When ALUC disapproves or finds an action, regulation, or permit, to be inconsistent with the ALUCP, ALUC shall notify the City within 30 days of such action pursuant to Public Utilities Code (PUC) 21675.1(d). The City Council may overrule ALUC decision, by a two-thirds vote and shall make specific findings that the proposed action, regulation, or permit is consistent with the purposes of Article 3.5, as stated in Section 21670 of the PUC.

A City Council proposed overrule of an ALUC action must provide a copy of the proposed decision and findings to both ALUC and the California Division of Aeronautics, a minimum of 45 days' prior to the decision to overrule ALUC. These agencies have 30 days in which to provide comments to City Council pursuant to PUC Sections 21676(a) and (b).

(Ord. 7413, § 2(Exh. A), 2-20-2018)

Chapter 19.150 - BASE ZONES PERMITTED LAND USES

19.150.010 - Purpose.

This section establishes land use regulations for all base zones listed in this article consistent with the stated intent and purpose of each zone.

(Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 §12, 2016; Ord. 6966 §1, 2007)

19.150.020 - Permitted land uses.

Amended by Ordinance No. 7652

Table 19.150.020 A. (Permitted Uses Table), Table 19.150.020 B. (Incidental Uses Table) and Table 19.150.020 C. (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A. also identifies those uses that are specifically prohibited. Uses not listed in tables are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

(Ord. 7630 § 3, 2023; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §6, 2021; Ord. 7431, § 1(Exh. A), 2-20-2018; Ord. 7331 §12, 2016; Ord. 7273 §1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

EXPAND

19.150.020.A Permitted Uses Table

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other inci in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zon (Business Manufacturin General Indus Airport Indust Airport)		
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI
Accessory Buildings & Structures																	
Adult-Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X
Agricultural Field Office																	
Agricultural Stand																	

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Agriculture, Horticulture and Growing of Nursery Plants (Farms, Field Crops, Flower & Truck Gardening, Orchards, Ranches & Tree Crops)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X
Aircraft Charter Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Aircraft Parts, Supplies, Merchandise and Equipment Shops	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Aircraft Sales, Rental, Service, Repair and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Airports - Private	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Airports - Public	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alcohol Sales																	
Ambulance Company:																	
With Vehicle Storage	X	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P
Without Vehicle Storage	X	X	X	X	X	X	X	P	P	P	X	X	X	X	P	P	P
Animal Keeping																	

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Commercial Kennels & Catteries																	
Outdoor Kennels & Catteries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C
Indoor Kennels & Catteries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X
Arcades and Internet/Cyber Cafés	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X
Artist Studio (Including Photo)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X
Assemblies of People - Entertainment - Not Including Adult-Oriented Businesses (e.g., Theater - Live Performance, Motion Picture, Auditoriums, Banquet Halls, etc.) - Not Subject to the Provisions of RMC 5.80 (Entertainment Permit)	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X

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Assemblies of people—Non-entertainment (e.g., Places of Worship, Fraternal, Service Organizations, Conference Facilities, etc.)	X	X	C	C	C	C	X	C	C	C	C	C	C	C	C	C	X
Storefront	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	X
Assisted Living (Residential Care Facilities)	X	X	X	X	C	C	X	C	C	C	X	X	X	X	X	X	X
Auction House (Indoor)	X	X	X	X	X	X	X	X	C	C	X	X	X	X	C	C	X
Auxiliary Dwelling Unit																	

Bail Bonds Office	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X
Bakery - Retail	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Bakery - Wholesale	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P
Banks and Financial Institutions/Services, Including Brokerages	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X
With Drive-thru Lanes (including drive-up ATM's)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X
Bars, Saloons, Cocktail, Lounges & Taverns	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	X	X	X
Bed and Breakfast Inn	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X
Boardinghouse	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X
Boarding of Cats and Dogs/Kennels:																	
Outdoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C
Indoor Kennels	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X

Brewery:																	
Brewery, Microbrewery and Winery manufacturing and wholesale only.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Brewery, Microbrewery, and Winery with off-sale retail and/or on-site tasting.	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC
Brewpub	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC
Brew-On-Premises (no tasting or sale of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	MC	MC
Brew-On-Premises (with tasting and/or retail sales of prepared beers)	X	X	X	X	X	X	X	X	MC	MC	MC	C	C	C	MC	MC	MC
Distillery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC
Building Materials Supply Store (Wholesale with ancillary retail sales)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X
Bus Terminals	X	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	X
Business Support Services & Facilities (Including Graphic Reproduction, Computer-services, etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P
Cannabis Cultivation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cannabis, Microbusiness	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Cannabis Storefront Retail																	
Cannabis Testing Laboratory																	
Cannabis Warehouse/Distribution																	
Caretaker Living Quarters																	
Catering Establishments	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	P	P	X
Cemeteries, Mortuaries & Ancillary Uses	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	C	C
Crematoriums	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	C	C
Check Cashing	X	X	X	X	X	X	X	X	P/MC	P/MC	X	X	X	X	X	X	X
Commercial Kitchen (no on-site dining)	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P
Commercial Storage Facilities (Mini-Warehouse) [1]																	

y Care Centers	X	X	MC	MC	MC	MC	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X
Drug Store or Pharmacy:																	
2,000 sq. ft. or less and no drive-thru lane(s)	X	X	X	X	X	X	X	MC	P	P	P	P	P	P	X	X	X
2,000 sq. ft. or less with drive-thru lane(s)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X
More than 2,000 sq. ft. and no drive-thru lane(s)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
More than 2,000 sq. ft. with drive-thru lane(s)	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X
Equipment (Large) Sales and Rental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	MC	MC
Equipment (Small) Sales and Rental	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	MC	P	P
Farmers' Markets - Certified	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	MC	MC	MC	X	X	X
Florist Shops	X	X	X	X	X	X	X	MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X
With Incidental Alcohol Sales	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X
Flying Schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fueling Systems - Private (Above Ground Tanks)																	
Furniture Upholstery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X
Gambling (including Card house)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, 6 or Fewer Occupants)	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X
Group Housing (Convalescent Homes, SRO's, Alcohol & Drug Treatment Facilities, more than 6 Occupants)	X	X	C	C	C	X	X	C	C	C	C	X	X	X	X	X	X
Hangars	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Heliport or Helistop	X	X	X	X	X	X	X	C	C	C	C	X	X	C	C	C	X
Historic Residence Used for Retail Business, Office or Bed and Breakfast																	
Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) - Retail:																	
Under 20,000 sq. ft.	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
20,000 s.f. or More	X	X	X	X	X	X	X	X	C	P	P	X	X	X	X	X	X
Home Occupations																	

Hotel, Motel or Motel/Motel or long-term Stay	X	X	X	X	X	X	X	X	C	C	C	X	C	C	X	X	X
Junk Dealers/Scrap Metal Recyclers																	
Laboratories - Research	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Laundry, Commercial (Cleaning Plants, Industrial Laundries, Carpet and Upholstery Cleaners)	X	X	X	X	X	X	X	X	X	P	X	X	X	X	P	P	P
Live/Work Unit	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	X	X	X
Low Barrier Navigation Center	X	X	X	X	X	X	X	X	MC	MC	X	P	P	P	P	P	X
Lumber Yard and Building Materials - Wholesale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	P	X

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Manufactured Dwellings	P	P	P	P	P	P	P	X	X	X	X	P	X	X	X	X	X
Sales of Manufactured Dwellings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X
Manufacturing (Indoors)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Marijuana Uses and Activities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana Cultivation, Personal																	
Medical Marijuana Dispensary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Medical Services - Clinic, Medical/Dental Offices, Laboratory, Urgent/Express Care, and Optometrist	X	X	X	X	X	X	X	P	P	P	P	P	P	P	MC	MC	MC
Medical Services - Hospital	X	X	X	X	X	X	X	C	C	C	C	X	X	X	C	X	X
Mobile Home` Park	X	X	With the MH Overlay Zone			X	X	X	X	X	X	X	X	X	X	X	X

Model Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X
Multi-tenant Indoor Mall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Multiple-family Dwelling	X	X	X	X	X [2]	P	P	X	X	X	X	X	P	P	X	X	X
Offices (Administrative, Business, Executive and Professional, but not Medical or Dental)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P
In Historic Residence	X	X	MC	MC	MC	MC	X	P	P	P	P	P	P	P	P	P	P
Outdoor Dining and/or Food Preparation (Permanent)																	
Outdoor Display of Incidental Plant Materials																	
Outdoor Sales, Display and Storage																	
Outdoor Storage Yard (including Contractor Storage Yards) - Primary Use	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC	P/MC	X
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC

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Parolee/Probationer Homes:																	
6 to 6 Occupants	X	X	MC	MC	MC	X	X	X	X	X	X	X	X	X	X	X	X
More than 6 Occupants	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X
Pawn Shop/Gold Buying	X	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X
Minor Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X
Administrative Planned Residential Development	X	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X
Small Lot Subdivision Planned Residential Development	X	X	X	X	X	PRD	X	X	X	X	X	X	X	X	X	X	X
Plant Nurseries - Retail	X	X	X	X	MC	MC	X	X	P	P	X	MC	X	X	X	X	X
Plant Nurseries - Wholesale	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X
Publishing and Printing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P

Rail Transit Station	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreational Facilities - Commercial:																	
Billiard Parlors and Pool Halls	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X
Bowling Alleys	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X
Skate Facility	X	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	X	X	X
Amusement Parks	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X
Golf Courses and Driving Ranges	C	C	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X
Health and Fitness, music, dance or martial arts studios:																	
4000 sq. ft. or less	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	MC
more than 4000 sq. ft.	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	X	X	X
Other Indoor or Outdoor Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C
Recycling Center - Paper, Glass, Plastic, Aluminum and Nonferrous Metals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X
Recycling Center - Solid Waste Transfer Stations and Material Recovery Facilities (MRF)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X

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Recycling Facilities:																	
Indoor Collection Centers	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Reverse Vending Machines	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Bulk Reverse Vending Machines	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X
Mobile Recycling Units	X	X	X	X	X	X	X	X	RCP	RCP	RCP	RCP	RCP	RCP	X	X	X
Repair Shop -Small Items (Computers, Small Appliances, Jewelry, Etc.) with Incidental Sales	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P
With Drive-thru Lanes	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X

Retail Sales:	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
In Historic Residence	X	X	MC	MC	MC	MC	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	X	X	X
With Incidental Repairs (Except as Noted in this Table)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Ancillary to a Manufacturing Use On-site (Floor area not to exceed 15% of gross floor area)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Schools:																	
College, Community College, University and Professional (Private)	X	X	X	X	C	X	X	C	C	C	C	X	C	C	C	X	X
Private (Grades K-12)	X	X	C	C	C	X	X	C	C	C	C	C	C	C	X	X	X
Vocational and Technical:																	
Total Enrollment 20 persons or less or a total size of 2,000 sq. ft. or less	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC
Total Enrollment more than 20 persons or a total size greater than 2,000 sq. ft.	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C	C

Shelters, Emergency:																	
2 to 6 occupants	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	MC	MC	MC	MC	P	X
more than 6 occupants	X	X	C	C	C	C	C	C	C	C	X	C	C	C	MC	P	X
Shopping Center - Regional:																	
Up to 5 Acres	X	X	X	X	X	X	X	X	P	P	X	X	SP	SP	X	X	X
More than 5 Acres	X	X	X	X	X	X	X	X	SP	SP	SP	X	SP	SP	X	X	X
Showroom	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P
Single-family Dwelling:																	
Attached	X [7]	X	P	P	P	P [3]	P [3]	X	X	X	X	P	X	X	X	X	X
Detached	P	P	P	P	P	P [4]	P [4]	X	X	X	X	P	X	X	X	X	X
Single Room Occupancy (SRO)	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X
Smog Shop (Test Only)	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	MC	P	X
Sober Living Homes	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X
Student Housing, Including Fraternities, Sororities and Dormitories	X	X	X	X	X	C	C	X	C	C	X	X	C	C	X	X	X

Subdivision Sales Trailer and/or Office during Construction																	
Supportive Housing																	
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P
Tiny Home Community (Foundation)	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X
Transitional Housing																	
2 to 6 occupants	P	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X
more than 6 occupants	P	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X
Truck and Trailer Storage - Primary Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Tutoring Center	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Vehicle Fuel Stations:																	
Gasoline Stations	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C
Hydrogen Fuel Stations:	X [8]	X [8]	X [8]	X [8]	X [8]	X [8]	X [8]	X [8]	P/C [8]	P/C [8]	P/C [8]	X [8]	X [8]	X [8]	P/C [8]	P/C [8]	P/(
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X

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Vehicle Parts and Accessories:																	
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X
Vehicle Repair Facilities - Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/I
Vehicle Repair Facilities - Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X
Vehicle Repair Facilities - Minor (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X
Vehicle Rental:																	
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X
Vehicle Sales, Rental and Leasing - New and Used (No Outdoor Display)																	
Vehicle Sales, Rental and Leasing - New and Used (With Outdoor Display)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	MC [6]	X	X
Vehicle Wash Facilities	X	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X	X
Vehicle Wholesale Business:																	
Indoor (less than 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X
Outdoor & Indoor (In excess of 5,000 sq. ft.)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X

Veterinary Services:																	
Clinics and Small Animal Hospitals (short term boarding)	X	X	X	X	X	X	X	X	MC	MC	MC	X	C	C	MC	C	C
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	MC	MC	X	X	X
Warehousing & Distribution Facilities:																	
a. 10,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P/MC	P/MC	P/I
b. Greater than 10,000 sq. ft. and less than 100,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC/C	MC/C	MC
c. Greater than 100,000 sq. ft. and less than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C
d. 400,000 sq. ft. or greater	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	X
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C [1]	P/C [5]	P/C [5]	P/C [5]	P/C [5]	P/C	P/C	P/C	P/C	P/C [5]	P/C [5]	P/C [5]	P/C	P/C	P/C

EXPAND

* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing bu

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted U of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use comp

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

PRD = Planned Residential Development Permit, Chapter 19.780

RCP = Recycling Center Permit, Chapter 19.870

X = Prohibited

[1] Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

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[2] Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

[3] Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

[4] One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

[5] Permitted or conditionally permitted on sites that do not include a residential use.

[6] For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

[7] Allowed for Two-Unit Developments pursuant to Chapter 19.443.

[8] Permitted by right if located in an industrial or commercial zone and does not contain existing residential units, or if previously developed with a vehicle fuel station.

(Ord. 7755, § 4(Exh. B), 2026; Ord. 7743, § 2(Exh. A), 2025; Ord. 7731, § 2(Exh. B), 2025; Ord. No. 7701, §§ 12(Exh. A), 13(Exh. A), 2025; Ord. 7683, § 9(Exh. F), 2024; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 3(Exh. B), 2023; Ord. 7630 § 4(Exh. A), 2023; Ord. 7592 § 4(Exh. D), 2022; Ord. 7587, § 2(Exh. A), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §7(Exh. C), 2021; Ord. 7541, § 6(Exh. C), 2020; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7487 § 13(Exh. D), 11-5-2019; Ord. 7462, § 2(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018)

EXPAND

19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted us

Use	Zones																	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Pa General Industrial Airport Industrial, Airport)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	A

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Accessory Buildings & Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cargo Containers	X	P	P	X	X	X	X	X	X	P	X	X	X	X	P	P	P	P
Agricultural Field Office	C	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X
Accessory Dwelling Unit [1] and Accessory Dwelling Unit, Junior	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X
Accessory Living Quarters	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural Stand	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alcohol Sales:																		
Off-Sale	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X	X
On-Sale [2]	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	M
Incidental to Florist Shop	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	X	X	X	X
Concurrent Sale of Vehicle Fuel	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C

Animal Keeping:																		
Domestic Animals	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X
Non-Domestic Animals	P	P/C	P/MC	P [5]	P [5]	X	X	X	X	X	X	X	X	X	X	X	X	X
Dairies	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Riding Stables & Academies	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Bees	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Earthworms	X	P/C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Aviaries	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cannabis Cultivation:																		
Commercial, including Medical Cannabis Cultivation, (Prohibited use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal - Indoor	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X
Personal - Outdoor (Prohibited Use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Caretaker Living Quarters:																		
Agricultural	X	C	MC	X	MC	X	X	X	X	X	X	X	X	X	X	X	X	X
Industrial Uses & Commercial Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	M
Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	T

Dwelling Unit(s) with Assembly of People - non-entertainment***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X
Entertainment - Incidental																		
Fuel Systems - Private (Above Ground Tanks)	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P/MC	P
Home Occupations	X	X	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X
Junk Dealers/Scrap Metal Recyclers	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X
Mining/Mineral Extraction	X	X	C	C	C	C	C	X	C	C	X	X	X	X	X	C	X	X
Monitored Electrified Security Fence System	X	X	X	X	X	X	X	P/MC	P/MC	P/MC	P/MC	X	X	X	P/MC	P/MC	P/MC	P
Outdoor Dining (Permanent)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	P

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Outdoor Food Preparation (Permanent)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	X	X	M
Outdoor Display of Incidental Plant Materials	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X
Outdoor Display and Sales - Incidental [3]	X	X	X	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X
Outdoor Storage - Incidental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P
Play Areas Incidental to Restaurants [4]	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X	X	X	X
Rental of Rooms																		
2 or fewer	P	P	P	P	P	X	X	X	X	X	X	P	X	X	X	X	X	X
3 or 4	P	P	RRP	RRP	RRP	X	X	X	X	X	X	RRP	X	X	X	X	X	X

Day Home Community***	X	X	C	C	C	C	X	C	C	C	C	C	C	C	X	X	X	X
Vehicle Repair - Personal	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X
Warehousing, Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X

[1] Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

[2] See exemptions noted in 19.450 - Alcohol Sales

[3] Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

[4] Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

[5] Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

EXPAND

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings

** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted U of Sections 19.100.030.A and 19.100.030.B shall apply.

*** = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Ass

P = Permitted

C = Subject to the granting of a c 19.760

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Cl

sq. ft. = Square Feet

PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

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Ord. 7755, § 5(Exh. C), 2026; Ord. 7743, § 3(Exh. B), 2025; Ord. No. 7701, §§ 12(Exh. A), 13(Exh. B), 2025; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2022; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018; Ord. 7408 §1, 2018; Ord. 7331 §11, 2016; Ord. 7316 §4, 2016; Ord. 7273 §1, 2015; Ord. 7222 §3, 2013, Ord. 7110 §§2, 3, 4, 2011; 7064 §9, 2010; Ord. 6966 §1, 2007)

EXPAND

19.150.020.C Temporary Uses Table

This table identifies uses that are temporary in nature.

Use	Zones																			
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zon (Public Fac Railroad, Neighborh Commerci Overlay)		
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	N C
Car Show	X	X	TUP[1]	TUP[1]	TUP[1]	TUP[1]	TUP[1]	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Caretaker Living Quarters - Temporary During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	
Christmas Tree and Pumpkin Sales (Seasonal)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	

Circus or Carnival (With or Without Tent)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	X	X	X	TUP	TUP	TUP	TUP	TUP	X
Dwelling Unit (Motor Home, RV, Camper, etc.)	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X	TUP	X	X	X	X	X	X	X	X
Fair, Concert, Exhibit or Similar Uses	TUP [1]	TUP [1]	TUP [1]	TUP [1]	TUP [1]	TUP [1]	TUP [1]	TUP	TUP	TUP	TUP	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP [1]	X
Fruit Stand	X	X [2]	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUPX	X	X	X	X	X	X
Mobile Medical Units for Humans	X	X	X	X	X	X	X	X	TUP	TUP	TUP	X	TUP	TUP	X	TUP	X	X	X	X
Non-Commercial Tent Meetings	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Outdoor Preparation of Food (Temporary)	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	TUP	X	X
Outdoor Sales Event in Conjunction with a Permanent Land Use (Parking Lot Sale)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X
Outdoor Sales Event not in Conjunction with a Permanent Land Use (Swap Meet)	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X

Special Events Running, Parades, Block Parties etc.)																				
Subdivision Sales Trailer and/or Office During Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X
Temporary Emergency Shelter with Assemblies of People - Non - Entertainment	X	X	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X
Temporary Holiday Storage Containers	X	X	X	X	X	X	X	X	TUP	TUP	TUP	TUP	TUP	TUP	X	X	X	X	X	X
Vapor Recovery Operations	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP

*=Refer to Chapter 19.149 - Airport Land Use Compatibility, and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

[1] All sites having active minor conditional use permits or conditional use permits, private schools, assemblies of people, etc.

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[2] For Exceptions, see Chapters 19.100.030 (A) - RA-5 Permitted Uses and 19.150.020.B Incidental Uses Table

EXPAND

* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings

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P = Permitted

C = Subject to the granting of a 19.760

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Cl

sq. ft. = Square Feet

PRD = Planned Residential Development Permit, Chapter 19.780

(Ord. 7743, § 4(Exh. C), 2025; Ord. 7552 §8(Exh. D), 2021; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7505 § 1(Exh. A), 2020; Ord. 7408 §1, 2018; Ord. 7211 §2, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

19.150.030 - Special or unusual uses.

At the discretion of the Community & Economic Development Department Director, or his/her designee, a conditional use permit may be considered for a unique or unusual combination of uses or special facilities similar to and not more detrimental than other uses in a particular zone.

(Ord. 7552 §9, 2021;Ord. 7331 §12, 2016; Ord. 7235 §6, 2013; Ord. 6966 §1, 2007)

‹ 19.090.040 - Conformance with zoning regulations.

ARTICLE VI - OVERLAY ZONES ›