

**Chapter 17.12**  
**USE CLASSIFICATIONS AND REGULATIONS**

Sections:

**17.12.010 Use classifications and definitions.**

**17.12.020 Use regulations matrix.**

**17.12.030 Use determination.**

Appendix A.

**17.12.010 Use classifications and definitions.**

A. Purpose and Intent. The purpose of this section is to classify uses into a limited number of categories on the basis of common functional, product, or compatibility characteristics, thereby facilitating the description of uses listed in the use regulations matrix. Additionally, the use classification is intended to provide general guidance for classifying new or unlisted uses and for determining their appropriateness in individual zones. Where there is an apparent conflict between the use classifications of this section and the use regulations for a given zone, the most restrictive regulations shall apply.

B. Definitions of Uses. Where appropriate, the use descriptions herein shall serve as definitions of words and phrases pertaining to specific uses and shall apply throughout this title.

C. Limitations on Uses as Classified. In accordance with the use regulations matrix set forth in SBMC [17.12.020](#) and the specific use regulations of each individual zone, any use or classification of uses described in this section may be:

1. Permitted;
2. Permitted with limitations as set forth in the base zone;
3. Permitted by conditional use permit only; or
4. Prohibited.

D. Use Classifications Described.

1. Residential Uses. This category generally includes the primary occupancy of living accommodations on a nontransient basis, exclusive of institutional living or forced residence, and includes the following:
  - a. Single-Family Dwellings. Any building designed and used to house not more than one family including all domestic employees of such family.
  - b. Two-Family Dwellings. Any building(s) designed and used to house two families living independently of each other on the same legal lot. Dwelling units may be attached or detached. Minimum separation between principal structures on the same lot is 15 feet.
  - c. Multiple-Family Dwellings. Any building(s) designed and used to house three or more families living independently of each other on the same legal lot. Dwelling unit may be attached or detached. Minimum separation between principal structures on the same lot is 15 feet.
  - d. Residential/Mixed Use Buildings. Any buildings designed and used to house one or more families living independently of each other in addition to one or more principal nonresidential uses permitted by the zone.
  - e. Residential Care Facilities. Any family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living that is licensed by the State of California Department of Social Services or the Department of Alcohol and Drug Programs. Small residential care facilities serve six or fewer persons. Large residential care facilities serve seven or more persons.
  - f. Family Day Care Homes. A day care facility for six or fewer children (see also "Day Care Facilities" under Personal and Household Services).
  - g. Group Residential Facilities. Any fraternity, sorority, boarding house, retirement homes or other residential occupancy of living units by groups of seven or more persons, exclusive of residential care facilities, single room occupancy hotels and senior congregate care housing.
  - h. Senior Congregate Care Housing. A structure(s) providing residence for a group of senior citizens (60 years of age or more) with central or private kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.
  - i. Mobile Homes and Manufactured Housing. A factory-built or manufactured home as permitted by state of California and federal laws and installed on a permanent foundation system.

- j. Mobile Home Park. A residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home space therein.
- k. Guest House. A detached accessory building for the temporary use by guests of the occupants of the premises including provisions for living, sleeping, and sanitation, but exclusive of cooking facilities.
- l. Accessory Living Unit. A dwelling unit attached to a primary residence or accessory garage (to a primary residence) providing complete independent living facilities for no more than two persons including provisions for living, sleeping, eating, cooking, and sanitation. Accessory living units include "granny flats" and "second units" as defined in Government Code Section [65852.1](#) and [65852.2](#).
- m. Caretaker's Unit. A dwelling unit accessory to a principal use on a site and intended for occupancy on the same site by a caretaker, security guard, servant or similar position requiring residence on the site, exclusive of a hotel/motel manager's unit.
- n. Home Occupation. An accessory use of a dwelling unit for gainful employment involving the provision or sale of goods and/or services and the creation of handicrafts and artwork. A home occupation is incidental to the primary use of the building as a residence.
- o. Live/Work Use. An occupancy by an individual or a family maintaining a common household consisting of one or more rooms or floors in a building originally designed for industrial or commercial occupancy, or in a new building specifically designed for live/work use and includes the following:
- i. Cooking and sanitary facilities in accordance with applicable standards as adopted by the city of Solana Beach; and
  - ii. Adequate working space reserved for that sole purpose and used by one or more persons residing therein.
- p. Supportive Housing. Defined in Section [50675.14](#) of the Health and Safety Code. Supportive housing has no limit on the length of stay, is linked to on-site or off-site services, and is occupied by a target population as defined in Health and Safety Code Section [53260](#) (low income persons with one or more disabilities, including mental illness, AIDS, substance abuse or chronic health conditions, or persons with mental disabilities that originated before the person turned 18). The regulations applicable to other residential buildings of the same type in the zone a proposed supportive housing project is located in will apply.
- q. Transitional Housing. Defined in Section [50675.2](#) of the Health and Safety Code as rental housing operated under program requirements calling for the termination of assistance and recirculation of the unit to another program recipient after a set period, which is at least six months. The regulations applicable to other residential buildings of the same type in the zone a proposed transitional housing project is located in will apply.
- r. Emergency Shelter. Temporary housing with minimal supportive services for homeless persons. No individual or household may be denied emergency shelter because of an inability to pay.
2. Civic Uses. This category generally includes public institutional or community-serving uses which are vested with special public or social importance.
- a. Government Offices and Facilities. Government buildings and facilities other than those listed below, such as civic centers, post offices, social service agencies, court houses, and state administrative departments.
  - b. Parks and Recreational Facilities. Developed public parks, resource based parks, and community recreational and sports facilities (see "Public Park" in Chapter [17.08](#) SBMC, Definitions).
  - c. Libraries. All libraries open to the general public.
  - d. Cultural Exhibits and Museums. Noncommercial art exhibits, and museums of all types.
  - e. Public Safety Facilities. Police, fire, paramedic, marine safety and related facilities.
  - f. Civic Assembly. Large assembly halls and meeting places available for civic purposes, exclusive of religious facilities.
  - g. Clubs, Lodges, and Fraternal Organizations. A nonprofit association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized primarily to render a service customarily carried on as a business.
  - h. Religious Facilities. A synagogue, temple, church, convent, monastery, seminary, retreat, conference center, or similar use, for the conduct of religious activities, including accessory housing incidental thereto, but excluding a private educational facility.
  - i. Minor Public Utility Installations. Transmission or individual service lines for electricity, water, natural gas, telephone, cable T.V. or similar services exempted by existing franchise agreements (see Typical Public Utility Projects, Appendix A to this chapter).

- j. Major Public Utility Installations. Production, generation, reclamation, and storage facilities for electricity, water, or natural gas, excluding transmission or individual service lines and facilities which are exempted by existing franchise agreements (see Typical Public Utility Projects, Appendix A to this chapter).
  - k. Educational Institutions. Public, parochial, and privately owned schools, colleges, and universities offering general academic instruction equivalent to the standards prescribed by the State Board of Education, exclusive of business, professional, technical or trade schools.
  - l. Heliports and Helistops.
    - i. Heliport – a landing area used by helicopters, including all necessary passenger and cargo facilities, maintenance and overhaul, fueling, service, storage, tie-down areas, hangars, and other necessary building and open spaces.
    - ii. Helistop – a landing area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo, exclusive of fueling, refueling, or service facilities.
  - m. Hospitals, Medical Clinics and Convalescent Facilities.
    - i. Hospitals – institutions specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to ill or injured persons, and licensed by state law to provide in-patient facilities and services in surgery, obstetrics, and general medical practice.
    - ii. Medical Clinics – a use providing services similar to hospitals on an outpatient basis only.
    - iii. Convalescent Facilities – a use which provides in-patient services for persons requiring regular medical attention, and persons aged or infirm unable to care for themselves, excluding surgical or emergency medical services.
  - n. Transportation Facilities. Train, bus, and taxi depots including multimodal transfer facilities, excluding roadways and roadway improvements.
  - o. Tourist Information Facilities. A use primarily engaged in providing information on local dining, lodging, shopping, recreation, community events and related services of interest to tourists.
3. Office Uses. This category generally includes establishment engaged in services or business transactions involving predominantly administrative, professional, or clerical operations.
- a. Business and Professional Offices. A use providing professional services such as architects, attorneys, engineers, business and financial consultants, insurance agencies, security and commodity brokers.
  - b. Banks, Savings and Loans, and Other Depository Institutions. An establishment for the custody, loan, and exchange of money and the transmission of funds.
  - c. Corporate Administrative Offices. A corporate or regional headquarters of a major Fortune 500 type company, or other large single tenant administrative office use which occupies more than 15,000 square feet of gross floor area and does not provide services directly to local businesses or residents.
  - d. Medical and Dental Offices. Any office used for medical, dental and related health services, including laboratories and small clinics, exclusive of hospitals, large medical clinics and convalescent facilities.
  - e. Real Estate Sales Offices. Any office used for residential real estate sales, leasing and exchange.
4. Retail Trade Establishments (General Commercial). This category includes retail establishments primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods.
- a. Shopping Center/Commercial Center. A group of commercial establishments, planned, developed, owned, or managed as a unit, with off-street parking provided on the site.
  - b. Neighborhood Center. A shopping center which is oriented toward the provision of essential retail services to residents in the immediate vicinity of the center.
  - c. Landscape Nursery. A retail service providing propagation and sale of plants, shrubs, trees, and similar products, related materials and services associated with installation, maintenance, and improvements of yards, gardens, landscaped areas, outdoor living and recreation areas, and similar facilities.
5. Personal and Household Services. This category includes commercial establishments primarily engaged in providing services to individuals or households, excluding automotive services and medical services.
- a. Day Care Facility. A facility which provides nonmedical care to seven or more children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the

individual on less than a 24-hour basis. A day care facility serving six or fewer children is classified as a family day care home (see

"Family Day Care Home" under Residential Uses). Day care facilities include infant centers, preschools, and extended day care facilities.

b. Animal Care Facility. A use providing grooming, housing, medical care, or other services to animals, including veterinary services, animal hospitals, overnight or short-term boarding, ancillary veterinary care, indoor or outdoor kennels, or similar services.

c. Kennel. Any structure or facility in which five or more dogs over four months old are kept, exclusive of household pets.

6. Business Services. This category includes establishments primarily engaged in providing services and supplies to businesses.

7. Automotive and Equipment Sales and Services. This category includes establishments engaged in automotive, truck, boat, large equipment sales and services, excluding auto parts stores, gasoline sales (service stations) and parking lots.

a. Automobile Dealerships/Sales Lots. An open area used for the display, sale and leasing of new or used automobiles (see also "Outdoor Storage, Sales, and Service Yards").

8. Commercial Recreation and Large Assembly Facilities. This category includes commercial establishments which provide recreation, entertainment and related support services for both visitors and residents. Such establishments may require facilities to accommodate large numbers of people.

a. Accommodation. Any condominium or cooperative unit, suite, bungalow, cottage, cabin, lodge, hotel or motel room, apartment, or other private or commercial structure containing toilet facilities therein that is designed and available, pursuant to applicable law, for use and occupancy as a residence by one or more individuals.

b. Amusement Arcade. A use in which the principal business is the provision of amusement devices or entertainment services, including, but not limited to, electronic or mechanical games, pool and billiard facilities, miniature golf courses, batting cages, and similar types of recreational facilities or activities including "family fun centers."

c. Bed and Breakfast Inn. A residential dwelling which provides lodging for compensation, including overnight sleeping accommodations and meals to the extent permitted by law.

d. Cocktail Lounge/Tavern/Bar. An establishment serving alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises and where sandwiches and snacks are available for consumption on the premises.

e. Condominium-Hotel. A facility that provides visitor accommodations, including overnight or a longer, limited term, and includes one or more guestrooms or accommodations that are owned or available for ownership in the form of separate condominium ownership interests. Also commonly referred to as "condotel." In addition, a condominium hotel includes a stock cooperative or other form of ownership whereby one or more guestrooms or visitor accommodations or any interest therein are separately owned (including owned on a fractional basis) or occupancy thereof is exclusively controlled.

f. Country Club. A recreation/social club typically associated with a golf course or other participant sports activity and affording various accessory facilities, including, but not limited to, restaurants, cocktail lounges, meeting facilities, game rooms, pro shops, gift shops, swimming pools and recreational courts.

g. Facility. A facility means one or more buildings, including but not limited to a hotel, motel, lodge, resort, residential unit, or other development or building(s).

h. Fractional Ownership Facility. A facility that provides visitor accommodations, including overnight or a longer limited term, and includes one or more guestrooms or accommodations that are owned or are available for ownership separately by multiple owners and available for use or occupancy on a "fractional time basis." "Fractional time basis" means that an owner owns a portion of the title and receives the exclusive rights to use the individual guestroom or accommodation on some periodic interval restricted basis for an allotted period of time such as for a certain quantity of days per year and the guestroom or accommodation that is owned or is available for fractional ownership will have multiple owners.

i. Hotel. An establishment providing guest rooms or suites occupied on a transient basis, with most rooms gaining access from an interior hallway.

j. Motel. An establishment providing guest rooms or suites occupied on a transient basis, with most rooms gaining access from an exterior walkway.

k. Nightclub. An establishment dispensing alcoholic beverages for consumption on the premises and where a dance floor or entertainment is provided.

- l. Participant Sports and Health Clubs. A use providing sports or body conditioning facilities, including, but not limited to, bowling lanes, skating rinks, tennis courts, racquetball/handball courts, baseball facilities, basketball courts, weight rooms, and exercise facilities operated on a private or for-profit basis.
- m. Restaurant. A use providing preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out and similar uses, and including licensed "on-site" provision of wine and beer for consumption on the premises when accessory to such food services.
- n. Timeshare Facility. A facility whereby through an arrangement, plan, or similar program other than an exchange program, one or more of the guestrooms or accommodations are owned or are available for ownership or use as a timeshare as defined by California law, and a purchaser receives a timeshare interest, i.e., ownership rights (timeshare estate) in or the right to use (timeshare use) in a guestroom, accommodations, or segment of real property on some periodic basis for an allotted period of time less than a full year during any given year, on a recurring basis for more than one year, but not necessarily for consecutive years.
9. Wholesale Trade Establishments. This category includes establishments primarily engaged in selling merchandise to retail businesses or to industrial, commercial, institutional, farm, construction contractors, or professional business users; or to other wholesalers. Such merchandise may include apparel, baked goods, pharmaceutical supplies, building supplies, groceries, hardware, plumbing and heating supplies, machinery and equipment, paper and paper products, electrical goods, office and home furniture, and similar types of products. Additional functions of wholesalers include maintaining inventories of goods (storage and refrigeration), assembling, sorting, grading, and distribution.
10. Industrial Uses. This category generally includes establishments engaged in the production of new products, including research and development, manufacturing, assembly, processing, and packaging.
- a. Light or Custom Manufacturing. A use primarily engaged in the on-site production of goods and services by hand manufacturing or the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packing of such products and the incidental processing of extracted or raw materials by processes which do not create hazardous or commonly recognized offensive conditions. Light or custom manufacturing may, however, include the use of large machinery and assembly line production consistent with this criteria.
- b. Research and Development. A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services, including incidental manufacturing of products or provision of services to others.
11. Agricultural Production and Sales. This category generally includes the use of land for the growing of food crops, or horticultural and floricultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes and animal raising businesses.
- a. Horticultural and Floricultural Cultivation. Land used for the production of ornamental plants and other nursery products such as bulbs, florists' greens, flowers, shrubbery, flower and vegetable seeds and plants, and sod. These products may be grown under cover (greenhouses, frame, cloth house, lath house) or outdoors. This subcategory includes the storage and packaging of plants or cut flowers grown on the site and the storage of necessary agricultural equipment.
- b. Orchard and Vineyard Crops. Land used for the cultivation for sale of agricultural products derived from trees and perennial vines including, but not limited to, avocados, macadamias, walnuts, grapes and citrus fruits.
- c. Field Crops. Land used for the cultivation for sale of agricultural products derived from row and field crops such as vegetables, tomatoes, and other plants which provide food or fiber.
- d. Roadside Agricultural Sales. Temporary roadside stands for the sale of agricultural products.
- e. Animal Raising. A business involving the raising of animals for breeding stock, pets, food, fur, feathers, hides, or any type of animal product.
12. Special Use Classifications. This category generally includes uses which, due to their unique character or potential impacts to surrounding development, require special regulatory consideration.
- a. Accessory Food Service/Concession Stands. A restaurant, cafeteria, snack bar, or similar food service use; gift, novelty or souvenir shop; newsstand; or convenience shop, or similar use which is accessory to a principal use on the premises.
- b. Adult Business. Any commercial activity where for any form of consideration more than 15 percent of the total display, shelf, rack, table, stand, or floor area is utilized for one or more of the activities described in SBMC [17.60.020](#).
- c. Cemeteries. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

- d. Drive-in/Drive-thru Facilities. Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle.
- e. Commercial Transmission and Receiving Antennas (Facilities). The use of any premises for the commercial transmission or receiving of electromagnetic signals, including, but not limited to, cellular radio telephone antennas, television and radio broadcasting antennas and associated facilities, and microwave relay antennas.
- f. Gasoline Sales/Service Stations. Establishments engaged in the dispensing and sale of motor vehicle fuel, oil, minor automotive accessories, and minor repair services for the operation of motor vehicles including establishments which sell both gasoline and convenience goods.
- g. Campgrounds and Recreational Vehicle Parks. Public or private outdoor camping facilities for tents or recreational vehicles and support buildings.
- h. Golf Courses. Public or private golf courses, including specialized facilities such as driving ranges and putting greens when operated in conjunction with and within the boundary of such golf courses.
- i. Recycling Facilities. Facilities for the collection and/or processing of recyclable materials including, but not limited to, small collection facilities, large collection facilities, light processing facilities, and heavy processing facilities as defined in SBMC [17.60.150](#) (Recycling Facilities).
- j. Outdoor Storage, Sales, and Service Yards.
- i. Outdoor Storage. An outdoor area, exclusive of parking lots, used for the storage of supplies and materials including, but not limited to, building materials, merchandise (not on display), maintenance supplies, construction equipment, machinery, raw material, inoperative vehicles, refuse, recycled materials, and containers of any type.
  - ii. Outdoor Sales. A permanently maintained outdoor area used for the display of merchandise intended for on-premises sale, including automobile sales lots.
  - iii. Service Yard. An outdoor area used for automotive or equipment repair or maintenance, materials assembly or processing, exclusive of loading areas and automotive cleaning services.
- k. Outdoor Markets and Swap Meets. The use of any open lot, building, or structure, which has been divided into temporary stalls, booths or spaces for the purpose of creating a marketplace where buyers and sellers are admitted to display, exchange, barter, sell or bargain for new or used products; and where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.
- l. Parking Garages and Lots. An off-street structure, garage, or open ground level area (usually surfaced and improved) for the temporary storage of operative motor vehicles. Public or private parking garages and lots which are operated as a principal use shall require a conditional use permit pursuant to SBMC [17.68.010](#).
- m. Kiosk Businesses. Any business or related commercial activity located in a freestanding structure of less than 200 square feet in area. Kiosk businesses include but are not limited to film development services, flower stands, food stands, key shops, parcel services, automated tellers, and information booths.
- n. Sidewalk Cafes. A portion of a restaurant located within the sidewalk area of the public right-of-way which is used exclusively for dining, drinking and circulation therein. A sidewalk cafe may provide waiter or waitress service or self-service.
- o. Warehouses, Storage and Distribution Buildings. A building primarily used for the storage of equipment, building materials, lumber, furniture, manufactured goods, wholesale products, and similar types of materials or finished products, including, but not limited to: wholesale distribution facilities, and moving and transfer storage, except mini-warehouses and personal storage facilities, and excluding bulk storage of materials which are flammable or explosive or which create hazardous or commonly recognized offensive conditions.
- p. Mini-Warehouses/Personal Storage Facilities. A building or group of buildings consisting of individual, self contained units in a controlled access and fenced premises where such units are leased or owned for the storage of customer's goods or wares. Mini-warehouse/personal storage facilities may include associated accessory uses, including but not limited to packaging stores and truck rental facilities.
- q. Commercial Stables. A stable for horses, mules or ponies which are rented, used, or boarded for compensation.
13. Open Space Uses. This category generally includes land in its natural state free from development or land developed with low intensity uses that respect natural environmental characteristics. Examples of open space uses include but are not limited to: preservation of natural resources, wildlife habitat preservation, managed production of resources, outdoor recreation, protection of

public health, safety and welfare, historic and cultural preservation, control of urban form and design, and scenic and aesthetic enjoyment. ([Ord. 445](#) §§ 3, 4, 10, 2014; [Ord. 376](#) §§ 1, 3, 2008; [Ord. 191](#) § 1, 1994; Ord. 185 § 2, 1993)

**17.12.020 Use regulations matrix.**

Permitted, conditional, and prohibited uses for all zones shall be as indicated in Table 17.12.020-A below.

- “P” indicates that the use shall be a permitted use in the zone.
- “PL” indicates that the use shall be permitted subject to the limitations set forth in the individual zone.
- “C” indicates that the use is subject to a conditional use permit issued by the director of community development in accordance with SBMC [17.68.010](#) (Conditional Use Permits).
- “CC” indicates that the use is subject to a conditional use permit issued by the city council in accordance with SBMC [17.68.010](#) (Conditional Use Permits).
- “E” indicates that the use shall be prohibited within the zone.

Table 17.12.020-A also abbreviates land use zones as presented below:

- ER-1 Estate Residential (1 unit/acre)
- ER-2 Estate Residential (2 units/acre)
- LR Low Residential (3 units/acre)
- LMR Low Medium Residential (4 units/acre)
- MR Medium Residential (5 – 7 units/acre)
- MHR Medium High Residential (8 – 12 units/acre)
- HR High Residential (13 – 20 units/acre)
- OSR Open Space/Recreation
- C Commercial
- SC Special Commercial
- LC Light Commercial
- OP Office Professional
- PI Public Institutional
- LI Light Industrial
- A Agricultural
- ROW Right-of-Way

**Table 17.12.020-A**

	<b>ZONE</b>	

	USE	ER-1	ER-2	LR	LMR	MR	MHR	HR	C	SC	LC	OP	PI	LI	A	OSR	ROW	
	1. RESIDENTIAL USES																	
1	Single-Family Dwellings	P	P	P	P	P	P	P	E	E	E	E	E	E	P	PL	E	1
2	Two-Family Dwellings (duplex)	E	E	E	E	P	P	P	PL	PL	PL	E	E	E	E	E	E	2
3	Multiple-Family Dwellings (condos, townhomes, apartments)	E	E	E	E	P	P	P	PL	PL	PL	E	E	E	E	E	E	3
4	Residential/Mixed Use Buildings	E	E	E	E	E	E	E	PL	PL	PL	E	E	E	E	E	E	4
5	Residential Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P	P	P	E	E	E	E	E	E	E	5
6	Residential Care Facilities (7 - 12 persons)	C	C	C	C	C	C	C	C	C	E	E	C	E	E	E	E	6
7	Residential Care Facilities (13 or more persons)	CC	CC	CC	CC	CC	CC	CC	CC	CC	E	E	CC	E	E	E	E	7
8	Family Day Care Homes (6 or fewer persons)	P	P	P	P	P	P	P	P	P	E	E	E	E	E	E	E	8
9	Group Residential Facilities	E	E	E	E	E	C	C	CC	E	E	E	E	E	E	E	E	9
10	Senior Citizen/Congregate Care Housing	E	E	E	E	CC	CC	CC	E	E	E	E	E	E	E	E	E	10
11	Mobile Home and Manufactured Housing (individual lots)	PL	PL	PL	PL	PL	PL	PL	E	E	E	E	E	E	PL	E	E	11
12	Mobile Home Parks	CC	CC	CC	CC	CC	CC	CC	E	E	E	E	E	E	E	E	E	12
13	Guest Houses	PL	PL	PL	E	E	E	E	E	E	E	E	E	E	PL	E	E	13
14	Accessory Living Units	PL	PL	PL	PL	PL	C	C	E	E	E	E	E	E	PL	E	E	14
15	Caretaker Units	E	E	E	E	E	E	E	PL	PL	PL	PL	C	PL	E	CC	E	15
16	Home Occupations	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	E	E	E	PL	PL	E	16
17	Live/Work Uses	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E	E	17
17.5	Emergency Shelters	E	E	E	E	E	E	E	P	E	E	E	C	E	E	E	E	17.5
	2. CIVIC USES																	
18	Government Offices and Facilities	E	E	E	E	E	E	E	C	C	C	C	C	E	E	E	E	18
19	Parks and Recreation Facilities	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	C	E	CC	CC	CC	19
20	Libraries	CC	CC	CC	CC	CC	CC	CC	C	C	C	C	C	E	CC	E	E	20
21	Cultural Exhibits and Museums	CC	CC	CC	CC	CC	CC	CC	C	C	C	C	C	E	CC	CC	E	21
22	Public Safety Facilities (fire, police, paramedics, lifeguards)	E	E	E	E	E	E	E	CC	CC	E	CC	CC	CC	E	CC	E	22
23	Civic Assembly	E	E	E	E	E	E	E	CC	CC	E	CC	CC	E	E	E	E	23
24	Clubs, Lodges and Fraternal Organizations	E	E	E	E	E	E	E	C	C	C	C	C	E	E	E	E	24
25	Religious Facilities	CC	CC	CC	CC	CC	CC	CC	C	C	C	C	C	CC	CC	E	E	25
26	Public Utility Installations (minor)	P	P	P	P	P	P	P	P	P	P	P	P	CC	P	P	P	26
27	Public Utility Installations (major)	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	E	CC	CC	CC	27
28	Educational Institutions	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	E	CC	E	E	28



29	Helicopters and Helistops	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	29
30	Hospitals, Medical Clinics, and Convalescent Facilities	E	E	E	E	E	E	E	CC	CC	E	CC	CC	E	E	E	E	30
31	Transportation Facilities	E	E	E	E	E	E	E	CC	CC	E	CC	CC	E	E	E	CC	31
32	Tourist Information Facilities	E	E	E	E	E	E	E	P	P	P	P	C	E	E	E	CC	32
3. OFFICE USES																		
33	Business and Professional Offices	E	E	E	E	E	E	E	P	PL	PL	P	E	E	E	E	E	33
34	Banks, Savings and Loans and Other Deposit Institutions	E	E	E	E	E	E	E	P	P	E	P	E	E	E	E	E	34
35	Corporate Administrative Offices	E	E	E	E	E	E	E	C	C	C	P	E	E	E	E	E	35
36	Medical and Dental Offices, Clinics, and Laboratories	E	E	E	E	E	E	E	P	PL	PL	P	E	E	E	E	E	36
37	Real Estate Offices	E	E	E	E	E	E	E	P	P	PL	P	E	E	E	E	E	37
4. RETAIL TRADE ESTABLISHMENTS																		
38	Antique Shops	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	38
39	Apparel Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	39
40	Art Galleries (art sales)	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	40
41	Art Supply Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	41
42	Bakeries (retail)	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	42
43	Bicycle Shops	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	43
44	Book Stores	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	44
45	Camera and Photographic Supply Stores	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	45
46	Confectionery Shops	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	46
47	Coin Shops	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	47
48	Computer and Software Stores	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	48
49	Convenience Stores	E	E	E	E	E	E	E	P	P	C	PL	E	E	E	E	E	49
50	Delicatessens	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	50
51	Department Stores	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	51
52	Drug Stores and Pharmacies	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	52
53	Fabric, Sewing, and Needlework Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	53
54	Florist Shops	E	E	E	E	E	E	E	P	P	P	PL	E	E	C	E	E	54
55	Furniture and Home Furnishings Stores	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	55
56	Garden Supply and Retail Nurseries	C	C	C	E	E	E	E	P	PL	E	E	E	E	C	E	E	56
57	Gift, Novelty, and Souvenir Shops	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	CC	E	57
58	Grocery Stores	E	E	E	E	E	E	E	P	PL	P	E	E	E	E	E	E	58
59	Hardware Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	59
60	Health Food Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	60
61	Hobby, Toy, and Game Shops	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	61
62	Home Appliance Stores	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	62

63	Ice Cream Stores	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	63
64	Jewelry Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	64
65	Liquor Stores	E	E	E	E	E	E	E	CC	CC	E	E	E	E	E	E	E	65
66	Lumber and Building Material Stores	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	66
67	Luggage and Leather Goods Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	67
68	Marine Supply Stores	E	E	E	E	E	E	E	P	P	E	E	E	E	E	E	E	68
69	Music Stores (recordings)	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	69
70	Musical Instrument Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	70
71	News Dealers and Newsstands	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	71
72	Office and Business Machine Stores	E	E	E	E	E	E	E	P	P	E	PL	E	E	E	E	E	72
73	Paint, Glass, and Wallpaper Stores	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	73
74	Pawnshops	E	E	E	E	E	E	E	PL	PL	E	E	E	E	E	E	E	74
75	Pet Shops	E	E	E	E	E	E	E	P	P	E	E	E	E	E	E	E	75
76	Pro Shops (sports accessories)	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	C	E	76
77	Radio, Television, and Electronic Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	77
78	Shoe Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	78
79	Speciality Stores	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	CC	E	79
80	Sporting Goods Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	80
81	Stationery Stores	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	81
82	Supermarkets	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	82
83	Swimming Pool and Spa Stores	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	83
84	Thrift Shops	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	84
85	Variety Stores	E	E	E	E	E	E	E	P	PL	E	E	E	E	E	E	E	85
86	Video Stores (sales and rental)	E	E	E	E	E	E	E	P	P	P	PL	E	E	E	E	E	86
5. PERSONAL AND HOUSEHOLD SERVICES																		
87	Animal Care Facilities	E	E	E	E	E	E	E	P	C	C	E	E	C	E	E	E	87
88	Ambulance Services (private)	E	E	E	E	E	E	E	C	C	E	E	E	C	E	E	E	88
89	Appliance Repairs	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	89
90	Art, Dance, and Music Studios	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	90
91	Barber Shops	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	91
92	Beauty Salons	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	92
93	Carpet and Rug Cleaning	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	93
94	Clothing Rental	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	94
95	Costume Rental	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	95
96	Day Care Facilities (7 or more persons)	E	E	E	E	E	C	C	C	C	C	C	C	C	C	E	E	96
97	Dry Cleaning and Laundry	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	97
98	Equipment Rentals (light)	E	E	E	E	E	E	E	P	P	E	E	E	P	E	E	E	98

99	Glass Repair	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	99
100	Home Maintenance Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	100
101	Interior Decorating Services	E	E	E	E	E	E	E	P	P	P	P	E	E	E	E	E	101
102	Laundromats	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	102
103	Locksmiths	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	103
104	Manicurist Salons	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	104
105	Mortuaries and Funeral Parlors	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	E	105
106	Photofinishing Services	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	106
107	Picture Framing Stores	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	107
108	Shoe Repair Shops	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	108
109	Spiritualist Readings	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	109
110	Tailor Shops	E	E	E	E	E	E	E	P	P	P	E	E	PL	E	E	E	110
111	Tanning Salons	E	E	E	E	E	E	E	P	P	P	E	E	E	E	E	E	111
112	Taxidermists	E	E	E	E	E	E	E	P	P	P	E	E	P	E	E	E	112
113	Travel Agencies	E	E	E	E	E	E	E	P	P	P	P	E	E	E	E	E	113
114	Treatment Centers (substance abuse/no overnight facilities)	E	E	E	E	E	E	E	C	C	E	C	C	E	E	E	E	114
115	Vocational or Business Trade Schools (less than 30 students)	E	E	E	E	E	E	E	P	P	C	PL	E	P	E	E	E	115
116	Vocational or Business Trade Schools (30 or more students)	E	E	E	E	E	E	E	C	C	E	C	E	C	E	E	E	116
117	Water Conditioning and Bottled Water Services	E	E	E	E	E	E	E	P	P	E	E	E	P	E	E	E	117
6. BUSINESS SERVICES																		
118	Advertising Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	118
119	Blueprinting and Photostating Services	E	E	E	E	E	E	E	P	P	E	PL	E	P	E	E	E	119
120	Business Equipment Rentals	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	120
121	Building Maintenance Services	E	E	E	E	E	E	E	P	P	E	PL	E	P	E	E	E	121
122	Catering Services	E	E	E	E	E	E	E	P	P	C	E	E	P	E	E	E	122
123	Commercial Art and Graphic Design Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	123
124	Computer and Data Processing Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	124
125	Copying and Printing Services	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	125
126	Janitorial Services and Supplies	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	126
127	Lithographic Services	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	127
128	Medical Equipment Sales and Rental	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	128
129	Motion Picture Studios (small)	E	E	E	E	E	E	E	P	P	E	P	E	P	E	E	E	129
130	Office Equipment Supplies	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	130
131	Parcel Delivery Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	131

132	Personnel Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	132
133	Pest Control and Disinfectant Services	E	E	E	E	E	E	E	C	C	E	E	E	P	E	E	E	133
134	Photoengraving and Finishing Services	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	134
135	Photographic Studios	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	135
136	Plant and Landscaping Maintenance Services	E	E	E	E	E	E	E	P	P	E	PL	E	P	E	E	E	136
137	Postal and Mail Box Rental Services	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	137
138	Recording Studios	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	138
139	Security Systems Services	E	E	E	E	E	E	E	P	P	E	P	E	P	E	E	E	139
140	Sign Services	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	140
141	Silk Screen Printing Services	E	E	E	E	E	E	E	P	P	P	PL	E	P	E	E	E	141
142	Telephone Answering Services	E	E	E	E	E	E	E	P	P	P	P	E	P	E	E	E	142
143	Vending Machine Sales and Services	E	E	E	E	E	E	E	P	P	E	E	E	P	E	E	E	143
	7. AUTOMOTIVE AND EQUIPMENT SALES AND SERVICES								"PL" in SC Zone = Use allowed by CUP in specified areas only; all other areas use is prohibited									
144	Automobile Body Repair Shop	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	144
145	Automobile Detailing	E	E	E	E	E	E	E	P	PL	E	E	E	C	E	E	E	145
146	Automobile Glass Installation	E	E	E	E	E	E	E	P	PL	E	E	E	C	E	E	E	146
147	Automobile Painting	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	147
148	Automobile Rental	E	E	E	E	E	E	E	C	PL	E	E	E	E	E	E	E	148
149	Automobile Repair Garage	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	149
150	Automobile Dealerships (sales and leasing)	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	E	150
151	Automobile Upholstery Installation	E	E	E	E	E	E	E	P	PL	E	E	E	C	E	E	E	151
152	Boat Sales and Services	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	E	152
153	Brake Shops	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	153
154	Camper Dealerships	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	E	154
155	Car Washes	E	E	E	E	E	E	E	C	E	E	E	E	C	E	E	E	155
156	Heavy Equipment Sales and Service	E	E	E	E	E	E	E	CC	CC	E	E	E	E	E	E	E	156
157	Motorcycle Dealerships and Services	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	E	157
158	Muffler Shops	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	158
159	Oil Change and Lubrication Shops	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	159
160	Recreational Vehicle Dealerships	E	E	E	E	E	E	E	C	E	E	E	E	E	E	E	E	160
161	Tire Shops and Installation	E	E	E	E	E	E	E	C	PL	E	E	E	E	E	E	E	161
162	Transmission Shops	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	162
163	Truck Rental	E	E	E	E	E	E	E	C	PL	E	E	E	E	E	E	E	163
164	Truck Repair Facilities	E	E	E	E	E	E	E	C	E	E	E	E	C	E	E	E	164
165	Tune-Up Shops	E	E	E	E	E	E	E	C	PL	E	E	E	C	E	E	E	165

166	Construction Equipment Sales and Service	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E	E	166
8. COMMERCIAL RECREATION AND LARGE ASSEMBLY FACILITIES																		
167	Restaurants (without bars or cocktail lounges)	E	E	E	E	E	E	E	P	P	C	PL	PL	E	E	CC	E	167
168	Restaurants (with bars or cocktail lounges)	E	E	E	E	E	E	E	C	C	C	C	C	E	E	CC	E	168
169	Night Clubs, Bars, Taverns, and Lounges	E	E	E	E	E	E	E	CC	CC	E	E	E	E	E	E	E	169
170	Hotels and Motels	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E	E	170
171	Bed and Breakfast Inns	CC	CC	CC	CC	CC	CC	CC	E	E	E	E	E	E	E	E	E	171
172	Theaters	E	E	E	E	E	E	E	C	C	E	E	CC	E	E	E	E	172
173	Amusement Arcades and Games (indoor facilities)	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E	E	173
174	Amusement Arcades and Games (outdoor facilities)	E	E	E	E	E	E	E	CC	CC	E	E	E	E	E	E	E	174
175	Participant Sports and Health Clubs (indoor facilities)	E	E	E	E	E	E	E	C	C	E	E	E	E	E	CC	E	175
176	Participant Sports and Health Clubs (outdoor facilities)	E	E	E	E	E	E	E	CC	CC	E	E	E	E	E	CC	E	176
177	Exhibition and Convention Facilities	E	E	E	E	E	E	E	CC	CC	E	E	CC	E	E	E	E	177
178	Country Clubs	E	E	E	E	E	E	E	C	E	E	E	E	E	E	CC	E	178
179	Condominium Hotel	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	179
180	Fractional Ownership Hotel	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	180
181	Timeshare	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	181
182	9. WHOLESALE TRADE ESTABLISHMENTS	E	E	E	E	E	E	E	P	P	E	E	E	P	E	E	E	182
10. INDUSTRIAL USES																		
183	Light or Custom Manufacturing	E	E	E	E	E	E	E	C	P	E	E	E	P	E	E	E	183
184	Research and Development	E	E	E	E	E	E	E	C	PL	E	C	E	P	E	E	E	184
11. AGRICULTURAL PRODUCTION AND SALES																		
185	Horticultural and Floricultural Cultivation	C	C	C	E	E	E	E	C	C	E	E	E	E	PL	CC	CC	185
186	Orchard and Vineyard Crops	C	C	C	E	E	E	E	E	E	E	E	E	E	PL	CC	E	186
187	Field Crops	C	C	C	E	E	E	E	E	E	E	E	E	E	PL	CC	E	187
188	Roadside Agricultural Sales	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E	CC	188
189	Animal Raising	C	C	E	E	E	E	E	E	E	E	E	E	E	C	CC	E	189
12. SPECIAL USE CLASSIFICATIONS																		
190	Accessory Food Service/Concession Stands	E	E	E	E	E	E	E	P	P	C	PL	PL	E	E	CC	E	190
191	Adult Businesses	E	E	E	E	E	E	E	CC	E	E	E	E	E	E	E	E	191
192	Alcohol Beverage Sales for Off-Site Consumption	E	E	E	E	E	E	E	CC	CC	CC	E	E	E	E	E	E	192
193	Campgrounds and Recreational Vehicle Parks	E	E	E	E	E	E	E	E	E	E	E	E	E	CC	CC	E	193
194	Cemeteries	E	E	E	E	E	E	E	E	E	E	E	CC	E	E	CC	E	194
195	Commercial Stables	E	E	E	E	E	E	E	E	E	E	E	E	E	E	CC	E	195

196	Commercial Transmission and Receiving Antennas	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	196
197	Drive-In/Drive-Thru Facilities	E	E	E	E	E	E	E	C	C	E	E	E	E	E	E	E	197
198	Gasoline Sales/Service Stations	E	E	E	E	E	E	E	CC	E	E	E	E	E	E	E	E	198
199	Golf Courses	E	E	E	E	E	E	E	E	E	E	E	E	E	E	CC	E	199
200	Kiosk Businesses	E	E	E	E	E	E	E	PL	PL	PL	PL	E	E	E	E	E	200
201	Mining and Extraction	E	E	E	E	E	E	E	E	E	E	E	E	E	E	CC	E	201
202	Miniwarehouses and Personal Storage Facilities	E	E	E	E	E	E	E	C	C	E	E	E	P	E	E	E	202
203	Outdoor Storage and Service Yards	E	E	E	E	E	E	E	C	C	E	E	C	E	E	E	CC	203
204	Outdoor Markets and Swap Meets	E	E	E	E	E	E	E	C	C	E	C	E	E	E	E	CC	204
205	Parking Garages and Lots (as principal use)	E	E	E	E	E	E	E	C	C	E	C	C	E	E	CC	CC	205
206	Recycling Facilities (small collection facilities)	E	E	E	E	E	E	E	P	P	C	E	E	C	E	E	C	206
207	Recycling Facilities (large collection facilities)	E	E	E	E	E	E	E	C	C	E	C	C	C	E	E	CC	207
208	Recycling Facilities (light processing facilities)	E	E	E	E	E	E	E	E	C	E	E	E	C	E	E	E	208
209	Recycling Facilities (heavy processing facilities)	E	E	E	E	E	E	E	E	CC	E	E	E	CC	E	E	E	209
210	Sidewalk Cafes	E	E	E	E	E	E	E	C	C	CC	CC	CC	E	E	E	E	210
211	Warehouses, Storage, and Distribution Buildings (general storage)	E	E	E	E	E	E	E	C	C	E	E	C	P	E	E	CC	211

(Ord. 445 § 11, 2014; Ord. 376 §§ 2, 3, 2008; Ord. 189 § 8, 1994; Ord. 185 § 2, 1993)

**17.12.030 Use determination.**

A. When a use is not specifically listed in Table 17.12.020-A (Use Regulations Matrix), it shall be understood that the use may be permitted, permitted with limitations, conditionally permitted, or prohibited if it is determined by the director that the use is similar to other uses listed.

B. It is further recognized that every conceivable use cannot be identified in this title, and anticipating that new uses will evolve over time, this section establishes the director’s authority to compare a proposed use and measure it against those uses listed in Table 17.12.020-A (Use Regulations Matrix), SBMC [17.12.010](#) (Use Classifications and Definitions) and the Standard Industrial Classification Manual for determining similarity.

C. In determining “similarity” the director shall make all of the following findings:

1. The proposed use shall meet the intent of, and be consistent with the goals, objectives and policies of the general plan;
2. The proposed use shall meet the stated purpose and general intent of the zone in which the use is proposed to be located;
3. The proposed use shall not adversely impact the public health, safety and general welfare of the city’s residents; and
4. The proposed use shall have characteristics in common with, and not be of greater intensity, density or generate more environmental impact, than those uses listed in the zone in which it is to be located. (Ord. 185 § 2, 1993)

**Appendix A**

**Typical Public Utility Projects**

A. Minor Utility Projects. Contains those projects exempted (permitted by right) pursuant to SBMC [17.68.070](#) (Exclusions from Permit Requirements for Repair, Maintenance and Utility Hook-Ups), including but not limited to the following projects:

1. Construction of overhead or underground electrical transmission or distribution lines and communication lines which provide essential services.
  2. Construction of underground gas transmission or distribution lines.
  3. Upgrading of existing electrical transmission lines, distribution lines or substations including:
    - a. Reconductoring.
    - b. Replacement or addition (insets) of poles or transmission line structures.
    - c. Replacement, upgrading or addition of substation equipment such as transformers, busses, switchgear, breakers, capacitors, etc.
  4. Routine maintenance of transmission and distribution lines, transformers, substations, power plants, transmission or distribution line access or maintenance roads and gas transmission or distribution lines and facilities.
  5. Temporary staging and storage areas associated with construction of electrical transmission or distribution, gas transmission or distribution lines, communication lines, upgrading of existing electrical transmission and distribution lines and routine maintenance of existing utility improvements and facilities. This does not include staging or storage areas for major utility projects or staging and storage areas which result in the grading of a site in an amount that would normally require a grading permit.
- B. Major Utility Projects.
1. New electrical substations requiring grading and landscaping.
  2. Electrical power plants requiring grading and landscaping.
  3. Natural gas storage and distribution facilities requiring grading and landscaping.
  4. Water reclamation and sewage treatment facilities requiring grading or landscaping.

All major utility projects which are subject to the regulations of the California Public Utilities Commission (CPUC), California Energy Commission (CEC) or other state agency which has preemptive authority are exempt from requirements to obtain a conditional use permit or other discretionary approval. (Ord. 185 § 2, 1993)

[Mobile Version](#)