PART TWO: USE REGULATIONS

GENERAL PROVISIONS

2000 GENERAL INTENT OF THE USE REGULATIONS.
The provisions of Sections 2000 through 2999 and Sections 8000 through 8999, inclusive, shall be known as the San Diego County Use Regulations and Village Regulations respectively. The purpose of these provisions is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.

(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2005 USE DESIGNATOR REQUIRED.
A Use Designator or Village Designator shall be required as a component of all zones within San Diego County. The Use Designator or Village Designator, together with Animal Designator (if required) as specified in Section 3000 through Section 3999, inclusive; Development Designator as specified in Section 4000 through Section 4999, inclusive; and any applicable Special Area Designator as specified in Section 5000 through 5999, inclusive, shall describe a zone which prescribes regulations of land uses within San Diego County.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2010 BUILDING ENCLOSURE.
The uses classified within the use types listed for each Use Designator shall be conducted in the type of building enclosure as set forth in the Enclosure Regulations commencing at Section 6800.

2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2100 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

USE REGULATIONS

Land Use Designations	RS	RD	RM	RV	RU	RRO	RR	RC	RMH	C30	C31	C32	C34	C35	C36	C37	C38	C40	C42	C44	C46	M50	M52	M54	M56	M58	A70	A72	S80	S82	S86	S88	S90	S92	S94
Village Residential																																			
Village Residential 30 (VR-30)	o	●	●	●	●	●		●	●		o		o	o															●	o	o	●	●		●
Village Residential 24 (VR-24)	o	●	●	●	●	●		●	●		o		o	o															●	o	o	●	●		●
Village Residential 20 (VR-20)	o	●	●	●	●	●		●	●		o		o	o															●	o	o	●	●		●
Village Residential 15 (VR-15)	o	●	●	●	●	●		●	●		o		o	o													o	o	●	o	o	●	●	o	●
Village Residential 10.9 (VR-10.9)	●	●	●	●	●	●		o	●		o		o	o													o	o	●	o	o	●	●	o	●
Village Residential 7.3 (VR-7.3)	●	●	●	●	●	●		o	●		o		o	o													o	o	●	o	o	●	●	o	●
Village Residential 4.3 (VR-4.3)	●	●	●	●	●	●	o	o	●																		o	o	●	o	o	●	●	o	●
Village Residential 2.9 (VR-2.9)	●	●	o	o	o	●	o	o	●																		o	o	●	o	o	●	●	o	●
Village Residential 2 (VR-2)	●	●	o	o	o	●	●	o	●																		o	o	●	o	o	●	●	o	●
Semi-Rural																																			
Semi-Rural 0.5 (SR-.05)	●	o				●	●	o	●																		o	o	●	o	o	●	●	o	●
Semi-Rural 1 (SR-1)	●					●	●	o	●																		●	●	●	o	o	●	●	o	●
Semi-Rural 2 (SR-2)	o					o	●	o	o						o			o		o							●	●	o	o	●	●	●	●	●
Semi-Rural 4 (SR-4)	o					o	●	o	o						o			o		o							●	●	o	o	●	●	●	●	●
Semi-Rural 10 (SR-10)						o	●	o	o						o			o		o							●	●	o	o	●	●	●	●	●
Rural Lands																																			
Rural Lands 20 (RL-20)							●		o						o			o		o							●	●	●	o	o	●	●	●	●
Rural Lands 40 (RL-40)							●		o						o			o		o							●	●	●	o	o	●	●	●	●
Rural Lands 80 (RL-80)							●		o						o			o		o							●	●	●	o	o	●	●	●	●
Commercial																																			
General Commercial (C-1)										●	o	●	●	●	●	o	o	o	●	●	●								●		●	●	●		●
Office Professional (C-2)										●	o	o	o	o	o	o	o	o	o	o	●								●		●	●	●		●
Neighborhood Commercial (C-3)								o		●	o	●	o	o	o	o		o	o	o	o								●		●	●	●		●
Rural Commercial (C-4)								o		o	o	●	o	o	o	o	o	●	●	●	o								o		●	●	●		●
Village Core Mixed Use (C-5)					o			o		●	●	●	●	●	●	●	●	o	●	o	●	o	o						●		●	●	●		●
Industrial																																			
Limited Impact Industrial (I-1)															o	o	o	o				●	●	o					●	o	●	●	●		●
Medium Impact Industrial (I-2)															o	●	●	●				o	●	●	●	o			o	o	●	●	●		●
High Impact Industrial (I-3)															o	o	o	o					o	●	●	●			o	o	●	●	●		●
Other																																			
Public Agency Lands	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	●	o	o	●	●	o	●
Specific Plan Area (SPA)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	o	●	●	●	●	●
Public/Semi-Public Facilities (P/SP)	o				o	o	o		o														o	o			●	●	●	o	●	●	●	●	●
Open Space-Conservation (OS-C)																											o	o	●			●	●	o	●
Open Space-Recreation (OS-R)						o	o																				o	o	●			●	●	o	●

MATRIX LEGEND: ● Consistent Use Regulation, o Special Circumstances

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

VILLAGE REGULATIONS

	Fallbrook					Ramona						Alpine		
	FB-V1	FB-V2	FB-V3	FB-V4	FB-V5	RM-V5	RM-V4	RM-V3	RM-V2	RM-V1	RM-CD	AL-V2	AL-V1	AL-CD
Land Use Designations	V1	V2	V3	V4	V5	V5	V4	V3	V2	V1	V CD	V2	V1	V CD
Village Residential														
Village Residential 30 (VR-30)						●	●	●	●	●	●	●	●	●
Village Residential 24 (VR-24)						●	●	●	●	●	●	●	●	●
Village Residential 20 (VR-20)						●	●	●	●	●	●	●	●	●
Village Residential 15 (VR-15)						●	●	●	●	●	●	●	●	●
Village Residential 10.9 (VR-10.9)						●	●	●	●	●	●	●	●	●
Village Residential 7.3 (VR-7.3)						●	●	●	●	●	●	●	●	●
Village Residential 4.3 (VR-4.3)						●	●	●	●	●	●	●	●	●
Village Residential 2.9 (VR-2.9)						●	●	●	●	●	●	●	●	●
Village Residential 2 (VR-2)						●	●	●	●	●	●	●	●	●
Semi-Rural														
Semi-Rural 0.5 (SR-.05)														
Semi-Rural 1 (SR-1)						●	●	●	●	●	●	●	●	●
Semi-Rural 2 (SR-2)						●	●	●	●	●	●	●	●	●
Semi-Rural 4 (SR-4)						●	●	●	●	●	●	●	●	●
Semi-Rural 10 (SR-10)						●	●	●	●	●	●	●	●	●
Rural Lands														
Rural Lands 20 (RL-20)						●	●	●	●	●	●	●	●	●
Rural Lands 40 (RL-40)														
Rural Lands 80 (RL-80)														
Commercial														
General Commercial (C-1)						●	●	●	●	●	●	●	●	●
Office Professional (C-2)						●	●	●	●	●	●	●	●	●
Neighborhood Commercial (C-3)														
Rural Commercial (C-4)						●	●	●	●	●	●	●	●	●
Village Core Mixed Use (C-5)	●	●	●	●	●									
Industrial														
Limited Impact Industrial (I-1)														
Medium Impact Industrial (I-2)														
High Impact Industrial (I-3)														
Other														
Public Agency Lands	o	o	o	o	o	●	●	●	●	●	●	●	●	●
Specific Plan Area (SPA)	●	●	●	●	●									
Public/Semi-Public Facilities (P/SP)	o	o	o	o	o	●	●	●	●	●	●	●	●	●
Open Space-Conservation (OS-C)	o	o	o	o	o									
Open Space-Recreation (OS-R)	o	o	o	o	o									

MATRIX LEGEND: ● Consistent Use Regulation, o Special Circumstances

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

2060 CONSISTENT USE REGULATION.
A consistent Use Regulation as indicated by the symbol (●) is a Use Regulation which is consistent with the indicated Land Use Designation to which it is applied unless precluded by the General Plan, Community Plan or Specific Plan with consideration given to terrain, access, hazards, community character, lot configuration, lot size, drainage, adjacent land use, traffic congestion, noise, air pollution, other factors affecting health, safety or welfare or any other relevant issue.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

2070 SPECIAL CIRCUMSTANCES.
A Use Regulation as indicated by the symbol (o) is a Use Regulation which may be applied in special circumstances with a corresponding Land Use Designation and shall meet one of the following:

a. The existing Use Regulation was in effect prior to the adoption of the current Land Use Designation; or

b. The property or area meets the findings in Section 2072 below.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

2072 SPECIAL CIRCUMSTANCES REGULATIONS.
The following findings shall be met in order to find that a Use Regulation is consistent under Special Circumstances with the compatibility matrix, Section 2050:

a. The Use Regulation is consistent with the applicable community plan.

b. The Use Regulation is consistent with, or applied under special circumstances in, the majority of Land Use Designations that border the subject parcel(s).

c. The Use Regulation is compatible with the surrounding land uses, with consideration given to:

    1. Density or intensity of potential uses;

    2. Availability of public facilities, services and utilities;

    3. Harmony with the neighborhood character;

    4. Capacity and character of surrounding streets; and

    5. Any other relevant impact of the potential use.

d. A General Plan Amendment to an appropriate Land Use Designation that would allow for the Use Regulation to be consistent and therefore not a special circumstance, is infeasible as determined by the Director after consideration of the General Plan and applicable Community Plan.

e. Additionally, a study shall be submitted by the applicant that the proposed Use Regulation meets at least one of the following:

1. There is a demonstrated need for the potential uses of the proposed Use Regulation and there is insufficient land suitably zoned in the Community Planning Area to meet the demonstrated need. Additionally, the application of the proposed Use Regulation would not result in a scarcity of the existing Use Regulation within the community planning area or;

2. The site characteristics make it physically impossible to implement uses allowed with the existing Use Regulation. Such constraints may include, but are not limited to lot configuration, lot size, topography, drainage, adjacent land use, access, traffic congestion, noise, air pollution or other factors affecting health, safety or welfare.

The study submitted subject to e.1 or e.2 shall be reviewed by the Director and included as part of the rezone findings for consideration.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

RESIDENTIAL USE REGULATIONS

RS SINGLE FAMILY RESIDENTIAL USE REGULATIONS
RD DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
RM MULTI-FAMILY RESIDENTIAL USE REGULATIONS
RV VARIABLE FAMILY RESIDENTIAL USE REGULATIONS

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2103 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the RS, RD, RM and RV Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.
The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2105 USES SUBJECT TO MAJOR USE PERMIT.
The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

2105

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Automotive and Equipment: Parking
Business Support Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Participant Sports and Recreation (all types)
Personal Services, General
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2140

RU URBAN RESIDENTIAL USE REGULATIONS

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

2140 INTENT.

The provisions of Section 2140 through Section 2149, inclusive, shall be known as the RU Urban Residential Use Regulations. The RU Use Regulations are intended to create and enhance areas where permanent family residential uses are permitted and institutional residential care uses are conditionally permitted and civic uses are permitted when they serve the needs of the residents. Typically, the RU Use Regulations would be applied to rural, suburban, or urban areas where adequate levels of public services are available. Various applications of the RU Use Regulations with appropriate development designators can create areas which have a single-family character or areas which, because of the scale of structures, are recognizable as high-density areas.

2142 PERMITTED USES.

The following use types are permitted by the RU Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2143 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the RU Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2144 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the RU Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Cultural Exhibits and Library Services
Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2145 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the RU Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services (see Section 6900)
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

2145

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2146 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RU Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Automotive and Equipment: Parking
Business Support Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Participant Sports and Recreation (all types)
Personal Services, General
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

RMH# MOBILEHOME RESIDENTIAL USE REGULATIONS

(# - Number which denotes approximate dwelling units per acre.)

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

2160 INTENT.
The provisions of Sections 2160 through 2168, inclusive, shall be known as the RMH Mobilehome Residential Use Regulations. These regulations are intended to create and preserve areas for Mobilehome Residential uses; and to avoid the economic and social dislocations, and reduction of housing stock resulting from conversion of mobilehome parks to other uses. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public services are available and where it is appropriate to create a permanent mobilehome residential area and maintain such area once developed. Various applications of the RMH Use Regulations with appropriate development or special area designators can create a low density, rural mobilehome environment, a traditional urban mobilehome park, or mobilehome subdivisions.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

2162 PERMITTED USES.
The following use types are permitted by the RMH Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2163 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the RMH Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2163

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2164 USES SUBJECT TO MINOR USE PERMIT.
The following use types are permitted by the RMH Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2165 USES SUBJECT TO MAJOR USE PERMIT.
The following use types are permitted by the RMH Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

b. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2166 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RMH Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Automotive and Equipment: Parking
Business Support Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Participant Sports and Recreation (all types)
Personal Services, General
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2168 SPECIAL PROVISIONS: RMH USE REGULATIONS.
The following are permitted by the RMH Use Regulations prior to establishment of mobilehome residential uses.

a. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

b. An Administrative Permit may be granted by the Director to authorize alteration or expansion of existing structures, or erection of accessory structures, if such construction does not hinder the eventual development of the property for Mobilehome Residential uses.

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

RR RURAL RESIDENTIAL USE REGULATIONS

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are allowed by the RR Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Cottage Industries (see Section 6920)

c. Agricultural Use Types

Farm Labor Camps

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

2185 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.
Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services

Group Care
Law Enforcement Services
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)
Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)

d. Agricultural Use Types.
Packing and Processing: Limited
Packing and Processing: Winery

e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2220

RRO RECREATION ORIENTED RESIDENTIAL USE REGULATIONS

2220 INTENT.

The provisions of Section 2220 through Section 2229, inclusive, shall be known as the RRO Recreation Oriented Residential Use Regulations. The RRO Use Regulations are intended to create and enhance areas where recreationally-oriented residential development is desired. Typically, the RRO Use Regulations would be applied to rural and suburban areas where outdoor recreational use is desired as an important supportive feature of residential development. Various applications of the RRO Use Regulations with appropriate development designators can create areas of exclusively single-family development surrounding a lake or golf course, or a mix of single and multi-family dwellings in association with equestrian, tennis, or other recreational facilities. Certain non- recreational commercial uses may be permitted within the zone as long as they support the dominant residential recreational character of the area.

2221 SITE PLAN REVIEW REQUIRED.

All development within the RRO Recreation Oriented Residential Use Regulations, except the construction of 4 or less single-family dwellings or 2 or less two-family dwellings, shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show:

    1. The location, size, height, use, general exterior design, and entrances and exits of all proposed buildings and structures, and their relationship to existing buildings and structures located on the development site.

    2. The location, size and use of all existing and proposed recreation facilities.

    3. The internal circulation plan of the development site, including the location, size and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.

    4. The location, size and type of all existing vegetation and all proposed landscaping.

2221

b. Relationship to Subdivision Ordinance.

Any Tentative Map or Tentative Parcel Map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria.

The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. The placement and siting of the existing and proposed buildings, structures, and recreation facilities, with respect to their uses and activities, shall functionally relate to each other and mutually support a residential recreation character.

2. The internal circulation plan shall provide adequate and convenient access to all buildings, structures, and recreation facilities located on the development site and shall give priority to pedestrian walkways and bicycle paths.

3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.

4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and planting should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

2222 PERMITTED USES.

The following use types are permitted by the RRO Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2223 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the RRO Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2224 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the RRO Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2225 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the RRO Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center

2225

Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Packing and Processing: Limited
Packing and Processing: Winery

e. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2226 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted in the RRO Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking

Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

RC RESIDENTIAL/COMMERCIAL USE REGULATIONS

2260 INTENT.

The provisions of Section 2260 through Section 2269, inclusive, shall be known as the RC Residential/Commercial Use Regulations. The RC Use Regulations are intended to create and enhance neighborhoods where a mixture of residential, professional, and convenience commercial uses is desired. Typically, the RC Use Regulations would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses would be subordinate to the dominant residential character of the area and would be designed principally with a pedestrian orientation. Various applications of the RC Use Regulations with appropriate development designators could create single-family areas where professional and commercial uses are conducted on the ground floor with residential units in upper stories, or area where commercial uses would be conducted in separate structures built at the same scale as adjacent residential structures.

2262 PERMITTED USES.

The following use types are permitted by the RC Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Small Schools

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2263 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RC Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Administrative and Professional Services "4"
Financial, Insurance and Real Estate Services "11"
Medical Services "4"
Recycling Collection Facility, Small "2"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2264 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales
Retail Sales: General
Retail Sales: Specialty
Transient Habitation: Lodging

2264

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2265 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the RC Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Community Recreation
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses Warehouses (see Section 6300 and Section 6909)

c. Agricultural Use Types.

Packing and Processing: Winery

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2266 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RC Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Business Support Services
Communications Services
Gasoline Sales

Participant Sports and Recreation (all types)
Personal Services, General
Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

COMMERCIAL USE REGULATIONS

C30 OFFICE-PROFESSIONAL USE REGULATIONS

2300 INTENT.

The provisions of Section 2300 through Section 2309, inclusive, shall be known as the C30 Office-Professional Use Regulations. The C30 Use Regulations are intended to create and enhance areas where administrative, office and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C30 Use Regulations. Typically, the C30 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

2302 PERMITTED USES.

The following use types are permitted by the C30 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2303 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the C30 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"
Eating and Drinking Establishments "10"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2304 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C30 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2305 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C30 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
Community Recreation
Major Impact Services and Utilities
Postal Services

b. Commercial Use Types.

Research Services
Funeral and Interment Services: Undertaking

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2310

C31 RESIDENTIAL-OFFICE-PROFESSIONAL USE REGULATIONS

2310 INTENT.

The provisions of Section 2310 through Section 2319, inclusive, shall be known as the C31 Residential-Office-Professional Use Regulations. The C31 Use Regulations are intended to create and enhance areas where administrative, office, and professional services are the principal and dominant use. It is also intended that uses involving high volumes of vehicular traffic be excluded from the C31 Use Regulations. Typically, the C31 Use Regulations would be applied near residential areas, have a scale and appearance compatible with and complementary to the adjacent residential use, and have pedestrian as well as vehicular access. When considered desirable, residential uses may be permitted.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

2312 PERMITTED USES.

The following use types are permitted by the C31 Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Parking Services
Small Schools

c. Commercial Use Types.

Administrative and Professional Services
Business Support Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services: General

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2313 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the C31 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"
Eating and Drinking Establishments "10"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2314 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C31 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
Communications Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2315 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C31 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
Community Recreation
Law Enforcement Services
Major Impact Services and Utilities
Postal Services

b. Commercial Use Types.

Funeral and Internment Services: Undertaking
Research Services

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

C32 CONVENIENCE COMMERCIAL USE REGULATIONS

2320 INTENT.

The provisions of Section 2320 through Section 2329, inclusive, shall be known as the C32 Convenience Commercial Use Regulations. The C32 Use Regulations are intended to create and enhance areas where a limited number of retail commercial goods and services are desired to meet day-to-day needs of local residents. Typically, the C32 Use Regulations would be applied within walking or short driving distance of a residential area, would be designed to serve only a limited local market, and would permit only those uses which do not create in the adjacent residential area increased traffic, noise or other such impacts considered incompatible with the residential use. Various applications of the C32 Use Regulations with appropriate development designators can create shopping areas which serve low-density neighborhoods, more urbanized, high-density residential or transient use areas.

2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

a. Civic Use Types.

Child Care Center
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales
Personal Services, General

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2323 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2323

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2324 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C32 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking
Participant Sports and Recreation: Indoor

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture: Storage

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7843 (N.S.) adopted 12-19-90

2325 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C32 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services

Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Gasoline Sales

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

C34 GENERAL COMMERCIAL/RESIDENTIAL USE REGULATIONS

2340 INTENT.

The provisions of Section 2340 through 2349, inclusive, shall be known as the C34 General Commercial/Residential Use Regulations. The C34 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C34 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C34 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

2341 SITE PLAN REVIEW REQUIRED.

All development within the C34 General Commercial/Residential Use Regulations, except developments containing only residential or civic uses, shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings and sketches as are necessary to show:

    1. The location, use and entrances and exits of all proposed buildings and structures and their relationship to existing buildings and structures located on and in the immediate vicinity of the development site.

    2. The internal circulation of the development site, including the location, size, and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.

    3. The location, size and type of all existing vegetation and all proposed landscaping.

b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. Proposed uses, including uses within a mixed residential/commercial development, shall be functionally and visually compatible with one another and with other uses, buildings and structures in the immediate vicinity.

2. The internal circulation plan shall provide adequate and convenient access to the variety of uses contained within the development site. Common access serving more than one use or facility shall be provided whenever possible and in a manner which prevents mutual interference.

3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.

4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

d. Exemption for Signs. A site plan shall not be required for addition of new signs or modification of existing signs, provided the site is not subject to an approved site plan that designates sign location and that all such signs comply with all other pertinent requirements of this ordinance. This exemption shall not apply to any site subject to the Community Design Review, Historic Landmark, Historic District, or Design Review Special Area Regulations.

(Amended by Ord. 8105 (N.S.) adopted 7-15-92)

2342 PERMITTED USES.

The following use types are permitted by the C34 Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services

Fire Protection Services (see Section 6905)
Group Care
Law Enforcement Services
Parking Services
Postal Services
Small Schools

c. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rentals, Light Equipment (see Section 6800)
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Transient Habitation: Lodging

d. Industrial Use Types.

Custom Manufacturing (see Section 6300)

e. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2343 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C34 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2344 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C34 Use Regulations upon issuance of a Minor Use Permit:

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Sales/Rental, Farm Equipment
Participant Sports and Recreation: Indoor

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2345 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C34 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services (All Types)
Research Services
Spectator Sports and Entertainment (All Types)
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C35 GENERAL COMMERCIAL/LIMITED RESIDENTIAL USE REGULATIONS

2350 INTENT.

The provisions of Section 2350 through 2355, inclusive, shall be known as the C35 General Commercial/Limited Residential Use Regulations. The C35 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses is desired. Typically, the C35 Use Regulations would be applied in areas where multi-family dwellings in combination with commercial uses are desired. Various applications of the C35 Use Regulations with appropriate development designators can create areas where a single structure may serve a principal commercial function and a secondary residential use, or where a separate residential or a commercial structure is appropriate.

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2352 PERMITTED USES.

The following use types are permitted by the C35 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Law Enforcement Services
Parking Services
Postal Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Automotive and Equipment: Parking
Automotive and Equipment: Sales/Rentals, Light Equipment(see Section 6800)
Business Support Services
Convenience Sales and Personal Services
Communications Services
Eating and Drinking Establishments

2352

Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Medical Services
Personal Services, General
Repair Services: Consumer
Retail Sales, General
Retail Sales: Specialty
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2353 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the C35 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2354 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C35 Use Regulations upon issuance of a Minor Use Permit:

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Sales/Rentals, Farm Equipment
Participant Sports and Recreation: Indoor

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2355 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C35 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services (all types)
Research Services
Spectator Sports and Entertainment (all types)
Transient Habitation: Campground (see Section 6450)

d. Extractive Use Types.

Site Preparation

(Added by Ord. No. 5809 (N.S.) adopted 6-18-80, operative 9-1-80)

2360

C36 GENERAL COMMERCIAL USE REGULATIONS

2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

2362 PERMITTED USES.

The following use types are permitted by the C36 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services: Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"

2363

Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

2365 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

C37 HEAVY COMMERCIAL USE REGULATIONS

2370 INTENT.

The provisions of Section 2370 through Section 2379, inclusive, shall be known as the C37 Heavy Commercial Use Regulations. The C37 Use Regulations are intended to, as closely as possible, duplicate the old C2 Zone.

2372 PERMITTED USES.

The following use types are permitted by the C37 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Agricultural Services
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment

Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment, Sales and Service
Business Support Services
Communication Services
Construction Sales and Services (see Section 6300)
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage, Retail Sales
Funeral and Interment Services: Undertaking
Gasoline Sales
Laundry Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment (all types)
Transient Habitation: Lodging
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Sections 1610 and 6300 for standards)

d. Agricultural Use Types.

Horticulture (All Types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord No. 9569 (N.S.) adopted 7-9-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2373 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C37 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Recycling Processing Facility, Wood and Green Materials “15”
Wholesaling, Storage and Distribution: Light "8"

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

2375 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C37 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicles
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Swap Meets
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

2380

C38 SERVICE COMMERCIAL USE REGULATIONS

2380 INTENT.

The provisions of Section 2380 through Section 2389, inclusive, shall be known as the C38 Service Commercial Use Regulations. The C38 Use Regulations are intended to create and enhance areas where certain heavier commercial or light industrial uses with large acreage requirements, may locate. Typically, the C38 Use Regulations would be applied to the periphery of retail commercial areas from which such uses could supply goods and services to the retail commercial zones. Various applications of the C38 Use Regulations with appropriate development designators can create wholesaling or warehousing areas.

2382 PERMITTED USES.

The following use types are permitted by the C38 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Agricultural Services
Animal Sales and Services: Veterinary (Large Animals)
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment Sales and Services

Business Support Services
Communication Services
Construction Sales and Services (see Section 6300)
Gasoline Sales
Laundry Services
Repair Services, Consumer
Research Services
Wholesale, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (All Types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2383 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C38 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

2383

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2384 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C38 Use Regulations upon issuance of a Minor Use Permit.

a. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2385 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C38 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Civic, Fraternal or Religious Assembly
Clinic Services
Major Impact Services and Utilities

b. Commercial Use Types.

Automotive and Equipment: Storage, Non-operating Vehicle
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Indoor
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

C40 RURAL COMMERCIAL USE REGULATIONS

2400 INTENT.

The provisions of Section 2400 through Section 2409, inclusive, shall be known as the C40 Rural Commercial Use Regulations. The C40 Use Regulations are intended to create and enhance commercial centers which serve predominantly agricultural areas with a broad range of goods and services. Typically, the C40 Use Regulations would be applied to rural or semi-rural areas where many diverse types of commercial uses are desired. Various applications of the C40 Use Regulations with appropriate development designators can create large scale commercial agricultural areas where outdoor storage and sale of animals is permitted, or smaller commercial areas which function as rural town centers.

2402 PERMITTED USES.

The following use types are permitted by the C40 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Agricultural Services
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Large Animals)
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Gasoline Sales
Laundry Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2403 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C40 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes

following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Construction Sales and Services "9"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Recycling Processing Facility, Wood and Green Materials “15”
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

2404 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C40 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2405 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C40 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Auctioning
Animal Sales and Services: Stockyards

Automotive and Equipment: Storage, Non-operating Vehicles
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Scrap Operation (see Section 6300)
Spectator Sports and Entertainment: General
Swap Meets
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

C42 VISITOR-SERVING COMMERCIAL USE REGULATIONS

2420 INTENT.

The provisions of Section 2420 through 2429, inclusive, shall be known as the C42 Visitor-Serving Commercial Use Regulations. The C42 Use Regulations are intended to create and enhance areas devoted to the provision of recreational and tourist services. Thus, a broad range of recreational and visitor-serving uses are permitted and other uses are very limited. Typically, the C42 Use Regulations would be applied to areas where tourist-oriented recreational opportunities exist and associated facilities and services are desired. Various applications of the C42 Use Regulations with appropriate development designators can create an intensive-use recreational village, vacation spa, or resort, or in areas considered generally unsuitable for intensive development, more rural, open recreation-oriented developments.
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

2421 SITE PLAN REVIEW REQUIRED IN CALIFORNIA COASTAL ZONE.

All development within the C42 Visitor-Serving Commercial Use Regulations located within the California Coastal Zone shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show:

   1. The location, size, height, use, general exterior design, and entrances and exits of all proposed buildings and structures and their relationship to existing buildings and structures located on the development site.

   2. The location, size and use of all existing and proposed recreation facilities.

   3. The internal circulation plan of the development site, including the location, size and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.

4. The location, size and type of all existing vegetation and all proposed landscaping.

b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a site plan required by this section.

1. The placement and siting of the existing and proposed buildings, structures, and recreation facilities, with respect to their uses and activities, shall functionally relate to each other and mutually support a recreational and/or tourist-serving character.

2. The internal circulation plan shall provide adequate and convenient access to all buildings, structures, and recreation facilities located on the development site and shall give priority to pedestrian walkways and bicycle paths.

3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.

4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6619 (N.S.) adopted 07-06-83)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)

2422 PERMITTED USES.
The following use types are permitted by the C42 Use Regulations:

a. Civic Use Types.

Essential Services
Parking Services

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Participant Sports and Recreation (all types)
Retail Sales: Specialty
Transient Habitation: Campground (applicable site plan subject to standards commencing at Section 6450) Transient Habitation: Lodging
Transient Habitation: Resort (applicable site plan subject to standards commencing at Section 6400)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

2423 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the C42 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "20"

b. Commercial Use Types.

Administrative and Professional Services "20"
Business Support Services "20"
Financial, Insurance and Real Estate Services "20"

(Added by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

2424

2424 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C42 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2425 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C42 Use Regulations upon issuance of a Major Use Permit.

a. Commercial Use Types.

Gasoline Sales
Spectator Sports and Entertainment (all types)

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

C44 FREEWAY COMMERCIAL USE REGULATIONS

2440 INTENT.

The provisions of Section 2440 through Section 2449, inclusive, shall be known as the C44 Freeway Commercial Use Regulations. The C44 Use Regulations are intended to create and enhance areas where automobile associated traveler services are desired. Typically, the C44 Use Regulations would be applied adjacent to freeway interchanges or in areas with convenient access to freeways. Various applications of the C44 Use Regulations with appropriate development designators can create a limited service area with a gas station and restaurant, or a more extensive service area including motels and overnight travel trailer accommodations.

2442 PERMITTED USES.

The following use types are permitted by the C44 Use Regulations:

a. Civic Use Types.

Child Care Center
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Small Schools

b. Commercial Use Types.

Eating and Drinking Establishments
Transient Habitation: Lodging

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2443 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C44 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

2443

a. Commercial Use Types.

Gasoline Sales "12"
Recycling Collection Facility, Small "2"
Recycling Processing Facility "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2444 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C44 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2445 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C44 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Automotive and Equipment: Storage, Recreational Vehicles and Boats
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

C46 MEDICAL CENTER USE REGULATIONS

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly S84 Med. Cen. Use Regs.)

2460 INTENT.

The provisions of Section 2460 through Section 2469, inclusive, shall be known as the C46 Medical Center Use Regulations. The C46 Use Regulations are intended to create and enhance areas where a concentration of medical and other compatible uses is desired. Typically, the C46 Use Regulations would be applied to areas where there is a desire to discourage use by non-medical associated uses and where a community of a size sufficient to support a medical center exists or is planned. Various applications of the C46 Use Regulations, with appropriate development designators, can create major regional medical centers, including hospitals, medical office buildings, laboratories, and other supportive commercial and service facilities, or small community medical centers whose scale would more clearly reflect the needs of the immediate area.

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2840)

2461 SITE PLAN REVIEW REQUIRED.

All development within the C46 Medical Center Use Regulations shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, documents, and sketches as are necessary to show:

    1. The location, use, entrances and exits of all proposed buildings and structures.

    2. The projected scale of operations and service loads of the development as related to their expected impact on the area immediately surrounding the development site.

    3. The internal circulation plan of the development site, including the location, size, and capacity of all roads and driveways, parking areas, pedestrian walkways, and bicycle paths, and the relationship of this plan to the existing circulation pattern of the area surrounding the development site.

    4. The location, size and type of all existing vegetation and all proposed landscaping.

2461

b. Relationship to Subdivision Ordinance. Any Tentative Map or Tentative Parcel Map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria. The following standards and criteria shall be followed by the Director in his review and evaluation of a Site Plan required by this section.

1. The overall physical design of the project, with respect to the interior placement and siting of buildings and structures, shall mitigate the adverse impacts of the development on the immediately surrounding area.

2. The internal circulation plan shall provide adequate and convenient access to all buildings and structures contained within the development.

3. The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.

4. The proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

(Renumbered by Ord. 5508 (N.S.) adopted 5-16-79. Formerly 2841)

2462 PERMITTED USES.
The following use types are permitted by the C46 Use Regulations:

a. Civic Use Types.

Child Care Center
Clinic Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Law Enforcement Services
Parking Services
Small Schools

b. Commercial Use Types.

Medical Services

c. Agricultural Use Types.

Horticultural: Cultivation
Tree Crops
Row and Field Crops

(Renumbered by Ord. 5508 (N.S.) adopted 5-16-79. Formerly 2842)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2463 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the C46 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Convenience Sales and Personal Services "10"
Eating and Drinking Establishments "10"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small "2"
Recycling Processing Facility "3"

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2843)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2464 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the C46 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

(Renumbered by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2844)

2465

2465 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C46 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Civic, Fraternal or Religious Assembly
Community Recreation
Cultural Exhibits and Library Services
Major Impact Services and Utilities
Postal Services

b. Extractive Use Types.

Site Preparation

(Renumbered and amended by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 2845)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

MANUFACTURING AND INDUSTRIAL USE REGULATIONS

M50 BASIC INDUSTRIAL USE REGULATIONS

2500 INTENT.

The provisions of Section 2500 through Section 2509, inclusive, shall be known as the M50 Basic Industrial Use Regulations. The M50 Use Regulations are intended to create and preserve areas for basic manufacturing operations which evidence no or very low nuisance characteristics. Non-manufacturing uses are restricted to those providing essential support services to manufacturing plants and their personnel. Typically, the M50 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M50 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or preserve large tracts of land for basic manufacturing, assembling, or processing uses.

2502 PERMITTED USES.

The following use types are permitted by the M50 Use Regulations:

a. Civic Use Types.

Ambulance Services
Community Recreation
Emergency Shelters (see Section 6911)
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

b. Commercial Use Types.

Automotive and Equipment: Parking
Recycling Processing Facility, Wood and Green Materials
Research Services

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited
Packing and Processing: Winery
Packing and Processing: General

2503

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2503 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the M50 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Administrative and Professional Services "5"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)

2504 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M50 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services
Eating and Drinking Establishments
Food and Beverage Retail Sales

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2505 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M50 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library Services
Major Impact Services and Utilities

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2520

M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

2520 INTENT.

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

Ambulance Services
Community Recreation
Emergency Shelters (see Section 6911)
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Automotive and Equipment: Parking
Business Equipment Sales and Services
Business Support Services
Communications Services
Laundry Services
Participant Sports and Recreation: Indoor
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing “Limited”
Packing and Processing “Winery”
Packing and Processing “General”

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2523 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the M52 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural and Horticultural Sales "8" (all types)
Automotive and Equipment: Cleaning "8"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Automotive and Equipment: Repairs, Light Equipment "8"
Automotive and Equipment: Sales/Rentals, Farm Equipment "9"
Automotive and Equipment: Sales/Rentals, Heavy Equipment "9"
Automotive and Equipment: Sales/Rentals, Light Equipment “9” (see Section 6800)
Building Maintenance Services "8"
Construction Sales and Services "8" (see Section 6300)
Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Gasoline Sales "12"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2524

2524 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2525 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library Services
Major Impact Services and Utilities

b. Commercial Use Types.

Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Heavy (see Section 6300)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

M54 GENERAL IMPACT INDUSTRIAL USE REGULATIONS

2540 INTENT.

The provisions of Section 2540 through Section 2549, inclusive, shall be known as the M54 General Impact Industrial Use Regulations. The M54 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses not having high nuisance characteristics may locate. Non-industrial uses which support industrial uses are permitted within the zone, particularly administrative, sales, and services uses. Typically, the M54 Use Regulations would be applied near rail and trucking facilities, or other locations where impacts associated with noise, odor and traffic would not impact on residential or commercial areas. All outdoor storage areas would be subject to screening regulations in Section 6706. Various applications of the M54 Use Regulations with appropriate development designators can create a large transportation-dependent industrial center or a small, geographically isolated grouping of a few small scale industrial uses.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2542 PERMITTED USES.

The following use types are permitted by the M54 Use Regulations:

a. Civic Use Types.

Ambulance Services
Community Recreation
Emergency Shelters (see Section 6911)
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles & Boats

2542

Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Gasoline Sales
Laundry Services
Participant Sports and Recreation: Indoor
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing “Limited”
Packing and Processing “Winery”
Packing and Processing “General”

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2543 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the M54 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services “14”
Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2544 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M54 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2545 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the M54 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library Services
Major Impact Services and Utilities

2545

b. Commercial Use Types.

Automotive and Equipment: Storage, Nonoperating Vehicles
Explosive Storage (see Section 6904)
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Scrap Operations (see Section 6300)
Swap Meets
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8283 (N.S.) adopted 7-21-93)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2560

M56 MIXED INDUSTRIAL USE REGULATIONS

2560 INTENT.

The provisions of Section 2550 through 2579, inclusive, shall be known as the M56 Mixed Industrial Use Regulations, (M56 Use Regulations). The M56 Use Regulations will create an industrial area, and a maximum of five percent of each lot to be designated as support commercial area. The right to develop a support commercial area shall be transferable. The M56 Use Regulations will generally be applied to large areas of 100 or more acres, where a unified appearance can be created. A Specific Plan will be required prior to or concurrent with each rezone to address the availability of public facilities. The types of uses in the M56 Use Regulations will include industrial plants that are primarily engaged in the manufacturing, compounding, processing, assembling, packaging, treatment, warehousing or fabrication of materials or products, and commercial use types necessary to support those uses. Site development will be reviewed for compliance with a Design review manual adopted for the area.

2561 SUPPORT COMMERCIAL AREA.

Support commercial areas shall be designated, and the transfer of the rights to develop support commercial area shall be subject to the following requirements.

a. Designation of Commercial Area. Each lot in the specific plan area shall be granted a maximum of five percent of commercial use. At the time of application for a building permit, the applicant shall apply for an administrative permit indicating what portion of the site will be reserved for commercial use, and the location of the parking to be reserved for the use. If no area is designated through the administrative permit process at the time the lot is initially developed, the owner retains the right to make such designation at a later date. Additionally, the applicant may relinquish the permit at any time by making an application for relinquishment to the Director. When an applicant has either chosen not to use the right to develop the commercial area of the property or has relinquished the administrative permit to develop the area as a commercial use, the right may be transferred to another property through the process described in subsection b of this section.

b. Transfer of Designated Commercial Area. Commercial development rights shall be transferable. Transfer shall only be to a site located within the contiguous area within which the M56 use regulation has been applied. The transfer shall not result in more than ten percent of any one site being utilized for support commercial development.

Prior to completing any transfers of development rights, the applicant shall obtain written approval from the Director. No purported transfer shall be of any force or effect without the Director's approval. The applicant shall notify the Department of the completion of the transfer on a form prescribed by the Department, and such notification shall be recorded. Failure to comply with the Department's requirements for notification shall be grounds for refusal to issue building permits.

2562 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREA

The following use types are permitted by the M56 Use Regulations within the industrially designated areas:

a. Civic Use Types.

Ambulance Services
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Automotive and Equipment
- b) Fleet Storage
- c) Parking
- d) Repairs [Heavy Equipment]
- e) Repairs [Light Equipment]
- f) Sales/Rentals [Heavy Equipment]
- g) Sales/Rentals [Farm Equipment]
- h) Sales/Rental [Light Equipment]

Building Maintenance Services
Construction Sales and Services
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesale Storage and Distribution
- a) Mini Warehouse (see Section 6300 and Section 6909)
- b) Light
- c) Heavy

c. Industrial Use Types.

Custom Manufacturing
General Industrial

2562

d. Agricultural Use Types.

Packing and Processing
a) Limited
b) Winery
c) General
d) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2563 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREAS THAT ARE SUBJECT TO LIMITATIONS.

The following use types are permitted by the M56 Use Regulations within the industrially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Eating and Drinking Establishments "21"
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2564 USES SUBJECT TO A MINOR USE PERMIT WITHIN THE INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Minor Use Permit.

a. Civic Use Types

Small Schools

2565 USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE INDUSTRIALLY DESIGNATED AREAS.

The following uses are permitted by the M56 Use Regulations in the industrially designated areas upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library services
Child Care Center
Major Impact Services and Utilities

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2566 PERMITTED USES WITHIN THE AREAS DESIGNATED FOR SUPPORT COMMERCIAL.

The following uses are permitted by the M56 Use Regulations within the commercially designated areas.

a. Civic Use Types.

Child Care Center
Essential Services
Law Enforcement Services
Minor Impact Utilities

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales
    a) Agricultural Sales
    b) Horticultural Sales
Automotive and Equipment
    c) Parking
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate
Food and Beverage Retail Sales
Gasoline Sales
Laundry Services
Participant Sports and Recreation
    a) Indoor
Recycling Collection Center
Repair Services [Consumer]
Research Services
Retail Sales
    a) General
Wholesale Storage and Distribution
    a) Mini Warehouse

c. Agricultural Use Types.

Horticultural
    a) Cultivation
    b) Storage
Tree Crops
Row and Field Crops
Packing and Processing
    a) Limited
    b) Support

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2567 PERMITTED USES WITHIN THE AREAS DESIGNATED FOR SUPPORT COMMERCIAL SUBJECT TO LIMITATIONS.

The following uses are permitted by the M56 Use Regulations within the commercially designated areas, subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Agricultural Services "8"
Automotive and Equipment
- a) Cleaning "8"
- d) Repairs [Heavy Equipment] "8"
- e) Repairs [Light Equipment] "9"
- f) Sales/Rentals [Heavy Equipment] "9"
- g) Sales/Rentals [Farm Equipment] "9"
- h) Sales/Rentals [Light Equipment] "9"

Construction Sales and Services "8"

b. Agricultural Use Types

Animal Raising "16"

2568 USES SUBJECT TO A MAJOR USE PERMIT WITHIN THE AREAS DESIGNATED FOR SUPPORT COMMERCIAL.

The following uses are permitted by the M56 Use Regulations in the commercially designated areas upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library services
Major Impact Services and Utilities
Postal Services

b. Commercial Use Types

Automotive and Equipment
- i) Storage [Nonoperating Vehicles]
- j) Storage [Recreational Vehicles and Boats]

Funeral and Internment Services
- a) Cremating

Participant Sports and Recreation
b) Outdoor
Scrap Operations
Spectator Sports and Entertainment
a) Limited
b) General
Swap Meets
Transient Habitation
b) Lodging

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2569 SPECIFIC PLAN REQUIRED.
The M56 Use Regulations may be made applicable to any property for which a Specific Plan has been adopted. Alternatively, the provisions of the M56 Use Regulations may be adopted as a part of any Specific Plan. The Specific Plan required by these regulations shall address the availability of public facilities, including but not limited to sewer, water, fire protection and roads. Performance standards shall be included within the Specific Plan to assure that there are adequate public facilities to serve the proposed development. If the necessary facilities are not available, or are fully utilized according to the adopted performance standards, no further building permits shall be issued for any new or expanded commercial or industrial uses. In addition, the Specific Plan shall establish a maximum limit to the total area to be devoted to the support commercial uses. Said commercial uses shall not exceed, and may be less than the five percent that is otherwise allowed by the zone.

2570 ADMINISTRATIVE DESIGN REVIEW REQUIRED.
No permit of any type shall be issued for the construction or alteration of any building or structure, nor shall any person construct or alter a building or structure, nor shall any new use be established in areas subject to the M56 Use Regulations until an Administrative Design Review has been approved as conforming to the criteria of a Design Manual which has been adopted by the Board of Supervisors. Alterations to the interior of a structure which are not visible from the exterior of the structure are exempt from the requirement for review. An applicant may chose to submit a site plan rather than an administrative design review application if the project does not comply with the specific requirements of the Design Manual, but the applicant is of the opinion that the project does comply with the intent of the Design Manual. A separate manual shall be adopted for each separate area when the M56 Use Regulations are applied and shall

reflect the concerns of that area. An existing Community Design Manual may be adopted to serve as the Design Manual. The Design Manual shall require the preservation of environmental resources that are identified as being significant, including wildlife habitat and open space.

2571 WAIVER OF ADMINISTRATIVE DESIGN REVIEW.
The administrative design review required by Section 2570 may be waived by the Director if it is determined that the nature of the proposed project is such that subjecting it to the review process would not materially contribute to the attainment of the objectives and guidelines set forth in the applicable Design Manual.

a. In making a decision on waiver of an administrative design review due consideration shall be given to the recommendation of the Community Planning/Subregional Planning Group, Community Design Review Board or Property Owners Review Committee, whichever has been designated as the review body as required by Section 2572.

b. The Director, upon receipt of a request for waiver of the administrative design review requirement, shall provide a copy of said request to the review body for their recommendation.

2572 DESIGNATION BY BOARD OF SUPERVISORS OF REVIEW BODY.
The Board of Supervisors shall designate a review body to review all applications for administrative design review. Such designation shall take place at such time as the M56 Use Regulations are applied to any specific properties. Where there is a Community Planning Group, Subregional Planning Group or Community Design Review Board, such group shall be designated as the review body unless that body agrees to the appointment of a Property Owners Review Committee and the Board of Supervisors so designates. Where there is no planning group or design review board, a Property Owners Review Committee shall be appointed. The number of members of such Property Owners Review Committee, their length of service and identities shall be at the discretion of the Board of Supervisors. The members shall be owners of property wholly or partly within the area affected by the M56 Use Regulations or shall be designated representatives of a property owner.

2574 REVIEW OF APPLICATION BY THE DESIGNATED REVIEW BODY.
The Department of Planning and Development Services, upon receipt of an application for administrative design review, shall provide a copy of said application to the designated review body for their comments. The review body shall have 30 days to review the application and respond with their recommendations.

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

2576 DECISION BY THE DIRECTOR ON ADMINISTRATIVE DESIGN REVIEW.
The Director shall decide if the application complies with the requirements of the Design Manual and issue that decision within 60 days of the initial application. A denial of the application may be followed by an application for a site plan if the applicant feels that the overall intent of the design requirements can be met by the project without the project being in strict compliance with the requirements of the Design Manual.

2578 APPEAL OF DIRECTOR'S DECISION.
The Director's decision may be appealed pursuant to the appeal procedures commencing at Section 7200.

2580

M58 HIGH IMPACT INDUSTRIAL USE REGULATIONS

2580 INTENT.

The provisions of Section 2580 through Section 2589, inclusive, shall be known as the M58 High Impact Industrial Use Regulations. The M58 Use Regulations are intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically, the M58 Use Regulations would be applied at locations where large land acreages were available and where the impacts associated with unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential or commercial areas. Various applications of the M58 Use Regulations with appropriate development designators can create major heavy industrial centers or an area for a single, large industrial use.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2582 PERMITTED USES.

The following use types are permitted by the M58 Use Regulations:

a. Civic Use Types.

Ambulance Services
Community Recreation
Emergency Shelters (see Section 6911)
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Gasoline Sales

Laundry Services
Participant Sports and Recreation: Indoor
Recycling Processing Facilities, Wood and Green Materials
Research Services
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing (all types)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2583 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the M58 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Adult Entertainment Establishments "19"
Agricultural Services “14”
Automotive and Equipment: Storage, Nonoperating Vehicles "9"
Eating and Drinking Establishments “21”
Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Heavy "14"
Wholesaling, Storage and Distribution: Light "8"

b. Industrial Use Types.

General Industrial "14"

2583

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2584 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the M58 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Small Schools

b. Commercial Use Types.

Convenience Sales and Personal Services

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2585 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the M58 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Cultural Exhibits and Library Services
Major Impact Services and Utilities

b. Commercial Use Types.

Animal Sales and Services: Stockyard
Explosive Storage (see Section 6904)
Funeral and Interment Services: Cremating
Participant Sports and Recreation: Outdoor
Scrap Operations (see Section 6300)
Swap Meets

c. Industrial Use Types.

Heavy Industrial (see Section 6300)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)

e. Extractive Use Types.

Mining and Processing
Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)
(Amended by Ord. No. 8318 (N.S.) adopted 10-27-93)
(Amended by Ord. No. 9013 (N.S.) adopted 3-17-99)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

2703

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery “22” (see Section 6910)
Packing and Processing: Boutique Winery “22” (see Section 6910)
Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)
Packing and Processing: General “23” (see Section 6157)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

2704 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are allowed by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2705 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Packing and Processing: Winery
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

2720

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"

Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery “22” (see Section 6910)
Packing and Processing: Boutique Winery “22” (see Section 6910)
Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)
Packing and Processing: General “23” (see Section 6157)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

2724 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are allowed by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Agricultural Use Types

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2725

2725 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

SPECIAL PURPOSE REGULATIONS

S80 OPEN SPACE USE REGULATIONS

2800 INTENT.

The provisions of Section 2800 through Section 2809, inclusive, shall be known as the S80 Open Space Use Regulations. The S80 Open Space Use Regulations are intended to provide for appropriate controls for land generally unsuitable for intensive development. Typically, the S80 Use Regulations would be applied in both urban and rural environments to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions. Uses permitted within the S80 Use Regulations include those having a minimal impact on the natural environment, or those compatible with the hazards, resources, or other restrictions on the property. Various applications of the S80 Use Regulations with appropriate development designators can create or protect areas of very large residential parcels, agricultural areas, recreation areas, or limited use areas having identified hazards or resources.

2801 SITE PLAN REVIEW REQUIRED.

All development within areas subject to the S80 Open Space Regulations shall require site plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

a. Content of the Site Plan. A site plan required by this section shall contain such maps, plans, drawings, and sketches as are necessary to show the location, size and use of all proposed buildings and structures and their relationship to the significant physical features located on the development site.

b. Relationship to Subdivision Ordinance. Any tentative map or tentative parcel map which is required by the Subdivision Ordinance shall be used to the maximum extent possible in satisfying the requirements of subsection "a" of this section.

c. Standards and Criteria. The placement and siting of the proposed structures and buildings shall preserve the open space value of the development site, avoid degradation of the significant physical features located on the development site, and avoid hazards.

2802

2802 PERMITTED USES.
The following use types are permitted by the S80 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (All Types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2803 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the S80 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2804 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are allowed by the S80 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Agricultural Use Types

Farm Labor Camps

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No 10003 (N.S.) adopted 8-5-09)

2805 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S80 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Automobile and Equipment: Parking
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2810

S81 ECOLOGICAL RESOURCE AREA REGULATIONS

2810 INTENT.

The provisions of Section 2810 through 2819, inclusive, shall be known as the S81 Ecological Resource Area Use Regulations. The S81 Use Regulations are intended to recognize and preserve the coastal wetlands as resources of national, statewide and regional significance for their biological habitat value; to facilitate the maintenance and enhancement of the biological productivity and scenic quality of the wetlands; and to insure that human use of the wetlands is compatible with their biological and habitat functions. It is intended that these regulations be applied to lagoons and their tributary streams and adjacent uplands within the California Coastal Zone. Unless otherwise clearly delineated by a road, property line, or similar feature, these regulations are intended to be applied to extend to one hundred feet upland of the 100-year floodplain.
(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2812 PERMITTED USES.

The following use types are permitted by the S81 Use Regulations in accordance with the Special Provisions and Limitations set forth in Section 2818.

a. Civic Use Types

Cultural Exhibits and Library Services: Educational and scientific nature study involving observation only.

Essential Services: Sewer, gas and petroleum products pipelines, telephone and electric lines only.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2815 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S81 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Essential Services: Passive recreation only.

b. Agricultural Use Types.

Animal Raising, Specialty: Aquaculture only

c. Extractive Use Types.

Site Preparation: Dredging and filling for purposes of habitat enhancement only.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

2818 SPECIAL PROVISIONS AND LIMITATIONS.

a. When development is subject to issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976, said permit shall be issued in accordance with the requirements of the California Coastal Commission.

b. In addition to the findings required for granting a major use permit pursuant to Section 7358, the following specific findings shall be made:

1. The proposed use, activity or construction will not have any significant adverse effects on the habitat or scenic values of the wetlands or on associated rare, threatened or endangered species; or that adequate measures will be provided to mitigate such significant adverse effects.

2. The proposed use, activity or construction will not:

Involve wetland fill, except as related to habitat enhancement;
Increase sedimentation of the wetland;
Adversely decrease stream flow into the wetland; nor
Reduce tidal interchange or internal water circulation.

3. The proposed use, activity, or construction is consistent with the applicable goals and policies of the California Coastal Act and of the San Diego County Local Coastal Program Land Use Plan.

c. The environmental review documentation prepared and submitted pursuant to Sections 7610 and 7611 shall be utilized to the maximum extent possible in carrying out the provisions of the S81 Use Regulations.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

2820

S82 EXTRACTIVE USE REGULATIONS

2820 INTENT.

The provisions of Section 2820 through Section 2829, inclusive, shall be known as the S82 Extractive Use Regulations. The S82 Use Regulations are intended to identify and create areas within the County where mining, quarrying, or oil extractive uses are permitted. Typically, the S82 Use Regulations would be applied to areas of mineral deposits, to signify the presence of such deposit and notify adjacent or affected properties of the intention to allow extraction of minerals within the zone. They may be used to preserve areas with valuable mineral deposits until extraction can take place. Special regulations are to be imposed governing the conduct of mineral extraction, associated operating characteristics, and care of the site at conclusion of the extraction operation.

2822 PERMITTED USES.

The following use types are permitted by the S82 Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2823 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S82 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2824 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the S82 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-19-92)

2825 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S82 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Automotive and Equipment: Nonoperating Vehicle Storage
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Scrap Operation (see Section 6300)

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

S86 PARKING USE REGULATIONS

2860 INTENT.

The provisions of Section 2860 through Section 2869, inclusive, shall be known as the S86 Parking Use Regulations. The S86 Use Regulations are intended to identify and create areas for automotive parking in association with another dominant land use. Typically, the S86 Use Regulation would be applied to assure a physical separation between one type of use and another, or to accommodate off-street parking requirements for commercial or industrial uses. Various applications of the S86 Use Regulations with appropriate development designators can create small buffer areas between uses or large parking areas designed to satisfy parking needs of a major commercial or industrial complex.

2862 PERMITTED USES.

The following use types are permitted by the S86 Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)
Parking Services

b. Commercial Use Types.

Automotive and Equipment: Parking

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2863 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S86 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood or Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2864 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S86 Use Regulations upon issuance of a Minor Use Permit.

2864

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2865 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S86 Use Regulations upon issuance of a Major Use Permit.

a. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

S88 SPECIFIC PLANNING AREA USE REGULATIONS

2880 INTENT.

The provisions of Section 2880 through Section 2889, inclusive, shall be known as the S88 Specific Planning Area Use Regulations. The S88 Use Regulations are intended to accommodate Specific Plan areas shown on the San Diego County General Plan or on those lands for which a Specific Plan has been adopted by the Board of Supervisors pursuant to the Government Code. Application of the S88 Use Regulations can create an unlimited variety of land uses in conformance with the General Plan.

2882 PERMITTED USES.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2883 PERMITTED USES SUBJECT TO LIMITATIONS.

Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Material "3"

b. Agricultural Use Types.

Packing and Processing: General “23”

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

2883

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 10463 (N.S.) 4-14-17)

2884 USES SUBJECT TO A MINOR USE PERMIT.
Until a Specific Plan applicable to the property is adopted, the following use types are allowed by the S88 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services.
Minor Impact Utilities

b. Agricultural Use Types

Farm Labor Camps

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

2885 USES SUBJECT TO A MAJOR USE PERMIT.
Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Major Use Permit.

a. Agricultural Use Types.

Packing and Processing: Winery
Packing and Processing: Support

b. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 10463 (N.S.) adopted 4-17-17)

2887 SPECIFIC PLANS
If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations at Part Three (commencing at Section 3000), the Development Regulations at Part Four (commencing at Section 4000), the Special Area Regulations at Part Five (commencing at Section 5000), and/or the General Regulations at Part Six (commencing at Section 6000), of The Zoning Ordinance, shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

2888 SPECIAL PROVISIONS AND LIMITATIONS: S88 USE REGULATIONS.

a. Prior to adoption of a Specific Plan, a Major Use Permit may be granted pursuant to the S88 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

b. Following the adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Specific Planning Area Use Regulations.

c. All uses established pursuant to an applicable Specific Plan shall be subject to all of the conditions and restrictions set forth in the Specific Plan, and said Specific Plan conditions and restrictions concerning uses shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

2889 CALIFORNIA COASTAL ZONE: AGRICULTURAL LAND.

A Specific Plan for any property subject to these use regulations which lies within the California Coastal Zone, and which is designated Agricultural Cropland on the Local Coastal Program Land Use Plan, shall, in addition to other applicable requirements, be prepared and approved in accordance with the provisions of this section.

a. The Specific Plan shall cover all contiguous properties owned or under the control of the applicant.

b. Approval of the Specific Plan shall be subject to a specific finding that continued exclusive agricultural use of the entire property is no longer feasible, or that allowing residential development on a portion of the property will enhance the feasibility of agricultural use of the remaining portions of the property.

c. The Specific Plan shall show at least fifty percent of the land suitable for agriculture as reserved for agricultural use.

d. Total dwelling units permitted by the Specific Plan shall not exceed the number obtained by multiplying the total acreage covered by the specific plan, exclusive of any wetland areas, by a density factor of 2.8.

e. All development and other activities subject to the Specific Plan shall conform to the following:

1. All development shall be subject to the Planned Development Area Regulations commencing at Section 5800.

2. All land shown as reserved for agriculture shall be permanently protected for such use by an appropriate restriction.

3. Areas shown as reserved for agriculture shall, where feasible, be a minimum of forty contiguous acres in size.

4. Development shall be located and clustered so as to avoid, to the degree possible, conflict with the continued agricultural use of land reserved for that purpose and, where feasible, shall be located adjacent to existing development or areas planned for development.

5. To the degree feasible, development shall be concentrated on lands least suitable for agricultural production. Land best suited for agricultural production is defined as land containing Class I-IV soils on slopes of ten percent or less, and is either currently in agricultural production or has the potential for commercial production of food crops.

6. Where feasible, buffer areas shall be established in the specific plan between agricultural lands and non-agricultural areas within and adjacent to the area covered by the specific plan. Uses within such buffer areas shall be limited to agricultural uses that do not require the application of pesticides or herbicides, or open space uses.

7. Deeds for residential lots or dwelling units shall contain a clause stating that such lots or dwelling units are located in close proximity to lands reserved for agricultural use and that such use could result in some adverse impacts on such lots or dwelling units.

8. No roads other than farm access roads shall be constructed across agricultural lands unless mitigation measures are provided that assure the continued long-term viability of agricultural uses.

9. If land subject to the specific plan borders a lagoon, continuous bluff-top accessways or equivalent overlook areas shall be provided. Such accessways or overlooks shall be reserved for public use by dedication of easements as a condition of development approval.

(Added by Ord. No. 6743 (N.S.) effective 1-11-85)

S90 HOLDING AREA USE REGULATIONS

2900 INTENT.

The provisions of Section 2900 through Section 2909 shall be known as the Holding Area Use Regulations. The Holding Area Use Regulations are intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other data. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development.

2902 PERMITTED USES.

The following use types are permitted by the S90 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2903 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the S90 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood or Green Materials "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2904 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are allowed by the S90 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Small Schools

b. Agricultural Use Types

Farm Labor Camps

c. Commercial Use Types

Cottage Industries "17" (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2905 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S90 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

2905

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Agricultural Services
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2908 SPECIAL PROVISIONS AND LIMITATIONS: S90 USE REGULATIONS.

a. A Major or Minor Use Permit may be continued, modified, reinstated, or renewed for any use which, prior to the application of the S90 Holding Area Use Regulations on the subject property, was permitted pursuant to a duly authorized use permit.

b. A Major Use Permit may be granted to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

S92 GENERAL RURAL USE REGULATIONS

2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (All Types)
Tree Crops
Row and Field Crops
Packing and Processing: Limited

(Added by Ord. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

2923

b. Agricultural Use Types.

Packing and Processing: Small Winery “22” (see Section 6910)
Packing and Processing: Boutique Winery “22” (see Section 6910)
Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)
Packing and Processing: General “23” (see Section 6157)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

2925 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are allowed by the S92 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

b. Agricultural Use Types

Farm Labor Camps

c. Commercial Use Types

Cottage Industries “17” (see 6920)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2926 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S92 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

2940

S94 TRANSPORTATION AND UTILITY CORRIDOR USE REGULATIONS

2940 INTENT.

The provisions of Section 2940 through 2949, inclusive, shall be known as the S94 Transportation and Utility Corridor Use Regulations. The S94 Use Regulations are intended to create and protect corridors for existing or future highways, railways, pipelines, other modes of transportation, and facilities for transmission of electricity, gas, water and other materials and forms of energy. The S94 Use Regulations are designed in recognition of the fact that transportation and utility facilities can cause adverse impacts on surrounding residents and properties including, for example, noise, vibration, emissions, pollutants, odors, visual appearance, detraction from natural scenic values, electrical interference, and potential for hazards and disasters. Some facilities can also be adversely affected by incompatible uses nearby. It is intended that these and other regulations be applied in a manner that will create sufficient open space or buffering along corridors to mitigate any adverse impacts of the facilities. The uses permitted are those which will not detract from the corridor's primary purpose, will not involve large, permanent concentrations of people, and will not adversely affect surrounding residents and properties. Various applications of the S94 Use Regulations with appropriate development designators can preserve future corridors while allowing appropriate interim uses, and permit suitable uses of land under powerlines, over buried pipelines, or alongside railroads or highways.

2942 PERMITTED USES.

The following use types are permitted by the S94 Use Regulations:

a. Civic Use Types.

Essential Services
Fire Protection Services (see Section 6905)

b. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2943 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S94 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2944 USES SUBJECT TO A MINOR USE PERMIT.
The following use types are permitted by the S94 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Parking Services

b. Commercial Use Types.

Automotive and Equipment: Parking

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2945 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S94 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Community Recreation
Cultural Exhibits and Library Services
Major Impact Services and Utilities
Postal Services

b. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Agricultural Services
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)

c. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

2948

2948 SPECIAL PROVISIONS AND LIMITATIONS: S94 USE REGULATIONS.

a. A Major Use Permit may be granted pursuant to the S94 Use Regulations to authorize, for a specified period of time, any use not involving a significant investment in buildings, structures, or other improvements. Alternatively, a Major Use Permit may be granted for any use pursuant to a bonded agreement in an amount sufficient to ensure the removal of all buildings, structures, and other improvements within a specified time and/or under specified conditions when the decision-making body finds that such agreement will carry out the intent of this Ordinance and is enforceable by the County.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8506 (N.S.) adopted 3-1-95)

2950 SOLID WASTE FACILITY (SWF)

On November 8, 1994, the voters adopted County of San Diego Proposition C, an initiative that created the SWF zoning classification, applied it to the Gregory Canyon site and described a new class III solid waste landfill (the Project). *

The SWF zoning classification shall allow the Project without the need for any permits from the County of San Diego except the Water Course Alteration Permit, Bridge Permit, Grading Permit and Building Permit.

* This unadopted introductory paragraph is provided for informational purposes.

On June 6, 2010, the voters adopted County of San Diego Proposition A, an initiative that applied the SWF zoning classification to the East Otay Mesa site and described a new recycling collection center and class III solid waste landfill (the Project).**

The SWF zoning classification allows the development of the Project without the need for any permits from the County of San Diego except a Grading Permit and Building Permit.

** This unadopted introductory paragraph is provided for informational purposes.

SUPPLEMENTAL LIMITATIONS ON USES.

2980 LIMITATIONS ON PERMITTED USES.
The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

"1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

"2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.

"3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.

"4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.

"5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.

"6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.

"7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.

"8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.

"9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences less than 6 feet in height.

"10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.

"11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.

"12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.

"13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

"14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.

"15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.

"16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.

"17" Cottage Industries. Permitted subject to the provisions of Section 6920.

"18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.

"19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of "10" apply, however for additional area see Section 6158.j.

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

"23" Packing and Processing: General. Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section 6157.g. Allowed as a primary use of a property upon issuance of a Major Use Permit.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
(Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

USE MATRIX

2990 USE MATRIX.
The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Use Regulations contained in Sections 2100 through 2989, inclusive.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	1250	RESIDENTIAL 1260	1265	1280	1300	CIVIC See Section 6816			1310	1315	1320	1325	1330	1332	1334	1335	1340	1345	1346	1348	1350	1355	1360	1365	1375	Use Regulations
		Family Residential	Group Residential	Mobilehome Residential		Enclosed	Open	Drive-in	Administrative Services	Ambulance Services (see Sec. 6900)	Clinic Services	Community Recreation	Cultural Exhibits and Library Services	Child Care Center	Emergency Shelters (see Sec. 6911)	Essential Services	Fire Protection Services (see Sec. 6905)	Group Care	Law Enforcement Services	Civic, Fraternal or Religious Assembly	Major Impact Services and Utilities	Minor Impact Utilities	Parking Services	Postal Services	Small Schools	
																										RESIDENTIAL
RS		●		18		●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RS Single-Family Residential
RD		●		18		●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RD Duplex/Two-Family Residential
RM		●		18		●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RM Multi-Family Residential
RV		●		18		●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RV Variable Family Residential
RU		●	●	18		●	●		M	M	M	M	m	M		●	S	M		M	M	m	M	M	m	RU Urban Residential
RMH				18		●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RMH Mobilehome Residential
RR		●	M	18		●	●	m	M	M	M	M	M	M		●	S	M	M	M	M	m	M	M	m	RR Rural Residential
RRO*		●	M	18		●	●	m	M	M	M	M	M	M		●	S			M	M	m	M	M	m	RRO* Recreation-Oriented Residential
RC		●	●	18		●	●		M	M	●	M	●	●		●	S	●		●	M	m	M	M	●	RC Residential-Commercial
																										COMMERCIAL
C30						●	●		●	●	●	M	●	●		●	S		●	M	M	m	●	M	●	C30 Office-Professional
C31		●	●			●	●		●	●	M	●	●			●	S	●	M	M	M	m	●	M	●	C31 Residential/Office Professional
C32		1				●	●		M	M	M	M	M	●		●	S		●	M	M	m	M	M	●	C32 Convenience Commercial
C34*		●	●			●	●		●	●	●	●	●	●		●	S	●	●	●	M	m	●	●	●	C34* Gen. Commercial/Residential
C35		M				●	●		●	●	●	●	●	●		●	S	●	●	●	M	m	●	●	●	C35 Gen. Comm.//Ltd. Residential
C36		1	M			●	●		●	●	●	●	●	●		●	S		●	●	M	●	●	●	●	C36 General Commercial
C37		1	M			●	●	●	●	●	●	●	●	●		●	S	●	●	●	M	●	●	●	●	C37 Heavy Commercial
C38		1				●	●	●	●	●	M	●	●	●		●	S		●	M	M	●	●	●	●	C38 Service Commercial
C40		1				●	●	●	●	●	●	●	●	●		●	S		●	●	M	m	●	●	●	C40 Rural Commercial
C42*		20				●	●									●						m	●			C42* Visitor Serving Commercial
C44						●	●	●	M	M	M	M	M	●		●	S		●	M	M	m	M	M	●	C44 Freeway Commercial
C46*						●	●		M	M	●	M	M	●		●	S	●	●	M	M	m	●	M	●	C46* Medical Center
																										INDUSTRIAL
M50						●	●		M	●	M	●	M	M	●	●	S		●	M	M	m	●	●	m	M50 Basic Industrial
M52						●	●		M	●	M	●	M	M	●	●	S		●	M	M	m	●	●	m	M52 Limited Impact Industrial
M54						●	●		M	●	M	●	M	M	●	●	S		●	M	M	●	●	●	m	M54 General Impact Industrial
M56+									M	●	M		M	M		●	S		●	M	M	●	●	●	m	M56+ Mixed Industrial
M58						●	●		M	●	M	●	M	M	●	●	S		●	M	M	●	●	●	m	M58 High Impact Industrial
																										AGRICULTURAL
A70		●	M	18		●	●	m	M	M	M	M	M	M		●	S	M	m	M	M	m	M	M	m	A70 Limited Agriculture
A72		●	M	18		●	●	m	M	M	M	M	M	M		●	S	M	S	M	M	m	M	M	m	A72 General Agriculture
																										SPECIAL PURPOSE
S80*		●				●	●		M	M	M	M	M	M		●	S			M	M	m	M	M	m	S80* Open Space
S81													O			O										S81 Ecological Resource Area
S82						●	●		M	M	M	M	M			●	S		m	M	M	m	M	M		S82 Extractive
S86						●	●									●	S		m			m	●			S86 Parking
S88+		●				●	●	●								●	S		m			m				S88+ Specific Plan Area
S90+		●	M			●	●	m	M	M	M	M	M	M		●	S	M	m	M	M	m	M	M	m	S90+ Holding Area
S92		●	M			●	●	m	M	M	M	M	M	M		●	S	M	S	M	M	m	M	M	m	S92 General Rural
S94+						●	●	m	M	M		M	M			●	S		m		M	m	m	M		S94+ Transportation & Utility Corridor
SWF																					●					SWF Solid Waste Facility

MATRIX LEGEND

- ● Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-23 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES / COMMERCIAL	Enclosed	Semi-Enclosed	Open	Drive-In	Administrative and Professional Services	Adult Entertainment Establishments	Agricultural & Horticultural Sales	a) Agricultural Sales	b) Horticultural Sales E	Agricultural Services	Animal Sales and Services:	a) Auctioning	b) Grooming	c) Horse Stables	d) Kennels	e) Stockyards	f) Veterinary [Large Animal]	g) Veterinary [Small Animal]	Automotive and Equipment:	a) Cleaning	b) Fleet Storage	c) Parking E	d) Repairs [Heavy Equipment]	e) Repairs [Light Equipment]	f) Sales/Rentals [Heavy Equipment]	g) Sales/Rentals [Farm Equipment]	h) Sales/Rentals [Light Equipment] E	i) Storage [Nonoperating Vehicles]	j) Storage [Recreation Vehicles & Boats]	*Commercial continued on next page*	Use Regulations
1400	See Section 6816				1410	6930	1415			1420	1425								1430													
																																RESIDENTIAL
RS					P			P	P					16	16							P										RS Single-Family Residential
RD					P			P	P					16	16							P										RD Duplex/Two-Family Residential
RM					P			P	P					16	16							P										RM Multi-Family Residential
RV					P			P	P					16	16							P										RV Variable Family Residential
RU					P			P	P					16	16							P										RU Urban Residential
RMH					P			P	P													P										RMH Mobilehome Residential
RR	●	●	●											16	16																	RR Rural Residential
RRO*	●	●	●		P			P	P					16	16			P				P										RRO* Recreation-Oriented Residential
RC	●	m	m		4			m	m				m	16	16			P				P										RC Residential-Commercial
																																COMMERCIAL
C30	●			m	●									16	16							m										C30 Office-Professional
C31	●			m	●									16	16							m										C31 Residential/Office Professional
C32	●			m										16	16							m										C32 Convenience Commercial
C34*	●	m	M	m	●			●	●				●	16	16			M				●				m	●		M			C34* Gen. Commercial/Residential
C35	●	m	M	m	●			●	●				●	16	16			M				●				m	●		M			C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●	●			●	●	9			●	16	16			●		M		●	8	●		●	●		M			C36 General Commercial
C37	●	●	●	●	●			●	●	●			●	16	16			●		●	●	●	●	●	●	●	●	M	●			C37 Heavy Commercial
C38	●	●	●	●	●			●	●	●				16	16		●	●		●	●	●		●	●	●	●	M	●			C38 Service Commercial
C40	●	●	●	●	●			●	●	●		M	●	16	16	M	●	●		●	●	●	●	●	●	●	●	M	●			C40 Rural Commercial
C42*	●	●	●	●	20																											C42* Visitor Serving Commercial
C44	●	●	●	●										16	16														M			C44 Freeway Commercial
C46*	●													16	16																	C46* Medical Center
																																INDUSTRIAL
M50	●	m	M	m	5	19								16	16							●										M50 Basic Industrial
M52	●	m	M	m	●	19		8	8					16	16					8		●	8	8	9	9	9					M52 Limited Impact Industrial
M54	●	●	●	●	●	19		●	●	14				16	16		●			●	●	●	●	●	●	●	●	M	●			M54 General Impact Industrial
M56+																					●	●	●	●	●	●						M56+ Mixed Industrial
M58	●	●	●	●	●	19		●	●	14				16	16	M	●			●	●	●	●	●	●	●	●	9	●			M58 High Impact Industrial
																																AGRICULTURAL
A70	●	●	●					M	M					16	16		6	6														A70 Limited Agriculture
A72	●	●	●					M	M			M		16	16		6	6														A72 General Agriculture
																																SPECIAL PURPOSE
S80*	●	S	M											16	16							M										S80* Open Space
S81																																S81 Ecological Resource Area
S82	●	●	●											16	16													M				S82 Extractive
S86	●	●	●	●										16	16							●										S86 Parking
S88+	●	●	●	●										16	16																	S88+ Specific Plan Area
S90+	●	●	●	●				M	M	M																						S90+ Holding Area
S92	●	●	●					M	M					16	16		6	6														S92 General Rural
S94+	●	●	●	●				M	M	M												m										S94+ Transportation & Utility Corridor
SWF																																SWF Solid Waste Facility

MATRIX LEGEND

- ● Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger
- 1-23 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL (cont.)	Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Construction Sales and Services (See Sec. 6300)	Convenience Sales and Personal Services	Cottage Industries (See Sec. 6920)	Eating and Drinking Establishments	Explosive Storage (See Sec. 6904)	Financial, Insurance and Real Estate	Food and Beverage Retail Sales [E]	Funeral and Internment Services: a) Cremating	b) Interring	c) Undertaking	Gasoline Sales [E]	Laundry Services	Medical Services	
1400	See Section 6816				1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485				1490	1495	1500	**Use Regulations**
																						RESIDENTIAL
RS							P			P		P		P	P							P	RS Single-Family Residential
RD							P			P		P		P	P							P	RD Duplex/Two-Family Residential
RM							P			P		P		P	P							P	RM Multi-Family Residential
RV							P			P		P		P	P							P	RV Variable Family Residential
RU							P			P		P		P	P							P	RU Urban Residential
RMH							P			P		P		P	P							P	RMH Mobilehome Residential
RR	●	●	●								17												RR Rural Residential
RRO*	●	●	●				P			M		M		P	M							P	RRO* Recreation-Oriented Residential
RC	●	m	m				P	P		m		m		11	m					P		4	RC Residential-Commercial
																						COMMERCIAL
C30	●			m			●	m		10		10		●	10				M			●	C30 Office-Professional
C31	●			m			●	m		10		10		●	10				M			●	C31 Residential/Office Professional
C32	●			m						●		●			●					M			C32 Convenience Commercial
C34*	●	m	M	m		7	●	●	8	●		●		●	●		M	M	M	12	13	●	C34* Gen. Commercial/Residential
C35	●	m	M	m		7	●	●	8	●		●		●	●		M	M	M	12	13	●	C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		7	●	●	8	●		●		●	●		M	M	●	12	13	●	C36 General Commercial
C37	●	●	●	●	●	●	●	●	●	●		●		●	●		M	M	●	●	●	●	C37 Heavy Commercial
C38	●	●	●	●	●	●	●	●	●	m		m			10		M			●	●		C38 Service Commercial
C40	●	●	●	●	●	●	●	●	9	●		●		●	●		M	M	●	●	●	●	C40 Rural Commercial
C42*	●	●	●	●			20			●		●		20						M			C42* Visitor Serving Commercial
C44	●	●	●	●								●								12			C44 Freeway Commercial
C46*	●									10		10			10							●	C46* Medical Center
																						INDUSTRIAL
M50	●	m	M	m						m		m			m								M50 Basic Industrial
M52	●	m	M	m	8	●	●	●	8	m		21			10		M			12	●		M52 Limited Impact Industrial
M54	●	●	●	●	●	●	●	●	●	m		21	M		10		M			●	●		M54 General Impact Industrial
M56+					●				●			21			10								M56+ Mixed Industrial
M58	●	●	●	●	●	●	●	●	●	m		21	M		10		M			●	●		M58 High Impact Industrial
																						AGRICULTURAL
A70	●	●	●								17		M										A70 Limited Agriculture
A72	●	●	●								17		M							M			A72 General Agriculture
																						SPECIAL PURPOSE
S80*	●	S	M										M										S80* Open Space
S81																							S81 Ecological Resource Area
S82	●	●	●										M										S82 Extractive
S86	●	●	●	●																			S86 Parking
S88+	●	●	●	●																			S88+ Specific Plan Area
S90+	●	●	●	●							17		M										S90+ Holding Area
S92	●	●	●								17		M										S92 General Rural
S94+	●	●	●	●																			S94+ Transportation & Utility Corridor
SWF																							SWF Solid Waste Facility

Commercial continued on next page

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USE & ENCLOSURE MATRIX

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USE TYPES / COMMERCIAL (cont.)	Enclosed	Semi-Enclosed	Open	Drive-In	Participant Sports and Recreation: a) Indoor	b) Outdoor	Personal Services [General]	Recycling Collection Facility (See Sec. 6970): a)Small [E]	b) Large [E]	Recycling Processing Facility (See Sec. 6975): a) Light	b) Heavy	c) Wood and Green Materials	Repair Services [Consumer]	Research Services	Retail Sales: a) General	b) Specialty	Scrap Operations (See Section 6300)	Spectator Sports and Entertainment: a) Limited	b) General	Swap Meets	Use Regulations
1400	See Section 6816				1505			1510	1512			1513				1515	1520	1525			1530	1535			1540	
RESIDENTIAL																										
RS						P	P	P		2									P	P			P			RS Single-Family Residential
RD						P	P	P		2									P	P			P			RD Duplex/Two-Family Residential
RM						P	P	P		2									P	P			P			RM Multi-Family Residential
RV						P	P	P		2									P	P			P			RV Variable Family Residential
RU						P	P	P		2									P	P			P			RU Urban Residential
RMH						P	P	P		2									P	P			P			RMH Mobilehome Residential
RR	●	●	●				M			2																RR Rural Residential
RRO*	●	●	●			P	M	P		2									P	P			P			RRO* Recreation-Oriented Residential
RC	●	m	m			P	P	P		2									m	m			P			RC Residential-Commercial
COMMERCIAL																										
C30	●			m				●		2	2		3	M			M									C30 Office-Professional
C31	●			m				●		2	2		3	M			M									C31 Residential/Office Professional
C32	●			m		m		●		2	2		3	M												C32 Convenience Commercial
C34*	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M		C34* Gen. Commercial/Residential
C35	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M		C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		●		●		2	2		3	M		●	M		●	●			●	M		C36 General Commercial
C37	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●			●	●	M	C37 Heavy Commercial
C38	●	●	●	●		M				2	2		3	3	15	●	●				M			M	M	C38 Service Commercial
C40	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●	M		●	M	M	C40 Rural Commercial
C42*	●	●	●	●		●	●													●			M	M		C42* Visitor Serving Commercial
C44	●	●	●	●						2			3	M												C44 Freeway Commercial
C46*	●									2			3	M												C46* Medical Center
INDUSTRIAL																										
M50	●	m	M	m						2	2		3	M	●		●									M50 Basic Industrial
M52	●	m	M	m		●	M			2	2		3	M	●		●									M52 Limited Impact Industrial
M54	●	●	●	●		●	M			2	2		3	3	●		●				M				M	M54 General Impact Industrial
M56+										2	2		3	M	●		●									M56+ Mixed Industrial
M58	●	●	●	●		●	M			2	2		3	3	●		●				M				M	M58 High Impact Industrial
AGRICULTURAL																										
A70	●	●	●				M			A					m											A70 Limited Agriculture
A72	●	●	●				M			A					m											A72 General Agriculture
SPECIAL PURPOSE																										
S80*	●	S	M				M			2	m				m											S80* Open Space
S81																										S81 Ecological Resource Area
S82	●	●	●				M			2	m				m						M					S82 Extractive
S86	●	●	●	●						2	m				m											S86 Parking
S88+	●	●	●	●						2	m				m											S88+ Specific Plan Area
S90+	●	●	●	●			M			2	m				m											S90+ Holding Area
S92	●	●	●				M			2	m				m											S92 General Rural
S94+	●	●	●	●			M			2	m				m											S94+ Transportation & Utility Corridor
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Commercial continued on next page

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USE & ENCLOSURE MATRIX

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USE TYPES	COMMERCIAL (cont.)					Transient Habitation:								INDUSTRIAL						Use Regulations
	Enclosed	Semi-Enclosed	Open	Drive-In		a) Campground (See Section 6450)	b) Lodging	c) Resort (See Section 6400)		a) Mini Warehouse (See Section 6909)	b) Light	c) Heavy		Enclosed	Semi-Enclosed	Open	Custom Manufacturing	General Industrial	Heavy Industrial	
1400	See Section 6816				1545				1550				1600	See Section 6816			1610	1620	1630	
																				RESIDENTIAL
RS																				RS Single-Family Residential
RD																				RD Duplex/Two-Family Residential
RM										M										RM Multi-Family Residential
RV										M										RV Variable Family Residential
RU																				RU Urban Residential
RMH																				RMH Mobilehome Residential
RR	●	●	●			M		M		M										RR Rural Residential
RRO*	●	●	●			M		M												RRO* Recreation-Oriented Residential
RC	●	m	m				m			M				●			m			RC Residential-Commercial
																				COMMERCIAL
C30	●			m																C30 Office-Professional
C31	●			m																C31 Residential/Office Professional
C32	●			m										●			m			C32 Convenience Commercial
C34*	●	m	M	m		M	●							●			●			C34* Gen. Commercial/Residential
C35	●	m	M	m		M	●							●			●			C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		M	●			M	M			●			●			C36 General Commercial
C37	●	●	●	●		M	●			●	8	M		●	●	●	●	15		C37 Heavy Commercial
C38	●	●	●	●						●	8	M		●	●	●	●	15		C38 Service Commercial
C40	●	●	●	●		M	●			●	8	M		●	●	●	●	15		C40 Rural Commercial
C42*	●	●	●	●		●	●	●												C42* Visitor Serving Commercial
C44	●	●	●	●		M	●													C44 Freeway Commercial
C46*	●																			C46* Medical Center
																				INDUSTRIAL
M50	●	m	M	m							8	M		●	m	M	●	14		M50 Basic Industrial
M52	●	m	M	m		M				●	8	M		●	m	M	●	14		M52 Limited Impact Industrial
M54	●	●	●	●		M				●	8	14		●	●	●	●	14		M54 General Impact Industrial
M56+										●	●	●					●	●		M56+ Mixed Industrial
M58	●	●	●	●						●	8	14		●	●	●	●	14	M	M58 High Impact Industrial
																				AGRICULTURAL
A70	●	●	●			M		M						●	●	m				A70 Limited Agriculture
A72	●	●	●			M		M						●	●	m				A72 General Agriculture
																				SPECIAL PURPOSE
S80*	●	S	M																	S80* Open Space
S81																				S81 Ecological Resource Area
S82	●	●	●																	S82 Extractive
S86	●	●	●	●																S86 Parking
S88+	●	●	●	●										●	●	●				S88+ Specific Plan Area
S90+	●	●	●	●		M		M						●	●	●				S90+ Holding Area
S92	●	●	●			M		M						●	●	m				S92 General Rural
S94+	●	●	●	●		M								●	●	●				S94+ Transportation & Utility Corridor
SWF																				SWF Solid Waste Facility

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USE TYPES	AGRICULTURAL																						EXTRACTIVE			
	Enclosed	Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (see Section 6902)	Packing and Processing	a) Limited	b) General	c) Support	d) Winery	e) Small Winery (see Section 6910)	f) Boutique Winery (see Section 6910)	g) Wholesale Limited Winery (See 6910)	Agricultural Equipment Storage	Farm Labor Camp			Mining and Processing (See Section 6550)	Site Preparation		
1700	See Section 6816			1710			1715	1720	1725	1730	1735								1740	1750	1800	1810	1820	**Use Regulations**		
																								RESIDENTIAL		
RS	m	m	●		●		●	●	16														M	RS	Single-Family Residential
RD	m	m	●		●		●	●	16														M	RD	Duplex/Two-Family Residential
RM	m	m	●		●		●	●	16														M	RM	Multi-Family Residential
RV	m	m	●		●		●	●	16														M	RV	Variable Family Residential
RU	m	m	●		●		●	●	16														M	RU	Urban Residential
RMH	m	m	●		●		●	●	16														M	RMH	Mobilehome Residential
RR	●	●	●		●	●	●	●	16			M			M						m		M		RR	Rural Residential
RRO*	m	m	●		●		●	●	16			M			M									M	RRO*	Recreation-Oriented Residential
RC	m	m	●		●		●	●	16						M									M	RC	Residential-Commercial
																								COMMERCIAL		
C30									16														M	C30	Office-Professional
C31									16														M	C31	Residential/Office Professional
C32	A	A	●		●	m	●	●	16														M	C32	Convenience Commercial
C34*	A	A	●		●	●	●	●	16														M	C34*	Gen. Commercial/Residential
C35	A	A	●		●	●	●	●	16														M	C35	Gen. Comm.//Ltd. Residential
C36	A	A	●		●	●	●	●	16														M	C36	General Commercial
C37	A	A	●		●	●	●	●	16													M		C37	Heavy Commercial
C38	A	A	●		●	●	●	●	16														M	C38	Service Commercial
C40	A	A	●		●	●	●	●	16														M	C40	Rural Commercial
C42*	A	A	●		●	●	●	●															M	C42*	Visitor Serving Commercial
C44	A	A	●		●	●	●	●	16														M	C44	Freeway Commercial
C46*	A	A	●		●		●	●	16														M	C46*	Medical Center
																								INDUSTRIAL		
M50	A	A	●		●	●	●	●	16			●	●		●								M	M50	Basic Industrial
M52	A	A	●		●	●	●	●	16			●	●		●								M	M52	Limited Impact Industrial
M54	A	A	●		●	●	●	●	16			●	●		●								M	M54	General Impact Industrial
M56+												●	●	●	●									M56+	Mixed Industrial
M58	A	A	●		●	●	●	●	16	M		●	●		●							M	M	M58	High Impact Industrial
																								AGRICULTURAL		
A70	●	●	●		●	●	●	●	16			●	23	M	M	22	22	22	M	m		M		A70	Limited Agriculture
A72	●	●	●		●	●	●	●	16	M		●	23	M	M	22	22	22	M	m		M		A72	General Agriculture
																								SPECIAL PURPOSE		
S80*	A	A	●		●	●	●	●	16			●								m		M		S80*	Open Space
S81									M														M	S81	Ecological Resource Area
S82	●	●	●		●	●	●	●	16													M		S82	Extractive
S86																							M	S86	Parking
S88+	●	●	●		●	●	●	●	16			●	23	M	M					m			M	S88+	Specific Plan Area
S90+	●	●	●		●	●	●	●	16			●								m		M		S90+	Holding Area
S92	●	●	●		●	●	●	●	16	M		●	23	M	M	22	22	22		m		M		S92	General Rural
S94+	●	●	●		●	●	●	●	16													M		S94+	Transportation & Utility Corridor
SWF																								SWF	Solid Waste Facility

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