remains meaningful and current.

The Implementation Plan component lays out approximately 90 implementation actions that the County must address over the next three to five years in order to ensure the goals and policies of the Countywide Plan are carried out. There are 31 actions identified in the Implementation Plan that are focused on the update to the Code in order to make it consistent with the Countywide Plan. Although many implementation actions are being addressed in the comprehensive update of the Code, many will take months or multiple years to complete and bring forward for review and approval.

The goals for the Code update are to create consistency and connection between the Countywide Plan and the Code; to reorganize the Code to make it more streamlined and user friendly for decision makers, staff and the public; to update the land development and use applications and the process by which they are reviewed and approved; and to create clarity, consistency and certainty in the Code provisions so that staff and stakeholders have a clear understanding that the Code requirements are consistent with the goals and policies set forth in the Countywide Plan and are required in order to achieve the purpose of fiscal, environmental, and public services sustainability.

OVERVIEW

This is the fourth workshop of the Planning Commission to review and comment on the update of the Development Code and will cover the following topics:

- Review of Use related applications
- Review of Table of Land Uses by zone and by application type
- Review of standard operating procedures and conditions for specified uses

ANALYSIS

Use Related Applications

The Land Use Table identifies the appropriate procedure to use when reviewing whether or not a use is allowed in a particular zone of the County. The use in a particular zone is either (action / symbol in Table):

- Not Permitted / “-“
- Permitted / “P”
- Administratively Permitted / “A”
- Conditionally Permitted / “C”
- Other Permits Required for Certain Uses:
 - Adult Business Permit / “ADP”
 - Residential Care Permit / “RCP”
 - Special Use Permit / “SUP”
 - Temporary Use Permit / “TUP”
 - Temporary Special Event Permit / “TSEP”

The aforementioned actions shall have the following meaning:

Not Permitted (-), shall mean the land use, activity, or facility within the specified zone is expressly prohibited and shall not be allowed within the specified zone, unless changed by a Development Code Amendment.

Permitted (P), shall mean the land use, activity, or facility within the specified zone is permitted by right of being in the proper zone, and is subject only to the application of standard codes (i.e.: Fire Code, Building Code, Electrical Code, Health Code, etc.) as required by affected departments.

Administratively Permitted (A), shall mean the land use, activity, or facility within the specified zone is subject to the issuance of an Administrative Use Permit (AUP) and is subject to the application of standard Development Code provisions (standard operating procedures and conditions) applicable to that specific use and zone. If the business owner agrees to abide by the standard conditions and operating procedures the AUP shall be issued by Land Use Services and all other requirements of affected departments shall be complied with.

Conditionally Permitted (C), shall mean the land use, activity, or facility within the specified zone is subject to the granting of a Conditional Use Permit (CUP). The CUP provides a process for reviewing uses and activities that may or may not be appropriate in the applicable land use zoning district, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site. Conditions of approval may be adopted in the approval of the CUP to insure compatibility with surrounding land use and proper operating procedures.

Adult Business Regulatory Permit (ABP), is required of any business that is defined in the Code as an adult business. The permit is heard by the Planning Commission as a public hearing.

Residential Care Facilities Permit (RCP), is required for small, unlicensed residential care facilities through an administrative decision process, in order to lessen the impacts of these facilities on adjacent residential properties.

Temporary Special Event Permit (TSEP), is a review process for events of a temporary nature such as carnivals, community celebrations, off-road vehicle races, outdoor festivals, music events, sporting events, parades, fairs, animal races, religious festivals, revival meetings, food truck events and similar public gatherings. Depending on the size of the anticipated attendance at the event, the processing of the permit is either administrative or discretionary in nature.

Special Use Permit (SUP), is required to approve certain land uses with appropriate conditions and regularly monitor the operation of the use to ensure their continued compatibility with the surrounding property. Examples of uses requiring an SUP are bed and breakfast inns, exotic animal keeping, private animal kennels, and home occupations.

Temporary Use Permit (TUP), is for allowed short-term activities. Compliance with applicable standards ensures that the establishment, maintenance, and operation of the short-term activity would not be detrimental to the public health, safety, and welfare of persons residing or working in the neighborhood of the proposed activity. Examples of use requiring a TUP are construction office, model homes, seasonal sales lots, temporary residential occupancy, off-site construction yard, batch plant, etc.

Uses Contained in the Land Use Table

There are 94 existing uses identified in the Development Code today. There are a few uses being recommended to be removed and the remaining uses have been incorporated into the proposed Land Use Table. The Land Use Table is divided into 39 general categories and sub-categories that contain 262 individual land uses, the 88 existing uses and another 168 new uses.

Currently, in order to find where a particular land use is allowed within a zone of the County, a person would have to go to each land use district chapter in the code (residential, commercial, industrial/special purpose, and agricultural/resource management) to determine if and where the use is allowed. In the new land use table, the uses are listed by general categories (Residential, Industrial, Retail, Arts Recreation and Assembly, Education, etc.) and then by specific land uses. All of the zones found in the Development Code are listed across the top of the table and each use within the zone is shown as one of the actions listed above. Therefore, in the one table you can see in which zones a particular use is allowed or not and what type of permit is required, if any. Conversely, a person could look to find what uses are permitted in a particular zone by scrolling down the column with a particular zone and view what is permitted.

Staff reviewed each use found in the existing Code and determined if the use should be included in the new land use table, eliminated from use, or amended (expanded the use into multiple uses or contracted several uses into one new use). Staff also identified new uses that have come about since the 2007 Code adoption and included those in the table.

A summary of these changes include the following:

- Uses added (NEW):
 - o Convent, monasteries, etc.
 - o Mixed use - residential & commercial
 - o Transitional and Supportive Housing (already is allowed but now it's clear in the land use table)
 - o Cottage Food Operations
 - o Livestock/Animal Auction Yard
 - o Hemp Production (to be consistent with new code amendment being prepared)
 - o Animal waste processing and organic fertilizers (currently classified as 'agricultural support service' but because of its obvious negative impacts it is now identified separately and is restricted to certain zones as opposed to other ag uses)
 - o Animal stock yards and feed lots (currently classified as 'ag support services' but because of its obvious negative impacts it is now identified separately and is restricted to certain zones as opposed to other ag uses)
 - o Botanical Garden and Arboretum
 - o Drive-in Theater
 - o Sports Park
 - o E-commerce fulfillment & Parcel delivery center
 - o Boutique Lodging (with 3 classifications)
 - o Resort
 - o Catering Facilities
 - o Commissary Kitchens

- Community Food Services (limited to food banks, food delivery services and soup kitchens)
 - Electric Vehicle Charging Stations, accessory only
 - Vehicle washes: passenger vehicles
 - Memorial Conservation Forest or Garden
 - Funeral Director (limited of office & retail)
 - Mortuaries & Funeral Homes
 - Crematorium
 - Automated teller machines (freestanding, accessory only)
 - Personal, Electronic, Household Goods and Other Non-Automotive Repair and Maintenance
 - Scientific, Research and Laboratory
 - Adult Day Health Care Center
 - Dependency Treatment Center & Rehab Facilities
- Uses modified:
- Live/Work Unit – split into 2 classes
 - Home occupation – made clarifications
 - Animal Keeping – broken out from existing chapter to provide clarification
 - Agricultural Support Services – split into 2 classes
 - Meeting and Event Facility – split into 2 classes
 - Campground – expanded into 2 classes and removed organized camp and made that its own use
 - Organized Camp – was previously included with campground
 - Outdoor Art Display
 - Commercial entertainment indoor and outdoor – consolidated several uses
 - Truck terminal – expanded trucking into 5 distinct trucking uses
 - Gas, Fueling & Charging Stations – added charging station
 - Massage Services – made this a separate use from personal services and not allowed by right anymore
 - Daycare Center – in the definitions but now is also in the use table
- Uses removed:
- Lake
 - Pond
 - Winery (removed because it is considered beverage manufacturing in the land use table)
 - Shopping center (not one use. Individual uses make up a shopping center)

In summary, the current code contains approximately 94 separate, identified land uses that can be applied to the various zone districts. The proposed land use table contains 88 of the land uses from the current code and adds another 162 uses to the land use table. This will make it easier and simpler to identify the proposed land use for staff and the public.

Standard conditions and operating procedures

When a particular use has been reviewed for its operational characteristics and impacts on surrounding properties, and it has been determined that the use can exist in certain zones if the business owner agrees to operate the use in compliance with Board adopted standard conditions and operating procedures, then the use can be administratively permitted in a streamlined fashion by staff. If a use in the land use table is identified as being Administratively Permitted, then there

is a code reference in the far right hand column that refers the reader to a code section that contains the standard conditions and operating procedures applicable to that use. These standards conditions and operating procedures are put in place to mitigate potential adverse impacts (noise, dust, odors, traffic, nuisance, safety, etc.) and insure compatibility with existing and future land uses in the same vicinity.

Most of the operational standards were taken from the existing code and replicated in the new, proposed code in order to lessen the possibility of creating non-conforming land uses. Where existing standards were determined to be weak, or in some cases overly robust, the standards were updated. Where new uses were added to the list of administratively permitted uses, new standard conditions and operating procedures are being created. Also, in several instances where changes to the existing code relative to a particular use were determined to be legally problematic (Adult Business) or where a use has been recently reviewed and acted on by the Board (Accessory Dwelling Units, Commercial Cannabis Activity) the use nor its standards have been changed.

Staff is continuing to review, edit, and create the operational standards for the uses found to be administratively permitted within the Land Use Table and will present the final version of the standards at a future meeting.

ENVIRONMENTAL DETERMINATION

The workshop is an informational meeting not subject to the California Environmental Quality Act (CEQA).

ATTACHMENTS

EXHIBIT A: Land Use Table (Draft)

EXHIBIT B: Land Use Table – Color Coded (Draft)

EXHIBIT A

Land Use Table (Draft)

Attachment A

Zoning Designation (Development Code)	RL-40	RL-20	RL-10	RL-5	RL-2.5	RE-1	RE-20K	RS-14K	RS-7,200	RM-L	RM-M	CN	CRD	CG	CH	CS	IBP	IC	IR	IH	CIV	FC	AG	RC	MO	OS-P	OS-C	reference chapter
Land Use Category (General Plan)	RL					VLDR		LDR		MDR		COMMERCIAL					LIM IND		GEN IND		PF	RLM			OS			
Residential																												
Residential Uses																												
Single family dwelling	P	P	P	P	P	P	P	P	P	P ₁	P ₁	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Mobile home park/manufactured home land-lease community	C	C	C	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Multiple family dwelling, 2 to 19 units, attached or detached	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiple family dwelling, 20 or more units, attached or detached	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Residential Uses																												
Group residential (sorority, fraternity, boarding house, etc.)	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convent, Monasteries, etc.	P	P	P	P	P	C	C	C	C	P	P	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Residential care facility, Licensed: for 6 or fewer persons	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Residential care facility, Licensed: for 7 or more persons	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Residential care facility, Unlicensed: for 6 or fewer persons	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	-	-	-	-	-	-	-	-	-	RCP	RCP	-	-	-
Residential care facility, Unlicensed: for 7 or more persons	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Live/Work Unit, class I	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Live/Work Unit, class II	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-
Mixed use - residential with commercial	-	-	-	-	-	-	-	-	-	-	-	PD	PD	PD	PD	PD	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Unit	A	A	A	A	A	A	-	-	-	A	A	A	A	A	A	A	A	A	A	-	-	-	-	A	A	-	-	-
Labor Quarters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	C	C	C	C	P	C	P	C	-	-	-	-	-	-	C	-	-	-	-
Transitional and Supportive Housing	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	-	-	-	-	-	-	-	-	P ₂	P ₂	-	-	-
Accessory Residential Uses																												
Home Occupation, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Home Occupation, Class II	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-
Home Occupation, Class III *Desert Only	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	SUP	SUP	-	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-
Family Daycare Home	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessory Crop Production	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Microenterprise Home Kitchen Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage Food Operations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessory Residential Structures																												
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Guest House	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Cargo and freight containers for personal storage	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-
Other accessory storage structures	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Animal Keeping and Care																												
Accessory to a Residential Use																												
Household Pets, 4 or fewer	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Household Pets, 5 - 8	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Household Pets, more than 8 pets	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Exotic Animal Keeping	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-
Apiculture (bee keeping)	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Birds, fewer than 25	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Birds, 25 - 100	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Poultry (female)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

Arts, Recreation and Assembly																													
Public and Private Assembly																													
Place of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	C	C	-	-	-		
Meeting and Event Facility - Small	A	A	A	C	C	C	C	C	C	C	C	A	A	A	-	-	-	-	-	-	C	-	-	-	-	C	-		
Meeting and Event Facility - Large	C	C	C	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	C	-	C	-		
Conference/convention Facility	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	-	-	C	-		
Sports Arena or Entertainment Assembly	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	C	-	-	-	-	C	-		
Organized Camp	C	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	-	-		
Arts, Culture and Recreation																													
Botanical Gardens and Arboretum	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	C	-	C	C	-	C	C		
Museums & Libraries	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	-	-	C	-		
Outdoor Art Display	C	C	C	C	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	C	-	C	C	-	-	-		
Theater	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	C	-	-	-	-	-	-		
Zoo and Aquarium	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	C	-	C	C	-	C	C		
Drive-in Theater	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-	-	-	-		
Equestrian Facility	C	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	C	-	C	C	-	C	C		
Sports Park	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	C	C	-	-	-	-	P	-	
Commercial Entertainment & Amusement																													
Theme Park, Amusement Park or Water Park	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	C	-	C	-	
Go-cart Tracks	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	C	-	C	-	
Bowling alleys	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	C	C	-	-	-	-	-	-	-	-	-	-	
Arcade	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	-	-	-	-	-	-	-	-	-	-	
Laser Tag	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	-	-	-	-	-	-	-	-	-	-	
Paintball & Airsoft	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	C	-	C	-	
Escape and Puzzle Rooms	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	A	C	-	-	-	-	-	-	-	-	-	-	
Other Indoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	C	-	-	-	-	-	-	-	-	-	-	
Ice Skating Rink, Roller Skating Rinks and Skatepark	-	-	-	-	-	-	-	-	-	-	-	-	A	P	-	P	A	C	-	-	-	-	-	-	-	-	-	-	
Pool and billiard rooms	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	
Batting Cages	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	C	-	-	-	-	-	-	-	P	-	P	-	
Miniature golf courses	-	-	-	-	-	-	-	-	-	-	-	-	A	C	-	C	C	C	-	-	-	-	-	-	-	-	-	-	
Shooting and Archery Range, indoor	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	C	-	-	-	-	-	C	-	
Golf Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	A	C	-	-	-	-	-	-	-	-	A	-	
Golf Course	C	C	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	C	-	
Race Track and Speedways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	-	
Outdoor Sports and Recreation	C	C	C	C	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-
Industrial																													
Manufacturing Operations																													
Artisan Manufacturing Operations, up to 5,000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	A	A	-	-	-	-	-	-	-	-	-	-	
Artisan Beverage Manufacturing Operations, up to 10,000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-	-	
Manufacturing Operations, Class I	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	A	A	P	P	-	-	-	-	-	-	-	-	
Manufacturing Operations, Class I, open to the public	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	C	C	-	-	-	-	-	-	-	-	-	-	
Manufacturing Operations, Class II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	A	A	-	-	-	-	-	-	-	-	
Manufacturing Operations, Class III	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	
Warehousing & Distribution																													
Warehouse, accessory to a permitted primary use	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Wholesaling & Distribution	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	A	A	A	A	-	-	-	-	-	-	-	-	
Logistics Warehousing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	A	A	-	-	-	-	-	-	-	-	
E-Commerce Fulfillment & Parcel Delivery Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	

Boutique Lodging: 3 - 5 guest rooms/units	A	A	A	A	A	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	A	A	-	-	-	
Boutique Lodging: 6 -10 guest rooms/units	C	C	C	C	C	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	C	C	-	-	-	
Campground, minor	A	A	A	C*	C*	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	A	A	-	A	A	
Campground, major	C	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	C	C	-	C	C	
RV (Recreational Vehicle) Parks	C	C	C	C	C	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	C	-	C	C	
Hotels and Motels - 20 or fewer guest rooms	-	-	-	-	-	-	-	-	-	-	-	C	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	
Hotels and Motels - more than 20 guest rooms	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	
Resort	-	-	-	-	-	-	-	-	-	-	-	-	PD	PD	PD	PD	-	-	-	-	-	-	-	PD	-	-	-	
Food & Beverage Services																												
Restaurants and Cafés	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
Restaurants with Live Entertainment	-	-	-	-	-	-	-	-	-	-	-	C	C	A	A	A	A	-	-	-	-	-	-	-	-	-	-	
Bars, Cocktail Lounges and Taverns	-	-	-	-	-	-	-	-	-	-	-	C	C*	C*	-	C*	C*	-	-	-	-	-	-	-	-	-	-	*Administrative Permit if not located in a sphere or along a high
Catering Facilities	-	-	-	-	-	-	-	-	-	-	-	-	A	C	-	A	A	-	-	-	-	-	-	-	-	-	-	
Commissary Kitchens	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	
Community Food Services (limited to food banks, food delivery services and soup kitchens)	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	-	-	-	A	-	-	-	-	-	
Vehicle Services																												
Gas, Fueling & Charging Stations	-	-	-	-	-	-	-	-	-	-	-	C	C	C	A	C	C	A	A	-	-	-	-	-	-	-	-	
Electric Vehicle Charging Stations, accessory only	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Parking Lots and Garages	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	P	P	P	P	P	-	-	-	-	-	-	
Vehicle washes: passenger vehicles	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	
Automotive Repair & Maintenance: Minor maintenance/repair	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	
Automotive Repair & Maintenance: Major repair/bodywork	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	A	P	P	-	-	-	-	-	-	-	
Death & Funeral Services																												
Funeral Director (limited of office & retail)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
Mortuaries & Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	
Cemetery	C	C	C	C	C	C	C	C	C	-	-	C	C	C	C	C	-	-	-	-	C	-	C	C	-	-	-	
Memorial Conservation Forest or Garden	C	C	C	C	C	C	C	C	C	-	-	C	C	C	C	C	-	-	-	-	C	-	C	C	-	-	-	
Pet Cemetery	C	C	C	C	C	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	C	-	C	C	-	-	-	
Pet & Animal Care Services																												
Commercial Kennel and Cattery	SUP	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	SUP	-	-	SUP	SUP	SUP	-	-	-	-	SUP	SUP	-	-	-	See Chapter xx.xx
Private Kennel and Cattery	P	P	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	See Chapter xx.xx
Veterinary Clinic, Animal Hospital	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	C	-	-	-	-	See Chapter xx.xx
Personal & Professional Services																												
Personal Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
Massage Services	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	
Professional Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
Automated teller machines (freestanding, accessory only)	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	C	-	-	-	-	-	
Personal, Electronic, Household Goods and Other Non-Automotive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
Scientific, Research and Laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	-	-	-	-	-	-	-	-	
Health or fitness facility, less than 10,000 sq ft	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	
Health or fitness facility, over 10,000 sq ft	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	
Adult Day Health Care Center	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	C	-	-	-	-	C	-	-	-	-	-	
Daycare Center	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	C	-	-	-	-	P	-	-	-	-	-	
Medical Offices (including physical rehabilitation center)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	
Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	-	C	-	-	-	-	-	
Dependency Treatment Center & Rehab Facilities	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	

Temporary special events, Class III	-	-	-	-	-	-	-	-	-	-	-	-	SEP	SEP	SEP	SEP	SEP	SEP	-	-	SEP	-	SEP	SEP	-	SEP	-	
Food Truck Events	-	-	-	-	-	-	-	-	-	-	-	-	SEP	SEP	SEP	SEP	SEP	SEP	-	-	SEP	-	SEP	SEP	-	SEP	-	
Farmers market	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	TUP	-	TUP	TUP	-	TUP	-
Construction yards, off-site & batch plants	-	-	-	-	-	-	-	-	-	-	-	-	-	TUP	-	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	TUP	TUP	TUP	TUP	TUP
Seasonal/holiday sales	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	-	-	-	
Model homes with sales office	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Temporary work trailer	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	TUP	TUP	TUP	-	
Swap meet, auction yard	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	
Residential (temporary occupancy during construction)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	
Garage and Estate Sales	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fund-raising Car Washes	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Location Filming	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Emergency whatever	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Construction yards, on-site (10)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

insert reference to code section

EXHIBIT B

Land Use Table – Color Coded (Draft)

Attachment B

Zoning Designation (Development Code)	RL-40	RL-20	RL-10	RL-5	RL-2.5	RE-1	RE-20K	RS-14K	RS-7,200	RM-L	RM-M	CN	CRD	CG	CH	CS	IBP	IC	IR	IH	CIV	FC	AG	RC	MO	OS-P	OS-C	reference chapter
Land Use Category (General Plan)	RL					VLDR		LDR		MDR		COMMERCIAL					LIM IND		GEN IND		PF	RLM			OS			
Residential																												
Residential Uses																												
Single family dwelling	P	P	P	P	P	P	P	P	P	P ₁	P ₁	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Mobile home park/manufactured home land-lease community	C	C	C	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Multiple family dwelling, 2 to 19 units, attached or detached	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiple family dwelling, 20 or more units, attached or detached	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Residential Uses																												
Group residential (sorority, fraternity, boarding house, etc.)	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convent, Monasteries, etc.	P	P	P	P	P	C	C	C	C	P	P	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Residential care facility, Licensed: for 6 or fewer persons	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Residential care facility, Licensed: for 7 or more persons	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Residential care facility, Unlicensed: for 6 or fewer persons	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	RCP	-	-	-	-	-	-	-	-	-	RCP	RCP	-	-	-	-
Residential care facility, Unlicensed: for 7 or more persons	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Live/Work Unit, class I	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Live/Work Unit, class II	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-
Mixed use - residential with commercial	-	-	-	-	-	-	-	-	-	-	-	PD	PD	PD	PD	PD	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Unit	A	A	A	A	A	A	-	-	-	A	A	A	A	A	A	A	A	A	A	-	-	-	-	A	A	-	-	-
Labor Quarters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	C	C	C	C	P	C	P	C	-	-	-	-	-	-	C	-	-	-	-
Transitional and Supportive Housing	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	-	-	-	-	-	-	-	-	P ₂	P ₂	-	-	-
Accessory Residential Uses																												
Home Occupation, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Home Occupation, Class II	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-
Home Occupation, Class III *Desert Only	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	SUP	SUP	-	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-
Family Daycare Home	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accessory Crop Production	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Microenterprise Home Kitchen Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cottage Food Operations	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessory Residential Structures																												
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Guest House	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Cargo and freight containers for personal storage	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-
Other accessory storage structures	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Animal Keeping and Care																												
Accessory to a Residential Use																												
Household Pets, 4 or fewer	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Household Pets, 5 - 8	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Household Pets, more than 8 pets	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Exotic Animal Keeping	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-
Apiculture (bee keeping)	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Birds, fewer than 25	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Birds, 25 - 100	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Poultry (female)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

Arts, Recreation and Assembly																											
Public and Private Assembly																											
Place of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	-	C	C	-	-		
Meeting and Event Facility - Small	A	A	A	C	C	C	C	C	C	C	C	A	A	A	-	-	-	-	-	C	-	-	-	C	-		
Meeting and Event Facility - Large	C	C	C	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	C	-	C		
Conference/convention Facility	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	-	C	-		
Sports Arena or Entertainment Assembly	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	-	C	-		
Organized Camp	C	C	C	C	C	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-		
Arts, Culture and Recreation																											
Botanical Gardens and Arboretum	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	C	-	C	C	-	C	C	
Museums & Libraries	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	C	-	-	-	C	-	-	
Outdoor Art Display	C	C	C	C	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	C	-	-	C	-	-		
Theater	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	C	-	-	-	-	-	-	
Zoo and Aquarium	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	C	-	-	C	C	-	C	C
Drive-in Theater	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-	-	-	-	
Equestrian Facility	C	C	C	C	C	-	-	-	-	-	-	C	-	-	-	-	-	-	-	C	-	-	C	C	-	C	C
Sports Park	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	C	C	-	-	-	-	P	-
Commercial Entertainment & Amusement																											
Theme Park, Amusement Park or Water Park	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	C	-	C	-
Go-cart Tracks	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	C	-	C	-
Bowling alleys	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	C	C	-	-	-	-	-	-	-	-	-	-
Arcade	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	-	-	-	-	-	-	-	-	-	-
Laser Tag	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	-	-	-	-	-	-	-	-	-	-
Paintball & Airsoft	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	C	-	C	-
Escape and Puzzle Rooms	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	A	C	-	-	-	-	-	-	-	-	-	-
Other Indoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	C	-	-	-	-	-	-	-	-	-	-
Ice Skating Rink, Roller Skating Rinks and Skatepark	-	-	-	-	-	-	-	-	-	-	-	A	P	-	P	A	C	-	-	-	-	-	-	-	-	-	-
Pool and billiard rooms	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-
Batting Cages	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	C	-	-	-	-	-	-	-	P	-	P	-
Miniature golf courses	-	-	-	-	-	-	-	-	-	-	-	A	C	-	C	C	C	-	-	-	-	-	-	-	-	-	-
Shooting and Archery Range, indoor	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-
Golf Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	A	C	-	-	-	-	-	-	-	-	-	-
Golf Course	C	C	C	C	C	-	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Race Track and Speedways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	-
Outdoor Sports and Recreation	C	C	C	C	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial																											
Manufacturing Operations																											
Artisan Manufacturing Operations, up to 5,000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	A	A	-	-	-	-	-	-	-	-	-	-
Artisan Beverage Manufacturing Operations, up to 10,000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-	-
Manufacturing Operations, Class I	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	A	A	P	P	-	-	-	-	-	-	-	-
Manufacturing Operations, Class I, open to the public	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	C	C	-	-	-	-	-	-	-	-	-	-
Manufacturing Operations, Class II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	A	A	-	-	-	-	-	-	-	-
Manufacturing Operations, Class III	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-
Warehousing & Distribution																											
Warehouse, accessory to a permitted primary use	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Wholesaling & Distribution	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	A	A	A	A	-	-	-	-	-	-	-	-
Logistics Warehousing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	A	A	-	-	-	-	-	-	-	-
E-Commerce Fulfillment & Parcel Delivery Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-

Temporary special events, Class III	-	-	-	-	-	-	-	-	-	-	-	-	-	SEP	SEP	SEP	SEP	SEP	SEP	-	-	SEP	-	SEP	SEP	-	SEP	-
Food Truck Events	-	-	-	-	-	-	-	-	-	-	-	-	-	SEP	SEP	SEP	SEP	SEP	SEP	-	-	SEP	-	SEP	SEP	-	SEP	-
Farmers market	-	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	-	-	TUP	-	TUP	TUP	-	TUP	-
Construction yards, off-site & batch plants	-	-	-	-	-	-	-	-	-	-	-	-	-	TUP	-	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	TUP	TUP	TUP	TUP	TUP
Seasonal/holiday sales	-	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	-	-	-
Model homes with sales office	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Temporary work trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	TUP	TUP	TUP	-	-
Swap meet, auction yard	-	-	-	-	-	-	-	-	-	-	-	-	-	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	-
Residential (temporary occupancy during construction)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	-	-	-	-	-	-
Garage and Estate Sales	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund-raising Car Washes	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-
Location Filming	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Emergency whatever	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction yards, on-site (10)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

insert reference to code section

Key

Uses listed in column B in Land Use table

- new use
- Modified from existing the same
- Pending Approval from Board of Supervisors

Permit Requirements listed by Zone

- new use or newly permitted in that zone
- no longer permitted in the zone
- permit type changed to easier (cup to admin)
- permit type changed to harder (permitted to cup)
- No Change