

35.21.030 - Agricultural Zones Allowable Land Uses

Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	MCUP	Minor Conditional Use Permit required (4)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	AG-I	AG-I CZ	AG-II	AG-II CZ	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Abalone shell processing	—	—	CUP	CUP	
Agricultural accessory structure	P	P(5)	P	P(5)	35.42.020
Agricultural processing - On-premise products	P	P(6)	P	P(6)	35.42.040
Agricultural processing - Off-premise products	—	CUP	CUP	CUP	35.42.040
Agricultural processing - Extensive	—	—	CUP(37)	—	35.42.040
<u>Agricultural products shipping facility - On-premise products</u>	<u>P</u>	<u>P (6)</u>	<u>P</u>	<u>P (6)</u>	
<u>Agricultural products shipping facility - Off-premise products</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
Animal keeping (except equestrian facilities, see RECREATION)	S	S	S	S	35.42.060
Aquaculture	—	—	CUP	CUP	35.42.070
Cultivated agriculture, orchard, vineyard	E	E PP	E	E PP	
Grazing	E	E PP	E	E PP	
Greenhouse	P	P(8)	P	P(8)	35.42.140
Mining - Agricultural soil export	—	—	MCUP	—	35.82.160
Mining, extracting & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	35.82.160
Mining- Surface, less than 1,000 cubic yards	P(49)	CUP	P(49)	P	35.82.160
Mining- Surface, 1,000 cubic yards or more	CUP	CUP	CUP	P	35.82.160
Oil and gas uses	S	S	S	S	35.5
Winery	S	—	S	CUP	35.42.280

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Composting facility	MCUP	—	MCUP	—	35.42.100
Fertilizer manufacturing	—	—	CUP(37)	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Country club	CUP	—	CUP	—	
Equestrian facilities	CUP	CUP	P	CUP	
Fairgrounds	CUP	CUP —	CUP	CUP —	
Golf course	CUP	CUP —	CUP	CUP —	
Golf driving range	CUP	CUP —	CUP	CUP —	
Meeting facility, public or private	CUP	—	CUP	—	
Meeting facility, religious	CUP	— (10)	CUP	— (10)	
Museum	CUP	—	CUP	—	
Rural recreation	—	—	CUP	CUP	35.42.240
School	CUP	CUP (11)	CUP	CUP (11)	
School - Business, professional or trade	CUP	CUP —	CUP	CUP —	
Sports and outdoor recreation facilities	CUP	CUP —	CUP	CUP —	

Key to Zone symbols

AG-I	Agriculture I	AG-II	Agriculture II	CZ	Coastal Zone
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Notes: (1) See Article 35.11 (Glossary) for land use definitions.

- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.21.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Agricultural accessory uses and structures that are considered a component of an agricultural use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP).
- (6) Facilities that are not considered greenhouse-related development and are cumulatively less than 20,000 square feet in area may be permitted as a Principal Permitted Use (PP).
- (37) Use limited to areas designated on the Land Use Element Maps with the “Agricultural Industry overlay.”
- (8) Greenhouses and greenhouse-related development that are cumulatively less than 20,000 square feet in area may be permitted as a Principal Permitted Use (PP).
- (49) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, than a CUP is required.
- (10) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for

such a permit.

- (11) Limited to the expansion or reconstruction of lawful, existing facilities, including the development of new facilities located on a lot that is both adjacent to and under the same ownership as the lot on which the lawful, existing facility is located. Lawful, existing school facilities are considered to be conforming development and are not subject to the restrictions of Chapter 35.101 (Nonconforming Uses, Structures, and Lots).

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	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	AG-I	AG-I CZ	AG-II	AG-II CZ	

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	MCUP	MCUP	MCUP	MCUP	35.42.030
Agricultural employee housing, 5 or more employees	CUP	CUP	CUP	CUP	35.42.030
Artist studio	P	P	P	P	35.42.150
Dwelling, one-family (35)	P	P(6)	P	P(6)	
Guesthouse	P	P	P	P	35.42.150
Home occupation	P	P(7)	P	P(7)	35.42.190
Monastery	CUP	—	CUP	—	
Residential accessory uses and structures	P	P(7)	P	P(7)	35.42.020
Residential agricultural unit, attached (4)	—	—	P	—	35.42.210
Residential agricultural unit, detached and clustered (4)	—	—	P	—	35.42.210
Residential agricultural unit, remotely sited	—	—	MCUP	—	35.42.210
Residential second unit - attached (48)	P	P	—	—	35.42.230
Residential second unit - detached (48)	MCUP	MCUP	—	—	35.42.230
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales	P	P(9)	P	P(9)	35.42.050
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SERVICES

Cemetery	CUP	CUP —	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP —	CUP	CUP —	
Large family day care home	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	35.42.090
Lodging - Guest ranch	—	—	CUP	CUP	
Lodging - Hostel	CUP	—	CUP	—	
Mausoleum	CUP	—	CUP	—	
Medical services - Animal hospital	MCUP	CUP	P	CUP	35.42.250
Mortuary, accessory to cemetery	CUP	—	CUP	—	35.42.120

Key to Zone Symbols

AG-I	Agriculture I	CZ	Coastal Zone
AG-II	Agriculture II		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.21.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) One-family dwelling may be a mobile home on a permanent foundation, see Section 35.42.205.
- (6) A primary dwelling may be considered a component of the principal permitted agricultural use in compliance with 35.21.030.F.
- (7) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP).; see Section 35.21.030.E. and Section 35.42.020 for additional limitations.
- (48) Limited to specific locations. See the limitations on location for the use in Chapter 35.42 (Standards for Specific Land Uses).
- (9) Agricultural product sales may be permitted as a Principal Permitted Use (PP) if the sales and storage area are no larger than 600 square feet and the agricultural products sold there from are restricted to those grown on the premises.

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	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
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LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	AG-I	AG-I CZ	AG-II	AG-II CZ	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Agricultural product transportation facility	—	—	CUP	CUP	35.42.040.B.2
Airport, public	CUP	—	CUP	—	
Airstrip, private and temporary	CUP	—	CUP	—	
Airstrip, temporary	—	CUP	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP(6)	
Electrical substation - Minor (35)	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (46) (57)	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (68)	P	P	P	P	
Flood control project, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	
Pipeline - Oil or gas	P	—	P	—	35.5
Public utility facility	CUP	—	CUP	—	
Public works or private service facility	MCUP	—	MCUP	—	
Road, street, less than 20,000 sf total area	P	P	P	P	
Road, street, 20,00 sf or more total area	P	MCUP	P	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	35.60.080
Telecommunications facility	S	S	S	S	35.44
Utility service line with less than 5 connections (46)	—	P(9)	—	P(9)	
Utility service line with 5 or more connections (46)	—	MCUP	—	MCUP	
Wind turbines and wind energy systems	S	S	S	S	35.57

Key to Zone Symbols

AG-I	Agriculture I	CZ	Coastal Zone
AG-II	Agriculture II		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.21.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Use is subject to the standards of the standards of the PU zone.
- (46) Does not include electrical transmission lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for Agricultural Zones	E	Allowed use, no permit required (Exempt) (2)		
	P	Permitted use, Land Use or Coastal Permit required (23)		
	<u>PP</u>	<u>Principal Permitted Use, Coastal Permit required (3)</u>		
	MCUP	Minor Conditional Use Permit required (4)		
	CUP	Conditional Use Permit required (4)		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	AG-I	AG-I CZ	AG-II AG-II CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	MCUP	
Desalination facility, 15 to less than 200 connections	—	CUP	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(35)	P	P(35)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(35)	MCUP	P(35)	MCUP	
Reservoir, less than 20,000 sf of total development	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf of total development	P	MCUP	P	MCUP	
Reservoir, 50,000 sf or more of total development	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P(6)	E	P(6)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP =	CUP	CUP =	
Water or sewer system pump or lift station (57)	—	P	—	P	
Water system with 1 connection	E	P(6)	E	P(6)	
Water system with 2 to less than 5 connections	P	MCUP	P	MCUP	
Water system with 5 or more connections (68)	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	<u>PP</u>	E	<u>PP</u>	

Key to Zone Symbols

AG-I	Agriculture I	CZ	Coastal Zone
AG-II	Agriculture II		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.21.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (4) ~~Only if designated a Special Problem Area due to sewage disposal constraints; otherwise “E” if located in the Inland area or “P” if located in the Coastal Zone~~
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

35.22.030 - Resource Protection Zones Allowable Land Uses

Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use. Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MT-GOL	MT-TORO	MT-TORO CZ	RMZ	RMZ CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	P	P	P	P	P	35.42.020
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	35.42.060
Aquaculture	CUP	—	—	CUP	CUP	35.42.070
Cultivated agriculture, orchard, vineyard	—	—	—	—	CUP	
Cultivated agriculture, orchard, vineyard - Historic legal use	—	E	E	MCUP	MCUP	
Cultivated agriculture, orchard, vineyard - Limited slope	E	MCUP	MCUP	CUP	CUP	
Cultivated agriculture, orchard, vineyard - Steep slope	MCUP	MCUP	MCUP	CUP	CUP	
Grazing	E	—	—	E	E	
Grazing - Limited slope	E	—	—	E	MCUP	
Grazing - Steep slope	E	—	—	E	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(35)	P(35)	P	P(35)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil and gas development, offshore, from onshore location	—	—	—	S	S	35.5
Oil and gas development, onshore	CUP	CUP	CUP	S	S	35.5
Oil and gas treatment and processing	—	—	—	S	S	35.5

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Country club	CUP	CUP	CUP	CUP	—	
Education or research facility, limited	CUP	CUP	CUP	CUP	P	
Equestrian facilities	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Golf course	CUP	CUP	CUP	CUP	CUP	
Golf driving range	CUP	CUP	CUP	CUP	CUP	
Library	—	CUP	CUP	—	—	
Meeting facility, public or private	CUP	CUP	CUP	CUP	—	
Meeting facility, religious	CUP	CUP	— (6)	CUP	— (6)	
Museum	CUP	CUP	CUP	CUP	—	
Rural recreation	CUP	CUP	CUP	CUP	CUP	35.42.240
School	CUP	CUP	CUP	CUP	CUP	
School - Business, professional or trade	CUP	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	CUP	

Key to Zone Symbols

MT-GOL	Mountainous - Goleta	RMZ	Resource Management
MT-TORO	Mountainous - Toro Canyon	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.22.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, than a CUP is required.
- (6) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for such a permit.

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>				
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>				
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>				
	MCUP	Minor Conditional Use Permit required <u>(4)</u>				
	CUP	Conditional Use Permit required <u>(4)</u>				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MT-GOL	MT-TORO	MT-TORO CZ	RMZ	RMZ CZ	

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	MCUP	—	—	—	—	35.42.030
Artist studio	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.150
Dwelling, one-family	P	P	P(5)	P	P(5)	
Guesthouse	P	P	P	P	P	35.42.150
Home occupation	P	P	P(6)	P	P(6)	35.42.190
Monastery	CUP	CUP	—	CUP	—	
Residential accessory uses and structures	P	P	P(6)	P	P(6)	35.42.020
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales	—	—	—	—	—	
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SERVICES

Cemetery	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Drive-through facility, accessory to a permitted use	—	CUP	CUP	—	—	
Lodging - Guest ranch, low intensity	—	CUP	CUP	CUP	CUP	
Lodging - Hostel	CUP	CUP	—	CUP	—	
Mausoleum	CUP	CUP	CUP	CUP	—	
Medical services - Clinic	—	CUP	CUP	—	—	
Medical services - Extended care	—	CUP	CUP	—	—	
Medical services - Hospital	—	CUP	CUP	—	—	
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	—	35.42.120
Mortuary	—	—	CUP	—	—	35.42.120
Music recording studio	—	CUP	—	—	—	

Key to Zone Symbols

MT-GOL	Mountainous - Goleta	RMZ	Resource Management
MT-TORO	Mountainous - Toro Canyon	CZ	Coastal Zone

Notes:

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- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.22.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) A primary dwelling may be considered a component of the principal permitted use in compliance with 35.22.030.F.
- (6) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP); see Section 35.22.030.E. and Section 35.42.020 for additional limitations.

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>				
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LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
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TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Airport, public	CUP	CUP	—	CUP	—	
Airstrip, private and temporary	CUP	CUP	—	CUP	—	
Airstrip, temporary	CUP	—	CUP	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor <u>(35)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line <u>(46)</u> <u>(57)</u>	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area <u>(68)</u>	P	P	P	P	P	
Flood control project, 20,000 sf or more total area <u>(68)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	CUP	
Pipeline - Oil and gas	P	P	—	P	—	35.5
Public utility facility	CUP	CUP	—	CUP	—	
Public works or private service facility	MCUP	MCUP	—	MCUP	—	
Road, street, less than 20,000 sf total area <u>(68)</u>	P	P	P	P	P	
Road, street, 20,000 sf or more total area <u>(68)</u>	P	P	MCUP	P	MCUP	
Seawall, revetment, groin, or other shoreline structure	—	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	S	35.44
Utility service line with less than 5 connections <u>(46)</u>	—	—	P ⁽⁹⁾	—	P ⁽⁹⁾	
Utility service line with 5 or more connections <u>(46)</u>	—	—	MCUP	—	MCUP	
Wind turbines and wind energy systems	S	S	—	S	—	35.57

Key to Zone Symbols

MT-GOL	Mountainous - Goleta	RMZ	Resource Management
MT-TORO	Mountainous - Toro Canyon	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.22.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (35) Use is subject to the standards of the PU zone.
- (46) Does not include lines outside the jurisdiction of the county.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>				
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>				
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>				
	MCUP	Minor Conditional Use Permit required <u>(4)</u>				
	CUP	Conditional Use Permit required <u>(4)</u>				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MT-GOL	MT-TORO	MT-TORO CZ	RMZ	RMZ CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	CUP	—	CUP	
Desalination facility - less than 15 connections	—	—	MCUP	—	MCUP	
Desalination facility - 15 to less than 200 connections	—	—	MCUP	—	MCUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (35)	P (35)	P	P (35)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (35)	P (35)	MCUP	P (35)	MCUP	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	MCUP	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	E	P (6)	E	P (6)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station <u>(57)</u>	—	—	P	—	P	
Water system with 1 connection	E	E	P (6)	E	P (6)	
Water system with 2 to less than 5 connections	P	P	MCUP	P	MCUP	
Water system with 5 or more connections (68)	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	E	P	E	P	

Key to Zone Symbols

MT-GOL	Mountainous - Goleta	RMZ	Resource Management
MT-TORO	Mountainous - Toro Canyon	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.22.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- ~~(4) Only if designated a Special Problem Area due to sewage disposal constraints; otherwise “E” if located in the Inland area or “P” if located in the Coastal Zone.~~
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- ~~(68) In the Coastal Zone, limited to less than 200 connections.~~

35.23.030 - Residential Zones Allowable Land Uses

Table 2-7 Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	RR CZ	R-1/E-1	R-1/E-1 CZ	EX-1	EX-1 CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	P	P	P	P	P	P	35.42.020
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	S	35.42.060
Aquaculture	CUP	CUP	—	—	—	—	35.42.070
Cultivated agriculture, orchard, vineyard	E	E P	E	E P	E	E P	
Greenhouse, 300 sf or less	P	P	P	P	P	P	35.42.140
Greenhouse, more than 300 sf to 800 sf	CUP	CUP	MCUP	MCUP	MCUP	MCUP	35.42.140
Greenhouse, 800 sf or more	CUP	CUP	—	—	—	—	35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(35)	P	P(35)	P	P(35)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil and gas uses	S	S	—	—	—	—	35.5

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community center	—	—	P	P	P	P	
Conference center	—	—	CUP	CUP	—	—	
Country club	CUP	—	CUP	CUP	CUP	CUP	
Equestrian facilities	CUP	CUP	CUP	CUP	—	—	
Fairgrounds	CUP	CUP	CUP	CUP	—	—	
Golf course	CUP	CUP	CUP	CUP	P	P	
Golf driving range	CUP	CUP	CUP	CUP	CUP	CUP	
Library	—	—	CUP	CUP	—	—	
Meeting facility, public or private	CUP	—	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	—	—CUP	
Meeting room accessory to organization house	—	—	—	—	—	—	
Museum	CUP	—	CUP	CUP	—	—	
Park, playground - Commercial	—	—	—	—	—	—	
Park, playground - Private	—	—	—	—	P	P	
Park, playground - Public	—	—	P	P	P	P	
Private residential recreational facility	—	—	—	—	—	—	
School	CUP	CUP	CUP	CUP	CUP	CUP	
School - Business, professional or trade	CUP	CUP	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	—	—	

Key to Zone Symbols

RR	Rural Residential/Residential Ranchette	EX-1	One-Family Exclusive Residential
R-1/E-1	Single-Family Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-7 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	RR CZ	R-1/E-1	R-1/E-1 CZ	EX-1	EX-1 CZ	

RESIDENTIAL USES

Dwelling, one-family	P (35) (46)	PP (46)	P (35) (46)	PP (46)	P (35) (46)	PP (46)	
Dwelling, two-family	—	—	—	—	—	—	
Dwelling, multiple	—	—	—	—	—	—	
Emergency shelter	—	—	—	—	—	—	
Guesthouse or artist studio	P	P	P	P	P	P	35.42.150
Home occupation	P	P(7)	P	P(7)	P	P(7)	35.42.190
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP	
Monastery	CUP	—	CUP	—	CUP	—	
Organizational house (sorority, monastery, etc.)	—	—	—	—	—	—	
Residential accessory use or structure	P	P(7)	P	P(7)	P	P(7)	35.42.020
Residential project convenience facilities	—	—	—	—	—	—	
Residential second unit	P	P	P	P	P	P	35.42.230
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales, onsite production only	P	P	MCUP	MCUP	—	—	35.42.050
Convenience store	—	—	—	—	—	—	
Drive-through facility, accessory to permitted use	—	—	—	—	—	—	
Visitor-serving commercial	—	—	—	—	—	—	

Key to Zone Symbols

RR	Rural Residential/Residential Ranchette	EX-1	One-Family Exclusive Residential
R-1/E-1	Single-Family Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit for a primary single-family dwelling on a lot that resulted from the recordation of a Final (tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (46) One-family dwelling may be a mobile home on a permanent foundation, see Section 35.42.205.
- (7) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP); see Section 35.23.030.E. and Section 35.42.020 for additional limitations.

Table 2-7 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	RR CZ	R-1/E-1	R-1/E-1 CZ	EX-1	EX-1 CZ	

SERVICES

Cemetery	CUP	CUP	CUP	CUP	—	—	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	—	—	
Large family day care home	P	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	—	—	—	—	—	—	
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Drive-through facility, accessory to permitted use	—	—	CUP	CUP	—	—	35.42.130
Lodging - Hostel	CUP	—	CUP	—	—	—	
Lodging - Hotel or motel	—	—	—	—	—	—	
Mausoleum	CUP	—	CUP	CUP	—	—	
Medical services - Clinic	—	—	CUP	CUP	—	—	
Medical services - Extended care	—	—	CUP	CUP	—	—	
Medical services - Hospital	—	—	CUP	CUP	—	—	
Mortuary	—	—	—	CUP	—	—	35.42.120
Mortuary, accessory to cemetery	CUP	—	CUP	CUP	—	—	35.42.120
Music recording studio	—	—	CUP	—	—	—	
Personal services	—	—	—	—	—	—	
Resort visitor-serving facilities	—	—	—	—	—	—	

Key to Zone Symbols

RR	Rural Residential/Residential Ranchette	EX-1	One-Family Exclusive Residential
R-1/E-1	Single-Family Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

Table 2-7 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	RR CZ	R-1/E-1	R-1/E-1 CZ	EX-1	EX-1 CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	CUP	—	—	—	
Airstrip, private and temporary	CUP	—	CUP	—	—	—	
Airstrip, temporary	—	CUP	—	CUP	—	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	—	MCUP	
Electrical substation - Minor <u>(35)</u>	MCUP	MCUP	MCUP	MCUP	CUP	CUP	
Electrical substation - Major	—	—	—	—	CUP	CUP	
Electrical transmission line <u>(46)</u> <u>(57)</u>	CUP	CUP	CUP	CUP	—	CUP	
Flood control project, less than 20,000 sf total area <u>(68)</u>	P	P	P	P	P	P	
Flood control project, 20,000 sf or more total area <u>(68)</u>	MCUP	MCUP	MCUP	MCUP	—	MCUP	
Heliport	CUP	CUP	CUP	CUP	—	—	
Parking facility, commercial, for residential use	—	—	—	—	—	—	
Pipeline - Oil and gas	P	—	P	—	P	—	35.5
Public utility facility	CUP	—	CUP	—	CUP	—	
Public works or private service facility	MCUP	—	MCUP	—	MCUP	—	
Road, street, less than 20,000 sf total area <u>(68)</u>	P	P	P	P	P	P	
Road, street, 20,000 sf or more total area <u>(68)</u>	P	MCUP	P	MCUP	P	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	—	—	
Telecommunications facility	S	S	S	S	S	S	35.44
Utility service line with less than 5 connections <u>(46)</u>	—	P ⁽⁹⁾	—	P ⁽⁹⁾	—	P ⁽⁹⁾	
Utility service line with 5 or more connections <u>(46)</u>	—	MCUP	—	MCUP	—	MCUP	
Wind turbines and wind energy systems	S	—	S	—	S	—	35.57

Key to Zone Symbols

RR	Rural Residential/Residential Ranchette	EX-1	One-Family Exclusive Residential
R-1/E-1	Single-Family Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (35) Use is subject to the standards of the PU Zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-7 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	RR CZ	R-1/E-1	R-1/E-1 CZ	EX-1	EX-1 CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	CUP	—	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	MCUP	—	MCUP	
Desalination facility - 15 to less than 200 connections	—	CUP	—	CUP	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P ⁽³⁵⁾	P	P ⁽³⁵⁾	P	P ⁽³⁵⁾	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P ⁽³⁵⁾	MCUP	P ⁽³⁵⁾	MCUP	P ⁽³⁵⁾	MCUP	
Reservoir, less than 20,000 sf total development	P	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	MCUP	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	—	—	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	—	MCUP	
Wastewater treatment system, individual	E	P ⁽⁶⁾	E	P ⁽⁶⁾	E	P ⁽⁶⁾	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	—	CUP	
Water diversion project	P	MCUP	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	—	—	
Water or sewer system pump or lift station ⁽⁵⁷⁾	—	P	—	P	—	P	
Water system with 1 connection	E	P ⁽⁶⁾	E	P ⁽⁶⁾	E	P ⁽⁶⁾	
Water system with 2 to less than 5 connections	MCUP	MCUP	MCUP	MCUP	—	MCUP	
Water system with 5 or more connections ⁽⁶⁸⁾	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water trucking facility, commercial	MCUP	MCUP	MCUP	MCUP	—	MCUP	
Water well, agricultural	E	P	E	P	E	P	

Key to Zone Symbols

RR	Rural Residential/Residential Ranchette	EX-1	One-Family Exclusive Residential
R-1/E-1	Single-Family Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (35) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

Table 2-8 Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>						
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required <u>(4)</u>						
	CUP	Conditional Use Permit required <u>(4)</u>						
	<u>ZC</u>	<u>Zoning Clearance</u>						
	S	Permit determined by Specific Use Regulations						
—	Use Not Allowed							
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	R-2	R-2 CZ	DR	DR CZ	<u>MR-O</u>	PRD	PRD CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES								
Agricultural accessory structure	P	P	P	P	==	P	—	35.42.020
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	<u>S</u>	S	S	35.42.060
Aquaculture	—	—	—	—	==	—	—	
Cultivated agriculture, orchard, vineyard	E	EP	E	EP	==	E	—	
Greenhouse, 300 sf or less	P	P	P	P	==	—	—	35.42.140
Greenhouse, greater than 300 sf to 800 sf	MCUP	MCUP	—	—	==	—	—	35.42.140
Greenhouse, 800 sf or more	—	—	—	—	==	—	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	==	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P (35)	P	P (35)	P	==	P (35)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	==	CUP	CUP	35.82.160
Oil and gas uses	—	—	—	—	==	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Community center	P	P	P	P	==	—	—	
Conference center	CUP	CUP	CUP	CUP	==	CUP	CUP	
Country club	CUP	CUP	CUP	CUP	==	CUP	CUP	
Equestrian facilities	CUP	CUP	CUP	CUP	==	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	==	CUP	CUP	
Golf course	CUP	CUP	P	P	==	CUP	CUP	
Golf driving range	CUP	CUP	CUP	CUP	==	CUP	CUP	
Library	CUP	CUP	CUP	CUP	==	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	==	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	==	CUP	CUP	
Meeting room accessory to organizational house	—	—	—	—	==	—	—	
Museum	CUP	CUP	CUP	CUP	==	CUP	CUP	
Park, playground - Commercial	—	—	—	—	==	CUP	CUP	35.23.100.G
Park, playground - Private	—	—	—	—	==	P	P	
Park, playground - Public	P	P	P	P	==	—	—	
Private residential recreation facility	—	—	P	P	<u>ZC</u>	P	P	
School	CUP	CUP	CUP	CUP	==	CUP	CUP	
School - Business, professional or trade	CUP	CUP	CUP	CUP	==	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	==	CUP	CUP	35.23.100.G

Key to Zone Symbols			
R-2	Two-Family Residential	PRD	Planned Residential Development
DR	Design Residential	CZ	Coastal Zone
<u>MR-O</u>	<u>Multi-Family Residential - Orcutt</u>		

- Notes:
- (1) See Article 35.11 (Glossary) for land use definitions.
 - (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
 - (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
 - (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
 - (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-8 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	ZC	Zoning Clearance						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	R-2	R-2 CZ	DR	DR CZ	MR-O	PRD	PRD CZ	

RESIDENTIAL USES

Dwelling, one-family	P(35)	PP	P(35)	PP	=	P(35)	PP	
Dwelling, two-family	P	PP	P	PP	=	P	PP	
Dwelling, multiple	—	—	P	PP	ZC	P	PP	
Emergency shelter	—	—	—	—	=	—	—	
Guesthouse or artist studio	—	—	—	—	=	—	—	
Home occupation	P	P(7)	P	P(7)	P	P	P(7)	35.42.190
Mobile home park	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Monastery	CUP	—	CUP	—	=	CUP	—	
Organizational house (sorority, monastery, etc.)	—	—	CUP(46)	CUP(46)	=	—	—	
Residential accessory use or structure	P	P(7)	P	P(7)	ZC	P	P(7)	35.42.020
Residential project convenience facilities	—	—	P	PP	ZC	P	PP	35.42.220
Residential second unit	—	—	—	—	=	—	—	
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	MCUP	MCUP	MCUP	MCUP	=	MCUP	—	35.42.050
Convenience store	—	—	—	—	=	CUP	CUP	35.23.100.G
Drive-through facility, accessory to permitted use	—	—	—	—	=	CUP	CUP	35.42.130
Visitor-serving commercial	—	—	—	—	=	—	CUP	35.23.100.H

Key to Zone Symbols

R-2	Two-Family Residential	PRD	Planned Residential Development
DR	Design Residential	CZ	Coastal Zone
MR-O	Multi-Family Residential - Orcutt		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (35) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit for a primary one-family dwelling on a lot that resulted from recordation of a Final (Tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (46) Limited to student housing facilities located in an area where such facilities are to be used by students of a permitted educational facility.
- (7) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP); see Section 35.23.030.E. and Section 35.42.020 for additional limitations.

Table 2-8 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>						
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>						
	PP	<u>Principal Permitted Use, Coastal Permit required (3)</u>						
	MCUP	Minor Conditional Use Permit required <u>(4)</u>						
	CUP	Conditional Use Permit required <u>(4)</u>						
	ZC	<u>Zoning Clearance</u>						
	S	Permit determined by Specific Use Regulations						
—	Use Not Allowed							
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	R-2	R-2 CZ	DR	DR CZ	MR-O	PRD	PRD CZ	

SERVICES

Cemetery	CUP	CUP	CUP	CUP	==	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	==	CUP	CUP	
Large family day care home	P	P	P	P	==	P	P	35.42.090
Small family day care home	E	E	E	E	<u>E</u>	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	==	MCUP	MCUP	35.42.090
Child care center, Non-residential accessory	—	—	P	P	<u>ZC</u>	P	P	35.42.090
Child care center, residential	MCUP	MCUP	MCUP	MCUP	==	MCUP	MCUP	35.42.090
Drive-through facility, accessory to permitted use	CUP	CUP	CUP	CUP	==	CUP	CUP	35.42.130
Lodging - Hostel	CUP	—	CUP	—	==	CUP	—	
Lodging - Hotel or motel	—	—	—	—	==	—	CUP	35.23.100.H
Mausoleum	CUP	CUP	CUP	CUP	==	CUP	CUP	
Medical services - Clinic	CUP	CUP	CUP	CUP	==	CUP	CUP	
Medical services - Extended care	CUP	CUP	CUP	CUP	==	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	==	CUP	CUP	
Mortuary	—	CUP	—	CUP	==	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	==	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	—	==	CUP	—	
Personal services	—	—	—	—	==	CUP	CUP	35.23.100.G
Resort visitor-serving	—	—	—	—	==	—	P (35)	

Key to Zone Symbols

R-2	Two-Family Residential	PRD	Planned Residential Development
DR	Design Residential	CZ	Coastal Zone
MR-O	Multi-Family Residential - Orcutt		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (35) Where allowed by the Coastal Land Use Plan.

Table 2-8 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	ZC	Zoning Clearance						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	R-2	R-2 CZ	DR	DR CZ	MR-O	PRD	PRD CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	CUP	—	==	CUP	—	
Airstrip, private and temporary	CUP	—	CUP	—	==	CUP	—	
Airstrip, temporary	—	CUP	—	CUP	==	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP							
Electrical substation - Minor (35)	MCUP							
Electrical substation - Major	—	—	—	—	==	—	—	
Electrical transmission line (46) (57)	CUP							
Flood control project, less than 20,000 sf total area (57)	P	P	P	P	P	P	P	
Flood control project, 20,000 sf or more total area (68)	MCUP							
Heliport	CUP	CUP	CUP	CUP	==	CUP	CUP	
Parking facility, commercial, for residential use	—	—	—	—	==	—	—	
Pipeline - Oil and gas	P	—	P	—	==	P	—	35.5
Public utility facility	CUP	—	CUP	—	CUP	CUP	—	
Public works or private service facility	MCUP	—	MCUP	—	MCUP	MCUP	—	
Road, street, less than 20,000 sf total area	P	P	P	P	P	P	P	
Road, street, 20,000 sf or more total area	P	MCUP	P	MCUP	P	P	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	==	—	CUP	
Telecommunications facility	S	S	S	S	S	S	S	35.44
Utility service line with less than 5 connections (46)	—	P(9)	—	P(9)	==	—	P(9)	
Utility service line with 5 or more connections (46)	—	MCUP	—	MCUP	==	—	MCUP	
Wind turbines and wind energy systems	S	—	S	—	==	S	—	35.57

Key to Zone Symbols

R-2	Two-Family Residential	PRD	Planned Residential Development
DR	Design Residential	CZ	Coastal Zone
MR-O	Multi-Family Residential - Orcutt		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Use is subject to the standards of the PU zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-8 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>						
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>						
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>						
	MCUP	Minor Conditional Use Permit required <u>(4)</u>						
	CUP	Conditional Use Permit required <u>(4)</u>						
	ZC	Zoning Clearance						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	R-2	R-2 CZ	DR	DR CZ	MR-O	PRD	PRD CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	CUP	=	—	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	MCUP	=	—	MCUP	
Desalination facility, 15 to less than 200 connections	—	CUP	—	CUP	=	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (35)	P	P (35)	P	P (5)	P (35)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (35)	MCUP	P (35)	MCUP	P (5)	P (35)	MCUP	
Reservoir, less than 20,000 sf total development	P	P	P	P	=	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	MCUP	=	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	=	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	=	MCUP	MCUP	
Wastewater treatment system, individual	E	P <u>(6)</u>	E	P <u>(6)</u>	=	E	P <u>(6)</u>	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	=	CUP	CUP	
Water diversion project	P	MCUP	P	MCUP	=	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	=	CUP	CUP	
Water or sewer system pump or lift station <u>(57)</u>	—	P	—	P	=	—	P	
Water system with 1 connection	E	P <u>(6)</u>	E	P <u>(6)</u>	=	E	P <u>(6)</u>	
Water system with 2 to less than 5 connections	MCUP	MCUP	P	MCUP	=	P	MCUP	
Water system with 5 or more connections <u>(68)</u>	MCUP	MCUP	MCUP	MCUP	=	MCUP	MCUP	
Water trucking facility, commercial	MCUP	MCUP	MCUP	MCUP	=	MCUP	MCUP	
Water well, agricultural	E	P	E	—	=	E	—	

Key to Zone Symbols

R-2	Two-Family Residential	PRD	Planned Residential Development
DR	Design Residential	CZ	Coastal Zone
MR-O	Multi-Family Residential - Orcutt		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

Table 2-9 Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	SLP	SR-M CZ	SR-H CZ	MHP	MHP CZ	MHS	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	—	P	P	—	—	—	35.42.020
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	S	35.42.060
Aquaculture	—	—	—	—	—	—	
Cultivated agriculture, orchard, vineyard	—	<u>EP</u>	<u>EP</u>	—	—	—	
Greenhouse, 300 sf or less	—	P	P	—	—	—	35.42.140
Greenhouse, 300 sf to 800 sf	—	MCUP	MCUP	—	—	—	35.42.140
Greenhouse, 800 sf or more	—	—	—	—	—	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(<u>35</u>)	P	P	P(<u>35</u>)	P	P(<u>35</u>)	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil and gas uses	—	—	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community center	—	P	P	—	—	—	
Conference center	CUP	CUP	CUP	CUP	CUP	CUP	
Country club	CUP	CUP	CUP	CUP	CUP	CUP	
Equestrian facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	CUP	
Golf course	CUP	CUP	CUP	CUP	CUP	CUP	
Golf driving range	CUP	CUP	CUP	CUP	CUP	CUP	
Library	CUP	CUP	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	CUP	
Meeting room accessory to organizational house	CUP	MCUP	MCUP	—	—	—	
Museum	CUP	CUP	CUP	CUP	CUP	CUP	
Park, playground - Commercial	—	—	—	—	—	—	
Park, playground - Private	P	P	P	P	P	P	
Park, playground - Public	—	P	P	—	—	—	
Private residential recreation facility	P	P	P	P	P	P	
School	CUP	CUP	CUP	CUP	CUP	CUP	
School - Business, professional or trade	CUP	CUP	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	CUP	CUP	

Key to Zone Symbols

SLP	Small Lot Planned Development	MHP	Mobile Home Planned Development
SR-M	Medium Density Student Residential	MHS	Mobile Home Subdivision
SR-H	High Density Student Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-9 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	SLP	SR-M CZ	SR-H CZ	MHP	MHP CZ	MHS	

RESIDENTIAL USES

Dwelling, one-family	P (35)	PP	PP	—	—	—	
Dwelling, two-family	—	PP	PP	—	—	—	
Dwelling, multiple	—	PP	PP	—	—	—	
Emergency shelter	—	—	P	—	—	—	
Guesthouse or artist studio	—	—	—	—	—	—	
Home occupation	P	P (8)	P (8)	—	—	P	35.42.190
Mobile home park	CUP	CUP	CUP	P (46)	PP (46)	CUP	
Mobile home	—	—	—	P	PP	P (57)	
Modular home	—	—	—	—	—	P	
Monastery	CUP	—	—	CUP	—	CUP	
Organizational house (sorority, monastery, etc.)	—	—	PP	—	—	—	
Residential accessory use or structure	P	P (8)	P (8)	P	P (8)	P	35.42.020
Residential project convenience facilities	—	—	—	P	P (8)	—	35.42.220
Residential second unit	—	—	—	—	—	—	
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	—	MCUP	MCUP	—	—	—	35.42.050
Convenience store	—	—	—	—	—	—	
Drive-through facility, accessory to permitted use	—	—	—	—	—	—	
Visitor-serving, commercial	—	—	—	—	—	—	

Key to Zone Symbols

SLP	Small Lot Planned Development	MHP	Mobile Home Planned Development
SR-M	Medium Density Student Residential	MHS	Mobile Home Subdivision
SR-H	High Density Student Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit for a primary single-family dwelling on a lot that resulted from the recordation of a Final (Tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (46) See Section 35.23.080 (Mobile Home Park zone standards).
- (57) Mobile home must be on a permanent foundation, see Section 35.42.205.
- (8) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP); see Section 35.23.030.E. and Section 35.42.020 for additional limitations.

Table 2-9 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	SLP	SR-M CZ	SR-H CZ	MHP	MHP CZ	MHS	

SERVICES

Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	P	P	P	—	—	—	35.42.090
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Drive-through facility, accessory to permitted use	—	—	—	—	—	—	
Kennel, animal boarding, commercial	—	—	—	—	—	—	
Kennel, private	—	—	—	—	—	—	
Lodging - Hostel	CUP	—	—	CUP	—	CUP	
Lodging - Hotel or motel	—	—	—	—	—	—	
Lodging - Hotel or motel, where Coastal Land Use Plan requires visitor-serving uses	—	—	—	—	—	—	
Mausoleum	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Clinic	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Extended care	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	CUP	CUP	
Mortuary	—	CUP	CUP	—	CUP	—	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	—	CUP	—	CUP	
Personal services	—	—	—	—	—	—	

Key to Zone Symbols

SLP	Small Lot Planned Development	MHP	Mobile Home Planned Development
SR-M	Medium Density Student Residential	MHS	Mobile Home Subdivision
SR-H	High Density Student Residential	CZ	Coastal Zone

- Notes:
- (1) See Article 35.11 (Glossary) for land use definitions.
 - (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
 - (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
 - (4) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

Table 2-9 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	SLP	SR-M CZ	SR-H CZ	MHP	MHP CZ	MHS	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	—	CUP	—	CUP	
Airstrip, private and temporary	CUP	—	—	CUP	—	CUP	
Airstrip, temporary	—	CUP	CUP	—	CUP	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor <u>(35)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Major	—	—	—	—	—	—	
Electrical transmission line <u>(46)</u> <u>(57)</u>	CUP	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area <u>(68)</u>	P	P	P	P	P	P	
Flood control project, 20,000 sf or more total area <u>(68)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	
Parking facility, commercial, for residential use	—	MCUP	MCUP	—	—	—	
Pipeline - Oil and gas	P	—	—	P	—	P	35.5
Public utility facility	CUP	—	—	CUP	—	CUP	
Public works or private service facility	MCUP	—	—	MCUP	—	MCUP	
Road, street, less than 20,000 sf total area <u>(68)</u>	P	P	P	P	P	P	
Road, street, 20,000 sf or more total area <u>(68)</u>	P	MCUP	MCUP	P	MCUP	P	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	CUP	—	CUP	—	
Telecommunications facility	S	S	S	S	S	S	35.44
Utility service line with less than 5 connections <u>(46)</u>	—	P ⁽⁹⁾	P ⁽⁹⁾	—	P ⁽⁹⁾	—	
Utility service line with 5 or more connections <u>(46)</u>	—	MCUP	MCUP	—	MCUP	—	
Wind turbines and wind energy systems	S	—	—	S	—	S	35.57

Key to Zone Symbols

SLP	Small Lot Planned Development	MHP	Mobile Home Planned Development
SR-M	Medium Density Student Residential	MHS	Mobile Home Subdivision
SR-H	High Density Student Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (35) Use is subject to the standards of the PU Zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-9 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	SLP	SR-M CZ	SR-H CZ	MHP	MHP CZ	MHS	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	CUP	—	CUP	—	
Desalination facility, less than 15 connections	—	MCUP	MCUP	—	MCUP	—	
Desalination facility, 15 to less than connections	—	CUP	—	—	CUP	—	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (35)	P	P	P (35)	P	P (35)	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or greater	P (35)	MCUP	MCUP	P (35)	MCUP	P (35)	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	MCUP	P	MCUP	P	
Reservoir, 50,000 sf or more of total development	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P <u>(6)</u>	P <u>(6)</u>	E	P <u>(6)</u>	E	
Wastewater treatment facility, less than connections	CUP	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	MCUP	P	MCUP	P	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station <u>(57)</u>	—	P	P	—	P	—	
Water system with 1 connection	E	P <u>(6)</u>	P <u>(6)</u>	E	P <u>(6)</u>	E	
Water system with 2 to less than 5 connections	P	MCUP	MCUP	P	MCUP	P	
Water system with 5 or more connections <u>(68)</u>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water trucking facility, commercial	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	—	P	P	—	P	—	

Key to Zone Symbols

SLP	Small Lot Planned Development	MHP	Mobile Home Planned Development
SR-M	Medium Density Student Residential	MHS	Mobile Home Subdivision
SR-H	High Density Student Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.23.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

35.24.030 - Commercial Zones Allowable Land Uses

Table 2-14 Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>				
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>				
	<u>PP</u>	<u>Principal Permitted Use, Coastal Permit required (3)</u>				
	MCUP	Minor Conditional Use Permit required <u>(4)</u>				
	CUP	Conditional Use Permit required <u>(4)</u>				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	—	—	—	—	—	
Agricultural processing	—	—	—	—	—	
Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	—	—	—	
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	35.42.060
Cultivated agriculture, orchard, vineyard	—	—	—	—	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(<u>35</u>)	P(<u>35</u>)	P	P(<u>35</u>)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil and gas uses	—	—	—	S	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	—	—	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	—	MCUP	MCUP	
Handcraft industry, small scale manufacturing	—	—	—	MCUP	MCUP	35.42.160
Laundry, dry cleaning plant	—	—	—	MCUP	MCUP	
Media production	—	—	—	—	—	
Metal products fabrication, machine and welding shops	—	—	—	—	MCUP	
Printing and publishing	—	—	—	—	—	
Recycling - Small collection center	—	—	—	MCUP	—	
Recycling - Small collection center, non-profit	—	P	<u>PP</u>	MCUP	<u>PP</u>	
Recycling - Specialized materials collection center	—	—	—	—	—	
Sign fabrication and painting shop	—	—	—	—	—	
Sign painting shop	—	—	—	MCUP	MCUP	
Storage - Contractor equipment storage yard	—	—	—	—	—	
Storage - Personal storage facility (mini storage)	—	—	—	—	—	
Wholesaling and distribution	—	—	—	—	—	
Wholesaling and distribution - Essential to agriculture	—	—	—	—	—	

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	—	—	—	—	—	
Commercial entertainment - Indoor	—	—	—	P	PP	
Commercial entertainment - Outdoor	—	—	—	CUP	CUP	
Community center	—	MCUP	MCUP	—	—	
Conference center	CUP	CUP	CUP	CUP	CUP	
Country club	CUP	CUP	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Fitness/health club or facility	—	P	PP	P	PP	
Golf course	CUP	CUP	CUP	P(35)	P(35)	
Golf driving range	CUP	CUP	CUP	P	P	
Library	CUP	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	CUP	
Park, playground - Public	—	—	—	—	—	
Recreational vehicle (RV) park	—	—	—	—	—	
School	CUP	CUP	CUP	CUP	CUP	
School - Business, Professional, or Trade	CUP	CUP	CUP	P	PP	
Sports and outdoor recreation facility	CUP	CUP	CUP	CUP	CUP	
Sports or entertainment assembly facility	—	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	—	—	
Theater - Indoor	—	—	—	P	PP	
Theater - Outdoor	—	—	—	CUP	CUP	
Trail for hiking or riding	—	—	—	—	—	

RESIDENTIAL USES

Caretaker/Manager dwelling	—	—	—	—	—	
Dwelling, one-family	—	P (46)	P (46)	—	—	
Emergency shelter	—	—	—	MCUP	MCUP	
Mixed use project residential component	MCUP	P	P	MCUP	MCUP	35.42.200
Monastery	CUP	CUP	—	CUP	—	
Residential accessory use or structure	MCUP	P	P	MCUP	MCUP	35.42.020
Residential use existing as of July 19, 1982	—	—	—	—	P	
Single room occupancy facility (SRO)	—	—	—	P	MCUP	
Special care home, 6 or fewer clients	MCUP	P (46)	P (46)	MCUP	MCUP	35.42.090
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Includes miniature golf and practice/putting range.
- (46) Allowed only on a lot with no commercial use, and subject to all development standards of the R-1/E-1 zone except minimum lot size

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

RETAIL TRADE

Auto and vehicle sales and rental	—	—	—	P	PP	
Bar, tavern	—	—	—	P(35)	PP(35)	
Building and landscape materials sales - Indoor	—	—	—	MCUP	MCUP	
Building and landscape materials sales - Outdoor	—	—	—	MCUP	MCUP	
Convenience store, less than 3,000 sf or less net floor area	P(46)	P(57)	PP	P	PP	
Convenience store, 3,000 sf or more net floor area	P(46)	P(57)	PP	P	PP	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Farm supply and feed store	—	—	—	—	—	
Fuel dealer	—	—	—	—	—	
General retail	P(46)	P(57)	PP	P	PP	
Grocery/food store, 3,000 sf or less	P(46)	P(57)	PP	P	PP	
Grocery/food store, 5,000 sf or less	—	P(57)	PP	P	PP	
Grocery/food store, more than 5,000 sf	—	P(57)	PP	P	PP	
Mobile home, boat, and RV sales and repair	—	—	—	MCUP	MCUP	
Office supporting retail	P(46)	P(57)	PP	P	PP	
Plant nursery	—	P	PP	P	PP	
Restaurant, café, coffee shop - Indoor and outdoor	—	P	PP	P(35)	PP(35)	
Restaurant, café, coffee shop,- Within an office building	—	—	—	—	—	
Service station	MCUP	MCUP	MCUP	P	PP	
Shopping center - Community	—	—	—	—	—	
Shopping center - Convenience	—	—	—	—	—	
Swap meet	—	—	—	CUP	CUP	
Truck stop	—	—	—	—	—	
Truck, trailer, construction, farm, heavy equipment sales/rental	—	—	—	MCUP	MCUP	
Visitor-serving commercial	—	—	PP	P	PP	

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Includes microbreweries that are accessory and secondary to a bar or restaurant.
- (46) Limited to establishments that supply commodities to meet the day-to-day needs of residents in the neighborhood.
- (57) Limited to establishments that supply commodities to the residences in the neighborhood.

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	—	P	PP	P	PP	
Bank, financial services - Complete facility	—	—	—	P	PP	
Business support service	—	—	—	P	PP	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Medical services - Animal hospital, small animals	—	CUP	CUP	MCUP	MCUP	35.42.250
Medical services - Clinic	CUP	CUP	CUP	CUP	CUP	
Medical services - Doctor office	—	P	PP	P	PP	
Medical services - Extended care	CUP	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	CUP	
Office - Business/service	—	P	PP	P	PP	
Office - Professional/administrative	—	—	—	P	PP	

SERVICES - GENERAL

Cemetery, mausoleum	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	35.42.090
Child care center, Non-residential	P	P	PP	P	PP	35.42.090
Child care center, Non-residential, accessory	—	—	—	—	—	
Child care center, Residential	MCUP	P	PP	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Bed and breakfast inn	—	P	PP	MCUP	MCUP	
Lodging - Guest ranch	—	—	—	—	—	
Lodging - Hostel	CUP	CUP	PP	CUP	—	
Lodging - Hotel or motel	—	CUP	CUP	P	PP	
Lodging - Resort	—	—	—	—	—	
Mortuary	—	—	CUP	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	CUP	—	CUP	—	
Personal services	P	P	PP	P	PP	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	P	PP	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	P	PP	
Repair service - Farm implements and equipment	—	—	—	—	—	
Repair service - Small appliances	P	P	PP	P	PP	
Vehicle services - Carwash, mechanical	—	—	—	MCUP	MCUP	35.42.270
Vehicle services - Major repair, bodywork	—	—	—	—	—	
Vehicle services - Minor maintenance/repair	MCUP	—	—	P	PP	
Vehicle services - With outdoor work areas	—	—	—	MCUP	MCUP	

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	CUP	—	CUP	—	
Airstrip, private and temporary	CUP	CUP	—	CUP	—	
Airstrip, temporary	—	—	CUP	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (35)	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (46) (57)	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (68)	P	P	P	P	P	
Flood control project, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	CUP	
Parking facility, public or private	—	—	—	P	P	
Pier, dock	—	—	—	—	—	
Pipeline - Oil and gas	P	P	—	P	—	35.5
Public utility facility	CUP	CUP	—	CUP	—	
Public works or private service facility	MCUP	MCUP	—	MCUP	—	
Road, street, less than 20,000 sf total area (68)	P	P	P	P	P	
Road, street, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	CUP	CUP	
Utility service line with less than 5 connections (46)	—	—	P(9)	—	P(9)	
Utility service line with 5 or more connections (46)	—	—	MCUP	—	MCUP	
Vehicle dispatch facility	—	—	—	—	—	
Vehicle storage	—	—	—	MCUP	MCUP	
Wind turbines and wind energy systems	S	S	—	S	—	35.57

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Use is subject to the standards of the PU zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>				
	P	Permitted use, Land Use or Coastal Permit required <u>(23)</u>				
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>				
	MCUP	Minor Conditional Use Permit required <u>(4)</u>				
	CUP	Conditional Use Permit required <u>(4)</u>				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	CUP	—	CUP	
Desalination facility, less than 15 connections	—	—	MCUP	—	MCUP	
Desalination facility - 15 to less than 200 connections	—	—	CUP	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P ⁽³⁵⁾	P ⁽³⁵⁾	P	P ⁽³⁵⁾	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P ⁽³⁵⁾	P ⁽³⁵⁾	MCUP	P ⁽³⁵⁾	MCUP	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	MCUP	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	E	P <u>(6)</u>	E	P <u>(6)</u>	
Wastewater treatment facility, up to 199 connections	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station <u>(57)</u>	—	—	P	—	P	
Water system with 1 connection	E	E	P <u>(6)</u>	E	P <u>(6)</u>	
Water system with 2 to less than connections	P	P	MCUP	P	MCUP	
Water system with 5 or more connections ⁽⁶⁸⁾	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	—	—	—	—	—	

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

Table 2-15 Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	MCUP	Minor Conditional Use Permit required (4)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CH CZ	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	—	—	P	P	35.42.020
Agricultural processing	P	P	P(35)	P(35)	35.42.040
Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	P	P	
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	35.42.060
Cultivated agriculture, orchard, vineyard	—	—	—	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(46)	P(46)	P(46)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	35.82.160
Oil and gas uses	CUP	—	—	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	P	P	—	—	
Furniture/fixtures manufacturing, cabinet shops	P	P	—	—	
Handcraft industry, small scale manufacturing	MCUP	MCUP	—	—	35.42.160
Laundry, dry cleaning plant	P	P	—	—	
Media production	—	—	—	—	
Metal products fabrication, machine and welding shops	P	P	—	—	
Printing and publishing	P	P	—	—	
Recycling - Small collection center	—	CUP	—	—	
Recycling - Small collection center, non-profit	P	CUP	—	—	
Recycling - Specialized materials collection center	P	—	—	—	
Sign fabrication and painting shop	—	P	—	—	
Sign painting shop	P	P	—	—	
Storage - Contractor equipment storage yard	P	P	—	—	
Storage - Personal storage facility (mini storage)	P	P	—	—	
Storage - Warehouse, not used for wholesaling or distribution	P	P	—	—	
Wholesaling and distribution	P	P	—	—	
Wholesaling and distribution - Essential to agriculture, except	P	P	CUP	CUP	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Restricted to the processing of on-premise products.
- (46) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	MCUP	Minor Conditional Use Permit required (4)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CH CZ	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	—	—	—	—	
Commercial entertainment - Indoor	P	—	—	—	
Commercial entertainment - Outdoor	CUP	—	—	CUP	
Community center	—	—	—	—	
Conference center	CUP	CUP	CUP	CUP	
Country club	CUP	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	
Fitness/health club or facility	P	—	—	—	
Golf course	P(35)	CUP	MCUP	MCUP	
Golf driving range	P	CUP	MCUP	MCUP	
Library	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	
Park, playground	—	—	—	—	
Recreational vehicle (RV) park	—	—	CUP	CUP	
School	CUP	CUP	CUP	CUP	
School - Business, Professional, or Trade	P	CUP	CUP	CUP	
Sports and outdoor recreation facility	CUP	CUP	CUP	CUP	
Sports or entertainment assembly facility	—	—	CUP	CUP	
Studio - Art, dance, martial arts, music, etc.	—	—	—	—	
Theater - Indoor	P	—	—	—	
Theater - Outdoor	CUP	—	CUP	CUP	
Trail for hiking or riding	—	—	—	—	

RESIDENTIAL USES

Caretaker/Manager dwelling	—	MCUP	P	P	35.42.080
Dwelling, one-family	—	—	—	—	
Emergency shelter	P	P	—	—	
Mixed use project residential component	MCUP	—	—	MCUP	35.42.200
Monastery	CUP	CUP	CUP	—	
Residential accessory use or structure	MCUP	MCUP	P	P	35.42.020
Residential use existing as of July 19, 1982	—	—	—	—	
Single room occupancy facility (SRO)	P	—	P	—	
Special care home, 6 or fewer clients	MCUP	MCUP	MCUP	MCUP	35.42.090
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	35.42.090

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Includes miniature golf and practice/putting range.

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	MCUP	Minor Conditional Use Permit required (4)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CH CZ	

RETAIL TRADE

Auto and vehicle sales and rental	P	—	—	—	
Bar, tavern	P(35)	—	—	—	
Building and landscape materials - Indoor	P	P	—	—	
Building and landscape materials - Outdoor	P	P	—	—	
Convenience store, 3,000 sf or less net floor area	P	—	P(46)	PP	
Convenience store, 3,000 sf or more net floor area	P	—	—	—	
Drive-through facility	CUP	CUP	CUP	CUP	35.42.130
Farm supply and feed store	P	P	—	—	
Fuel dealer	P(57)	P	—	—	
General retail	P	—	—	—	
Grocery/food store, 3,000 sf or less	P	—	CUP(46)	CUP	
Grocery/food store, 5,000 sf or less	P	—	CUP(46)	CUP	
Grocery/food store, more than 5,000 sf	P	—	—	—	
Mobile home, boat, and RV sales and repair	—	—	—	—	
Office supporting retail	P	—	—	—	
Plant nursery	P	—	—	—	
Restaurant, café, coffee shop - Indoor and outdoor	P(46)	—	P(46)	PP	
Restaurant, café, coffee shop - Within an office building	—	—	—	—	
Service station	P	—	P	PP	
Shopping center - Community	—	—	—	—	
Shopping center - Convenience	—	—	—	—	
Swap meet	CUP	—	—	—	
Truck stop	—	—	MCUP	MCUP	
Truck, trailer, construction, farm, heavy equipment sales/rental	P	—	—	—	
Visitor-serving commercial	P	—	P(46)	PP	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	P	—	—	—	
Bank, financial services - Complete facility	P	—	—	—	
Business support service	P	P	—	—	
Drive-through facility	CUP	CUP	CUP	CUP	35.42.130
Medical services - Animal hospital, small animals	P	P	—	—	35.42.250
Medical services - Clinic	CUP	CUP	CUP	CUP	
Medical services - Doctor office	P	—	—	—	
Medical services - Extended care	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	
Office - Business/service	P	—	—	—	
Office - Professional/administrative	P	—	—	—	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Includes microbreweries that are accessory and secondary to a bar or restaurant.
- (46) No off-premise alcoholic beverage sales allowed; no alcoholic beverage sales in restaurant except when food also served.
- (57) Limited to the sale of fuel for agricultural equipment.

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	MCUP	Minor Conditional Use Permit required (4)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CH CZ	

SERVICES - GENERAL

Cemetery, mausoleum	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	
Large family day care home	P	—	P	P	35.42.090
Small family day care home	E	—	E	E	35.42.090
Child care center, Non-residential	P	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	—	P	P	P(5)	35.42.090
Child care center, Residential	MCUP	—	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	35.42.130
Lodging - Bed and breakfast inn	MCUP	—	—	—	
Lodging - Guest ranch	—	—	—	—	
Lodging - Hostel	CUP	CUP	CUP	—	
Lodging - Hotel or motel	P	—	P	PP	
Lodging - Resort	—	—	—	—	
Mortuary	—	—	—	—	
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	CUP	CUP	—	
Personal services	P	—	—	—	
Repair service - Equipment, appliances, etc. - Indoor	P	P	—	—	
Repair service - Equipment, appliances, etc. - Outdoor	P	P	—	—	
Repair service - Farm implements and equipment	P	P	—	—	
Vehicle services - Carwash, mechanical	MCUP	—	MCUP(36)	MCUP(36)	35.42.270
Vehicle services - Major repair, bodywork	P	—	—	—	
Vehicle services - Minor maintenance/repair	P	P	P	PP	
Vehicle services - With outdoor work areas	—	—	—	—	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP), nonresidential, accessory child care center may also be considered a Principal Permitted Use (PP).
- (6) Use not allowed on a lot abutting a residential zone; see Section 35.42.270 (Vehicle Services).

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	MCUP	Minor Conditional Use Permit required (4)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CH CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	CUP	CUP	—	
Airstrip, private and temporary	CUP	CUP	CUP	—	
Airstrip, temporary	—	—	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (35)	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (46) (57)	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (68)	P	P	P	P	
Flood control project, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	
Parking facility, public or private	P	—	—	—	
Pier, dock	—	—	—	—	
Pipeline - Oil and gas	P	P	P	—	35.5
Public utility facility	CUP	CUP	CUP	—	
Public works or private service facility	MCUP	MCUP	MCUP	—	
Road, street, less than 20,000 sf total area (68)	P	P	P	P	
Road, street, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	—	—	CUP	
Telecommunications facility	S	S	S	S	35.44
Transit station or terminal	P	—	P	PP	
Utility service line with less than 5 connections (46)	—	—	—	P(9)	
Utility service line with 5 or more connections (46)	—	—	—	MCUP	
Vehicle dispatch facility	MCUP	—	—	—	
Vehicle storage	—	—	—	—	
Wind turbines and wind energy systems	S	S	S	—	35.57

Key to Zone symbols

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Notes:

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- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Use is subject to the standards of the PU zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
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	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CH CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	—	CUP	
Desalination facility, less than 15 connections	—	—	—	MCUP	
Desalination facility, 15 to less than 200 connections	—	—	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(35)	P(35)	P(35)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(35)	P(35)	P(35)	MCUP	
Reservoir, less than 20,000 sf of total development	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	E	E	P (6)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	
Water diversion project	P	P	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (57)	—	—	—	P	
Water system with 1 connection	E	E	E	P (6)	
Water system with 2 to less than 5 connections	P	P	P	MCUP	
Water system with 5 or more connections (68)	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	—	—	E	P	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

Table 2-16 Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	—	—	—	—	—	
Agricultural processing	—	—	—	—	—	
Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	—	—	—	
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	35.42.060
Cultivated agriculture, orchard, vineyard	—	—	—	—	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP —	CUP	CUP	CUP —	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(35)	P —	P(35)	P(35)	P —	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP —	CUP	CUP	CUP —	35.82.160
Oil and gas uses	—	—	—	—	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	—	—	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	—	—	—	
Handcraft industry, small scale manufacturing	—	—	—	—	—	
Laundry, dry cleaning plant	—	—	—	—	—	
Media production	—	—	—	—	—	
Metal products fabrication, machine and welding shops	—	—	—	—	—	
Printing and publishing	—	—	—	—	—	
Recycling - Small collection center	—	—	—	—	—	
Recycling - Small collection center, non-profit	—	—	—	—	—	
Recycling - Specialized materials collection center	—	—	—	—	—	
Sign fabrication and painting shop	—	—	—	—	—	
Sign painting shop	—	—	—	—	—	
Storage - Contractor equipment storage yard	—	—	—	—	—	
Storage - Personal storage facility (mini storage)	—	—	—	—	—	
Storage - Warehouse, not used for wholesaling or distribution	—	—	—	—	—	
Wholesaling and distribution	—	—	—	—	—	
Wholesaling and distribution - Essential to agriculture, except	—	—	—	—	—	

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
PP	Principal Permitted Use, Coastal Permit required (3)					
MCUP	Minor Conditional Use Permit required (4)					
CUP	Conditional Use Permit required (4)					
S	Permit determined by Specific Use Regulations					
—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground		CUP PP	—	—	CUP	
Commercial entertainment - Indoor	—	—	CUP	—	—	
Commercial entertainment - Outdoor	—	—	—	—	—	
Community center	—	—	—	P	PP	
Conference center	P(35)	P(6)	CUP	CUP	CUP	
Country club	P(35)	P —	CUP	P	P	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Fitness/health club or facility	—	—	CUP	P	P	
Golf course	P	P(6)	CUP	P	P	
Golf driving range	CUP	CUP	CUP	CUP	CUP	
Library	CUP	CUP	CUP	P	PP	
Meeting facility, public or private	CUP	CUP —	CUP	P	PP	
Meeting facility, religious	CUP	— (7)	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	P	PP	
Park, playground	P	PP	—	—	—	
Recreational vehicle (RV) park	CUP	CUP	—	—	—	
School	CUP	CUP —	CUP	P	PP	
School - Business, Professional, or Trade	CUP	CUP —	CUP	P(48)	PP(48)	
Sports and outdoor recreation facility	P	P	CUP	CUP	CUP	
Sports or entertainment assembly facility	—	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	P	P	
Theater - Indoor	—	—	—	—	—	
Theater - Outdoor	—	—	—	—	—	
Trail for hiking or riding	P	PP	—	—	P	

RESIDENTIAL USES

Caretaker/Manager dwelling	MCUP	—	—	—	—	35.42.080
Dwelling, one-family	—	—	—	—	—	
Emergency shelter	—	—	—	—	—	
Mixed use project residential component	—	MCUP(9)	—	MCUP	MCUP(9)	35.42.200
Monastery	CUP	—	CUP	CUP	—	
Residential accessory use or structure	MCUP	MCUP(10)	—	MCUP	MCUP(10)	
Residential use existing as of July 19, 1982	—	—	—	—	—	
Single room occupancy facility (SRO)	—	—	—	—	—	
Special care home	MCUP	MCUP —	MCUP	MCUP	MCUP —	35.42.090

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional	SC	Shopping Center	CZ	Coastal Zone
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Notes: (1) See Article 35.11 (Glossary) for land use definitions.

(2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.

(34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(5) Destination-type facility required; see Section 35.24.060 (C-V Zone Additional Standards).

(6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).

(7) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for such a permit.

(48) Not including trade schools using heavy equipment.

(9) Occupancy restricted to employees, and members of the employee's family, of the commercial uses on the site.

(10) Limited to garages, landscaping, pools, spas and hot tubs, and storage sheds.

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

RETAIL TRADE

Auto and vehicle sales and rental	—	—	—	—	—	
Bar, tavern	—	—	—	—	—	
Building and landscape materials - Indoor	—	—	—	—	—	
Building and landscape materials - Outdoor	—	—	—	—	—	
Convenience store, less than 3,000 sf net floor area	—	—	—	—	—	
Convenience store, 3,000 sf or more net floor area	—	—	—	—	—	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Farm supply and feed store	—	—	—	—	—	
Fuel dealer	—	—	—	—	—	
General retail	—	—	—	—	—	
Grocery/food store, 3,000 sf or less	—	—	—	—	—	
Grocery/food store, 5,000 sf or less	—	—	—	—	—	
Grocery/food store, more than 5,000 sf	—	—	—	—	—	
Mobile home, boat, and RV sales and repair	—	—	—	—	—	
Office supporting retail	—	—	—	P	P	
Plant nursery	—	—	—	—	—	
Restaurant, café, coffee shop - Indoor and outdoor	—	—P(5)	—	—	—	
Restaurant, café, coffee shop - Within an office building	—	—	—	CUP	CUP	
Service station	—	CUP(36)	—	—	—	
Shopping center - Community	—	—	S	—	—	
Shopping center - Convenience	—	—	S	—	—	
Swap meet	—	—	—	—	—	
Truck stop	—	—	—	—	—	
Truck, trailer, construction, farm, heavy equipment sales/rental	—	—	—	—	—	
Visitor-serving commercial	P(5)	PP(4)	—	—	—	

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (6) May be approved only in an area designated rural on the Coastal Land Use Plan maps, and where no other gasoline retail sales exists within 10 miles of site perimeter.
- (4) ~~Use only allowed accessory and incidental to an approved resort/visitor serving facility.~~

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
Bank, financial services - Branch facility	—	—	—	P	PP	
Bank, financial services - Complete facility	—	—	—	P	PP	
Business support service	—	—	—	P	PP	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Medical services - Animal hospital, small animals	—	—	P	CUP	CUP	35.42.250
Medical services - Clinic	CUP	CUP	CUP	P	PP	
Medical services - Doctor office	—	—	—	P	PP	
Medical services - Extended care	CUP	CUP	CUP	P	PP	
Medical services - Hospital	CUP	CUP	CUP	P	PP	
Office - Business/service	—	—	S(35)	P	PP	
Office - Professional/administrative	—	—	S(35)	P	PP	

SERVICES - GENERAL						
Cemetery, mausoleum	CUP	CUP	CUP	P	PP	
Charitable or philanthropic organization	CUP	MCUP	CUP	P	P	
Large family day care home	P	P	—	P	P	35.42.090
Small family day care home	E	E	—	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	P	P(6)	P	P	P(6)	35.42.090
Child care center, Residential	MCUP	MCUP	—	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Bed and breakfast inn	—	PP	—	—	—	
Lodging - Guest ranch	P	PP	—	—	—	
Lodging - Hostel	CUP	PP	CUP	CUP	—	
Lodging - Hotel or motel	P	PP	—	—	—	
Lodging - Resort	P	PP	—	—	—	
Mortuary	—	CUP	—	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	CUP	—	
Personal services	—	—	—	P	P	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	—	—	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	—	
Repair service - Farm implements and equipment	—	—	—	—	—	
Vehicle services - Carwash, mechanical	—	—	—	—	—	
Vehicle services - Major repair, bodywork	—	—	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	—	—	—	
Vehicle services - With outdoor work areas	—	—	—	—	—	

Key to Zone Symbols							
C-V	Visitor Serving Commercial	PI	Public and Institutional	SC	Shopping Center	CZ	Coastal Zone

- Notes:
- (1) See Article 35.11 (Glossary) for land use definitions.
 - (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
 - (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
 - (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
 - (5) See Section 35.24.070 (SC Zone Additional Standards).
 - (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	CUP	CUP	—	
Airstrip, private and temporary	CUP	—	CUP	CUP	—	
Airstrip, temporary	—	CUP	—	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (35)	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (46) (57)	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (68)	P	P	P	—	—	
Flood control project, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	—	—	
Heliport	CUP	CUP	CUP	CUP	CUP	
Parking facility, public or private	—	—	—	—	—	
Pier, dock	P	P	—	—	—	
Pipeline - Oil and gas	P	—	P	P	—	35.5
Public utility facility	CUP	—	CUP	CUP	—	
Public works or private service facility	MCUP	—	MCUP	MCUP	—	
Public works or public service structures	—	—	—	—	—	
Road, street, less than 20,000 sf total area (68)	P	P	P	P	P	
Road, street, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	—	CUP	
Telecommunications facility	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	—	—	
Utility service line with less than 5 connections (46)	—	P(9)	—	—	P(9)	
Utility service line with 5 or more connections (46)	—	MCUP	—	—	MCUP	
Vehicle dispatch facility	—	—	—	—	—	
Vehicle storage	—	—	—	—	—	
Wind turbines and wind energy systems	S	—	S	S	—	35.57

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Use is subject to the standards of the PU zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	MCUP	Minor Conditional Use Permit required (4)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	—	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	—	MCUP	
Desalination facility, 15 to less than 200 connections	—	CUP	—	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(35)	P	P(35)	P(35)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(35)	MCUP	P(35)	P(35)	MCUP	
Reservoir, less than 20,000 sf total development	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P(6)	E	E	P(6)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (57)	—	P	—	—	P	
Water system with 1 connection	E	P(6)	E	E	P(6)	
Water system with 2 to less than 5 connections	P	MCUP	P	P	MCUP	
Water system with 5 or more connections (68)	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	—	—	—	—	—	

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift.
- (68) In the Coastal Zone, limited to less than 200 connections.

35.25.030 - Industrial Zones Allowable Land Uses

Table 2-20 Allowed Land Uses and Permit Requirements for Industrial Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ(5)	M-CD CZ (6)	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	—	—	P	P	P	P	P	35.42.020
Agricultural processing	—	—	P	P	P(37)	P(3)	P(3)	
Agricultural processing - Extensive	—	—	P	P	—	—	—	
Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	P	P	—	—	—	
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	S	S	35.42.060
Aquaculture	P	P	P	—	P	PP	PP	35.42.070
Cultivated agriculture, orchard, vineyard	—	—	E	E	E	E	E	
Grazing	—	—	—	—	E	E	E	
Greenhouse	—	—	—	—	P	P	P	35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	CUP	CUP(6)	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(48)	P	P(48)	P(48)	P(48)	P	P(6)	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	CUP	CUP(6)	35.82.160
Oil and gas uses	S	S	S	S	S	S	S(5)	35.5
Winery	—	—	P(69)	P(69)	S(710)	—	—	

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry
M-1	Light Industry	M-CD	Coastal-Dependent Industry
M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030.DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that requires a site on or adjacent to the sea to be able to function at all.
- (7) Restricted to products produced on-premise and in compliance with Section 35.42.040 (Agricultural Processing Facilities)
- (48) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.
- (69) Does not include tasting rooms or onsite retail sales.
- (710) Subject to the regulations of Section 35.42.280 (Wineries).

Table 2-20 - Continued Allowed Land Uses and Permit Requirements for Industrial Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ (5)	M-CD CZ (6)	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Appliance manufacturing	—	—	—	P	—	—	—	
Bakery and baked goods production and distribution	—	—	P	P	—	—	—	
Boat building and sales - Indoor and outdoor	—	—	P	P	—	—	—	
Business machine manufacturing and assembly	P	PP	P	P	—	—	—	
Ceramic product manufacturing	P	PP	P	P	—	—	—	
Chemical product manufacturing	—	—	—	CUP	—	—	—	
Concrete, gypsum and plaster products	—	—	P	CUP	—	—	—	
Cosmetic and pharmaceutical manufacturing	P	PP	P	P	—	—	—	
Electronics assembly	P	PP	P	P	—	—	—	
Electronics equipment manufacturing	P	PP	P	P	—	—	—	
Explosives, fireworks, and ordinance manufacturing	—	—	—	CUP	—	—	—	
Fertilizer plant	—	—	—	CUP	—	—	—	
Fish cannery	—	—	—	CUP	—	—	—	
Food and beverage product manufacturing	—	—	P	P	—	—	—	
Foundry	—	—	P(37)	P	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	P	P	—	—	—	
Handcraft industry, small scale manufacturing	P	PP	P	P	—	—	—	
Laboratory - Medical, analytical, research and development	P	PP	P	P	—	—	—	
Laundry, dry cleaning plant	—	—	P	P	—	—	—	
Lumber and wood product manufacturing	—	—	P	CUP	—	—	—	
Media production	—	—	—	—	—	—	—	
Merchandise manufacturing	—	—	P	P	—	—	—	
Metal products fabrication, machine and welding shops	—	—	P(48)	P	—	—	—	
Motor vehicle and transportation equipment manufacturing	—	—	P(59)	P	—	—	—	
Music recording studio	CUP	—	CUP	CUP	CUP	—	CUP	—
<i>Additional INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING uses are listed on the following page.</i>								

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry
M-1	Light Industry	M-CD	Coastal-Dependent Industry
M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030-DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (7) Limited to the casting of lightweight non-ferrous metal not causing noxious fumes or odors.
- (48) Does not include drop hammers.
- (59) Limited to automobiles.

Table 2-20 - Continued Allowed Land Uses and Permit Requirements for Industrial Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ (5)	M-CD CZ (6)	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING - CONTINUED

Oil refining	—	—	—	CUP	—	—	—	
Paving and roofing material manufacturing	—	—	P	CUP	—	—	—	
Petroleum product storage and distribution	—	—	P	P	—	—	—	
Precision machine shop	P	PP	P	P	—	—	—	
Primary metal industries	—	—	—	CUP	—	—	—	
Printing and publishing	P	PP	P	P	—	—	—	
Recycling - Community recycling facility	—	—	P	—	—	—	—	
Recycling - Processing facility	—	—	—	P	—	—	—	
Recycling - Scrap or dismantling yard	—	—	—	P	—	—	—	
Recycling - Small collection center, non-profit	—	—	P	—	—	—	—	
Recycling - Specialized materials collection center	—	—	—	P	—	—	—	
Research and development	P	PP	P	P	—	—	—	
Sign fabrication and painting shop	—	—	P	P	—	—	—	
Slaughterhouse, stockyard, rendering plant	—	—	—	CUP	—	—	—	
Stone and cut stone products	—	—	P	CUP	—	—	—	
Storage - Contractor equipment storage yard	—	—	P	—	—	—	—	
Storage - Equipment storage yard	—	—	P	P	—	—	—	
Storage - Personal storage facility (mini storage)	—	—	P	—	—	—	—	
Storage - Warehouse	P	PP	P	P	—	—	—	
Tannery	—	—	—	CUP	—	—	—	
Wholesaling and distribution	P	PP	P	P	—	—	—	

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry
M-1	Light Industry	M-CD	Coastal-Dependent Industry
M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030-DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.

Table 2-20 - Continued Allowed Land Uses and Permit Requirements for Industrial Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ (5)	M-CD CZ (6)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Conference center	CUP							
Country club	CUP							
Equestrian facility - Public or commercial	CUP							
Fairgrounds	CUP							
Fitness/health club or facility	CUP	—	—	—	—	—	—	
Fitness/health club or facility, accessory	P	P	P	—	—	—	—	
Golf course	CUP							
Golf driving range, practice/putting range	CUP							
Library, museum	CUP							
Meeting facility, public or private	CUP							
Meeting facility, religious	CUP							
School	CUP							
School - Business, professional, or trade	CUP							
Sports and outdoor recreation facility	CUP							
Sports and outdoor recreation facility, accessory	P	P	P	—	—	—	—	

RESIDENTIAL USES

Emergency shelter	P	P	P	—	—	—	—	
Employee residence (37)	—	—	—	—	CUP	CUP	CUP	
Monastery	CUP	—	CUP	CUP	CUP	—	—	
Special care home, no client restrictions	MCUP							

RETAIL TRADE

Auto and vehicle sales and rental	—	—	—	—	—	—	—	
Bar, tavern, brew pub	—	—	P	—	—	—	—	
Building and landscape materials sales - Indoor	—	—	P	—	—	—	—	
Building and landscape materials sales - Outdoor	—	—	P	—	—	—	—	
Drive-through facility, accessory	CUP	35.42.130						
Farm supply and feed store	—	—	P	—	—	—	—	
Office-supporting retail	P	PP	P	—	—	—	—	
Restaurant, café, coffee shop - Indoor and outdoor	—	—	—	—	—	—	—	
Service station	—	—	—	—	—	—	—	

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry
M-1	Light Industry	M-CD	Coastal-Dependent Industry
M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030-DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (37) Dwellings may be allowed for the employees of the owner or lessee of the land engaged in a permitted use of the land upon which the dwelling is located.

Table 2-20 - Continued	E	Allowed use, no permit required (Exempt) (2)
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Allowed Land Uses and Permit Requirements for Industrial Zones	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	S	Permit determined by Specific Use Regulations						
—	Use Not Allowed							
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ (5)	M-CD CZ (6)	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	—	—	—	—	—	—	—	
Bank, financial services - Complete facility	—	—	—	—	—	—	—	
Business support services	P	PP	P	—	—	—	—	
Drive-through facility, accessory	CUP	CUP	CUP	CUP	CUP	CUP	CUP	35.42.130
Medical services - Animal hospital, small animals	—	—	P	—	—	—	—	
Medical services - Clinic	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Extended care	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Office - Accessory	P	PP	P	P	P	P(7)	P(7)	
Office - Executive headquarters	P	PP	P	—	—	—	—	

SERVICES - GENERAL

Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Large family day care home	—	—	—	—	P	P	P	35.42.090
Small family day care home	—	—	—	—	E	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	P	P	P	—	—	—	—	35.42.090
Child care center, Residential	—	—	—	—	MCUP	MCUP	MCUP	35.42.090
Drive through facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Hostel	CUP	—	CUP	CUP	CUP	—	CUP	
Lodging - Hotel or motel	—	—	P	—	—	—	—	
Mausoleum	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Mortuary	—	CUP	—	—	—	CUP	—	
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Music recording studio	CUP	—	CUP	CUP	CUP	—	CUP	
Personal services, employees only	P	P	P	—	—	—	—	
Public safety facility	—	—	P	—	—	—	—	
Repair service - Equipment, large appliances, etc. - Indoor	—	—	P	P	—	—CUP	—CUP	
Repair service - Equipment, large appliances, etc. - Outdoor	—	—	P	P	—	—CUP	—CUP	
Repair service - Small appliances	—	—	P	P	—	—	—	
Vehicle services - Major repair, bodywork	—	—	P(38)	P	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	P(38)	P	—	—	—	

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry	M-CD	Coastal-Dependent Industry
M-1	Light Industry	M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030-DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (7) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (8) Limited to automobiles.

Table 2-20 - Continued Allowed Land Uses and Permit Requirements for Industrial Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
	MCUP	Minor Conditional Use Permit required (4)						
	CUP	Conditional Use Permit required (4)						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ (5)	M-CD CZ (6)	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	CUP	CUP	CUP	—	CUP	
Airstrip, private and temporary	CUP	—	CUP	CUP	CUP	—	CUP	
Airstrip, temporary	—	CUP	—	CUP	—	CUP	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (37)	MCUP	MCUP	P	P	MCUP	MCUP	MCUP	
Electrical substation - Major	—	—	P	P	—	—	—	
Electrical transmission line (48) (59)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (69)	P	P	P	P	P	P	P	
Flood control project, 20,000 sf or more total area (69)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Marine terminal, onshore facility for petroleum transport	—	—	—	—	—	P	P	
Pier, dock	—	—	—	—	—	—	P	
Pipeline - Oil and gas	P	—	P	P	P	—	P	35.5
Public utility facility	CUP	—	CUP	CUP	CUP	—	CUP	
Public works or private service facility	MCUP	—	MCUP	MCUP	MCUP	—	MCUP	
Road, street, less than 20,000 sf total area (610)	P	P	P	P	P	P	P	
Road, street, 20,000 sf or more total area (610)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	—	—	CUP	CUP	
Telecommunications facility	S	S	S	S	S	S	S	35.44
Truck or freight terminal	—	—	P	P	—	—	—	
Utility service line with less than 5 connections(48)	—	P(11)	—	—	—	P(11)	P(11)	
Utility service line with 5 or more connections (48)	—	MCUP	—	—	—	MCUP	MCUP	
Vehicle dispatch facility	—	—	MCUP	MCUP	—	—	—	
Vehicle storage	—	—	P	P	—	—	—	
Wind energy systems	S	—	S	S	S	—	—	35.57

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry
M-1	Light Industry	M-CD	Coastal-Dependent Industry
M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030-DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (7) Use is subject to the standards of the PU Zone.
- (48) Does not include lines outside the jurisdiction of the County.
- (59) Not allowed in the VC overlay.
- (610) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (11) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-20 - Continued Allowed Land Uses and Permit Requirements for Industrial Zones	E	Allowed use, no permit required (Exempt) (2)						
	P	Permitted use, Land Use or Coastal Permit required (23)						
	PP	Principal Permitted Use, Coastal Permit required (3)						
MCUP	Minor Conditional Use Permit required (4)							
CUP	Conditional Use Permit required (4)							
S	Permit determined by Specific Use Regulations							
—	Use Not Allowed							
PERMIT REQUIRED BY ZONE								Specific Use Regulations
M-RP	M-RP CZ	M-1	M-2	M-CR	M-CR CZ (5)	M-CD CZ (6)		

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	—	—	CUP	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	—	—	MCUP	MCUP	
Desalination facility, 15 to less than 200 connections	—	CUP	—	—	—	CUP	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(37)	P	P(37)	P(37)	P(3)	P	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(37)	MCUP	P(37)	P(37)	P(3)	MCUP	P	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	P	P	MCUP	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P (8)	E	E	E	P (8)	P (8)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	P	P	MCUP	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (59)	—	P	—	—	—	P	P	
Water system with 1 connection	E	P (8)	E	E	E	P (8)	P (8)	
Water system with 2 to less than 5 connections	P	MCUP	P	P	P	MCUP	MCUP	
Water system with 5 or more connections (610)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	P	E	E	E	P	P	

Key to Zone Symbols

M-RP	Industrial Research Park	M-CR	Coastal-Related Industry
M-1	Light Industry	M-CD	Coastal-Dependent Industry
M-2	General Industry	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.25.030-DC (Industrial Zone Allowable Land Uses). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses limited to those that support uses that require a site on or adjacent to the sea to be able to function at all.
- (6) Uses limited to those that require a site on or adjacent to the sea to be able to function at all.
- (37) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (8) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (59) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (610) In the Coastal Zone, limited to less than 200 connections.

35.26.030 - Special Purpose Zones Allowable Land Uses

Table 2-22 Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	MU	OT-R	OT-R/LC	OT-R/GC	PU	PU CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	P	P	—	—	P	P	35.42.020
Agricultural processing - On-premise products	—	—	—	—	P	P	
Animal keeping (except equestrian facilities- see RECREATION)	S	S	S	S	S	S	35.42.060
Aquaculture	—	—	—	—	—	—	
Cultivated agriculture, orchard, vineyard	E	E	—	—	E	E	
Grazing	—	—	—	—	E	E	
Greenhouse, 300 sf or less	P	P	—	—	P	P	35.42.140
Greenhouse, more than 300 sf	—	—	—	—	P	P	35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(35)	P(35)	P(35)	P(35)	P(35)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil & gas uses	S	—	—	—	—	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	P	—	—	—	—	—	
Business machine manufacturing and assembly	P	—	—	—	—	—	
Ceramic product manufacturing	P	—	—	—	—	—	
Cosmetic and pharmaceutical manufacturing	P	—	—	—	—	—	
Electronics assembly	P	—	—	—	—	—	
Electronics, equipment, and appliance manufacturing	P	—	—	—	—	—	
Food and beverage product manufacturing	P	—	—	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	P	—	—	—	—	—	
Handcraft industry, small scale manufacturing	P	—	—	—	—	—	
Laboratory - Medical, analytical, research and development	P	—	—	—	—	—	
Media production	—	—	—	—	—	—	
Merchandise manufacturing	P	—	—	—	—	—	
Precision machine shop	P	—	—	—	—	—	
Printing and publishing	P	—	—	—	—	—	
Recycling - Community recycling facility	—	—	—	—	—	—	
Recycling - Small collection center	—	—	—	—	—	—	
Recycling - Small collection center, non-profit	P	—	—	—	—	—	
Recycling - Specialized materials collection center	—	—	—	—	—	—	
Research and development	P	—	—	—	—	—	
Storage - Warehouse	P	—	—	—	—	—	
Wholesaling and distribution	P	—	—	—	—	—	

Key to Zone Symbols

MU	Mixed Use	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	PU	Public Works Utilities
OT-R/LC	Old Town - Residential/Light Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	MU	OT-R	OT-R/LC	OT-R/GC	PU	PU CZ	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Boat club	—	—	—	—	—	—	
Campground	—	—	—	—	—	—	
Commercial entertainment - Indoor	P	—	—	—	—	—	
Community center	P	P	—	—	—	—	
Conference center	CUP	CUP	CUP	CUP	CUP	CUP —	
Country club, swimming and tennis	P	CUP	CUP	CUP	CUP	CUP —	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	CUP —	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	CUP —	
Fitness/health club or facility	P(35)	—	—	P	—	—	
Fitness/health club or facility, accessory	P	—	—	—	—	—	
Golf course	P	CUP	CUP	CUP	CUP	CUP —	
Historical park	—	—	—	—	—	—	
Library, museum	P	CUP	CUP	CUP	CUP	CUP —	
Meeting facility, public or private	P	CUP	CUP	CUP	CUP	CUP —	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	CUP —	
Park, playground - Public	P	P	—	—	—	—	
Park, playground - Private	P	—	—	—	—	—	
Private residential recreation facility	P	P	P	P	—	—	
Recreational vehicle (RV) park	—	—	—	—	—	—	
School	P	CUP	CUP	CUP	CUP	CUP —	
School - Business, professional, trade	P	CUP	CUP	P	CUP	CUP —	
Shooting range	—	—	—	—	—	—	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	CUP	CUP —	
Sports and outdoor recreation facilities, accessory	P	—	—	—	—	—	
Studio - Art, dance, martial arts, music, etc	P	—	—	—	—	—	
Theater - Indoor	P	—	—	—	—	—	
Trail for bicycles, hiking, or riding	P	—	—	—	—	—	
Trout farm	—	—	—	—	—	—	
Zoo	—	—	—	—	—	—	

Key to Zone Symbols

MU	Mixed Use	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	PU	Public Works Utilities
OT-R/LC	Old Town - Residential/Light Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Must be conducted within a completely enclosed building.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) <u>(2)</u>					
	P	Permitted use, Land Use or Coastal Permit required (<u>23</u>)					
	PP	Principal Permitted Use, Coastal Permit required <u>(3)</u>					
	MCUP	Minor Conditional Use Permit required <u>(4)</u>					
	CUP	Conditional Use Permit required <u>(4)</u>					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	MU	OT-R	OT-R/LC	OT-R/GC	PU	PU CZ	

RESIDENTIAL USES

Caretaker/manager dwelling	—	—	—	—	—	—	
Dwelling, one-family	P	P(<u>35</u>)	P(<u>35</u>)(<u>46</u>)	P(<u>35</u>)- <u>46</u>	—	—	
Dwelling, two-family	P	P	P(<u>46</u>)	P(<u>46</u>)	—	—	
Dwelling, multiple	P	P	P(<u>46</u>)	P(<u>46</u>)	—	—	
Emergency shelter	P	—	—	—	—	—	
Home occupation	P	P	P(<u>46</u>)	P(<u>46</u>)	—	—	
Mobile home park	—	CUP	—	—	—	—	
Monastery	CUP	CUP	CUP	CUP	CUP	CUP	
Residential accessory use or structure	P	P	P(<u>46</u>)	P(<u>46</u>)	—	—	
Residential project convenience facility	P	P(<u>46</u>)	—	—	—	—	35.42.220
Residential second unit	—	P(<u>57</u>)	P(<u>46</u>)(<u>57</u>)	P(<u>45</u>)(<u>57</u>)	—	—	35.42.230
Single room occupancy facility (SRO)	P	—	P	P	—	—	
Special care home	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	MCUP	MCUP	—	—	MCUP	MCUP	35.42.050
Auto and vehicle sales and rental	—	—	—	P	—	—	
Bar, tavern	P	—	—	P(<u>68</u>)	—	—	
Building and landscape materials sales - Outdoor	—	—	—	—	—	—	
Clothing store	—	—	P	P	—	—	
Convenience store	P	—	—	P	—	—	
Convenience store, in mixed use project	CUP	—	—	—	—	—	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	CUP	35.42.130
General retail	P	—	—	P	—	—	
Grocery/food store	P	—	—	P	—	—	
Office supporting retail	P	—	—	P	—	—	
Plant nursery	P(<u>79</u>)	—	—	P	—	—	
Restaurant, café, coffee shop - Indoor and outdoor	P(<u>79</u>)	—	—	P(<u>68</u>)	—	—	
Restaurant, café, coffee shop - Accessory to recreation use	—	—	—	—	—	—	
Service station	P	—	—	P	—	—	
Visitor-serving commercial	P(<u>79</u>)	—	—	P	—	—	

Key to Zone Symbols

MU	Mixed Use	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	PU	Public Works Utilities
OT-R/LC	Old Town - Residential/Light Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit for a primary one-family dwelling on a lot that resulted from recordation of a Final (Tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (46) Use not allowed if the OT designation is OT-LC or OT-GC, and not OT-R/LC or OT-G/LC.
- (57) Second unit restricted to lots where the primary use is a one-family dwelling.
- (68) Includes microbreweries that are accessory and secondary to a bar or restaurant.
- (79) Must be conducted within a completely enclosed building.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	MU	OT-R	OT-R/LC	OT-R/GC	PU	PU CZ	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	P	—	P	P	—	—	
Bank, financial services - Complete facility	P	—	—	P	—	—	
Business support services	P	—	—	P	—	—	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	CUP —	35.42.130
Medical services - Clinic	P	CUP	CUP	CUP	CUP	CUP —	
Medical services - Doctor office	P	—	P	P	—	—	
Medical services - Extended care	P	CUP	CUP	CUP	CUP	CUP —	
Medical services - Hospital	P	CUP	CUP	CUP	CUP	CUP —	
Office - Accessory	P	—	P	P	P	P(5)	
Office - Business/service	P	—	P	P	—	—	
Office - Executive headquarters	P	—	—	—	—	—	
Office - Professional/administrative	P	—	P	P	—	—	

SERVICES - GENERAL

Cemetery, mausoleum	P	CUP	CUP	CUP	CUP	CUP —	
Charitable or philanthropic organization	P	CUP	CUP	CUP	CUP	CUP —	
Large family day care home	P	P	P(36)	P(36)	—	—	35.42.090
Small family day care home	E	E	E	E	—	—	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP —	35.42.090
Child care center, Non-residential, accessory	P	—	—	—	—	—	35.42.090
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	—	—	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	MCUP —	35.42.130
Lodging - Hostel	CUP	CUP	CUP	CUP	CUP	—	
Lodging - Hotel or motel	P	—	—	P	—	—	
Mortuary	—	—	—	—	—	CUP —	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	CUP —	35.42.120
Music recording studio	CUP	CUP	CUP	CUP	CUP	—	
Personal services	P	—	P(47)	P	—	—	
Personal services, employees only	P	—	—	—	—	—	
Personal services in mixed use project	CUP	—	—	—	—	—	
Repair service - Equipment, appliances, etc. - Indoor	P	—	—	P	—	—	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	P	—	—	
Repair service - Small appliances	P	—	—	P	—	—	
Vehicle services - Minor maintenance/repair	P	—	—	P	—	—	

Key to Zone Symbols

MU	Mixed Use	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	PU	Public Works Utilities
OT-R/LC	Old Town - Residential/Light Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (6) Use not allowed if the OT designation is OT-LC or OT-GC, and not OT-R/LC or OT-G/LC.
- (47) Limited to barber and beauty shops, and shoe sales and/or repair stores.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	MU	OT-R	OT-R/LC	OT-R/GC	PU	PU CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airstrip, public	CUP	CUP	CUP	CUP	CUP	—	
Airstrip, private and temporary	CUP	CUP	CUP	CUP	CUP	—	
Airstrip, temporary	—	—	—	—	—	CUP	
Boat launching facility accessory to approved recreation use	—	—	—	—	—	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	PP	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (35)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Major	—	—	—	—	P	P	
Electrical transmission line (46) (57)	CUP	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (68)	P	P	P	P	P	PP	
Flood control project, 20,000 sf or more total area (68)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Freeways and related facilities	—	—	—	—	—	—	
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	
Parking facility, conjunctive use	CUP	—	—	—	—	—	35.36.120
Parking facility, public or private	P	P	—	P	—	—	
Pier, dock	—	—	—	—	—	—	
Pipeline - Oil and gas	P	P	P	P	P	—	35.5
Public utility facility	CUP	CUP	CUP	CUP	P	P	
Public works or private service facility	MCUP	MCUP	MCUP	MCUP	MCUP	—MC UP	
Railroad	—	—	—	—	—	—	
Road, street, less than 20,000 sf total area (68)	P	P	P	P	P	PP	
Road, street, 20,000 sf or more total area (68)	P	P	P	P	P	MCUP	
Roadside rest area operated by a governmental agency	—	—	—	—	—	—	
Sea wall, revetment, groin, or other shoreline structure	—	—	—	—	—	CUP	
Telecommunications facility	S	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	—	—	—	
Truck and freight terminal - Temporary	—	—	—	—	—	—	
Truck and freight terminal - Permanent	—	—	—	—	—	—	
Underground gas storage	—	—	—	—	P	P(79)	
Utility service line with less than 5 connections (46)	—	—	—	—	—	PP	
Utility service line with 5 or more connections (46)	—	—	—	—	—	PP	
Vehicle inspection station, permanent, governmental	—	—	—	—	—	—	
Wind turbines and wind energy systems	S	S	S	S	S	—	35.57

Key to Zone Symbols

MU	Mixed Use	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	PU	Public Works Utilities
OT-R/LC	Old Town - Residential/Light Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Use is subject to the standards of the PU zone.
- (46) Does not include lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (79) In the Coastal Zone, use limited to the La Goleta gas storage reservoir site (APN 071-210-001), see Subsection 35.26.070.G (Underground Gas Storage in the Coastal Zone).

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)					
	P	Permitted use, Land Use or Coastal Permit required (23)					
	PP	Principal Permitted Use, Coastal Permit required (3)					
	MCUP	Minor Conditional Use Permit required (4)					
	CUP	Conditional Use Permit required (4)					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	MU	OT-R	OT-R/LC	OT-R/GC	PU	PU CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	—	—	—	CUP	
Desalination facility, serving less than 15 connections	—	—	—	—	—	MCUP	
Desalination facility, 15 to less than 200 connections	—	—	—	—	—	CUP	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(35)	P(35)	P(35)	P(35)	P(35)	PP	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(35)	P(35)	P(35)	P(35)	P(35)	MCUP	
Reservoir, less than 20,000 sf total development	P	P	P	P	P	PP	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	P	P	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Sewage treatment facilities - Central plant	—	—	—	—	P	P	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	E	E	E	E	P (6)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	P	P	P	P	MCUP	
Water extraction - Commercial	CUP	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (57)	—	—	—	—	—	PP	
Water supply, treatment, storage facilities - Central plant	—	—	—	—	P	P	
Water system with 1 connection	E	E	E	E	E	P (6)	
Water system with 2 to less than 5 connections	P	P	P	P	P	MCUP	
Water system with 5 or more connections (68)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	—	—	—	E	P	

Key to Zone Symbols

MU	Mixed Use	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	PU	Public Works Utilities
OT-R/LC	Old Town - Residential/Light Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (57) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (68) In the Coastal Zone, limited to less than 200 connections.

Table 2-23 Allowed Land Uses and Permit Requirements for the Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)		
	P	Permitted use, Land Use or Coastal Permit required (23)		
	PP	Principal Permitted Use, Coastal Permit required (3)		
	MCUP	Minor Conditional Use Permit required (4)		
	CUP	Conditional Use Permit required (4)		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	REC	REC CZ	TC CZ(35)	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	—	—	MCUP—	35.42.020
Agricultural processing - On-premise products	—	—	MCUP—	
Animal keeping (except equestrian facilities - see RECREATION below)	S	S	S	35.42.060
Aquaculture	—	—	CUP—	35.42.070
Cultivated agriculture, orchard, vineyard	—	—	MCUP—	
Grazing	—	—	—	
Greenhouse, less than 300 sf	—	—	CUP—	35.42.140
Greenhouse, 300 sf or more	—	—	CUP—	35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP—	CUP—	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(46)	P—	P—	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP—	CUP—	35.82.160
Oil and gas uses	S	—	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	—	—	—	
Business machine manufacturing and assembly	—	—	—	
Ceramic product manufacturing	—	—	—	
Cosmetic and pharmaceutical manufacturing	—	—	—	
Food and beverage product manufacturing	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	—	
Handcraft industry, small scale manufacturing	—	—	—	
Laboratory - Medical, analytical, research and development	—	—	—	
Media production	—	—	—	
Merchandise manufacturing	—	—	—	
Precision machine shop	—	—	—	
Printing and publishing	—	—	—	
Recycling - Community recycling facility	—	—	CUP	
Recycling - Small collection center	—	—	CUP	
Recycling - Small collection center, non-profit	—	—	CUP	
Recycling - Specialized materials collection center	—	—	CUP	
Research and development	—	—	—	
Storage - Warehouse, not used for wholesaling or distribution	—	—	—	
Wholesaling and distribution	—	—	—	

Key to Zone symbols

REC	Recreation	CZ	Coastal Zone
TC	Transportation Corridor		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.
- (46) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-23 - Continued Allowed Land Uses and Permit Requirements for the Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)		
	P	Permitted use, Land Use or Coastal Permit required (23)		
	<u>PP</u>	<u>Principal Permitted Use, Coastal Permit required (3)</u>		
	MCUP	Minor Conditional Use Permit required (4)		
	CUP	Conditional Use Permit required (4)		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	REC	REC CZ	TC CZ(35)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Boat club	CUP	—	—	
Campground	P	<u>PP</u>	—	
Commercial entertainment - Indoor	—	—	—	
Community center	—	—	—	
Conference center	CUP	CUP	<u>CUP</u> —	
Country club, swimming and tennis club	CUP	CUP	<u>CUP</u> —	
Equestrian facility - Public or commercial	CUP	CUP	<u>CUP</u> —	
Fairgrounds	CUP	CUP	<u>CUP</u> —	
Fitness/health club or facility	—	—	—	
Fitness/health club or facility, accessory	—	—	—	
Golf course	P	<u>PP</u>	<u>CUP</u> —	
Historical park	CUP	—	—	35.42.180
Library, museum	CUP	CUP	<u>CUP</u> —	
Meeting facility, public or private	CUP	CUP	<u>CUP</u> —	
Meeting facility, religious	CUP	<u>CUP</u> —(6)	<u>CUP</u> —	
Park, playground - Public	P	<u>PP</u>	—	
Park, playground - Private	—	—	—	
Private residential recreation facility	—	—	—	
Recreational vehicle (RV) park	P	<u>PP</u>	—	
School	CUP	CUP	<u>CUP</u> —	
School - Business, professional, or trade	CUP	CUP	<u>CUP</u> —	
Shooting range	CUP	—	—	
Sports and outdoor recreation facilities	CUP	CUP	<u>CUP</u> —	
Sports and outdoor recreation facilities, accessory	—	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	
Theater - Indoor	—	—	—	
Trail for bicycles, hiking, or riding	P	<u>PP</u>	<u>PP</u>	
Trout farm	CUP	—	—	
Zoo	CUP	CUP	—	

Key to Zone symbols

REC	Recreation	CZ	Coastal Zone
TC	Transportation Corridor		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.
- (6) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for such a permit.

Table 2-23 - Continued Allowed Land Uses and Permit Requirements for the Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)		
	P	Permitted use, Land Use or Coastal Permit required (23)		
	PP	Principal Permitted Use, Coastal Permit required (3)		
	MCUP	Minor Conditional Use Permit required (4)		
	CUP	Conditional Use Permit required (4)		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	REC	REC CZ	TC CZ(35)	

RESIDENTIAL USES

Caretaker/manager dwelling	MCUP	MCUP	—	
Dwelling, one-family	—	—	—	
Dwelling, two-family	—	—	—	
Dwelling, multiple	—	—	—	
Emergency shelter	—	—	—	
Home occupation	—	—	—	
Mobile home park	—	—	—	
Monastery	CUP	CUP—	CUP—	
Residential accessory use or structure	—	—MCUP	—	
Residential second unit	—	—	—	
Single room occupancy facility (SRO)	—	—	—	
Special care home	MCUP	MCUP—	MCUP—	35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	—	—	MCUP—	35.42.050
Auto and vehicle sales and rental	—	—	—	
Bar, tavern	—	—	—	
Building and landscape materials sales - Outdoor	—	—	CUP—	
Clothing store	—	—	—	
Convenience store	—	—	—	
Convenience store, in mixed use project	—	—	—	
Drive-through facility	CUP	CUP	CUP—	35.42.130
General retail	—	—	—	
Grocery/food store	—	—	—	
Office supporting retail	—	—	—	
Plant nursery	—	—	—	
Restaurant, café, coffee shop - Indoor and outdoor	—	—	—	
Restaurant, café, coffee shop - Accessory to recreation use	CUP	CUP(46)	—	
Service station	—	—	—	
Visitor-serving commercial	—	—	—	

Key to Zone symbols

REC	Recreation	CZ	Coastal Zone
TC	Transportation Corridor		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.
- (46) Allowed only in an urban area designated by the Coastal Land Use Plan.

Table 2-23 - Continued Allowed Land Uses and Permit Requirements for the Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)		
	P	Permitted use, Land Use or Coastal Permit required (23)		
	PP	Principal Permitted Use, Coastal Permit required (3)		
	MCUP	Minor Conditional Use Permit required (4)		
	CUP	Conditional Use Permit required (4)		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	REC	REC CZ	TC CZ(35)	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	—	—	—	
Bank, financial services - Complete facility	—	—	—	
Business support service	—	—	—	
Drive-through facility	CUP	CUP	CUP	35.42.130
Medical services - Clinic	CUP	CUP	CUP	
Medical services - Doctor office	—	—	—	
Medical services - Extended care	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	
Office - Accessory	—	—	—	
Office - Business/service	—	—	—	
Office - Executive headquarters	—	—	—	
Office - Professional/administrative	—	—	—	

SERVICES - GENERAL

Cemetery, mausoleum	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	
Large family day care home	P	P	—	35.42.090
Small family day care home	E	E	—	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	—	—	—	
Child care center, Residential	MCUP	MCUP	—	35.42.090
Drive-through facility	CUP	CUP	CUP	35.42.130
Lodging - Hostel	CUP	—	CUP	
Lodging - Hotel or motel	—	—	—	
Mortuary	—	CUP	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	—	
Personal services	—	—	—	
Personal services, employees only	—	—	—	
Personal services in mixed use project	—	—	—	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	
Repair service - Small appliances	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	—	

Key to Zone symbols

REC	Recreation	CZ	Coastal Zone
TC	Transportation Corridor		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.

Table 2-23 - Continued Allowed Land Uses and Permit Requirements for the Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)		
	P	Permitted use, Land Use or Coastal Permit required (23)		
	PP	Principal Permitted Use, Coastal Permit required (3)		
	MCUP	Minor Conditional Use Permit required (4)		
	CUP	Conditional Use Permit required (4)		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	REC	REC CZ	TC CZ(35)	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	—	
Airstrip, private and temporary	CUP	—	—	
Airstrip, temporary	—	CUP	CUP	
Boat launching facility accessory to approved recreation use	P	PP	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	
Electrical substation - Minor (46)	MCUP	MCUP	MCUP	
Electrical substation - Major	—	—	—	
Electrical transmission line (57) (68)	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (79)	P	P	P	
Flood control project, 20,000 sf or more total area (79)	MCUP	MCUP	MCUP	
Freeways and related facilities	—	—	P	
Heliport	CUP	CUP	CUP	
Parking facility, conjunctive use	—	—	—	
Parking facility, public or private	—	—	PP (810)	
Pier, dock	P	P	—	
Pipeline - Oil and gas	P	—	—	35.5
Public utility facility	CUP	—	—	
Public works or private service facility	MCUP	—	—	
Railroad	—	—	P	
Road, street, less than 20,000 sf total area (79)	P	P	PP	
Road, street, 20,000 sf or more total area (79)	P	MCUP	MCUP	
Roadside rest area operated by a governmental agency	—	—	P	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	CUP	
Telecommunications facility	S	S	S	35.44
Transit station or terminal	—	—	P	
Truck and freight terminal - Temporary	—	—	MCUP	
Truck and freight terminal - Permanent	—	—	PP	
Underground gas storage	—	—	—	
Utility service lines with less than 5 connections (57)	—	P (11)	P (11)	
Utility service lines with 5 or more connections (57)	—	MCUP	MCUP	
Vehicle inspection station, permanent, governmental	—	—	P	
Wind turbines and wind energy systems	S	—	—	35.57

Key to Zone symbols

REC	Recreation	CZ	Coastal Zone
TC	Transportation Corridor		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.
- (46) Subject to standards of the PU zone.
- (57) Does not include lines outside the jurisdiction of the County.
- (68) Not allowed in the VC overlay.
- (79) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (810) May include park and ride facilities.
- (11) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

Table 2-23 - Continued Allowed Land Uses and Permit Requirements for the Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)	
	P	Permitted use, Land Use or Coastal Permit required (23)	
	PP	Principal Permitted Use, Coastal Permit required (3)	
	MCUP	Minor Conditional Use Permit required (4)	
	CUP	Conditional Use Permit required (4)	
	S	Permit determined by Specific Use Regulations	
	—	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	REC	REC CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP—	CUP—	
Desalination facility, less than 15 connections	—	MCUP—	MCUP—	
Desalination facility, 15 to less than 200 connections	—	CUP—	CUP—	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(46)	P	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(46)	MCUP	MCUP	
Reservoir, less than 20,000 sf total development	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P (7)	P (7)	
Sewage treatment facilities - Central plant	—	—	—	
Wastewater treatment facility, less than 200 connections	CUP	CUP—	CUP—	
Water diversion project	P	MCUP	MCUP	
Water extraction, commercial	CUP	CUP—	CUP—	
Water or sewer system pump or lift station (58)	—	P	P	
Water supply, treatment, storage facilities - Central plant	—	—	—	
Water system with 1 connection	E	P (7)	P (7)	
Water system with 2 to less than 5 connections	P	MCUP	MCUP	
Water system with 5 or more connections (69)	MCUP	MCUP	MCUP	
Water well, agricultural	—	—	P	

Key to Zone symbols

REC	Recreation	CZ	Coastal Zone
TC	Transportation Corridor		

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see Section 35.26.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (34) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (5) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.
- (46) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (7) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (58) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (69) In the Coastal Zone, limited to less than 200 connections.

Table 4-1		E	Allowed use, no permit required (Exempt) (1)
Animal Keeping in Agricultural Zones:		P	Permitted Use, Land Use or Coastal Permit Required
AG-I, AG-I CZ, AG-II, AG-II CZ		<u>PP</u>	<u>Principal Permitted Use</u>
		MCUP	Minor Conditional Use Permit (2)
		CUP	Conditional Use Permit required (2)
		S	Permit requirement set by Specific Use Regulations
		—	Use not allowed
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)	Maximum Number of Animals per Lot (24)	Additional Regulations
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (35)	AG-I	E	1 animal per 20,000 sf if lot is less than 20 acres
	AG-I CZ	E <u>PP</u>	One animal per 20,000 sf
	AG-II	<u>E</u>	None
	AG-II CZ	<u>PP</u>	
Commercial boarding and raising of animals for members of the public	AG-I	CUP	None
	AG-II	E	
	AG-II CZ	<u>P</u>	
Commercial livestock feed or sales yard	AG-I	—	None
	AG-II	CUP	
	AG-II CZ	—	
Dairy	AG-I	CUP	None
	AG-II	E	
	AG-II CZ	<u>PP</u>	
Dogs (35)	AG-I	E	3
	AG-II	E	
Goats and sheep (35)	AG-I	E	1 animal per 20,000 sf if lot is less than 20 acres; maximum 5 per lot
	AG-I CZ	E <u>PP</u>	3 animals per 20,000 sf
	AG-II	E	None
	AG-II CZ	<u>PP</u>	
Hogs and swine (35)	AG-I	E	1 animal per 20,000 sf if lot is less than 20 acres
	AG-I CZ	E <u>PP</u>	3 animals per 20,000 sf; maximum 3 per lot
	AG-II	E	<u>None</u>
	AG-II CZ	<u>PP</u>	
Hog ranch (35)	AG-I	CUP	None
	AG-II	E	
	AG-II CZ	<u>PP</u>	
Household pets	AG-I	E	None
	AG-II	E	
Kennel, commercial	AG-I	MCUP	None
	AG-II	E	
	AG-II CZ	<u>P</u>	
Kennel, non commercial (35)	AG-I	E	None
	AG-I CZ	<u>P</u>	
	AG-II	E	
	AG-II CZ	<u>P</u>	
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (35)	AG-I	E (46)	None
	AG-I CZ	<u>PP</u>	
	AG-II	E	
Wildlife species rehabilitation	AG-I	E	None
	AG-II	E	

Notes:

(1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).

(24) See Subsection 35.42.060.G (Multiple animal types) above.

(35) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

(46) Exempt “E” only if limited to reasonable family use on a non-commercial basis. MCUP required if constitutes a commercial operation.

Table 4-2 Animal Keeping in Resource Management Zones: MT-GOL, MT-TORO, MT-TORO CZ, RMZ, RMZ CZ		E	Allowed use, no permit required (Exempt) (1)	
		P	Permitted Use, Land Use or Coastal Permit Required	
		PP	Principal Permitted Use	
		MCUP	Minor Conditional Use Permit (2)	
		CUP	Conditional Use Permit required (2)	
		S	Permit requirement set by Specific Use Regulations	
		—	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)	Maximum Number of Animals per Lot (24)	Additional Regulations	
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (35)	MT-GOL	E	None	35.42.060.F.3
	MT-TORO	E		
	MT-TORO CZ	P		
	RMZ	E		
	RMZ CZ	P		
Commercial boarding and raising of animals for members of the public	MT-GOL	—		
	MT-TORO	—		
	RMZ	—		
Dogs (35)	MT-GOL	E	3	
	MT-TORO	E		
	RMZ	E		
Goats and sheep(35)	MT-GOL	E	None	35.42.060.F.3
	MT-TORO	E		
	MT-TORO CZ	P		
	RMZ	E		
	RMZ CZ	P		
Hogs and swine(35)	MT-GOL	E	None	35.42.060.F.3
	MT-TORO	E		
	MT-TORO CZ	P		
	RMZ	MCUP		
Hog ranch	MT-GOL	E	None	35.42.060.F.3
	MT-TORO	E		
	MT-TORO CZ	—		
	RMZ	E		
	RMZ CZ	—		
Household pets	MT-GOL	E	None	35.42.060.F.1
	MT-TORO	E		
	RMZ	E		
Kennel, commercial	MT-GOL	—	None	
	MT-TORO	—		
	RMZ	—		
Kennel, non-commercial (35)	MT-GOL	E	None	35.42.060.F.3
	MT-TORO	E		
	MT-TORO CZ	PP		
	RMZ	E		
	RMZ CZ	PP		
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (35)	MT-GOL	E	None	35.42.060.F.3
	MT-TORO (46)	E		
	RMZ (46)	E		
Wildlife species rehabilitation	MT-GOL	E	None	35.42.060.F.4
	MT-TORO	E		
	RMZ	E		

Notes:

- (1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).
- (24) See Subsection 35.42.060.G (Multiple animal types) above.
- (35) Does not include commercial boarding or raising of animals where such services are offered to members of the public.
- (46) Exempt "E" only if limited to reasonable family use on a non-commercial basis.

Table 4-3		E	Allowed use, no permit required (Exempt) (1)
Animal Keeping in Residential Zones:		P	Permitted Use, Land Use or Coastal Permit Required
RR, RR CZ, R-1/E-1, R-1/E-1 CZ, EX-1, EX-1 CZ		PP	Principal Permitted Use
		MCUP	Minor Conditional Use Permit (2)
		CUP	Conditional Use Permit required (2)
		S	Permit requirement set by Specific Use Regulations
		—	Use not allowed
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)	Maximum Number of Animals per Lot (24)	Additional Regulations
Animal Husbandry project	RR	E	As provided below for different animal types
	RR CZ	PP	
	R-1/E-1	E	
	R-1/E-1 CZ	PP	
	EX-1	E	
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (35)	RR	E	1 animal per 20,000 sf if lot is less than 20 acres
	RR CZ	PP	1 animal per 20,000 sf
	R-1/E-1	E	1 animal per 20,000 sf with a maximum of 5 animals per lot
	R-1/E-1 CZ	P	
	EX-1	E	
EX-1 CZ	P		
Commercial boarding and raising of animals for members of the public	RR	MCUP	None
	R-1/E-1	—	35.42.060.F.2
	EX-1	—	
Dogs (35)	RR	E	3
	R-1/E-1	E	
	EX-1	E	
Goats and sheep (35)	RR	E	1 animal per 20,000 sf if lot is less than 20 acres
	RR CZ	PP	3 animals per 20,000 sf
	R-1/E-1	E	1 animal per 20,000 sf; maximum 3 animals per lot
	R-1/E-1 CZ	P	
	EX-1	E	
EX-1 CZ	P		
Hogs and swine (35)	RR	E	1 animal per 20,000 sf if lot is less than 20 acres; maximum 5 animals per lot
	RR CZ	PP	3 animals per 20,000 sf; maximum 3 animals per lot
	R-1/E-1	E	1 animal per 20,000 sf; maximum 3 animals per lot
	R-1/E-1 CZ	P	
	EX-1	E	
EX-1 CZ	P		
Household pets	RR	E	35.42.060.F.1
	R-1/E-1	E	
	EX-1	E	
Kennel, commercial	RR	CUP	None
	R-1/E-1	CUP	
	EX-1	—	
Kennel, non-commercial (35)	RR	MCUP	None
	R-1/E-1	MCUP	
	EX-1	MCUP	
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (35)	RR	E	None
	RR CZ	P	
	R-1/E-1	E	
	R-1/E-1 CZ	P	
	EX-1	E	
Wildlife species rehabilitation	RR	E	None
	R-1/E-1	E	
	EX-1	E	

Notes:

(1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).

(24) See Subsection 35.42.060.G (Multiple animal types) above.

(35) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

Table 4-4		E	Allowed use, no permit required (Exempt) (1)	
		P	Permitted Use, Land Use or Coastal Permit Required	
		PP	Principal Permitted Use	
		MCUP	Minor Conditional Use Permit (2)	
		CUP	Conditional Use Permit required (2)	
		S	Permit requirement set by Specific Use Regulations	
		—	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)		Maximum Number of Animals per Lot (24)	Additional Regulations
Animal husbandry project	R-2	E	1 large hoofed animal per 20,000 sf, with a maximum of 3 swine or 5 other animals per lot; 1 small hoofed animal (not including cattle or horses) if lot is a minimum of	35.42.060.F.2
	<u>R-2 CZ</u>	<u>P</u>		
	DR	E		
	<u>DR CZ</u>	<u>P</u>		
	MR-O	—		
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (35)	R-2	E	1 animal per 20,000 sf; maximum 5 animals per lot	35.42.060.F.2
	<u>R-2 CZ</u>	<u>P</u>		
	DR	E		
	<u>DR CZ</u>	<u>P</u>		
	MR-O	—		
Commercial boarding and raising of animals for members of the public	R-2	—		
	DR	—		
	MR-O	—		
	PRD	—		
Commercial livestock feed or sales yard	R-2	—		
	DR	—		
	MR-O	—		
	PRD	—		
Dogs	R-2	E	3	
	DR	E		
	MR-O	—		
	PRD	—		
Goats and sheep (35)	R-2	E	1 animal per 20,000 sf; maximum 5 animals per lot	35.42.060.F.2
	<u>R-2 CZ</u>	<u>P</u>		
	DR	E		
	<u>DR CZ</u>	<u>P</u>		
	MR-O	—		
Hogs and swine (35)	R-2	E	1 animal per 20,000 sf; maximum 3 animals per lot	35.42.060.F.2
	<u>R-2 CZ</u>	<u>P</u>		
	DR	E		
	<u>DR CZ</u>	<u>P</u>		
	MR-O	—		
Household pets	R-2	E	None	35.42.060.F.1
	DR	E		
	MR-O	<u>E</u>		
	PRD	E		
Kennel, commercial	R-2	CUP	None	
	DR	CUP		
	MR-O	—		
	PRD	—		
Kennel, non-commercial (35)	R-2	MCUP	None	
	DR	MCUP		
	MR-O	—		
	PRD	—		
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (35)	R-2	E	None	35.42.060.F.2
	<u>R-2 CZ</u>	<u>P</u>		
	DR	E		
	<u>DR CZ</u>	<u>P</u>		
	MR-O	—		
Wildlife species rehabilitation	R-2	E	None	35.42.060.F.4
	DR	E		
	MR-O	—		

	PRD	E	
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Notes:

- (1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).
- (24) See Subsection 35.42.060.G (Multiple animal types) above.
- (35) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

Table 4-5 Animal Keeping in Residential Zones: SLP, SR-M CZ, SR-H CZ, MHP, MHP CZ, MHS		E	Allowed use, no permit required (Exempt) (1)
		P	Permitted Use, Land Use or Coastal Permit Required
		PP	Principal Permitted Use
		MCUP	Minor Conditional Use Permit (2)
		CUP	Conditional Use Permit required (2)
		S	Permit requirement set by Specific Use Regulations
		—	Use not allowed
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)	Maximum Number of Animals per Lot (24)	Additional Regulations
Animal husbandry project	SLP	—	
	SR-M CZ	—	
	SR-H CZ	—	
	MHP	—	
	MHS	—	
Household pets	SLP	—	
	SR-M CZ	—	
	SR-H CZ	—	
	MHP	—	
	MHS	—	
Kennel, non-commercial	SLP	—	
	SR-M CZ	—	
	SR-H CZ	—	
	MHP	—	
	MHS	—	
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits	SLP	—	
	SR-M CZ	—	
	SR-H CZ	—	
	MHP	—	
	MHS	—	
Wildlife species rehabilitation	SLP	E	35.42.060.F.4
	SR-M CZ	E	
	SR-H CZ	E	
	MHP	E	
	MHS	E	

Notes:

- (1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
- (2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.
- (43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).
- (24) See Subsection 35.42.060.G (Multiple animal types) above.

Table 4-6 Animal Keeping in Commercial Zones: CN, C-1, C-1 CZ, C-2, C-2 CZ, C-3, CS, CH, CH CZ, CV, CV CZ, SC, PI, PI CZ		E Allowed use, no permit required (Exempt) (1) P Permitted Use, Land Use or Coastal Permit Required <u>PP</u> <u>Principal Permitted Use</u> MCUP Minor Conditional Use Permit (2) CUP Conditional Use Permit required (2) S Permit requirement set by Specific Use Regulations — Use not allowed		
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)		Maximum Number of Animals per Lot (24)	Additional Regulations
Wildlife species rehabilitation	CN	E		35.42.060.F.4
	C-1	E		
	C-2	E		
	C-3	E		
	CS	E		
	CH	E		
	CV	E		
	SC	E		
PI	E			

Notes:

(1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).

(24) See Subsection 35.42.060.G (Multiple animal types) above.

Table 4-7 Animal Keeping in Industrial Zones: M-RP, M-RP CZ, M-1, M-2, M-CR, M-CR CZ, M-CD		E Allowed use, no permit required (Exempt) (1) P Permitted Use, Land Use or Coastal Permit Required <u>PP</u> <u>Principal Permitted Use</u> MCUP Minor Conditional Use Permit (2) CUP Conditional Use Permit required (2) S Permit requirement set by Specific Use Regulations — Use not allowed		
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)		Maximum Number of Animals per Lot (24)	Additional Regulations
Wildlife species rehabilitation	M-RP	E		35.42.060.F.4
	M-1	E		
	M-2	E		
	M-CR	E		
	M-CD	E		

Notes:

(1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).

(24) See Subsection 35.42.060.G (Multiple animal types) above.

Table 4-8 Animal Keeping in Special Purpose Zones: MU, OT-R, OT-R/LC, OT-R/GC, PU, PU CZ, REC, REC CZ, TC		E	Allowed use, no permit required (Exempt) (1)	
		P	Permitted Use, Land Use or Coastal Permit Required	
		PP	Principal Permitted Use	
		MCUP	Minor Conditional Use Permit (2)	
		CUP	Conditional Use Permit required (2)	
		S	Permit requirement set by Specific Use Regulations	
		—	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)		Maximum Number of Animals per Lot (24)	Additional Regulations
Animal husbandry	MU	E	1 large hoofed animal per 20,000 sf, with a maximum of 3 swine or 5 other animals per lot; 1 small hoofed animal (not including cattle or horses) if lot is a minimum of 10,000 sf	35.42.060.F.2
	OT-R	E		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
	TC	—		
Household pets	MU	E		35.42.060.F.1
	OT-R	E		35.42.060.F.1
	OT-R/LC	E		35.42.060.F.1
	OT-R/GC	E		35.42.060.F.1
	PU	—		
	REC	—		
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (35)	MU	E	1 animal per 20,000 sf with a maximum of 5 animals per lot	35.42.060.F.2
	OT-R	E		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Commercial raising and boarding of animals	MU	—		
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Dairy	MU	—		
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC/REC CZ	—		
Goats and sheep (35)	MU	E	1 animal per 20,000 sf; maximum of 5 animals per lot	35.42.060.F.2
	OT-R	E		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
	TC	—		

Notes:

(1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).

(24) See Subsection 35.42.060.G (Multiple animal types) above.

(35) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

Table 4-8 - Continued		E	Allowed use, no permit required (Exempt) (1)	
Animal Keeping in Special Purpose Zones: MU, OT-R, OT-R/LC, OT-R/GC, PU, PU CZ, REC, REC CZ, TC		P	Permitted Use, Land Use or Coastal Permit Required	
		PP	Principal Permitted Use	
		MCUP	Minor Conditional Use Permit (2)	
		CUP	Conditional Use Permit required (2)	
		S	Permit requirement set by Specific Use Regulations	
		—	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (43)	Maximum Number of Animals per Lot (24)	Additional Regulations	
Hogs and swine (35)	MU	E	1 animal per 20,000 sf; maximum 5 animals per lot	35.42.060.F.2
	OT-R	E		
	OT-R/LC	—	None	
	OT-R/GC	—		
	PU	E		
	PU CZ	—		
	REC	—		
TC	—			
Hog ranch	MU	—	None	
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	E		
	PU CZ	—		
	REC	—		
TC	—			
Kennel, commercial	MU	—		
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU/PU CZ	—		
	REC/REC CZ	—		
TC	—			
Kennel, non-commercial (35)	MU	—	None	
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU/PU CZ	E		
	PU CZ	—		
	REC/REC CZ	—		
TC	—			
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (35)	MU	E	35.42.070	35.42.060.F.2
	OT-R	E		
	OT-R/LC	—		
	OT-R/GC	—		
	PU/PU CZ	E	None	
	PU CZ	—		
	REC/REC CZ	—		
TC	—			
Wildlife species rehabilitation	MU	E	None	35.42.060.F.4
	OT-R	E		
	OT-R/LC	E		
	OT-R/GC	E		
	PU/PU CZ	E		
	REC/REC CZ	E		
	TC	E		

Notes:

(1) A use is exempt only when in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).

(2) In the Coastal Zone, a CDP is required to be processed concurrently with CUPs and MCUPs.

(43) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).

(24) See Subsection 35.42.060.G (Multiple animal types) above.

(35) Does not include commercial boarding or raising of animals where such services are offered to members of the public.

Table 5-1 - Allowed Uses and Permit/Plan Requirements for Oil and Gas Facilities in the Coastal Zone

USE	Permit Required by Zone								REQUIRED PLAN	DEVELOPMENT STANDARDS
	P = <u>Appealable Coastal Development Permit (91)</u> CUP = Conditional Use Permit (402) — = Use not allowed									
	AG-II	RES	RR	M-1	M-2	M-RP	M-CD	M-CR		
Onshore Exploratory Oil and Gas Drilling of Onshore Oil and Gas Reservoirs (35.51.050)	P (43)(24)	CUP	CUP	CUP	CUP	CUP	P (43)(24) (6)	P (43)(24)	Exploration Plan (35.53.040)	
Onshore Oil and Gas Production of Onshore Oil and Gas Reservoirs (35.51.060)	P (43)(24)	CUP	CUP	CUP	CUP	CUP	P (43)(24) (6)	P (43)(24)	Production Plan (35.53.040)	
Onshore Processing Facilities Related to Offshore Oil and Gas Development (35.51.070) (9)	—	—	—	—	—	—	P (24)(35) (46)	P (24)(35)	Development Plan (Final) (35.53.030) (35.72.050)	

Onshore Supply Base, Pier, and Staging Areas Related to Offshore Oil and Gas Development (35.51.080)

Supply bases, piers and staging areas (8)	—	—	—	—	—	—	P (24)(35) (46)	P (24) (35)	Development Plan (Final) (68) (35.53.030) (35.72.050)	35.51.080
Piers and staging areas	CUP	—	CUP	—	—	—	—	—		
Consolidated Pipeline Terminals	P	—	—	—	—	—	—	P	Development Plan (Final) (35.53.030) (35.72.050)	35.51.090
Oil and gas pipelines (35.51.100)	Allowed in all zones identified in Article 35.2 (Zones and Allowable Land Uses) P (43)								Development Plan (Final) (35.53.030) (35.72.050)	35.51.100

Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs (35.51.110)

Onshore exploration	CUP (43)(79)	—	—	—	—	—	—	P (43)(79)	Exploration Plan (35.53.040)	35.51.110
Onshore production	CUP (43)(79)	—	—	—	—	—	—	P (43)(79)	Production Plan (35.53.040)	
Marine Terminals (35.51.120) (10)							CUP (6)(10)	CUP (10)	Development Plan (Final) (35.53.030) (35.72.050)	35.51.120

Notes:

- (1) All Coastal Development Permits issued by a local government for any major energy facility (e.g., oil and gas facilities, pipelines) are appealable to the Coastal Commission pursuant to Coastal Act Section 30603(a) (5).
- (2) In the Coastal Zone, a CDP is required to be processed concurrently with other discretionary permits
- (~~43~~) A Conditional Use Permit shall be required if site is also within an Environmentally Sensitive Habitat Area (ESH) overlay zone.
- (~~24~~) A Conditional Use Permit shall be required if site is also within a View Corridor (VC) overlay zone.
- (~~35~~) Facilities shall not be allowed if site is also within an Environmentally Sensitive Habitat Area (ESH) overlay zone.
- (~~46~~) If the use requires a site on or adjacent to the sea to be able to function at all.
- (~~57~~) Facilities shall be allowed provided that the site is designated in the Coastal Land Use Plan as a consolidated pipeline terminal.
- (~~68~~) Supply bases shall also be subject to an approved Specific Plan in compliance with Chapter 35.88 (Specific Plans). See Subsection 35.53.030 (E) (Additional filing requirements for specific plan applications.).
- (~~79~~) Within the South Coast Consolidation Planning Area, onshore exploration and/or production of offshore oil and gas reservoirs shall be restricted to sites designated in the Coastal Plan as consolidated oil and gas processing sites.
- (~~810~~) Where the land to be used for the onshore portions of the marine terminal is also subject to the Environmentally Sensitive Habitat Area Overlay District (ESH), such facilities shall not be permitted. Major oil storage facilities shall be consolidated and shall support the most environmentally preferred oil transportation system. Minor storage facilities may be allowed at specific operating areas where clearly needed, where it can be shown that it is not feasible to provide such storage at the consolidated site(s), where it is located in the least environmentally damaging location and where the adverse environmental impacts are mitigated to the maximum extent feasible.

USE	Permit Required by Zone								REQUIRED PLAN	DEVELOPMENT STANDARDS
	P = <u>Appealable Coastal Development Permit (91)</u> CUP = Conditional Use Permit <u>(402)</u> — = Use not allowed									
	AG-II	RES	RR	M-1	M-2	M-RP	M-CD	M-CR		
Onshore Exploratory Oil and Gas Drilling of Onshore Oil and Gas Reservoirs (35.51.050)	P (43)(24)	CUP	CUP	CUP	CUP	CUP	P (43)(24) (6)	P (43)(24)	Exploration Plan (35.53.040)	
Onshore Oil and Gas Production of Onshore Oil and Gas Reservoirs (35.51.060)	P (43)(24)	CUP	CUP	CUP	CUP	CUP	P (43)(24) (6)	P (43)(24)	Production Plan (35.53.040)	
Onshore Processing Facilities Related to Offshore Oil and Gas Development (35.51.070) (79)	—	—	—	—	—	—	P (24)(35) (46)	P (24)(35)	Development Plan (Final) (35.53.030) (35.72.050)	

Onshore Supply Base, Pier, and Staging Areas Related to Offshore Oil and Gas Development (35.51.080)

Supply bases, piers and staging areas (68)	—	—	—	—	—	—	P (24)(35) (46)	P (24)(35)	Development Plan (Final) (68) (35.53.030) (35.72.050)	35.51.080
Piers and staging areas	CUP	—	CUP	—	—	—	—	—		
Consolidated Pipeline Terminals	P	—	—	—	—	—	—	P	Development Plan (Final) (35.53.030) (35.72.050)	35.51.090
Oil and gas pipelines (35.51.100)	Allowed in all zones identified in Article 35.2 (Zones and Allowable Land Uses) P (43)								Development Plan (Final) (35.53.030) (35.72.050)	35.51.100

Onshore Exploration and/or Production of Offshore Oil and Gas Reservoirs (35.51.110)

Onshore exploration	CUP (43)(79)	—	—	—	—	—	—	P (43)(79)	Exploration Plan (35.53.040)	35.51.110
Onshore production	CUP (43)(79)	—	—	—	—	—	—	P (43)(79)	Production Plan (35.53.040)	
Marine Terminals (35.51.120) (10)							CUP (6) (10)	CUP(10)	Development Plan (Final) (35.53.030) (35.72.050)	35.51.120

Notes:

- (1) All Coastal Development Permits issued by a local government for any major energy facility (e.g., oil and gas facilities, pipelines) are appealable to the Coastal Commission pursuant to Coastal Act Section 30603(a)(5).
- (2) In the Coastal Zone, a CDP is required to be processed concurrently with other discretionary permits.
- (~~43~~) A Conditional Use Permit shall be required if site is also within an Environmentally Sensitive Habitat Area (ESH) overlay zone.
- (~~24~~) A Conditional Use Permit shall be required if site is also within a View Corridor (VC) overlay zone.
- (~~35~~) Facilities shall not be allowed if site is also within an Environmentally Sensitive Habitat Area (ESH) overlay zone.
- (~~46~~) If the use requires a site on or adjacent to the sea to be able to function at all.
- (~~57~~) Facilities shall be allowed provided that the site is designated in the Coastal Land Use Plan as a consolidated pipeline terminal.
- (~~68~~) Supply bases shall also be subject to an approved Specific Plan in compliance with Chapter 35.88 (Specific Plans). See Subsection 35.53.030 (E) (Additional filing requirements for specific plan applications.).
- (~~79~~) Within the South Coast Consolidation Planning Area, onshore exploration and/or production of offshore oil and gas reservoirs shall be restricted to sites designated in the Coastal Plan as consolidated oil and gas processing sites.
- (~~810~~) Where the land to be used for the onshore portions of the marine terminal is also subject to the Environmentally Sensitive Habitat Area Overlay District (ESH), such facilities shall not be permitted. Major oil storage facilities shall be consolidated and shall support the most environmentally preferred oil transportation system. Minor storage facilities may be allowed at specific operating areas where clearly needed, where it can be shown that it is not feasible to provide such storage at the consolidated site(s), where it is located in the least environmentally damaging location and where the adverse environmental impacts are mitigated to the maximum extent feasible.

35.421.030 - Agricultural Zones Allowable Land Uses

Table 2-1 Allowed Land Uses and Permit Requirements for the Agricultural Zone	E	Allowed use, no permit required (Exempt) (2)
	P	Permitted use, Land Use or Coastal Permit required (23)
	PP	Principal Permitted Use, Coastal Permit required (3)
	CUP	Conditional Use Permit required (4)
	S	Permit determined by Specific Use Regulations
	—	Use Not Allowed
LAND USE (1)	PERMIT REQUIRED BY ZONE	
	AG-I	AG-I CZ
		Specific Use Regulations

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	P	P (5)	35.442.020
Agricultural processing - on premise products	P	P (6)	
Agricultural processing - off premise products	CUP	CUP	35.421.060.C
Agricultural products shipping facility - On-premise products	P	P (6)	
Agricultural products shipping facility - Off-premise products	CUP	CUP	
Animal keeping (except for equestrian facilities - see RECREATION below)	S	S	35.442.040
Cultivated agriculture, orchard, vineyard	E	E PP	
Grazing	E	E PP	
Greenhouse	P	P (7)	35.442.110

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Equestrian facilities	CUP	CUP	
Meeting facility, religious	CUP	— (8)	
School	CUP	CUP (9)	
Sports facility, field sports	CUP	CUP —	

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	CUP	CUP	35.421.060.A
Artist Studio	P	P	35.442.120
Dwelling, one-family (310)	P	P (11)	
Guesthouse	P	P	35.442.120
Home occupation	P	P(12)	35.442.130
Residential accessory uses and structures	P	P(12)	35.442.020
Special care home, 7 or more clients	CUP	CUP	35.442.070

RETAIL TRADE

Agricultural product sales	P	P (13)	35.421.060.B
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SERVICES

Large family day care home	P	P	35.442.070
Small family day care home	E	E	35.442.070
Child care center, Non-residential	CUP	CUP	35.442.070
Child care center, Residential	CUP	CUP	35.442.070
Medical services - Animal hospital	CUP	CUP	

Key to Zone Symbols

AG-I	Agriculture I	CZ	Coastal Zone
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Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.421.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (5) Agricultural accessory uses and structures that are considered a component of an agricultural use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP).
- (6) Facilities that are not considered greenhouse-related development and are cumulatively less than 20,000 square feet in area may be permitted as a Principal Permitted Use (PP).
- (7) Greenhouses and greenhouse-related development that are cumulatively less than 20,000 square feet in area may be permitted as a Principal Permitted Use (PP).
- (8) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for such a permit.
- (9) Limited to the expansion or reconstruction of lawful, existing facilities, including the development of new facilities located on a lot that is both adjacent to and under the same ownership as the lot on which the lawful, existing facility is located. Lawful, existing school facilities are considered to be conforming development and are not subject to the restrictions of Chapter 35.101

(Nonconforming Uses, Structures, and Lots).

- (310) One-family dwelling may be a mobile home on a permanent foundation, see Section 35.442.140.
- (11) A primary dwelling may be considered a component of the principal permitted agricultural use in compliance with Section 35.421.030.F.
- (12) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E, above, are also considered a Principal Permitted Use (PP); see Section 35.421.030.E. and Section 35.442.020 for additional limitations.
- (13) Agricultural product sales may be permitted as a Principal Permitted Use (PP) if the sales and storage area are no larger than 600 square feet and the agricultural products sold there from are restricted to those grown on the premises.

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for the Agricultural Zone	E	Allowed use, no permit required (Exempt) (2)	
	P	Permitted use, Land Use or Coastal Permit required (23)	
	PP	Principal Permitted Use, Coastal Permit required (3)	
	CUP	Conditional Use Permit required (4)	
	S	Permit determined by Specific Use Regulations	
	—	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	AG-I	AG-I CZ	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Drainage channel, watercourse, storm drain less than 20,000 sf	—	P	
Drainage channel, watercourse, storm drain 20,000 sf or more	—	CUP	
Electrical substation - Minor (35)	CUP	CUP	
Electrical substation - Major (35)	CUP	—	
Electrical transmission line (46)	CUP	CUP (57)	
Flood control project less than 20,000 sf total area (68)	—	P	
Flood control project 20,000 sf or more total area (68)	—	CUP	
Public works and utilities	CUP	CUP	
Road, street less than 20,000 sf total area	—	P	
Road, street 20,000 sf or more total area	—	CUP	
Sea wall, revetment, groin or other shoreline structure	—	CUP	
Telecommunications facility	S	S	35.444
Utility service line with 4 or fewer connections (68)	—	P (9)	
Utility service line with 5 or more connections (68)	—	CUP	

WATER SUPPLY & WASTEWATER FACILITIES

Pipeline - Water, reclaimed water, wastewater less than 20,000 sf	—	P	
Pipeline - Water, reclaimed water, wastewater 20,000 sf or more	—	CUP	
Reservoir, less than 20,000 sf of total development	CUP	P	
Reservoir, 20,000 sf or more of total development	CUP	CUP	
Wastewater treatment system, individual, alternative	CUP	CUP	
Wastewater treatment system, individual	E	P (10)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	
Water diversion project	—	CUP	
Water or sewer system pump or lift station	CUP	P	
Water system with 1 connection	E	P (10)	
Water system with 2 or more connections	CUP	CUP (711)	
Water well, agricultural	E	PP	

Key to Zone Symbols

AG-I	Agriculture I	CZ	Coastal Zone
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Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.421.030.C (~~Development Plan approval required~~). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Shall comply with the requirements of the PU zone; see Table 2-15 and Section 35.425.050 (PU Zone Standards).
- (46) Does not include electrical transmission lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).
- (10) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (711) Limited to a maximum of 199 connections.

35.422.030 - Resource Protection Zones Allowable Land Uses

Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zone	E	Allowed use, no permit required (Exempt) (2)
	P	Permitted use, Land Use or Coastal Permit required (23)
	CUP	Conditional Use Permit required
	S	Permit determined by Specific Use Regulations
	—	Use Not Allowed
LAND USE (1)	PERMIT REQUIRED BY ZONE	
	RMZ	Specific Use Regulations

AGRICULTURAL, MINING & ENERGY FACILITIES

Animal keeping	S	35.442.040
Aquaculture	CUP	
Cultivated agriculture, orchard, vineyard, new	CUP	
Cultivated agriculture, orchard, vineyard, historic legal use	CUP	
Grazing	E	
Mining	CUP	35.472.140

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Education or research facility, limited	CUP	
Meeting facility, religious	CUP	
Rural recreation	CUP	
School	CUP	
Spa	CUP	35.442.170

RESIDENTIAL

Guesthouse	P	35.442.120
Home occupation	P	35.442.130
Dwelling, one-family	P	
Residential accessory uses and structures	P	35.422.030.E
Special care home, 7 or more clients	CUP	35.442.070

SERVICES

Large family day care home	P	35.442.070
Small family day care home	E	35.442.070
Child care center, Non-residential	CUP	35.442.070
Child care center, Residential	CUP	35.442.070

Key to Zone Symbols

RMZ	Resource Management
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Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.422.030.C (Development Plan approval required).

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zone	E	Allowed use, no permit required (Exempt) (2)
	P	Permitted use, Land Use or Coastal Permit required (23)
	CUP	Conditional Use Permit required
	S	Permit determined by Specific Use Regulations
	—	Use Not Allowed
LAND USE (1)	PERMIT REQUIRED BY ZONE	
	RMZ	Specific Use Regulations

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Electrical substation - Minor (34)	CUP	
Electrical substation - Major (34)	CUP	
Electrical transmission line (45)	CUP	
Private services and utilities	CUP	
Public works and utilities	CUP	
Telecommunications facility	S	35.444

WATER SUPPLY & WASTEWATER FACILITIES

Reservoir, less than 20,000 sf of total development	CUP	
Reservoir, 20,000 sf or more of total development	CUP	
Wastewater treatment system, individual, alternative	CUP	
Wastewater treatment system, individual	E	
Wastewater treatment facility, less than 200 connections	CUP	
Water or sewer system pump or lift station	CUP	
Water system with 1 connection	E	
Water system with 2 or more connections	CUP	
Water well, agricultural	E	

Key to Zone Symbols

RMZ	Resource Management
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Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.422.030.C (~~Development Plan approval required~~).
- (34) Shall comply with the requirements of the PU zone; see Table 2-15 (Special Purpose Zones Development Standards) and Section 35.425.050 (PU Zone Standards).
- (45) Does not include electrical transmission lines outside the jurisdiction of the County.

35.423.030 - Residential Zones Allowable Land Uses

Table 2-7 Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R-1/E-1	R-1/E-1 CZ	R-2	R-2 CZ	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	P	P	P	P	35.442.020
Animal keeping (except for equestrian facilities- see RECREATION below)	S	S	S	S	35.442.040
Cultivated agriculture, orchard, vineyard	E	<u>E</u> <u>P</u>	E	<u>E</u> <u>P</u>	
Greenhouse - commercial or noncommercial, 300 sf or less	P	P	P	P	35.442.110
Greenhouse - commercial or noncommercial, greater than 300 sf to less than 800 sf	CUP	CUP	CUP	CUP	35.442.110

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Community center	P	P	P	P	
Conference center	—	CUP	—	—	35.442.080
Country club, swim and tennis club	CUP	CUP	—	—	
Equestrian facilities	—	—	—	—	
Golf course	CUP	CUP	—	—	
Library	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	
Park, playgrounds - Commercial	—	—	—	—	
Park, playgrounds - Private	—	—	—	—	
Park, playground - Public	P	P	P	P	
Private residential recreation facility	—	—	—	—	
School	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	

RESIDENTIAL

Artist studio	P	P	—	—	35.442.120
Dwelling, one-family (35)	P	PP	P	PP	35.442.140
Dwelling, two-family	—	—	P	PP	
Dwelling, multiple	—	—	—	—	
Guesthouse	P	P	—	—	35.442.120
Home occupation	P	P(6)	P	P(6)	35.442.130
Mobile home park	CUP	CUP	CUP	CUP	
Organizational house (fraternity, sorority, etc.)	—	—	—	—	
Residential accessory use or structure	P	P (6)	P	P (6)	35.442.020
Residential project convenience facilities	—	—	—	—	
Residential second unit	P	P	—	—	35.442.160
Special care home, 7 or more clients	CUP	CUP	CUP	CUP	35.442.070

Key to Zone Symbols

R-1/E-1	Single-Family Residential	CZ	Coastal Zone
R-2	Two-Family Residential		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.423.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) One-family dwelling may be a mobile home on a permanent foundation, see Section 35.442.140 (Mobile Homes on Foundations).
- (6) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E., above, are also considered a Principal Permitted Use (PP); see Section 35.423.030.E, and Section 35.442.020 for additional limitations.

Table 2-7 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R-1/E-1	R-1/E-1 CZ	R-2	R-2 CZ	

SERVICES

Cemetery	—	CUP	—	—	
Large family day care home	P	P	P	P	35.442.070
Small family day care home	E	E	E	E	35.442.070
Child care center, Non-residential	CUP	CUP	CUP	CUP	35.442.070
Child care center, Non-residential, accessory	—	—	—	—	35.442.070
Child care center, Residential	CUP	CUP	CUP	CUP	35.442.070
Mausoleum	—	CUP	—	—	
Medical services - Clinic	—	—	—	—	
Medical services - Extended care	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	
Mortuary	—	—	—	—	
Mortuary, accessory to cemetery	—	CUP	—	—	

Key to Zone Symbols

R-1/E-1	Single-Family Residential	CZ	Coastal Zone
R-2	Two-Family Residential		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.423.030.C (~~Development Plan approval required~~). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.

Table 2-7 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	R-1/E-1	R-1/E-1 CZ	R-2	R-2 CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Drainage channel, watercourse, storm drain less than 20,000 sf	—	P	—	P	
Drainage channel, watercourse, storm drain 20,000 sf or more	—	CUP	—	CUP	
Electrical substation - Minor (35)	CUP	CUP	CUP	CUP	
Electrical substation - Major (35)	CUP	—	CUP	—	
Electrical transmission line (46)	CUP	CUP (57)	CUP	CUP (57)	
Flood control project less than 20,000 sf total area (68)	—	P	—	P	
Flood control project 20,000 sf or more total area (68)	—	CUP	—	CUP	
Public safety facility (79)	CUP	CUP	CUP	CUP	
Public works and utilities	CUP	CUP	CUP	CUP	
Road, street less than 20,000 sf total area (68)	—	P	—	P	
Road, street 20,000 sf or more total area (68)	—	CUP	—	CUP	
Sea wall, revetment, groin or other shoreline structure	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	35.444
Utility service line with 4 or fewer connections (68)	—	P (10)	—	P (10)	
Utility service line with 5 or more connections (68)	—	CUP	—	CUP	

WATER SUPPLY & WASTEWATER FACILITIES

Pipeline - Water, reclaimed water, wastewater less than 20,000 sf	—	P	—	P	
Pipeline - Water, reclaimed water, wastewater 20,000 sf or more	—	CUP	—	CUP	
Reservoir, less than 20,000 sf total development	CUP	P	CUP	P	
Reservoir, 20,000 sf or more of total development	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual, alternative	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual	E	P (11)	E	P (11)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station	CUP	P	CUP	P	
Water system with 1 connection	E	P (11)	E	P (11)	
Water system with 2 or more connections	CUP	CUP (§12)	CUP	CUP (§12)	
Water well, agricultural	E	P	E	P	

Key to Zone Symbols

R-1/E-1	Single-Family Residential	CZ	Coastal Zone
R-2	Two-Family Residential		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.423.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Shall comply with the requirements of the PU zone; see Table 2-15 (Special Purpose Zones Development Standards) and Section 35.425.050 (PU Zone Standards).
- (46) Does not include electrical transmission lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (79) May include paramedic services associated with a fire station.
- (10) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).
- (11) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (§12) Limited to a maximum of 199 connections.

Table 2-8 Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	DR	DR CZ	PRD	PRD CZ	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	—	—	—	—	35.442.020
Animal keeping (except for equestrian facilities- see RECREATION below)	S	S	S	S	35.442.040
Cultivated agriculture, orchard, vineyard	—	—	—	—	
Greenhouse, commercial or noncommercial 300 sf or more less	P (35)	P (35)	—	—	35.442.110
Greenhouse, commercial or noncommercial greater than 300 sf to less than 800 sf	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Community center	P	P	—	—	
Conference center	—	—	—	—	
Country club, swim and tennis club	—	—	—	—	
Equestrian facilities	—	—	—	—	
Golf course	CUP	CUP	—	—	
Golf driving range	—	—	—	—	
Library	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	
Parks, playgrounds - Commercial	—	—	—	—	
Parks, playgrounds - Private	—	—	—	—	
Parks, playground - Public	P	P	—	—	
Private residential recreation facility	P	P	P	P	
School	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	

Key to Zone Symbols

DR	Design Residential	CZ	Coastal Zone
PRD	Planned Residential Development		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.423.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Non-commercial only.

Table 2-8 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	DR	DR CZ	PRD	PRD CZ	

RESIDENTIAL

Artist studio	—	—	—	—	
Dwelling, one-family	P	PP	P	PP	
Dwelling, two-family	P	PP	P	PP	
Dwelling, multiple	P	PP	P	PP	
Guesthouse	—	—	—	—	
Home occupation	P	P(6)	P	P(6)	35.442.130
Mobile home parks	CUP	CUP	CUP	CUP	
Organizational house (fraternity, sorority, etc.) (35)	CUP	CUP	—	—	
Residential accessory use or structure	P	P(6)	P	P(6)	35.442.020
Residential project convenience facilities	P	PP	P	PP	
Residential second unit	—	—	—	—	
Special care home, 7 or more clients	CUP	CUP	CUP	CUP	35.442.070

SERVICES

Cemetery	—	—	—	—	
Large family day care home	P	P	P	P	35.442.070
Small family day care home	E	E	E	E	35.442.070
Child care center, Non-residential	CUP	CUP	CUP	CUP	35.442.070
Child care center, Non-residential, accessory	P	P	P	P	35.442.070
Child care center, Residential	CUP	CUP	CUP	CUP	35.442.070
Mausoleum	—	—	—	—	
Medical services - Clinic	—	—	—	—	
Medical services - Extended care	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	
Mortuary	—	—	—	—	
Mortuary, accessory to cemetery	—	—	—	—	

Key to Zone Symbols

DR	Design Residential	CZ	Coastal Zone
PRD	Planned Residential Development		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.423.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Limited to student housing facilities located in an area where such facilities are to be used by students of a permitted educational facility.
- (6) Residential accessory uses and structures that are considered a component of a residential use designated as a Principal Permitted Use (PP) in compliance with Subsection E., above, are also considered a Principal Permitted Use (PP); see Section 35.423.030.E. and Section 35.442.020 for additional limitations.

Table 2-8 - Continued Allowed Land Uses and Permit Requirements for Residential Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	DR	DR CZ	PRD	PRD CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Drainage channel, watercourse, storm drain less than 20,000 sf	—	P	—	P	
Drainage channel, watercourse, storm drain 20,000 sf or more	—	CUP	—	CUP	
Electrical substation - Minor (35)	CUP	CUP	CUP	CUP	
Electrical substation - Major (35)	CUP	—	CUP	—	
Electrical transmission line (46)	CUP	CUP (57)	CUP	CUP (57)	
Flood control project less than 20,000 sf total area (67)	—	P	—	P	
Flood control project 20,000 sf or more total area (67)	—	CUP	—	CUP	
Public safety facility (78)	CUP	CUP	CUP	CUP	
Public works and utilities	CUP	CUP	CUP	CUP	
Road, street less than 20,000 sf total area (68)	—	P	—	P	
Road, street 20,000 sf or more total area (68)	—	CUP	—	CUP	
Sea wall, revetment, groin or other shoreline structure	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	35.444
Utility service line with 4 or fewer connections (68)	—	P(9)	—	P(9)	
Utility service line with 5 or more connections (68)	—	CUP	—	CUP	

WATER SUPPLY & WASTEWATER FACILITIES

Pipeline - Water, reclaimed water, wastewater less than 20,000 sf	—	P	—	P	
Pipeline - Water, reclaimed water, wastewater 20,000 sf or more	—	CUP	—	CUP	
Reservoir, less than 20,00 sf total development	CUP	P	CUP	P	
Reservoir, 20,000 sf or more of total development	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual, alternative	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual	E	P (10)	E	P (10)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station	CUP	P	CUP	P	
Water system with 1 connection	E	P (10)	E	P (10)	
Water system with 2 or more connections	CUP	CUP (811)	CUP	CUP (811)	
Water well, agricultural	—	—	—	—	

Key to Zone Symbols

DR	Design Residential	CZ	Coastal Zone
PRD	Planned Residential Development		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.423.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Shall comply with the requirements of the PU zone; see Table 2-15 (Special Purpose Zones Development Standards) and Section 35.425.050 (PU Zone Standards).
- (46) Does not include electrical transmission lines outside the jurisdiction of the County.
- (57) Not allowed in the VC overlay.
- (68) ~~May include paramedic services associated with a fire station.~~ Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (78) ~~Not applicable to facilities constructed by the County outside of the Coastal Zone.~~ May include paramedic services associated with a fire station.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).
- (10) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (811) Limited to a maximum of 199 connections.

35.424.030 - Commercial Zones Allowable Land Uses

Table 2-12 Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	CN	CN CZ	CV	CV CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Animal keeping	S	S	S	S	35.442.040
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	—	—	—	CUP PP	
Conference center	—	—	—	P(5)	35.442.080
County club, swim and tennis club	—	—	—	P	
Equestrian facility	—	—	CUP	CUP	
Fairgrounds	—	—	—	—	
Golf course	—	—	P	P (5)	
Golf driving range	—	—	P	P CUP	
Library	P	P	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	— (6)	
Museum	CUP	CUP	CUP	CUP	
Park, playground - Public	—	—	P	PP	
School	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facility	CUP	CUP	CUP	CUP P	
Studio - Art, dance, martial arts, music, etc.	P	PP	—	—	
Theater - Performing arts, 100 person maximum capacity	CUP	CUP	—	—	
Trail	—	—	P	PP	

RESIDENTIAL USES

Caretaker/Manager dwelling	—	—	CUP	CUP (8)	35.442.060
Home occupation	P	P	P	P	35.442.130
Mixed use project residential component - market rate	CUP	CUP	—	CUP (8)	35.424.050
Mixed use project residential component - 1 unit (37)	P	P	P	P (8)	35.424.050
Mixed use project residential component 2 to 4 units (37)	CUP	CUP	CUP	CUP (8)	35.424.050
Special care home, 7 or more clients	CUP	CUP	CUP	CUP	35.442.070

Key to Zone Symbols

CN	Neighborhood Commercial	CZ	Coastal Zone
CV	Resort/Visitor Serving Commercial		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.424.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (5) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (6) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for such a permit.
- (37) Must comply with standards of Section 35.424.050.A (Mixed use affordable residential unit standards) or 35.424.060.D (Mixed use affordable residential unit standards) as applicable to the specific zone.
- (8) Occupancy restricted to employees, and members of the employee’s family, of the commercial uses on the site.

Table 2-12 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	CN	CN CZ	CV	CV CZ	

RETAIL TRADE

Drive-through facility	CUP	CUP	—	—	35.442.100
General retail	P	PP	—	—	
Grocery and specialty food stores	P	PP	—	—	
Health club, spa	P	PP	P (35)	P (35)(6)	
Restaurant, café, coffee shop	P	PP	P (35)	P (35)(6)	
Service station	P	P	—	—	35.442.050
Visitor serving commercial	—	—	P (35)	PP(3)	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	P	PP	—	—	
Business support service	P	P	—	—	
Drive-through facility	CUP	CUP	—	—	35.442.100
Medical services - Clinic, urgent care	P	PP	—	—	
Medical services - Doctor office	P	PP	—	—	
Medical services - Extended care	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	
Office - Business/service	P	PP	—	—	
Office - Professional/administrative	P	P	—	—	
Public safety facility	P	P	—	—	

SERVICES - GENERAL

Cemetery, mausoleum	—	—	—	—	
Charitable or philanthropic organization	—	—	—	—	
Large family day care home	P	P	P	P	35.442.070
Small family day care home	E	E	E	E	35.442.070
Child care center, Non-residential	CUP	CUP	CUP	CUP	35.442.070
Child care center, Non-residential, accessory	P	PP	P	P (6)	35.442.070
Child care center, Residential	CUP	CUP	CUP	CUP	35.442.070
Drive-through, facility	CUP	CUP	—	—	35.442.100
Furniture repair accessory to furniture store or interior decorator	CUP	CUP	—	—	
Lodging - Hostel	—	—	—	PP	
Lodging, Hotel or Motel	—	—	—	PP	
Lodging - Resort hotel, guest ranch	—	—	P	PP	35.424.060
Personal services	P	PP	P (35)	P (35)(6)	
Vehicle services - Minor maintenance/repair	P	PP	—	—	35.442.050

Key to Zone Symbols

CN	Neighborhood Commercial	CZ	Coastal Zone
CV	Resort/Visitor Serving Commercial		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.424.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Use only allowed accessory and incidental to an approved resort or guest ranch.
- (6) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).

Table 2-12 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt) (2)			
	P	Permitted use, Land Use or Coastal Permit required (23)			
	PP	Principal Permitted Use, Coastal Permit required (3)			
	CUP	Conditional Use Permit required (4)			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	CN	CN CZ	CV	CV CZ	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Drainage channel, water course, storm drain less than 20,000 sf	—	P	—	P	
Drainage channel, water course, storm drain 20,000 sf or more	—	CUP	—	CUP	
Electrical substation - Minor (35)	CUP	CUP	CUP	CUP	
Electrical substation - Major (35)	CUP	—	CUP	—	
Electrical transmission line (46)	CUP	CUP (57)	CUP	CUP (57)	
Flood control project less than 20,000 sf total area (68)	—	P	—	P	
Flood control project 20,000 sf or more total area (68)	—	CUP	—	CUP	
Public works and utilities	CUP	CUP	CUP	CUP	
Road, street less than 20,000 sf total area (68)	—	P	—	P	
Road, street 20,000 sf or more total area (68)	—	CUP	—	CUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	
Utility service line with 4 or fewer connections (68)	—	P (9)	—	P (9)	
Utility service line with 5 or more connections (68)	—	CUP	—	CUP	

WATER SUPPLY & WASTEWATER FACILITIES

Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	—	P	—	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	—	CUP	—	CUP	
Reservoir, less than 20,000 sf of total development	CUP	P	CUP	P	
Reservoir, 20,000 sf or more of total development	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual, alternative	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual	E	P (10)	E	P (10)	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP =	
Water or sewer system pump or lift station	CUP	CUP	CUP	P	
Water system with 1 connection	E	P (10)	E	P (10)	
Water system with 2 or more connections	CUP	CUP (711)	CUP	CUP (711)	

Key to Zone Symbols

CN	Neighborhood Commercial	CZ	Coastal Zone
CV	Resort/Visitor Serving Commercial		

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.424.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Shall comply with the requirements of the PU zone; see Table 2-15 (Special Purpose Zones Development Standards) and Section 35.425.050 (PU Zone Standards).
- (46) Does not include electrical transmission lines outside the jurisdiction of the County.
- (57) Not allowed in VC overlay.
- (68) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (9) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).
- (10) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).
- (711) Limited to a maximum of 199 connections.

35.425.030 - Special Purpose Zones Allowable Land Uses

Table 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	REC	REC CZ	PU	PU CZ	TC CZ (35)	

AGRICULTURAL, MINING & ENERGY FACILITIES

Animal keeping (except equestrian facilities- see RECREATION below)	S	S	S	S	S	35.442.040
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	—	PP	—	—	—	
Conference center	—	CUP	—	—	—	35.442.080
County club, swim and tennis club	CUP	CUP	—	—	—	
Equestrian facility	CUP	CUP	—	—	—	
Golf course	P	PP	—	—	—	
Library	CUP	CUP	CUP	CUP	—	
Meeting facility, public or private	CUP	CUP	CUP	CUP	—	
Meeting facility, religious	CUP	CUP (6)	CUP	CUP	—	
Museum	CUP	CUP	CUP	CUP	—	
Park, playground - Public	P	PP	—	—	—	
School	CUP	CUP	CUP	CUP	—	
Sports & outdoor recreation facilities	CUP	CUP	CUP	CUP	—	
Trail for bicycles, hiking, or riding	P	PP	—	—	PP	
Zoo	CUP	CUP	—	—	—	

RESIDENTIAL USES

Caretaker/Manager dwelling	CUP	CUP	—	—	—	35.442.060
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RETAIL TRADE

Restaurant, café, coffee shop, accessory to allowed recreation use	CUP	CUP (47)	—	—	—	
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SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Extended care	CUP	CUP	CUP	CUP	—	
Medical services - Hospital	CUP	CUP	CUP	CUP	—	
Office - Accessory	P	P	P	P (8)	—	

SERVICES - GENERAL

Large family day care home	P	P	—	—	—	35.442.070
Small family day care home	E	E	—	—	—	35.442.070
Child care center, Non-residential	CUP	CUP	CUP	CUP	—	35.442.070
Child care center, Residential	CUP	CUP	—	—	—	35.442.070

Key to Zone Symbols

REC	Recreation	TC	Transportation Corridor
PU	Public Utilities	CZ	Coastal Zone

Notes:

- (1) See Division 35.10 (Glossary) for land use definitions.
- (2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).
- (23) Development Plan approval may also be required; see 35.425.030.C (Development Plan approval required). In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.
- (4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.
- (35) Uses allowed as a "P" in abutting zones and in compliance with any applicable specific use regulations.
- (6) If application of this prohibition would result in a violation of the federal Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc, the proposed use may be allowed pursuant an approved CUP if the proposal would otherwise satisfy the criteria for such a permit.
- (47) Allowed only in an urban area designated by the Coastal Land Use Plan.
- (8) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt) (2)				
	P	Permitted use, Land Use or Coastal Permit required (23)				
	PP	Principal Permitted Use, Coastal Permit required (3)				
	CUP	Conditional Use Permit required (4)				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	REC	REC CZ	PU	PU CZ	TC CZ (35)	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Boat launching facility accessory to approved recreation use	—	PP	—	—	—	
Drainage channel, water course, storm drain less than 20,000 sf	—	P	—	PP	P	
Drainage channel, water course, storm drain 20,000 sf or more	—	CUP	—	CUP	CUP	
Electrical substation - Minor (46)	CUP	CUP	P	P	CUP	
Electrical substation - Major (46)	CUP	—	P	P	—	
Electrical transmission line (57)	CUP	CUP (68)	CUP	CUP (68)	CUP	
Flood control project less than 20,000 sf total area (79)	—	P	—	PP	P	
Flood control project 20,000 sf or more total area (79)	—	CUP	—	CUP	CUP	
Freeways and related facilities	—	—	—	—	P	
Pier, dock	—	P	—	—	—	
Public works and utilities	CUP	CUP	CUP	CUP	CUP	
Railroad	—	—	—	—	P	
Road, street less than 20,000 sf total area (79)	—	P	—	PP	PP	
Road, street 20,000 sf or more total area (79)	—	CUP	—	CUP	CUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	CUP	
Telecommunications facility	S	S	S	S	S	35.444
Underground gas storage	—	—	P	P	—	
Utility service line with 4 or fewer connections (79)	—	P (10)	—	PP	P (10)	
Utility service line with 5 or more connections (79)	—	CUP	—	CUP	CUP	

WATER SUPPLY & WASTEWATER FACILITIES

Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	—	P	—	PP	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	—	CUP	—	CUP	CUP	
Reservoir, less than 20,000 sf of total development	CUP	P	CUP	PP	P	
Reservoir, 20,000 sf or more of total development	CUP	CUP	CUP	CUP	CUP	
Sewage treatment facility - Central plant	—	—	P	P	—	
Wastewater treatment system, individual, alternative	CUP	CUP	CUP	CUP	CUP	
Wastewater treatment system, individual	E	P (11)	E	P (11)	P (11)	
Wastewater treatment facility, less than 200 connections	—	—	—	—	—	
Water or sewer system pump or lift station (812)	CUP	P	CUP	PP	P	
Water supply, treatment, storage facilities - Central plant	—	—	P	P	—	
Water system with 1 connection	E	P (11)	E	P (11)	P (11)	
Water system with 2 or more connections	CUP	CUP	CUP	CUP	CUP	
Water well, agricultural	—	—	—	—	—	

Key to Zone Symbols

REC	Recreation	TC	Transportation Corridor
PU	Public Utilities	CZ	Coastal Zone

Notes: (1) See Division 35.10 (Glossary) for land use definitions.

(2) A development or use is exempt only when in compliance with Section 35.420.040 (Exemptions from Planning Permit Requirements).

(23) Development Plan approval may also be required; see 35.425.030.C. In the Coastal Zone, a CDP is required to be processed concurrently with a Development Plan.

(4) In the Coastal Zone, a CDP is required to be processed concurrently with a Conditional Use Permit.

(35) Uses allowed as a "P" in abutting zones and in compliance with any applicable specific use regulations.

(46) Shall comply with the requirements of the PU zone; see Table 2-15 (Special Purpose Zones Development Standards) and Section 35.425.050 (PU Zone Standards).

(57) Does not include electrical transmission lines outside the jurisdiction of the County.

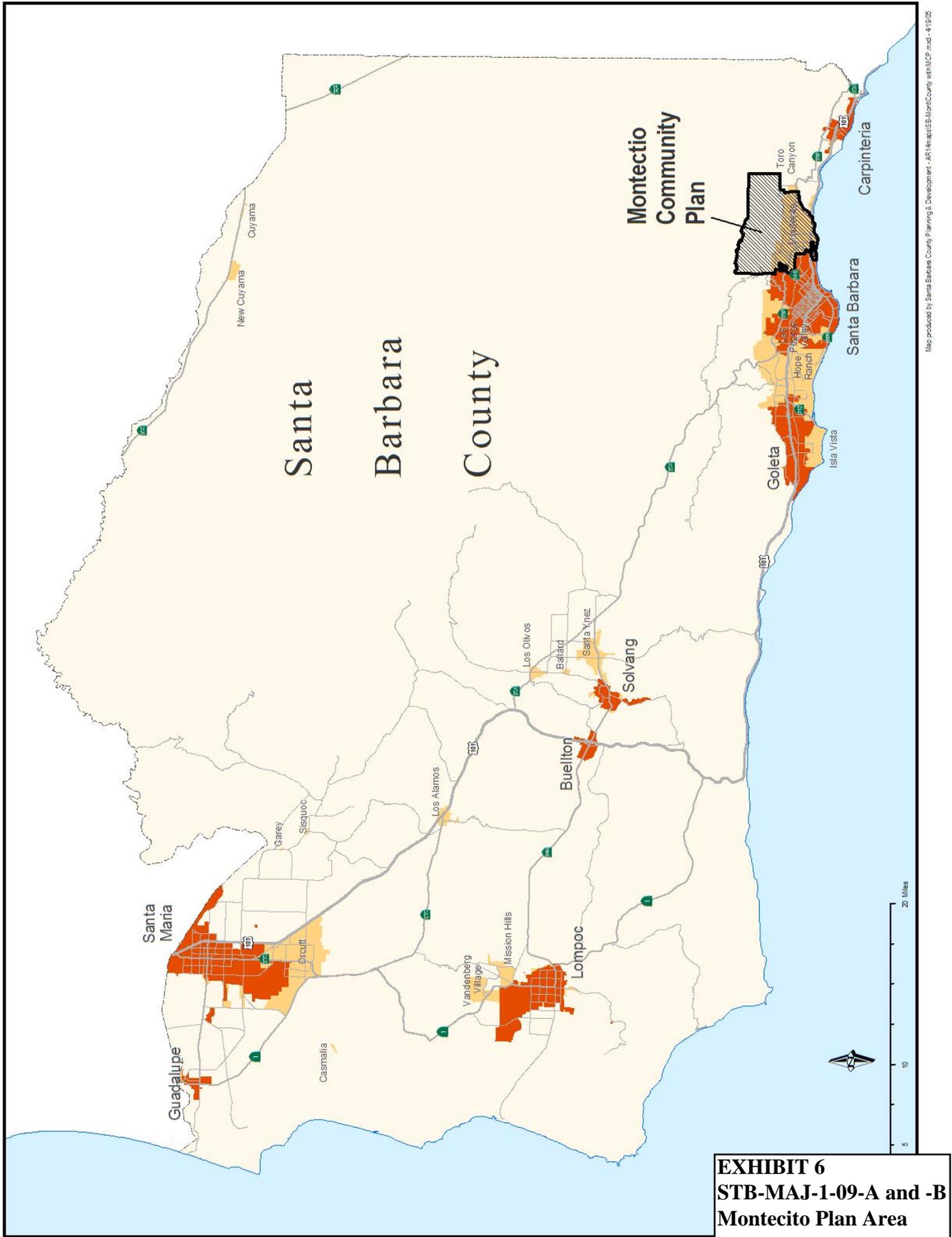
(68) Not allowed in the VC overlay.

(79) Not applicable to facilities constructed by the County outside of the Coastal Zone.

(10) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) a single utility line may also be considered a Principal Permitted Use (PP).

(11) When incidental, appropriate and subordinate to a use designated as a Principal Permitted Use (PP) are also considered a Principal Permitted Use (PP).

(812) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.



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EXHIBIT 6
STB-MAJ-1-09-A and -B
Montecito Plan Area

Attachments A-C

County of Santa Barbara LCP Amendment No. 1-09

NOTE: Due to budget constraints and the substantial length of the Proposed County Land Use and Development Code (CLUDC), the Proposed Montecito Land Use and Development Code (MLUDC), and the existing certified Zoning Code, these three items are provided as separate attachments to the report. Attachments A-C are not included as part of the printed document but are available as part of the digital version of this staff report on the California Coastal Commission's website at www.coastal.ca.gov