

## **Division 2: BASE ZONES**

## Chapter 22.16      **Agricultural, Open Space, Resort and Recreation, and Watershed Zones**

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### Sections:

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### 22.16.010    **Purpose**

- A.    **General Purpose.** The Agricultural, Open Space, Resort and Recreation and Watershed Zones consist primarily of lands that have agricultural uses or are in natural resource areas which permit limited dwellings and accessory uses. These zones provide areas for agricultural operations, open space, recreation, natural resource industries, or natural resource protection.
- B.    **Purpose of Individual Zones.** Purposes of individual zones are established as follows.
1.    ***Agricultural Zones.*** The Agricultural Zones are established to permit a comprehensive range of agricultural uses in areas particularly suited for agricultural activities. Permitted uses are intended to encourage agricultural activities and other uses required for, or desired by, the inhabitants of the community. An area so zoned may provide the land necessary to permit low-density single-family residential development, and outdoor recreational uses and public and institutional facilities. Agricultural Zones include:
    - a.    A-1 Light Agricultural Zone;
    - b.    A-2 Heavy Agricultural Zone; and
    - c.    A-2-H Heavy Agriculture Zone, Including Hog Ranches.

2. **Open Space Zone.** The Open Space (O-S) Zone is established to provide for the preservation, maintenance and enhancement of the recreational, natural and environmental resources of this County as defined in the General Plan. It is the purpose and intent of this zone:
  - a. To provide for the continued availability of open space lands for outdoor recreational usage;
  - b. To protect water resources by maintaining groundwater recharge and watershed areas;
  - c. To protect ecological and habitat areas to assure the continued survival of wildlife and vegetation;
  - d. To protect sites of historical, archaeological, scenic or scientific value;
  - e. To protect areas identified as having significant mineral resources to assure their continued availability, conservation and production;
  - f. To reduce the risk to public safety through protective management of seismic, flooding, erosion, fire, geologic and other natural hazard areas;

To protect areas used for the managed production of resources, including but not limited to rangeland and agricultural land.
3. **Resort and Recreation Zone.** The Resort and Recreation (R-R) Zone is established to provide for outdoor recreation and agricultural uses suitable for development without significant impairment to the resources of the area. Zone R-R also recognizes some single-family residences, additional recreation uses and limited commercial and public service facilities, subject to review and conditions to protect natural scenic or recreational value.
4. **Watershed Zone.** The Watershed (W) Zone is established to provide for conservation of water and other natural resources within a watershed area and to protect areas subject to fire, flood, erosion or similar hazards. Provisions of this zone also provide for limited recreational development of the land and necessary public facilities.

**22.16.020 Agricultural Zones Designated**

As used in this Ordinance, “Agricultural Zone” means Zone A-1, Zone A-2 or Zone A-2-H.

**22.16.030 Land Use Regulations**

- A. **General.** This Section prescribes the land use regulations for the Agricultural, Open Space, Resort and Recreation, and Watershed Zones.
- B. **Permit Requirements.** Table 22.16.030.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.16.030.B: Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones in Subsection D, below.

<b>TABLE 22.16.030.A: PERMIT REQUIREMENTS</b>		
<i>Abbreviation</i>	<i>Permit Requirement</i>	<i>Reference</i>
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

- C. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.
- D. **Use Regulations.** Table 22.16.030.B: Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed at the end of the table. The column on the far right of the table notes additional use regulations that apply to various uses, found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES							
Base Zone	A-1	A-2	A-2-H	O-S	R-R	W	Additional Regulations
<b>Agricultural and Resource-Based Uses</b>							
Any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development	NP	NP	NP	NP	NP	I <sup>1</sup>	
Crops—field, tree, bush, berry and row, including nursery stock	P	P	P	P	I <sup>1</sup>	NP	
Greenhouses	I <sup>2,3</sup>	I <sup>2,3</sup>	I <sup>2,3</sup>	NP	I <sup>2,3</sup>	NP	
Harvesting of miscellaneous forest products	NP	NP	NP	IV	NP	NP	
Land reclamation projects	IV	IV	IV	IV <sup>4</sup>	IV	IV	
Logging operations, involving only the actual controlled cutting and removing of trees	<i>See subclassifications below.</i>						
<i>Excluding sawmill operations</i>	NP	I	I	NP	NP	II	
<i>Including sawmill operations</i>	NP	IV	IV	NP	NP	NP	
Manure, spreading, drying and sales, with no pulverizing or shaking machinery	NP	I <sup>2,5</sup>	I <sup>2,5</sup>	NP	NP	NP	
Mushroom farms	NP	I <sup>2</sup>	I <sup>2</sup>	NP	NP	NP	
Plant nurseries, propagation only	I	I	I	I	I	II <sup>3</sup>	
Oil wells	<i>See subclassifications below.</i>						
<i>In established oil fields as delineated on maps published by the California Division of Oil, Gas and Geothermal Resources</i>	IV	I	I	I	IV	IV	Section 22.106.380

<b>TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>							
<i>Base Zone</i>	<i>A-1</i>	<i>A-2</i>	<i>A-2-H</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
<i>Outside established oil fields as delineated on maps published by the California Division of Oil, Gas and Geothermal Resources</i>	IV	I	I	IV	IV	IV	Section 22.106.380
Surface mining operations	IV	IV	IV	IV	IV	IV	Section 22.106.550
Wildlife, nature, forest and marine preserves and sanctuaries	NP	NP	NP	I	NP	NP	
Wineries	<i>See subclassifications below.</i>						
<i>Producing up to 5,000 cases per year, and located at least one mile of a national recreation area</i>	III	I	I	NP	I	NP	Section 22.106.590
<i>Producing more than 5,000 cases per year, and located at least one mile of a national recreation area</i>	III	III	III	NP	III	NP	Section 22.106.590
<i>Located in or within one mile of a national recreation area</i>	IV	IV	IV	NP	IV	NP	Section 22.106.590
<b>Animal-Related Uses</b>							
Animal hospitals	NP	I <sup>2</sup>	I <sup>2</sup>	NP	NP	NP	
Animal shelters and pounds	NP	I <sup>2</sup>	I <sup>2</sup>	NP	NP	NP	
Apiaries	I <sup>2,3</sup>	I <sup>2,3</sup>	I <sup>2,3</sup>	I <sup>7</sup>	I <sup>2,3</sup>	II	
Aquaria	NP	I <sup>2</sup>	I <sup>2</sup>	NP	NP	NP	
Breeding farms for selective or experimental breeding of cattle or horses, or the raising or training of horses or show cattle	NP	NP	NP	NP	I <sup>2,3</sup>	NP	
Dairies, including the processing and sale of dairy products from milk lawfully produced on the premises	NP	I <sup>2,5</sup>	I <sup>2,5</sup>	NP	NP	NP	Section 22.106.140
Dog kennels	NP	I <sup>2</sup>	I <sup>2</sup>	NP	NP	NP	
Dog training schools	NP	I <sup>2</sup>	I <sup>2</sup>	NP	NP	NP	

TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES							
Base Zone	A-1	A-2	A-2-H	O-S	R-R	W	Additional Regulations
Equestrian hostels, including corrals and feeding bins	NP	NP	NP	NP	NP	II	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas	I <sup>2,6</sup>	I <sup>2,3</sup>	I <sup>2,3</sup>	I <sup>6</sup>	I <sup>2,6</sup>	II <sup>6</sup>	Section 22.106.080
Hogs or pigs	I <sup>2</sup>	I <sup>2</sup>	I <sup>2</sup>	NP	I <sup>2</sup>	NP	Section 22.106.070
Hog ranches	NP	NP	I	NP	NP	NP	
Livestock feed or sales yards	NP	I <sup>2,5</sup>	I <sup>2,5</sup>	NP	NP	NP	
Menageries, zoos, animal exhibitions or other facilities for keeping of wild animals	—	IV	IV	IV	IV <sup>3,1</sup> <sub>0</sub>	—	Section 22.106.070
Raising, breeding and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas	See subclassifications below.						
Eight or fewer animals per acre	I <sup>2,3</sup>	I <sup>2,3</sup>	I <sup>2,3</sup>	NP	NP	NP	Section 22.106.080
More than eight animals per acre	IV <sup>2,6</sup>	I <sup>2,6</sup>	I <sup>2,6</sup>	NP	NP	NP	
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing, including eggs, honey or similar products derived therefrom <sup>2,3</sup>	I	I	I	NP	I	NP	Section 22.106.070
Riding academies and stables, with the boarding of horses <sup>2,6</sup>	IV	I	I	IV	I	NP	
Veterinaries	NP	I	I	NP	NP	NP	
Wild animals, the keeping of, either individually or collectively for private or commercial purposes	NP	IV	IV	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	Section 22.106.070

<b>TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>							
<i>Base Zone</i>	<i>A-1</i>	<i>A-2</i>	<i>A-2-H</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
<b>Assembly Uses</b>							
Amphitheaters	NP	IV <sup>9</sup>	IV <sup>9</sup>	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Churches, temples or other places used exclusively for religious worship, including accessory educational and social activities	IV	IV	IV	NP	IV	NP	
Fairgrounds of a public character, when permanently located, including accessory commercial uses	NP	I <sup>2,8</sup>	I <sup>2,8</sup>	IV	NP	NP	
Grange halls	IV	IV	IV	NP	NP	NP	
Outdoor festivals	NP	NP	IV	NP	IV	NP	
Revival meetings, tent, for longer than seven days	NP	IV	IV	NP	IV	NP	
<i>Theaters, drive-in</i>	IV	IV	IV	NP	NP	NP	
<i>Theaters, excluding drive-in</i>	NP	IV <sup>9</sup>	IV <sup>9</sup>	NP	NP	NP	
<b>Educational Uses</b>							
Disability rehabilitation and training centers <sup>22</sup>	IV	IV	IV	NP	NP	NP	
Libraries	IV	IV	IV	NP	IV	NP	
Museums	IV	IV	IV	IV	I <sup>13</sup>	NP	
Schools	<i>See subclassifications below.</i>						
<i>Colleges and universities, accredited and including accessory facilities, and excluding trade or commercial schools</i>	IV	IV	IV	NP	IV	NP	
<i>Heavy equipment training schools</i>	IV <sup>11</sup>	IV <sup>11</sup>	IV <sup>11</sup>	NP	NP	NP	
<i>Schools, grades K-12, including accessory facilities and accredited by the State of California, excluding trade or commercial schools</i>	IV	IV	IV	NP	IV	NP	

<b>TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>							
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<b>Industrial Uses</b>							
Explosives storage, permanent	IV	IV	IV	IV	IV	IV	Section 22.106.200
Feed mills	NP	I <sup>2,6</sup>	I <sup>2,6</sup>	NP	NP	NP	
Fertilizer plants	NP	IV	I	NP	NP	NP	
Fruit and vegetable packing plants	NP	I <sup>8</sup>	I <sup>8</sup>	NP	NP	NP	
Linseed, cottonseed and coconut oil processing plants	NP	I <sup>8</sup>	I <sup>8</sup>	NP	NP	NP	
Motion picture sets, including the temporary use of domestic and wild animals in motion picture and television production	NP	IV	IV	IV	I	NP	Section 22.106.070
<b>Lodging Uses</b>							
Guest ranches	IV	IV	IV	NP	IV	NP	
Hotels	NP	NP	NP	IV <sup>16</sup>	IV	NP	
Motels	NP	NP	NP	IV <sup>16</sup>	IV	NP	
Youth hostels	IV	I	I	IV <sup>16</sup>	IV <sup>3,1</sup> <sub>0</sub>	NP	
<b>Recreational Uses</b>							
Arboretums and horticultural gardens	IV	IV	IV	IV	I	NP	
Archery ranges	NP	NP	NP	NP	I <sup>3</sup>	NP	
Athletic fields, excluding stadiums	NP	IV	IV	IV	I <sup>3</sup>	NP	
Boat rentals	NP	NP	NP	NP	I <sup>3</sup>	NP	
Campgrounds, picnic areas, trails with overnight camping facilities, including fishermen's and hunters' camps, excluding structures for permanent human occupancy	IV	I	I	I <sup>12</sup>	I <sup>3</sup>	II	
Camps—religious, educational, and similar non-profit organizations	NP	NP	NP	NP	NP	IV	
Circus winter quarters	NP	IV	IV	NP	NP	NP	
Dance pavilions, outdoor	NP	NP	NP	NP	I <sup>3</sup>	NP	
Fishing and casting ponds	NP	NP	NP	NP	I <sup>3</sup>	NP	

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Base Zone	A-1	A-2	A-2-H	O-S	R-R	W	Additional Regulations
Golf	See subclassifications below.						
Golf courses, including clubhouses and accessory facilities	IV	IV	IV	IV	I <sup>3</sup>	NP	
Golf driving ranges	IV	IV	IV	IV	I <sup>3</sup>	NP	
Miniature golf courses	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Historical monuments and cultural heritage sites	NP	NP	NP	I	NP	NP	
Ice skating rinks	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	IV	
Marinas, small boat harbors, docks, piers, boat launches and similar recreational facilities	NP	NP	NP	IV	NP	NP	
Motor recreational facilities for the driving, testing or racing of automobiles, dune buggies, motorcycles, trail bikes or similar vehicles, including accessory facilities	NP	NP	NP	IV <sup>11</sup>	NP	NP	
Nudist camps	NP	IV	IV	NP	IV	NP	
Parks, playgrounds and beaches including accessory facilities	IV	I	I	IV	I <sup>13</sup>	NP	
Plant aquaria	NP	NP	NP	NP	I <sup>2,3</sup>	NP	
Polo fields	NP	NP	NP	IV	I <sup>3</sup>	NP	
Recreation clubs, private	IV	IV	IV	IV	IV	NP	Section 22.106.440
Recreational equipment rentals	NP	NP	NP	IV <sup>14</sup>	IV <sup>3,1</sup> <sub>0</sub>	NP	
Recreational vehicle parks	IV	IV	IV	IV <sup>7,14</sup>	IV	IV	Section 22.106.450
Riding and hiking trails, excluding trails for motor vehicles	II	I	I	I	I	I	
Rifle, pistol or skeet ranges	IV <sup>6</sup>	IV	IV	IV <sup>6</sup>	IV <sup>6,10</sup>	NP	
Rodeos, excluding horse racing	NP	IV	IV	NP	I <sup>3</sup>	NP	

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Scenic turnouts, vista points and interpretative displays	NP	NP	NP	II	NP	NP	
Skating rinks, outdoor	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Ski lifts, tows, runs, and warming huts	NP	NP	NP	IV <sup>6</sup>	I <sup>3</sup>	II	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling and similar uses	NP	NP	NP	NP	I <sup>3</sup>	I	
Swimming pools as a primary use	NP	NP	NP	NP	NP	I	
Tramways	NP	NP	NP	NP	NP	IV	
Trap ranges	NP	IV	IV	IV <sup>6</sup>	IV <sup>6,10</sup>	NP	
<b>Renewable Energy Uses</b>							
Wind energy conversion systems, non-commercial	III	III	III	III	NP	NP	Section 22.106.580
<b>Residential Uses</b>							
Cabins	NP	NP	NP	NP	IV	NP	
Caretaker residences, including mobilehomes	IV	IV	IV	IV	IV	NP	Section 22.106.360
Convents and monasteries	IV	IV	IV	NP	IV	NP	
Day care	<i>See subclassifications below.</i>						
<i>Large family child care homes</i>	I, II	I, II	I, II	NP	I	NP	Section 22.106.210
<i>Small family child care homes</i>	I	I	I	NP	I	NP	
Density-controlled developments	IV	IV	IV	NP	IV	NP	Section 22.106.150
Domestic violence shelters	II	II	II	NP	NP	NP	Section 22.106.
Farmworker housing	<i>See subclassifications below.</i>						
<i>Farmworker dwelling units</i>	I	I	I	NP	NP	NP	Section 22.106.220
<i>Farmworker housing complexes</i>	I	I	I	NP	NP	NP	Section 22.106.220
Foster family homes	P	P	P	P	P	P	
Living quarters for persons primarily employed on the premises	IV	IV	IV	NP	IV	NP	

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Mobilehome parks	IV	IV	IV	NP	IV	NP	Section 22.106.340
Mobilehomes in lieu of a single-family residence	IV	IV	IV				Section 22.106.
Qualified projects	HP	HP	HP	NP	NP	NP	Chapters 22.92 and 22.130
Residences, single-family	I	I	I	IV <sup>15</sup>	IV	IV	Chapter 22.106.560
Residential care facilities	II	II	II	NP	NP	NP	
Residential care facilities for adults or children	<i>See subclassifications below.</i>						
<i>Serving six or fewer persons</i>	P	P	P	NP	P	NP	Section 22.106.490
<i>Serving seven or more persons</i>	IV	IV	IV	NP	IV	NP	22.106.490
<i>Facilities not in compliance with Section 22.106.490.B</i>	II	II	II	NP	II	I	22.106.490
Second units	<i>See subclassifications below.</i>						
<i>In compliance with Section 22.106.510</i>	I	I	I	NP	IV	NP	Section 22.106.510
<i>Not in compliance with the Section 22.106.510</i>	IV	IV	IV	NP	NP	NP	Section 22.106.510
Townhouses	IV	IV	IV	NP	IV	NP	
<b>Retail/Commercial Uses</b>							
Bait and tackle shops	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Farm equipment—sales, rental, repair and storage	NP	IV	IV	NP	NP	NP	
Grocery stores	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Plant nurseries, excluding wholesale	IV	IV	IV	NP	IV	NP	Section 22.106.420
Souvenir shops	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Tasting rooms, on-site and remote	IV	IV	IV	NP	IV	NP	Section 22.106.570
<b>Service Uses</b>							
Barber shops	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	

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<i>Base Zone</i>	A-1	A-2	A-2-H	O-S	R-R	W	<i>Additional Regulations</i>
Bars and cocktail lounges	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Beauty shops	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Bicycle and motorscooter rentals	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Cemeteries	IV	IV	IV	IV	IV	IV	Section 22.106.130
Comfort stations	NP	NP	NP	II	I	I	
Day care	<i>See subclassifications below.</i>						
<i>Adult day care centers</i>	IV	IV	IV	NP	IV	NP	
<i>Child day care centers</i>	IV	IV	IV	NP	IV	NP	
<i>Child care centers operated in conjunction with and accessory to an accredited K-12 school</i>	IV	II	II	NP	IV	NP	
First aid stations	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Health retreats	IV	IV	IV	NP	IV	NP	Section 22.106.250
Hospitals	IV	IV	IV	NP	IV	NP	
Laundries, self-service	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
Observatories	IV	IV	IV	IV	I	NP	
Parking lots as a transitional use	II	II	II	NP	II	NP	Section 22.106.410
Pest control operators	NP	IV	IV	NP	NP	NP	
Restaurants and other eating establishments, including food take-out	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	IV	
Tourist information centers	NP	NP	NP	NP	I	NP	
<b>Transportation, Electrical, Gas, Communication, Utilities, and Public Service Uses</b>							
Airports, landing strips, heliports, and helistops	IV	IV	IV	IV <sup>16</sup>	IV	IV <sup>17</sup>	

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Camps, operated by or used in conjunction with the Los Angeles County forester and fire warden for the purpose of watershed conservation and fire control	NP	NP	NP	NP	NP	I	
Camps, youth	IV	I	I	IV	IV	NP	
Communication equipment buildings	IV	IV	IV	IV	IV	NP	
Correctional institutions, including jails, farms, and	IV	IV	IV	NP	IV	NP	
Earth stations	IV	IV	IV	IV	IV	NP	
Electric distribution substations, including related microwave facilities	IV	IV	IV	IV	IV	I	Section 22.106.180
Electric generating plants	NP	NP	NP	NP	NP	IV	
Electric transmission substations, including related microwave facilities	NP	NP	NP	IV	IV	I	Section 22.106.180
Fire stations	IV	IV	IV	NP	IV	NP	
Gas metering and control stations, public utility	IV	IV	IV	IV	IV	II	
Juvenile halls	IV	IV	IV	NP	IV	NP	
Microwave stations	IV	IV	IV	IV	IV	I	Section 22.106.180
Military reservations	NP	NP	NP	IV	NP	NP	
Petroleum pipelines and pumping stations	NP	NP	NP	NP	NP	I	
Police stations	IV	IV	IV	NP	IV	NP	
Post offices	NP	NP	NP	NP	IV	NP	
Publicly owned uses <sup>23</sup>	IV	IV	IV	IV	IV	IV	
Public utility service centers	NP	IV	IV	IV	IV	NP	
Public utility service yards	NP	IV	IV	NP	NP	NP	
Radio and television stations and towers, excluding studios	IV	IV	IV	IV	IV	II	
Radio and television transmitter stations	NP	NP	NP	NP	NP	IV	

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Road construction and maintenance yards	IV	IV	IV	NP	IV	I	
Sewage treatment plants	IV	IV	IV	NP	IV	NP	
Solid fill projects	IV	IV	IV	NP	NP	NP	
Stations and terminals—bus, railroad, and taxi	IV	IV	IV	NP	NP	NP	
Telephone repeater stations	IV	IV	IV	IV	IV	I	
Transportation of oil, gas or other produced substances from an existing oil field by means other than buried pipeline.	NP	NP	NP	II	NP	NP	
Water reservoirs, dams, aqueducts treatment plants, gauging stations, pumping stations, wells, and tanks, and any other use normal and accessory to the storage and distribution of water, except for shared water wells and associated tanks	IV	IV	IV	IV	IV	I	
Watershed, water recharge and percolation areas	NP	NP	NP	I	NP	NP	
<b>Vehicle-Related Uses</b>							
Automobile service stations	NP	NP	NP	NP	IV <sup>3,1</sup> <sub>0</sub>	NP	
<b>Accessory Uses</b>							
Accessory buildings and structures, except where regulations for specific accessory uses are noted below or elsewhere in this Ordinance	I	I	I	II <sup>18</sup>	I	I	Section 22.106.030
Amateur radio antennas	<i>See subclassifications below.</i>						
<i>In compliance with Section 22.105.040</i>	I	I	I	NP	NP	NP	Section 22.106.040
<i>Not in compliance with Section 22.106.040</i>	III	III	III	NP	NP	NP	Section 22.106.040

<b>TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>							
<i>Base Zone</i>	<i>A-1</i>	<i>A-2</i>	<i>A-2-H</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
Animals, domestic and wild, maintained or kept as pets or for personal use	<i>See subclassifications below.</i>						
<i>In compliance with Section 22.106.050</i>	P	P	P	P	P	P	Section 22.106.050
<i>Animals in numbers greater than or on lots having less than the required area listed in Section 22.106.050.B or animals as listed in Section 22.106.050.C.</i>	III	III	III	NP	III	NP	Section 22.106.050
Dormitories, including dining facilities	NP	NP	NP	NP	NP	I	
Guest houses	I	I	I	NP	NP	NP	Section 22.106.030
Historic vehicle collections	<i>See subclassifications below.</i>						
<i>In compliance with Section 22.106.070</i>	II	II	II	NP	NP	NP	Section 22.106.260
<i>Not in compliance with Section 22.106.260</i>	IV	IV	IV	NP	NP	NP	Section 22.106.260
Home-based occupations	I	I	I	I	I	I	Section 22.106.280
Live entertainment	NP	NP	NP	NP	II	II	Section 22.106.xxx
Parking lots	P	P	P	II <sup>19</sup>	P	P	
Produce stands	I	I	I	II	I	NP	Section 22.106.430
Refreshment stands <sup>24</sup>	NP	IV	IV	IV	II	NP	
Rehabilitation facilities for small wild animals	III	III	III	NP	NP	NP	Section 22.106.540
Room rentals	P	P	P	NP	NP	NP	Section 22.106.500
Shared water wells	III	III	III	NP	III	NP	Section 22.106.530
Signs	<i>Permits as specified in Chapter 22.94 (Signs).</i>						

<b>TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>							
<i>Base Zone</i>	<i>A-1</i>	<i>A-2</i>	<i>A-2-H</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
<b>Temporary Uses</b>							
Building materials storage, for an approved project on the same site	I	I	I	NP	I	I	Section 22.106.100
Explosives storage, temporary	II	II	II	II	II	II	Section 22.106.200
Garage and yard sales	P	P	P	NP	NP	NP	Section 22.106.230
Grading projects	<i>See subclassifications below.</i>						
<i>Up to 100,000 cubic yards of material to be transported off-site</i>	III	III	III	II <sup>20</sup> / IV	III	III	Section 22.106.240 and B.2.f and B.3.g of this Section
<i>More than 100,000 cubic yards of material to be transported off-site</i>	IV	IV	IV	IV	IV	IV	Section 22.106.240 and B.3.g of this Section
<i>On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project</i>	IV	IV	IV	II <sup>20</sup> / IV	IV	IV	Section 22.106.240 and B.2.f and B.3.g of this Section
Holiday and seasonal sales	I	I	I	NP	II	NP	Section 22.106.270
Meteorological towers	II	II	II	NP	NP	NP	Section 22.106.580
Mobilehomes used as a residence during construction	<i>See subclassifications below.</i>						
<i>Used for a period not to exceed one year</i>	II	II	II	NP	II	NP	Section 22.106.350
<i>Used for a period not to exceed two years</i>	IV	IV	IV	NP	IV	NP	Section 22.106.350
Model homes	II	II	II	NP	NP	NP	Section 22.106.370
Model homes, in those areas where such uses are specifically mentioned in the general plan	IV	IV	IV	NP	NP	NP	Section 22.106.370

<b>TABLE 22.16.030.B: USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>							
<i>Base Zone</i>	<i>A-1</i>	<i>A-2</i>	<i>A-2-H</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
Real estate tract offices	II	II	II	NP	NP	NP	Section 22.106.440
Revival meetings, tent <sup>25</sup>	NP	IV	IV	NP	IV	NP	
Special events	SEP	SEP	SEP	SEP	SEP	SEP	Chapter 22.140
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses	IV <sup>21</sup>	IV <sup>21</sup>	IV <sup>21</sup>	IV <sup>21</sup>	IV	NP	

1. Before the establishment of such use, a copy of a valid letter designating the same to be part of the Forest Service overall recreational plan signed by the Forest Supervisor shall be filed with the Director.
2. All buildings on the property used in conjunction with the permitted use shall be located at least 50 feet from any street or highway or any building used for human habitation.
3. Minimum lot size is one acre.
4. Use shall meet all applicable health and safety standards and be reclaimed for open space use when declared safe for such use by the State Department of Health.
5. Minimum lot size is 10 acres.
6. Minimum lot size is five acres.
7. Use shall consist of only hives.
8. Use shall be located at least 300 feet from any public park, residential zone, or residential use.
9. Use shall be limited to a seating capacity not to exceed 500 seats.
10. Use shall be located within 600 feet of a recreation use as permitted in the zone. Recreation uses are limited to archery ranges; athletic fields; boat rentals; campgrounds; dance pavilions; fishing and casting

ponds; golf courses; golf driving ranges; parks, playgrounds and beaches including accessory facilities; polo fields; riding and hiking trails; riding academies and stables; rodeos; ski lifts, tows, runs and warming huts; swimming pools; or sports courts..

11. Minimum lot size is 100 acres.
12. Accessory buildings shall require a Type II application.
13. Use is permitted if publicly owned.
14. Use is permitted in conjunction with and intended to serve patrons of a recreational use permitted in the zone.
15. Use is permitted as accessory to farms or ranches as principal uses, including the keeping of animals as provided in Section 22.106.070.
16. Use is allowed in an open space easement if consistent with the use and intent of said easement.
17. Airports are not permitted.
18. Use does not permit residential accessory structures. Any other non-habitable accessory structures shall be limited to 400 square feet in floor area.
19. Use does not permit commercial parking lots.
20. Grading with a Type II application shall be limited to 500 cubic yards. Any greater amount shall require the a Type IV application.
21. Use shall have a time limit not to exceed one year.
22. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.
23. In addition to those uses specifically listed in the Table, other publicly owned uses necessary to maintain the public health, convenience or general welfare are permitted.
24. Use is permitted as an accessory use only.
25. Use may not be operated at one particular location not longer than seven days in any six-month period.

**22.16.040 Development Standards for Zones A-1, A-2, and A-2-H**

- A. **Minimum Lot Area.** Minimum lot area in the Agricultural Zones is determined by the attached designator, according to the following rules:
1. **Designators 1 - 20.** If the attached designator for Zones A-1, A-2 or A-2-H ranges from 1 to 20, the minimum lot area is expressed by the designator in acres. For example, A-1-10 indicates a minimum lot area of 10 acres.
  2. **Designators 5,000 – 40,000.** If the attached designator for Zone A-1 ranges from 5,000 to 40,000, the minimum lot area is expressed by the designator in square feet. For example, A-1-10,000 indicates a minimum lot area of 10,000 square feet.
  3. No Designator.
    - a. Any Zone A-1 without an attached designator has a minimum required lot area of 5,000 square feet.
    - b. Any Zone A-2 without an attached designator has a minimum required lot area of 10,000 square feet.
    - c. Any Zone A-2-H without an attached designator has a minimum required lot area of five acres.
- B. **Required Yards.** Table 22.16.040.B (Minimum Yards in Zones A-1, A-2, and A-2-H) establishes minimum yards for Zones A-1, A-2, and A-2-H.

<b>TABLE 22.16.040.B: MINIMUM YARDS IN ZONES A-1, A-2, AND A-2-H</b>				
<i>Minimum Yards (ft)</i>				
<i>Front</i>	<i>Corner Side</i>	<i>Corner Side— Reversed Corner Lot</i>	<i>Interior Side</i>	<i>Rear</i>
20	5	10	5	15

- C. **Maximum Height.** Every single-family residence shall not exceed a height of 35 feet above grade.
- D. **Other Regulations.** Uses and development in Agricultural Zones shall comply with Section 22.18.040 (General Regulations).

### 22.16.050 Development Standards for Zone O-S

Premises in Zones O-S shall be subject to the following development standards:

- A. **Maximum Height.** Buildings, except historical monuments, shall not exceed a height of two stories or 35 feet, whichever is less, including the basement but excluding the cellar.
- B. **Additional Regulations for Zone O-S.** In addition to the application requirements listed in Table 22.16.030.A, the following applies to specified applications in Zone O-S.
  1. **Significant Ecological Areas.** Where any uses or buildings subject to a Type II application as specified in Table 22.16.030.B: Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones, above, are located within a significant ecological area, the site plans shall be reviewed by SEATAC and its recommendations shall be sent to the Director. The Director may only approve such application only after the applicant substantiates the following findings:
    - a. That the use or buildings requested are clearly accessory and subordinate to, will not alter the nature of, and are limited to facilities compatible with the intent and purpose of Zone O-S on the property where proposed; and
    - b. That in a significant ecological area such placement will not contribute to the detriment of the resources constituting the basis for classification as a significant ecological area.
  2. **Fences.** A Type II application is required for all fences in Zone O-S, subject to the following:
    - a. Fences shall not exceed eight feet in height except where a higher fence is required by other ordinance or law.
    - b. Such fence shall be open-work, non-view-obscuring except where a solid fence limited to five feet in height is specifically approved by the Review Authority in order to protect identified resources.
  3. **Conditions of Approval—Type IV Applications.** Where a Type IV application is required for a use or building in Zone O-S, in addition to any conditions imposed to insure that such use or building will be in accord with the findings required by a Type IV application, the Review

Authority may impose conditions that, to the extent possible, would further the compatibility of proposed uses with the intent and purpose of Zone O-S, including but not limited to:

- a. Appropriate measures to further the safety of persons using the facilities or adjacent properties.
- b. Dedication of conservation easements or other easements to insure the preservation of specified resources.
- c. Delayed commencement of a project for a specified period of time to provide for scientific studies of resources on the subject property.

#### 22.16.060 **Development Standards for Zone R-R.**

Premises in Zone R-R shall be subject to the following development standards:

- A. **Minimum Lot Area.** Any lot in Zone R-R has a minimum required lot area of 5,000 square feet.

## Chapter 22.18 Residential Zones

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### Sections:

22.18.010	Purpose
22.18.020	Residential Zones Designated
22.18.030	Land Use Regulations
22.18.040	General Regulations
22.18.050	Development Standards for Zones R-A and R-1
22.18.060	Development Standards for Zones R-2, R-3, and R-4
22.18.070	Development Standards Regulations for Zone RPD

### 22.18.010 Purpose

- A. **General Purpose of Residential Zones.** The purpose of the Residential Zones is to preserve, protect, and enhance areas for residential land uses in a range of densities; provide for orderly, well-planned, and balanced growth of residential neighborhoods; and ensure adequate light, air, privacy, and open space for each dwelling. These zones also provide for the appropriate location of public and semi-public uses such as schools, parks, and religious facilities that can serve and complement residential uses.
- B. **Purpose of Individual Zones.** Purposes of individual zones are established as follows.
1. ***Residential Planned Development (RPD) Zone.*** The Residential Planned Development (RPD) Zone is established to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. In implementing residential planned development, it is further declared the purpose of this zone is to reduce developmental problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning, integrated design and unified control of development.

**22.18.020 Residential Zones Designated**

- A. As used in this Title 22, “Residential Zones” means Zones R-A, R-1, R-2, R-3, R-4, and RPD.
- B. Residential Zones include:
  - 1. R-A Residential Agricultural
  - 2. R-1 Single-Family Residence
  - 3. R-2 Two-Family Residence
  - 4. R-3 Limited Multiple Residence
  - 5. R-4 Unlimited Residence
  - 6. RPD Residential Planned Development

**22.18.030 Land Use Regulations**

- A. **General.** This Section prescribes the land use regulations for the Residential Zones.
- B. **Permit Requirements.** Table 22.18.030.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.18.030.B: Use Regulations for Residential Zones in Subsection D, below.

<b>Table 22.18.030.A: PERMIT REQUIREMENTS</b>		
<i>Abbreviation</i>	<i>Permit Requirement</i>	<i>Reference</i>
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

- C. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.
- D. **Use Regulations.** Table 22.18.030.B: Use Regulations for Residential Zones, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed

at the end of the table. The column on the far right of the table notes additional use regulations that apply to various uses, found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

<b>TABLE 22.18.030.B: USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
<i>Base Zone</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>RPD<sup>7</sup></i>	<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>							
Crops-field, tree, bush, berry and row, including nursery stock	P	IV	IV	IV	IV	NP	
Land reclamation projects	IV	IV	IV	IV	IV	NP	
Oil wells	IV	IV	IV	IV	IV	NP	Section 22.106.370
Surface mining operations	IV	IV	IV	IV	IV	IV	Section 22.106.560
<b>Assembly Uses</b>							
Churches, temples or other places used exclusively for religious worship, including accessory educational and social activities	IV	IV	IV	II	II	NP	
Community centers, nonNPprofit <sup>1,2</sup>	NP	NP	NP	IV	IV	NP	
<b>Educational Uses</b>							
Disability rehabilitation and training centers <sup>4</sup>	NP	NP	IV	IV	IV	NP	
Libraries	IV	IV	IV	IV	IV	NP	
Museums	IV	IV	IV	IV	IV	NP	
Schools							
<i>Colleges and universities, accredited and including accessory facilities, and excluding trade or commercial schools</i>	NP	NP	NP	NP	IV	NP	
<i>Schools, grades K-12, including accessory facilities and accredited by the State of California, excluding trade or commercial schools</i>	IV	IV	IV	IV	I	NP	
<b>Industrial Uses</b>							
Explosives storage, permanent	IV	IV	IV	IV	IV	IV	Section 22.106.180
<b>Lodging Uses</b>							
Hotels	NP	NP	NP	NP	IV	NP	Section 22.106.280
<b>Recreational Uses</b>							
Arboretums and horticultural gardens	IV	IV	IV	IV	IV	NP	

<b>TABLE 22.18.030.B: USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
<i>Base Zone</i>	R-A	R-1	R-2	R-3	R-4	RPD <sup>7</sup>	<i>Additional Regulations</i>
Golf courses, including clubhouses and accessory facilities	IV	IV	IV	IV	IV	NP	
Parks, playgrounds and beaches including accessory facilities	IV	IV	IV	IV	IV	NP	
Recreation clubs, neighborhood, not accessory to a principal use <sup>2</sup>	IV	IV	IV	IV	IV	NP	Section 22.106.440
Riding and hiking trails, excluding trails for motor vehicles	II	II	II	I	I	NP	
<b>Renewable Energy Uses</b>							
Wind energy conversion systems, non-commercial	II I	II I	III	II I	II I	NP	Section 22.106.580
<b>Residential Uses</b>							
Convents and monasteries where on the same lot or parcel as a legally established church or school	IV	IV	IV	II	II	NP	
Day care	See subclassifications below.						
<i>Large family child care homes</i>	I, II	I, II	I, II	I	I	I, II	Section 22.106.210
<i>Small family child care homes</i>	I	I	I	I	I	I	
Density-controlled developments	IV	IV	IV	NP	NP	IV	Section 22.106.140
Domestic violence shelters	II	NP	II	II	II	NP	Section 22.106.170
Farmworker housing	See subclassifications below.						
<i>Farmworker dwelling units</i>	I	I	I	I	I	I	Section 22.106.200
<i>Farmworker housing complexes</i>	I	IV	IV	I/ IV	I/ IV	NP	Section 22.106.200
Foster family homes	P	P	P	P	P	P	
Fraternity and sorority houses	NP	NP	NP	IV	I	NP	
Homeless shelters	NP	NP	NP	II	II	NP	Section 22.106.170
Mobilehome parks	IV	IV	IV	IV	IV	NP	Section 22.106.340
Multi-family housing	See subclassifications below.						
<i>Apartment houses</i>	NP	NP	IV <sup>3</sup>	I	I	NP	
<i>Duplexes</i>	NP	NP	I	I	I	NP	
<i>Townhouses</i>	IV	IV	IV	I	I	NP	

<b>TABLE 22.18.030.B: USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
<i>Base Zone</i>	R-A	R-1	R-2	R-3	R-4	RPD <sup>7</sup>	<i>Additional Regulations</i>
Qualified projects	HP	HP	HP	HP	HP	HP	Chapters 22.92 and 22.130
Residences, single-family	I	I	I	I	I	I	Chapter 22.106.560
Residences, single-family, in the Altadena Community Standards District, where the provisions of Sections 22.124.040, 22.44.050, and 22.124.060 cannot be met	NP	IV	NP	NP	NP	NP	Chapter 22.106.560
Residential care facilities for adults or children	<i>See subclassifications below.</i>						
<i>Serving six or fewer persons</i>	P	P	P	P	P	P	Section 22.106.490
<i>Serving seven or more persons</i>	IV	IV	IV	IV	IV	IV	Section 22.106.490
<i>Facilities not in compliance with Section 22.106.490.B</i>	II	II	II	II	II	II	Section 22.106.490
Rooming and boarding houses	NP	NP	NP	IV	I	NP	
Second units	<i>See subclassifications below.</i>						
<i>In compliance with Section 22.106.510</i>	I	I	I	I	I	I	Section 22.106.510
<i>Not in compliance with the Section 22.106.510.C.1</i>	IV	IV	IV	IV	IV	IV	Section 22.106.510
<b>Retail/Commercial Uses</b>							
Restaurants and accessory commercial service concessions offering newspapers, tobacco, notions, grocery and similar items in hotels or apartment houses	NP	NP	NP	NP	IV	NP	Sections 22.106.080 and 22.106.280
<b>Service Uses</b>							
Cemeteries	IV	IV	IV	IV	IV	IV	Section 22.106.120
Day care	<i>See subclassifications below.</i>						
<i>Adult day care centers</i>	IV	IV	IV	IV	IV	NP	
<i>Child day care centers, less than 50 children</i>	IV	IV	IV	I	I	NP	
<i>Child day care centers, more than 50 children</i>	IV	IV	IV	II	I	NP	
Hospitals	NP	NP	NP	NP	IV	NP	
Institutions of educational, philanthropic or charitable nature, excluding any commercial or industrial enterprise sponsored or operated by such institution	NP	NP	NP	NP	IV	NP	

<b>TABLE 22.18.030.B: USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
<i>Base Zone</i>	R-A	R-1	R-2	R-3	R-4	RPD <sup>7</sup>	<i>Additional Regulations</i>
Parking lots, excluding commercial lots	NP	NP	IV	IV	IV	NP	
Parking lots as a transitional use	II	II	II	II	II	NP	Section 22.106.410
<b>Transportation, Electrical, Gas, Communication Utilities, and Public Service Uses</b>							
Airports, heliports, helistops, and landing strips	IV	IV	IV	IV	IV	NP	
Communication equipment buildings	IV	IV	IV	IV	IV	NP	
Earth stations	IV	IV	IV	IV	IV	NP	
Electrical distribution substations, including related microwave facilities	IV	IV	IV	IV	IV	NP	Section 22.106.160
Fire stations	IV	IV	IV	IV	IV	NP	
Gas metering and control stations, public utility	IV	IV	IV	IV	IV	NP	
Juvenile halls	IV	IV	IV	IV	IV	NP	
Microwave stations	IV	IV	IV	IV	IV	NP	Section 22.106.160
Police stations	IV	IV	IV	IV	IV	NP	
Post offices	NP	NP	NP	NP	IV	NP	
Publicly owned uses <sup>5</sup>	IV	IV	IV	IV	IV	NP	
Radio and television stations and towers, excluding studios	IV	IV	IV	IV	IV	NP	
Sewage treatment plants	IV	IV	IV	IV	IV	NP	
Solid fill projects	IV	IV	IV	IV	IV	NP	
Stations—Bus, railroad and taxi	NP	NP	NP	NP	IV	NP	
Telephone repeater stations	IV	NP	IV	IV	IV	NP	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, wells and tanks, except wells and tanks related to a shared water well, and any other use normal and accessory to the storage and distribution of water	IV	IV	IV	IV	IV	NP	
<b>Accessory Uses</b>							
Accessory Structures	I	I	I	I	I	I	Section 22.84.030
Amateur radio antennas	<i>See subclassifications below.</i>						
<i>In compliance with Section 22.106.040</i>	I	I	I	I	I	I	Section 22.106.040
<i>Not in compliance with Section 22.106.040</i>	II I	II I	III I	II I	II I	III I	Section 22.106.040

<b>TABLE 22.18.030.B: USE REGULATIONS FOR RESIDENTIAL ZONES</b>							
<i>Base Zone</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>RPD<sup>7</sup></i>	<i>Additional Regulations</i>
Animals, domestic and wild, maintained or kept as pets or for personal use	See subclassifications below.						
<i>In compliance with Section 22.106.050</i>	P	P	P	P	P	P	Section 22.106.050
<i>Animals in numbers greater than or on lots having less than the required area listed in Section 22.106.050.B or animals as listed in Section 22.106.050.C.</i>	II I	II I	III	II I	II I	III	Section 22.106.050
Guest houses	I	I	I	I	I	I	Section 22.106.230
Historic vehicle collections	See subclassifications below.						
<i>In compliance with Section 22.106.260</i>	II	II	II	NP	NP	NP	Section 22.106.250
<i>Not in compliance with Section 22.106.260</i>	IV	IV	IV	NP	NP	NP	Section 22.106.250
Home-based occupations	P	P	P	P	P	P	Section 22.106.270
Rehabilitation facilities for small wild animals	II I	II I	NP	NP	NP	NP	Section 22.106.550
Room rentals	P	P	P	P	P	P	Section 22.106.510
Shared water wells	II I	II I	III	NP	NP	NP	Section 22.106.540
Signs	Permits as specified in Chapter 22.94 (Signs).						
<b>Temporary Uses</b>							
Building materials storage, for an approved project on the same site	P	P	P	P	P	P	Section 22.106.100
Explosives storage, temporary	II	II	II	II	II	II	Section 22.106.180
Garage and yard sales	P	P	P	P	P	P	Section 22.106.210
Grading projects	See subclassifications below.						
<i>Up to 100,000 cubic yards of material to be transported off-site</i>	II I	II I	III	II I	II I	III	Section 22.106.220
<i>More than 100,000 cubic yards of material to be transported off-site</i>	IV	IV	IV	IV	IV	IV	Section 22.106.220

TABLE 22.18.030.B: USE REGULATIONS FOR RESIDENTIAL ZONES							
Base Zone	R-A	R-1	R-2	R-3	R-4	RPD <sup>7</sup>	Additional Regulations
<i>On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project</i>	IV	IV	IV	IV	IV	IV	Section 22.106.220
Holiday and seasonal sales	NP	NP	I	I	I	NP	Section 22.106.260
Meteorological towers	II	II	II	II	II	NP	Section 22.106.580
Mobilehomes used as a residence during construction	<i>See subclassifications below.</i>						
<i>Used for a period not to exceed one year</i>	II	II	II	II	II	II	Section 22.106.360
<i>Used for a period not to exceed two years</i>	IV	IV	IV	IV	IV	IV	Section 22.106.360
Model homes	II	II	II	II	II	NP	Section 22.106.380
Model homes, in those areas where such uses are specifically mentioned in the general plan	IV	IV	IV	IV	IV	IV	Section 22.106.380
Real estate tract offices	II	II	II	II	II	NP	Section 22.106.430
Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses <sup>6</sup>	IV	IV	IV	IV	IV	IV	Section 22.106.110

1. Use permitted where developed as an integral part of a building project.
2. Use is permitted when operated as a nonprofit corporation for the use of the surrounding residents, and not as a commercial enterprise. Use includes tennis, polo and swimming.
3. Each unit shall have the required lot area, but in no event less than 2,500 square feet.
4. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.

5. In addition to those uses specifically listed in the Table, other publicly owned uses necessary to maintain the public health, convenience or general welfare are permitted.
6. Use shall have a time limit not to exceed one year.
7. See Section 22.18.070 (Development Standards Regulations for Zone RPD) for uses permitted with additional regulations.

#### 22.18.040 **General Regulations**

A. **Accessory Buildings.** The following accessory buildings are permitted in required yards:

1. ***Garages or Carports within Front Yards on Sloping Terrain.*** A one-story attached or detached garage or carport may be used within a required front yard on sloping terrain, provided:
  - a. That the difference in elevation between the curb level and the natural ground at a point 25 feet from the highway line is five feet or more; or where there is no curb, that a slope of 20 percent or more from the highway line to a point on natural ground 25 feet from said highway line exists. Measurement in all cases shall be made from a point midway between the side lot lines; and
  - b. That the garage or carport is located not closer than five feet to a highway line or closer to a side lot line than is permitted for a main building on such lot; and
  - c. That the garage or carport does not exceed a height of 15 feet above the level of the centerline of the adjoining street or highway.
2. ***Garages and Carports in Rear and Side Yards.*** One-story detached garages and carports may be used within a required interior side and rear yard, provided:
  - a. That the detached garages and carports are located 75 feet or more from the front lot line; and
  - b. That where the garages or carports have direct vehicular access to an alley, they shall be located a distance of not less than 26 feet from the opposite right-of-way line of such alley; and

- c. That on a corner or reversed corner lot, the garage or carport is located not closer to the highway line than a distance equal to the corner side yard; and
  - d. That provision is made for all roof drainage to be taken care of on the same property; and
  - e. That no more than 50 percent of the required rear yard shall be covered by buildings or other roofed buildings.
3. **Other Accessory Buildings in Rear Yards.** Other one-story accessory buildings permitted in the Base Zone, but excluding guest houses or any other building designed or used for living or sleeping purposes, may be used within a required rear yard, provided:
- a. That such buildings are not placed within a required side yard;
  - b. That such buildings are placed not closer than five feet to any lot line; and
  - c. That not to exceed 50 percent of the required rear yard shall be covered by buildings or other roofed buildings.
4. **Replacement of Open Space.** A Type II application is required to approve buildings or other roofed buildings covering in excess of 50 percent of a required rear yard where an equivalent area replacing that area used in excess of 50 percent is substituted elsewhere on the property, provided:
- a. That the Director determines that the equivalent area substituted is equally satisfactory with regard to usability and location; and
  - b. That such equivalent area does not exceed 10 percent in grade and has a minimum dimension of not less than 15 feet. Such dimension may include area contained in the required rear or side yard but required yards shall not be included in computing such equivalent replacement area; and
- B. **Parking of Commercial Vehicles in Residential or Agricultural Zones.** The parking of any commercial vehicle, as defined by California Vehicle Code, weighing more than 10,000 pounds unladen in any Residential or Agricultural Zone for more than two hours at any one time is not a compatible highway use except for:

1. Necessary loading and unloading;
2. Vehicles engaged in performing a service activity on the lot or on an adjacent lot;
3. Vehicles used in conjunction with a lawful commercial use on the adjacent lot;
4. Vehicles used during the construction of buildings on the lot or on an adjacent lot; and
5. Vehicles engaged in construction or maintenance within the street, alley, parkway, or highway.

C. **Keeping or Parking of Vehicles.**

1. **Vehicle Parking.** A person shall not keep, store, park, or permit any vehicle or any component thereof in the front yard, corner side yard and any additional area of a lot situated between the road and any building located thereon, except that the parking of passenger vehicles including pickup trucks shall be permitted on a driveway. Parking of a motor home, travel trailer, or any similar vehicle is not permitted on a driveway.
2. **Inoperative Vehicles Prohibited.** A person shall not keep, store, park, maintain or otherwise permit an inoperative vehicle as defined in Chapter 22.156 (Definitions) in any Residential or Agricultural Zone. Inoperative vehicles shall be removed within 30 days from the effective date of the ordinance codified in this Section.
3. **Historic Vehicle Collection.** Notwithstanding the above, a person may keep and maintain a historic vehicle collection in any Residential or Agricultural Zone, subject to approval of a Type II application and full compliance with Section 22.106.260 (Historic Vehicle Collections).

- D. **Density Conversion Table for Residential Zones.** Where the letter U is used in combination with a numeral to designate units per net acre on the Zoning Map, Table 22.18.040.E shall be used to determine the required lot area per dwelling unit on lots containing fractional parts of an acre. Nothing contained in this Section shall be deemed to modify required area as defined in Chapter 22.156 (Definitions).

<b>TABLE 22.18.040.E: DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES</b>	
<i>Dwelling Units Per Net Acre Expressed in Lot Area Per Dwelling Unit</i>	
Dwelling Units Per Net Acre	Area Per Dwelling Unit in Sq. Ft.
1 U	43,560
2 U	21,780
3 U	14,520
4 U	10,890
5 U	8,712
6 U	7,260
7 U	6,223
8 U	5,445
9 U	4,840
10 U	4,356
11 U	3,960
12 U	3,630
13 U	3,351
14 U	3,111
15 U	2,904
16 U	2,723
17 U	2,562
18 U	2,420
19 U	2,293
20 U	2,178
21 U	2,074
22 U	1,980
23 U	1,894
24 U	1,815
25 U	1,742
26 U	1,675
27 U	1,613
28 U	1,556
29 U	1,502
30 U	1,452
31 U	1,405
32 U	1,361
33 U	1,320
34 U	1,281
35 U	1,245
36 U	1,210
37 U	1,177
38 U	1,146
39 U	1,117
40 U	1,089

<b>TABLE 22.18.040.E: DENSITY CONVERSION TABLE FOR RESIDENTIAL ZONES</b>	
<i>Dwelling Units Per Net Acre Expressed in Lot Area Per Dwelling Unit</i>	
41 U	1,062
42 U	1,037
43 U	1,013
44 U	990
45 U	968
46 U	947
47 U	927
48 U	908
49 U	889
50 U	871

**22.18.050 Development Standards for Zones R-A and R-1**

A. **Minimum Lot Area.** Minimum lot area in Zones R-A and R-1 is determined by the attached designator, according to the following rules:

1. **Designators 1 – 20.** If the attached designator for Zone R-A or R-1 ranges from 1 to 20, the minimum lot area is expressed by the designator in acres. For example, R-1-10 indicates a minimum lot area of 10 acres.
2. **Designators 5,000 – 40,000.** If the attached designator for Zone R-A or R-1 ranges from 5,000 to 40,000, the minimum lot area is expressed by the designator in square feet. For example, R-1-6,000 indicates a minimum lot area of 6,000 square feet.
3. **No Designator.** Any Zone R-A or R-1 without an attached designator shall have a minimum required lot area of 5,000 square feet.

B. **Required Yards.** Table 22.18.050.B: Minimum Yards in Zones R-A and R-1, below, establishes minimum yards for Zones R-A and R-1.

<b>TABLE 22.18.050.B: MINIMUM YARDS IN ZONES R-A AND R-1</b>				
<i>Minimum Yards (ft)</i>				
<i>Front</i>	<i>Corner Side</i>	<i>Corner Side-Reversed Corner Lot</i>	<i>Interior Side</i>	<i>Rear</i>
20	5	10	5	15

- C. **Maximum Height.** Every residence and every other building shall not exceed a height of 35 feet.

#### 22.18.060 **Development Standards for Zones R-2, R-3, and R-4**

- A. **Maximum Height.** Every residence and every other building shall not exceed:
1. In Zones R-2 and R-3 a height of 35 feet above grade,
  2. In Zone R-4 a height 13 times the buildable area.
- B. **Maximum Density.** Density designators in Zones R-2, R-3, or R-4 are determined by the attached extension –( )U, as indicated on the Zoning Map. The density designators establish maximum density as maximum number of units per acre. Where the zoning designation does not include a density designator, the maximum permitted density is:
1. In Zone R-3: 30 dwelling units per net acre; and
  2. In Zone R-4: 50 dwelling units per net acre.
- C. **Required Area in Zone R-2.** A person shall not use more than one building on any lot in Zone R-2 having an area less than twice the required area, except the following:
1. **Accessory Buildings.** Accessory buildings are permitted in Zone R-2.
  2. **Single-Family Residence.** One single-family residence together with accessory buildings customary to such use permitted in Zone R-1, if there are no other buildings thereon, may be used:
    - a. On a lot having the required area, or
    - b. On each area equal to half the required area but in no event less than 2,500 square feet.
  3. **Duplex.** A duplex together with accessory buildings customary to such use permitted in Zone R-2, if there are no other buildings thereon, may be used on a lot having the required area and an area not less than:
    - a. 4,000 square feet per unit when no number follows the zoning symbol, or
    - b. The area designated by the number following the zoning symbol.

- D. **Minimum Lot Area.** Any lot in Zone R-2, R-3, and R-4 without an attached designator has a minimum required lot area of 5,000 square feet.
- E. **Minimum Yards.** Table 22.18.060.E: Minimum Yards in R-2, R-3, and R-4 Zones, below, states the minimum required yards, by dwelling type and lot area.

<b>TABLE 22.18.060.E: MINIMUM YARDS IN R-2, R-3, AND R-4 ZONES</b>					
<i>Minimum Yard (ft)</i>	<i>Front</i>	<i>Corner Side</i>	<i>Corner Side-Reversed Corner Lot</i>	<i>Interior Side</i>	<i>Rear</i>
Zone R-2	20	5	10	5	15
Zone R-3	15	5	7.5	5	15
Zone R-4	15	5	7.5	5 feet where no building exceeds two stories in height or 5 ft plus 1 ft for each story that exceeds two stories, except the max. required side yard is 16 ft.	15

- F. **Required Parking.** Parking facilities shall be provided as required in Chapter 22.80 (Parking).

**22.18.070 Development Standards Regulations for Zone RPD**

- A. **Use and Development Regulations.** Property in Zone RPD may be used for any use permitted in Table 22.18.030.B: Use Regulations for Residential Zones, and developed according to the development standards of Section 22.18.050 (Development Standards for Zones R-A and R-1), above.
- B. **Planned Residential Development—Type IV Application Required.** If approved by a Type IV application, property in Zone RPD may be used for a planned residential development that will afford the same or lesser density of population or intensity of use than is specified in the Base Zone, subject to Subsections C through H, below.

- C. **Findings for Approval.** The Review Authority shall approve a Type IV application only after the applicant substantiates the following required findings:
1. The findings for a Type IV application per Section 22.124.060 (Public Hearing, Findings and Decision);
  2. The project compiles with the intent of planned residential development as set forth in Section 22.18.010.B.1 (Residential planned Development (RPD) Zone);
  3. The project provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as provided in Subsection A, above; and
  4. The project will comply with all standards of Subsections D through H, below.
- D. **Development Standards.**
1. **Area.**
    - a. The proposed development plan shall include a lot containing not less than five acres. A planned residential development may be considered on a lot less than five acres in area when such property is in Zone RPD and has a common boundary with property that has been developed under an approved planned residential development pursuant to Subsection D.1.b, below.
    - b. In this case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and open space throughout the combined lots of land in addition to all the other requirements for approval of a Type IV Application.
  2. **Density.** When property in Zone RPD is developed as a planned residential development pursuant to Subsection B, above, the number of units for each acre of the net area shall be equal to the number preceding the letter “U” in the suffix to the zoning symbol.
  3. **Type of Buildings.**

- a. Dwelling units may be in single-family detached, duplex or multiple residential buildings, or they may be mobilehomes, manufactured homes or factory-built houses as defined in the State Health and Safety Code, depending upon adjacent development and the compensating features of the development plan.
  - b. The Review Authority may approve places of public assembly, recreational buildings and accessory buildings if such facilities are for the primary use of persons residing within the proposed planned development and located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than 10 feet for one-story and two-story buildings, plus two additional feet for each story above the second.
  - c. The Review Authority, in considering placement and type of buildings, may modify or require a greater depth for yards than would be required if developed as provided in Subsection A, above. Provisions regarding yards and distances between buildings shall not apply to mobilehomes within mobilehome parks.
4. ***Open Space.***
- a. *Minimum Area.* Open space shall comprise not less than 30 percent of the net area; provided that where the applicant submits evidence to the satisfaction of the Review Authority that the particular development will contain compensatory characteristics which will provide as well as better for planned unit development within the intent of this Section, the Review Authority may modify said requirements.
  - b. *Open Space Types.* Subject to the approval of the Review Authority, open space may include one or more of the following, designated for the use and enjoyment of all of the occupants of the planned residential development or appropriate phase thereof:
    - i. Common open space developed for recreational purposes;
    - ii. Areas of scenic or natural beauty forming a portion of the proposed development;

- iii. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches. Where specifically approved by the Review Authority, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided such charges are incidental to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;
  - iv. Present or future hiking, riding or bicycle trails;
  - v. Landscaped portions adjacent to streets or highways which are in excess of minimum required rights-of-way;
  - vi. Other similar areas determined appropriate by the Review Authority.
- c. *Factors for Review.* In approving said open space, the Review Authority shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and other information as the Review Authority deems pertinent.
- d. *Dedication and Maintenance of Required Open Space.* Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to insure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.
- e. *Distribution of Open Space.* Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently meet the standards of this Subsection D.4; provided that where the applicant submits development plans indicating to the satisfaction of the Review Authority that the proposed development will provide as well or better for planned unit development within the intent of this Section, the Review Authority may approve a division of open space encompassing more than one phase. Where a division of open space will encompass more than one phase, the applicant shall provide the Review Authority with a map indicating cumulative

allocation and utilization of open space for each successive phase in each subsequent application.

5. **Building Coverage.** Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building coverage limitation.
  6. **Parking.** The provisions of Section 22.80.050 (Number of Parking Spaces Required), which specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly and other recreational uses shall not apply when property in Zone RPD is developed pursuant to Subsection B, above. In approving a Type IV application for a planned residential development, the Review Authority shall require automobile parking for such uses in an amount adequate to prevent traffic congestion and excessive on-street parking; provided that in no event shall less than one covered parking space per dwelling unit, or less than 50 percent of the required number of parking spaces for public assembly or recreational uses specified in Section 22.80.050 (Number of Parking Spaces Required) be permitted. Where the Review Authority fails to specifically designate such parking requirements, the requirements of Section 22.80.050 (Number of Parking Spaces Required) shall be deemed to have been specified.
  7. **Utilities.** The applicant shall submit to the Review Authority, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
  8. **Landscaping.** A site plan for landscaping of all open areas, where appropriate, shall be submitted to and approved by the Review Authority.
- E. **Development Schedule.** The Review Authority shall approve a progress schedule indicating the development of open space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Review Authority, be coordinated between phases. The Review Authority may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

- F. **Tentative Division of Land Map.** A tentative map shall be filed when required by Title 21 (Subdivisions Ordinance) of the County Code. Where a tentative map is not required, the application shall require a site plan indicating the precise location, width and type of improvements for private or public streets and pedestrian walks.
- G. **Division of Lots.** In addition to a tentative division of land map when required by Title 21 (Subdivisions Ordinance) of the County Code, where lots are to be sold or separated in ownership from other property in the development, or applicable phase thereof, a map shall be submitted to the Review Authority, indicating the proposed boundaries of the lots to be sold or separated in ownership. Where the proposed division would create one or more lots having an area of less than that specified if developed as provided in according to Zone R-1 standards, said map shall also delineate the relationship between said lots and open space provided as required in Subsection D.4, above. The Review Authority shall consider the proposed separation in ownership and may approve such separation where, in the Review Authority's opinion, the proposed separation provides as well or better for planned development within the intent of this Section.
- H. **Sale or Separation of Lots.** Where lots are sold or otherwise separated in ownership, no dwelling unit or lot for a residential building shall be sold or encumbered separately from an undivided interest in the open-space appurtenant to such dwelling unit or lot where required by this Subsection D.4. Such undivided interest shall include either:
1. An undivided interest in the open space; or
  2. A share in the corporation, or voting membership in an association owning the open space, where approved.
  3. This Subsection H shall not apply when said required open space has been accepted for public dedication; or where held in separate ownership with recreational rights to the required open space reserved to the lot owners and maintenance easements granted to an established maintenance district; or where other satisfactory means to insure permanent reservation of required open space have been approved by the Review Authority.

## Chapter 22.20 Commercial Zones

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### Sections:

22.20.010	Purpose
22.20.020	Commercial Zones Designated
22.20.030	Land Use Regulations
22.20.040	Development Standards for All Commercial Zones
22.20.050	Development Standards for Zone C-H and C-1
22.20.060	Development Standards for Zone C-3
22.20.070	Development Standards for Zone C-R
22.20.080	Development Standards for Zone CPD

### 22.20.010 Purpose

- A. **General Purpose of Commercial Zones.** Commercial Zones provide for the orderly, well-planned, and balanced growth of commercial districts; support commercial activity to meet the needs of the community, strengthen the County's tax base; and provide appropriate transitions between commercial and residential uses to preserve both commercial viability and residential quality.
- B. **Purpose of Commercial Recreation (C-R) Zone.** Zone C-R provides for a comprehensive range of entertainment and amusement activities of a commercial nature. Provisions of this zone also provide for other commercial uses that may be necessary in such an area.

### 22.20.020 Commercial Zones Designated

- A. As used in this Ordinance, "Commercial Zones" shall mean zones C-H, C-1, C-2, C-3, C-M, C-R, and CPD.
- B. Commercial Zones include:
  - 1. Zone C-H Commercial Highway Zone
  - 2. Zone C-1 Restricted Business Zone
  - 3. Zone C-2 Neighborhood Commercial Zone

- 4. Zone C-3 Unlimited Commercial Zone
- 5. Zone C-M Commercial Manufacturing Zone
- 6. Zone C-R Commercial Recreation Zone
- 7. Zone CPD Commercial Planned Development Zone

**22.20.030 Land Use Regulations**

- A. **General.** This Section prescribes the land use regulations for the Commercial Zones.
- B. **Permit Requirements.** Table 22.20.030.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.20.030.B: Use Regulations for Commercial Zones in Subsection D, below.

TABLE 22.20.030.A: PERMIT REQUIREMENTS		
Abbreviation	Permit Requirement	Reference
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

- C. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.
- D. **Use Regulations.** Table 22.20.030.B: Use Regulations for Commercial Zones, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed at the end of the table. The column on the far right of the table notes additional use regulations that apply to various uses, found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES									
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations	
<b>Agricultural and Resource-Based Uses</b>									
Crops—field, tree, bush, berry and row, including nursery stock	I	I	I	II	I	I <sup>1</sup>	I		
Greenhouses	I	I	I	NP	I	I <sup>1,2</sup>	NP		
Land reclamation projects	IV	IV	IV	IV	IV	IV	NP		
Oil wells	IV	IV	IV	IV	IV	IV	NP	Section 22.106.380	
Surface mining operations	IV	IV	IV	IV	IV	IV	NP	Section 22.106.550	
<b>Animal-Related Uses</b>									
Breeding farms for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle	NP	NP	NP	NP	NP	I <sup>1,2</sup>	NP		
Dog kennels	NP	NP	NP	NP	IV	NP	NP		
Dog training schools, excluding boarding	NP	NP	I	NP	I	NP	NP		
Grazing of cattle, horses, sheep or goats	NP	NP	NP	NP	NP	I <sup>1,3</sup>	NP	Section 22.106.080	
Hogs or pigs	NP	NP	NP	NP	NP	I <sup>1</sup>	NP	Section 22.106.070.G	
Menageries, zoos, animal exhibitions or other facilities for keeping of wild animals	NP	NP	NP	NP	NP	IV	NP	Section 22.106.070	
Raising of poultry, fowl, birds, rabbits, chinchillas, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing including eggs, honey or similar products derived therefrom	NP	NP	NP	NP	NP	I <sup>1,2</sup>	NP	Section 22.106.070	
Riding academies and stables, with the boarding of horses	NP	NP	NP	NP	NP	I <sup>3</sup>	NP		
Veterinaries, small animal	See subclassifications below.								
<i>Clinics</i>	IV	IV	I	NP	I	NP	NP		
<i>Hospitals</i>	NP	NP	NP	NP	IV	NP	NP		
Wild animals, the keeping of, either individually or collectively for private or commercial purposes	NP	NP	NP	NP	NP	IV	NP	Section 22.106.070	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
<b>Assembly Uses</b>								
Amphitheaters	NP	NP	IV	NP	IV	IV	NP	
Churches, temples or other places used exclusively for religious worship, including accessory educational and social activities	I	I	I	I	I	IV <sup>2,4</sup>	NP	
Community centers	NP	NP	I	NP	I	NP	NP	
Lodge and union halls	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Outdoor festivals	NP	NP	NP	NP	IV	IV	NP	
Revival meetings, tent, for longer than seven days	NP	NP	IV	NP	IV	NP	NP	
Theaters and other auditoriums	IV	IV	IV	NP	IV	IV	NP	
Theaters, drive-in	IV	IV	IV	NP	IV	IV	NP	
<b>Educational Uses</b>								
Disability rehabilitation and training centers	IV <sup>18</sup>	IV <sup>18</sup>	IV	NP	I <sup>5,6</sup>	NP	NP	
Libraries	I	I	I	I	I	NP	NP	
Museums	I	I	I	I <sup>16</sup>	I	IV <sup>2,4</sup>	NP	
Schools	<i>See subclassifications below.</i>							
Colleges and universities, accredited and including accessory facilities, and excluding trade or commercial schools	I	I	I	I	I	IV <sup>2,4</sup>	NP	
Schools, grades K-12, including accessory facilities and accredited by the State of California, but excluding trade or commercial schools	I	I	I	I	I	IV	NP	
Schools, business and professional, including art, barber, beauty, dance, drama and music, excluding any schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment	I	I	I	I	I	NP	NP	
<b>Industrial Uses</b>								
Assembly and manufacture	<i>See subclassifications below.</i>							
Aluminum products	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
Appliance assembly, electrical, electronic and electromechanical	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
Bone products	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
Canvas products	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
Cellophane products	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
<i>Cloth products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Cosmetics, excluding soap</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Dry cleaning plants, wholesale</i>	NP	NP	IV	NP	I	NP	NP	Section 22.106.170
<i>Equipment assembly, electrical, electronic and electromechanical</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Felt products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Fur products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Furniture and household goods, transfer and storage</i>	NP	NP	I	NP	I	NP	NP	
<i>Glass products and stained-glass assembly</i>	NP	NP	NP	NP	I <sup>5,6,7</sup>	NP	NP	
<i>Golf balls</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Instrument assembly, electrical, electronic and electromechanical, including precision machine shops</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Jewelry</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Laboratories, research and testing</i>	NP	NP	I	NP	I	NP	NP	
<i>Laundry plants</i>	NP	NP	IV	NP	I	NP	NP	
<i>Leather products, excluding machine belting</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Metals, working and casting of rare, precious or semiprecious metals</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Metal plating</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Optical goods</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Paper products, excluding the manufacture of paper itself</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Perfume</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Phonograph records</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Plastic products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Shell products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Stone products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Textile products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Textile products, from previously prepared materials</i>	NP	NP	IV	NP	I <sup>5,6</sup>	NP	NP	
<i>Tire retreading or recapping</i>	NP	NP	NP	NP	I	NP	NP	
<i>Toiletries, excluding soap</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Wicker and bamboo products</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	

<b>TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES</b>								
<b>Base Zones</b>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-H</i>	<i>C-M</i>	<i>C-R</i>	<i>CPD</i> <sup>23</sup>	<i>Additional Regulation s</i>
<i>Yarn products, excluding dyeing of yarn</i>	NP	NP	NP	NP	I <sup>5,6</sup>	NP	NP	
<i>Explosives storage, permanent</i>	IV	IV	IV	IV	IV	IV	IV	Section 22.106.200
<i>Food processing</i>	<i>See subclassifications below.</i>							
<i>Bakeries</i>	NP	NP	NP	NP	I <sup>5</sup>	NP	NP	
<i>Candy confectioneries</i>	NP	NP	NP	NP	I <sup>5</sup>	NP	NP	
<i>Frozen food lockers</i>	NP	NP	I	NP	I	NP	NP	
<i>Fruit and vegetable juices, excluding the use of carbonization</i>	NP	NP	NP	NP	I <sup>5</sup>	NP	NP	
<i>Ice cream</i>	NP	NP	NP	NP	I <sup>5</sup>	NP	NP	
<i>Wineries</i>	NP	NP	NP	NP	I <sup>5</sup>	NP	NP	Section 22.106.590
<i>Other industry uses</i>	<i>See subclassifications below.</i>							
<i>Assaying services</i>	NP	NP	NP	NP	I	NP	NP	
<i>Gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders</i>	NP	NP	NP	NP	IV	NP	NP	
<i>Motion picture processing, reconstruction and synchronizing of film with sound tracks</i>	NP	NP	I	NP	I	NP	NP	
<i>Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production</i>	NP	NP	I	NP	I	I	NP	Section 22.106.070
<b>Lodging Uses</b>								
<i>Hotels</i>	IV	IV	IV	IV	IV	IV	NP	Section 22.106.290
<i>Motels</i>	IV	IV	IV	IV	IV	IV	NP	Section 22.106.290
<i>Youth hostels</i>	IV	IV	IV	IV	IV	IV	NP	
<b>Recreational Uses</b>								
<i>Amusement rides and devices<sup>24,25</sup></i>	NP	NP	IV	NP	IV	IV	NP	Section 22.106.400.C
<i>Arboretums and horticultural gardens</i>	I	I	I	IV	I	I	NP	
<i>Arcades, game or movie</i>	NP	IV	IV	NP	IV	IV	NP	
<i>Archery ranges</i>	IV	NP	IV	NP	IV	IV	NP	
<i>Athletic fields, excluding stadiums</i>	I	I	I	NP	I	I	NP	
<i>Billiard or pool halls</i>	NP	IV	IV	NP	IV	IV	NP	
<i>Bowling alleys</i>	NP	IV	IV	NP	IV	IV	NP	
<i>Boxing arenas</i>	NP	NP	IV	NP	IV	IV	NP	
<i>Campgrounds</i>	NP	NP	NP	NP	NP	I	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Card rooms or clubs	NP	NP	IV	NP	IV	IV	NP	
Carnivals, commercial, including pony rides <sup>24</sup>	NP	NP	IV	NP	IV	IV	NP	Section 22.106.400.C
Circuses <sup>24</sup>	NP	NP	IV	NP	IV	IV	NP	
Dance halls, indoor	NP	NP	IV	NP	IV	IV	NP	
Dance pavilions, outdoor	NP	NP	NP	NP	NP	I	NP	
Entertainment parks	NP	NP	NP	NP	NP	IV	NP	
Fishing and casting ponds	NP	NP	NP	NP	NP	I	NP	
Games of skill	NP	IV	IV	NP	IV	IV	NP	
Golf courses	<i>See subclassifications below.</i>							
<i>Golf courses, including clubhouses and accessory facilities</i>	I	I	I	IV	I	I	NP	
<i>Golf driving ranges</i>	IV	IV	IV	NP	IV	I	NP	
<i>Miniature golf courses</i>	IV	IV	IV	NP	IV	I	NP	
Gymnasiums	NP	NP	IV	NP	IV	IV	NP	
Health clubs and centers	NP	NP	IV	NP	IV	IV	NP	
Motor recreational facilities for the driving, testing and racing of automobiles, dune buggies, motorcycles, trail bikes or similar vehicles, including accessory facilities	NP	NP	NP	NP	NP	IV	NP	
Parks, playgrounds and beaches, including accessory facilities	I	I	I	I	I	I	NP	
Polo fields	NP	NP	NP	NP	NP	I	NP	
Racetracks	NP	NP	NP	NP	NP	IV	NP	
Recreation clubs, commercial, including accessory clubhouses	IV	IV	I	IV <sup>8</sup>	I	I	NP	Section 22.106.450
Recreational vehicle parks	IV	IV	IV	IV	IV	NP	NP	
Riding and hiking trails, excluding trails for motor vehicles	I	I	I	I	I	I	NP	
Rifle, pistol, or skeet ranges	NP	NP	IV	NP	IV	IV	NP	
Rodeos, excluding horse racing	NP	NP	NP	NP	NP	I	NP	
Shooting galleries	NP	NP	IV	NP	IV	IV	NP	
Skating rinks, ice or roller	NP	NP	IV	NP	IV	IV	NP	
Ski lifts, tows, runs, and warming huts	NP	NP	NP	NP	NP	IV	NP	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling and similar uses	IV	IV	I	IV	I	I	NP	
Swimming pools as a primary use	I	I	I	NP	I	I	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES									
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations	
Trap ranges	NP	NP	IV	NP	IV	IV	NP		
<b>Residential Uses</b>									
Convents and monasteries	IV	IV	IV	IV	IV	NP	NP		
Domestic violence shelters	II	II	II	II	NP	NP	NP	Section 22.106.190	
Day care	See subclassifications below.								
Large family child care homes	I	I	I	I	I	I	I	Section 22.106.210. B, C	
Small family child care homes	P	P	P	P	P	P	P		
Farmworker housing	See subclassifications below.								
Farmworker dwelling units	I	I	I	I	I	I	I	Section 22.106.220	
Farmworker housing complexes	I	I	I	I	I	I	I	Section 22.106.220	
Foster family homes	P	P	P	P	P	P	P		
Fraternity and sorority houses	IV	IV	IV	IV	IV	NP	NP		
Homeless shelters	II	II	II	IV	II	NP	NP	Section 22.106.190	
Joint live and work units	II	II	II	II	III	NP	NP	Section 22.106.300	
Mixed-use developments	II	II	II	II	IV	NP	NP	Section 22.106	
Mobilehome parks	IV	IV	IV	IV	IV	NP	NP	Section 22.106.340	
Multi-family housing	See subclassifications below.								
Apartment houses	IV	IV	IV	IV	IV	NP	NP		
Duplexes	IV	IV	IV	IV	IV	NP	NP		
Townhouses	IV	IV	IV	IV	IV	NP	NP		
Qualified projects	HP	HP	HP	HP	HP	NP	NP	Chapters 22.92 and 22.130	
Residences, single-family	IV	IV	IV	IV	IV	IV	I	22.106.560	
Residential care facilities for adults or children	See subclassifications below.								
Serving six or fewer persons	P	P	P	P	P	NP	P		
Serving seven or more persons	IV	IV	IV	IV	IV	NP	NP		
Rooming and boarding houses	IV	IV	IV	IV	IV	NP	NP		
Second units	See subclassifications below.								
In compliance with Section 22.106.510	I	I	I	NP	I	NP	I	Section 22.106.510	
Not in compliance with Section 22.106.510.C.1	IV	IV	IV	NP	IV	NP	IV	Section 22.106.510	
<b>Retail/Commercial Uses</b>									
Alcoholic beverage sales	IV	IV	IV	NP	IV	IV	NP	Section 22.106.050	
Antique shops, genuine antiques only	I	I	I	NP	I	IV	NP		
Appliance stores, household	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP		

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Art galleries	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Art supply stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Auction houses, excluding animal auctions	NP	NP	I	NP	I	NP	NP	
Bakery shops, including baking only when accessory to retail sales from the premises	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4</sup>	NP	
Bicycle shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Bookstores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Ceramic shops	I <sup>9,10</sup>	I <sup>9,10</sup>	I <sup>11</sup>	NP	I	IV <sup>2,4,9,10</sup>	NP	
Clothing stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4</sup>	NP	
Delicatessens	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4</sup>	NP	
Department stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Dress shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Drugstores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Feed and grain sales	NP	NP	I	NP	I	NP	NP	
Florist shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Furniture stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Furrier shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Gift shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Glass and mirror sales, including automobile glass	I <sup>9,12</sup>	I <sup>9,12</sup>	I <sup>12</sup>	NP	I <sup>12</sup>	IV <sup>2,4,9,11</sup>	NP	
Grocery stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Hardware stores	I <sup>9</sup>	I <sup>9</sup>	I <sup>13</sup>	NP	I <sup>13</sup>	IV <sup>2,4,9</sup>	NP	
Health food stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Hobby supply stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Ice cream shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Ice sales, excluding ice plants	IV	IV	I	NP	I	NP	NP	
Jewelry stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Lapidary shops	NP	NP	NP	NP	I	NP	NP	
Leather goods stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Mail order houses	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Meat markets, excluding slaughtering	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Millinery shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Mobilehome sales	NP	NP	I	NP	I	NP	NP	
Model home display centers and sales offices	NP	NP	I	NP	I	NP	NP	Section 22.106.370
Music stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Newsstands	NP	NP	I	NP	I	NP	NP	
Notion or novelty stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Office machines and equipment sales	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Paint and wallpaper stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Pawnshops	NP	NP	I	NP	I	NP	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Pet stores	IV <sup>5</sup>	IV <sup>5</sup>	I <sup>5</sup>	NP	I <sup>5</sup>	NP	NP	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Photographic equipment and supply stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Plant nurseries, including the growing of nursery stock	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	Section 22.106.420
Radio and television stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Retail stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Secondhand stores	NP	NP	I	NP	I	NP	NP	
Shoe stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Silver shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Sporting goods stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Stamp redemption centers	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Stationery stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Swap meets	NP	NP	IV	NP	IV	NP	NP	Section 22.106.560
Tasting rooms, on-site	NP	NP	NP	NP	IV	NP	NP	Section 22.106.xx
Tasting rooms, remote	IV	IV	IV	NP	IV	NP	NP	Section 22.106.xx
Tobacco shops	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Toy stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Yarn and yardage stores	I <sup>9</sup>	I <sup>9</sup>	I	NP	I	IV <sup>2,4,9</sup>	NP	
Service Uses								
Adult businesses	NP	NP	ABP	NP	ABP	NP	NP	Section 22.106.040
Automobile sightseeing agencies	NP	NP	NP	NP	I	NP	NP	
Bakery goods distributors	NP	NP	I	NP	I	NP	NP	
Banks, savings and loans, credit unions and finance companies	I	I	I	I	I	IV <sup>2,4</sup>	NP	
Barber shops	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Bars and cocktail lounges	IV	IV	IV	NP	IV	IV	NP	
Beauty shops	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Blueprint shops	NP	NP	I	NP	I	NP	NP	
Body piercing parlors	NP	NP	IV	NP	IV	IV	NP	
Book binderies	NP	NP	I	NP	I	NP	NP	
Butane and propane service stations	NP	NP	IV	NP	IV	NP	NP	
Carpet and rug cleaners	NP	NP	NP	NP	I	NP	NP	
Catering services	NP	NP	I	NP	I	NP	NP	
Cemeteries	IV	IV	IV	IV	IV	IV	NP	Section 22.106.130
Comfort stations	I	I	I	NP	I	I	NP	
Day care	See subclassifications below.							
Adult day care centers	IV	IV	IV	IV	IV	NP	NP	
Child day care centers	I	I	I	I	I	I	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Dry cleaning establishments, excluding wholesale dry cleaning plants	I	I	I	NP	I	IV <sup>2,4</sup>	NP	Section 22.106.170
Electricians' shops	NP	NP	I	NP	I	NP	NP	
Employment agencies	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Escort bureaus	NP	NP	ABP	NP	ABP	ABP	NP	Chapter 22.156
Film laboratories	NP	NP	I	NP	I	NP	NP	
First aid stations	NP	NP	NP	NP	NP	IV	NP	
Health retreats	NP	NP	NP	NP	NP	IV	NP	Section 22.106.250
Interior decorating studios	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Laundries	<i>See subclassifications below.</i>							
<i>Agencies</i>	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
<i>Hand</i>	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
<i>Retail</i>	NP	NP	I	NP	I	NP	NP	Section 22.106.170
<i>Self-service</i>	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Locksmith shops	I	I	I	NP	I	IV <sup>2,4</sup>	NP	
Massage parlors	NP	NP	IV	NP	IV	IV	NP	
Medical services	<i>See subclassifications below.</i>							
<i>Ambulance services</i>	NP	NP	IV	NP	IV	NP	NP	
<i>Dental clinics, including associated laboratories</i>	I	I	I	IV	I	IV <sup>2,4</sup>	NP	
<i>Dental laboratories not in conjunction with a clinic</i>	NP	NP	I	NP	I	NP	NP	
<i>Hospitals</i>	IV	IV	IV	IV	IV	IV	NP	
<i>Medical clinics, including associated laboratories</i>	I	I	I	IV	I	IV <sup>2,4</sup>	NP	
<i>Medical laboratories not in conjunction with a clinic</i>	NP	NP	I	NP	I	NP	NP	
<i>Medical marijuana dispensaries</i>	NP/ IV <sup>15</sup>	NP/ IV <sup>15</sup>	NP/ IV <sup>15</sup>	NP	NP/ IV <sup>15</sup>	NP	NP	Section 22.106.330
Mimeograph and addressograph services	NP	NP	I	NP	I	NP	NP	
Mortuaries	NP	NP	I	NP	I	NP	NP	
Nightclubs	NP	IV	IV	NP	IV	IV	NP	
Observatories	I	I	I	NP	I	I	NP	
Offices, business or professional	I	I	I	I	I	IV <sup>2,4</sup>	NP	
Packaging businesses	NP	NP	NP	NP	I	NP	NP	
Parcel delivery terminals	NP	NP	I	NP	I	NP	NP	
Parking lots and parking buildings	I	I	I	IV	I	IV	NP	
Permanent cosmetics parlors	NP	NP	IV	NP	IV	IV	NP	
Pet grooming services, excluding boarding	IV	IV	I	NP	I	NP	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES									
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations	
Photocopying and duplicating services	NP	NP	I	NP	I	NP	NP		
Photoengravers and lithographers	NP	NP	I	NP	I	NP	NP		
Photography studios	I	I	I	NP	I	IV <sup>2,4</sup>	NP		
Plumbing shops	NP	NP	I	NP	I	NP	NP		
Printers or publishers	NP	NP	I	NP	I	NP	NP		
Radio and television broadcasting studios	NP	NP	I	NP	I	NP	NP		
Real estate tract offices	I	I	I	NP	I	IV <sup>2,4</sup>	NP		
Recording studios	IV	IV	I	NP	I	NP	NP		
Rental services	See subclassifications below.								
<i>Bicycle rentals</i>	I	I	I	NP	I	IV	NP	Section 22.106.480	
<i>Costume rentals</i>	NP	NP	I	NP	I	IV <sup>2,4</sup>	NP	Section 22.106.480	
<i>Furniture and appliance rentals</i>	NP	I	I	NP	I	IV <sup>2,4</sup>	NP	Section 22.106.480	
<i>Hospital equipment and supply rentals</i>	NP	I	I	NP	I	IV <sup>2,4</sup>	NP	Section 22.106.480	
<i>Party equipment rentals</i>	NP	I	I	NP	I	IV <sup>2,4</sup>	NP	Section 22.106.480	
<i>Tool rentals, excluding heavy machinery or trucks</i>	NP	I	I	NP	I	IV <sup>2,4</sup>	NP	Section 22.106.480	
Repair shops, household and fix-it	NP	NP	I	NP	I	NP	NP		
Restaurants and accessory commercial service concessions in hotels or apartment houses	NP	NP	NP	IV	NP	NP	NP	Section 22.106.090, 22.106.290	
Restaurants and other eating establishments including food take-out	I	I	I	IV	I	IV	NP		
Restaurants and other eating establishments, including food take-out and outdoor dining	See subclassifications below								
<i>In compliance with Section 22.106.390</i>	I	I	I	IV	I	NP	NP	Section 22.106.390	
<i>Not in compliance with Section 22.106.390</i>	IV	IV	IV	IV	IV	NP	NP	Section 22.106.390	
Reupholsters, furniture	NP	NP	I	NP	I	NP	NP		
Self-service storage facilities	NP	NP	NP	NP	IV	NP	NP	Section 22.106.520	
Shoe repair shops	I	I	I	NP	I	IV <sup>2,4</sup>	NP		
Shoeshine stands	I	I	I	NP	I	IV <sup>2,4</sup>	NP		
Sightseeing agencies	NP	NP	I	NP	I	NP	NP		
Steam or sauna baths	IV	IV	IV	NP	IV	IV	NP		
Tailor shops	NP	I	I	NP	I	IV <sup>2,4</sup>	NP		
Tattoo parlors	NP	NP	IV	NP	IV	IV	NP		
Taxidermists	NP	NP	I	NP	I	NP	NP		
Watch repair shops	I	I	I	NP	I	NP	NP		

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Wedding chapels	NP	NP	I	NP	I	NP	NP	
<b>Transportation, Electrical, Gas, Communication Utilities, and Public Service Uses</b>								
Airports, heliports, helistops, and landing strips	IV	IV	IV	IV	IV	IV	NP	
Communications equipment buildings	I	I	I	I	I	IV	NP	
Correctional institutions, including jails, farms, and camps	IV	IV	IV	NP	IV	IV	NP	
Earth stations	IV	IV	IV	IV	IV	IV	NP	
Electric distribution substations, including related microwave facilities	I	I	I	I	I	IV	NP	Section 22.106.180
Electric transmission substations and generating plants, including related microwave facilities	IV	IV	IV	IV	IV	NP	NP	Section 22.106.180
Fire stations	I	I	I	I	I	IV	NP	
Gas distribution depots, public utility	NP	NP	IV	NP	IV	NP	NP	
Gas metering and control stations, public utility	I	I	I	IV	I	IV	NP	
Juvenile halls	IV	IV	IV	IV	IV	IV	NP	
Microwave stations	I	I	I	IV	I	IV	NP	Section 22.106.180
Police stations	I	I	I	I	I	IV	NP	
Post offices	I	I	I	I	I	IV	NP	
Publicly owned uses <sup>17</sup>	IV	IV	IV	IV	IV	I	NP	
Public utility service centers	I	I	I	IV	I	IV	NP	
Public utility service yards	NP	NP	IV	NP	IV	NP	NP	
Radio and television stations and towers, excluding studios	IV	IV	NP	IV	NP	IV	NP	
Radio and television stations, studios, and towers	NP	NP	IV	NP	IV	NP	NP	
Road construction and maintenance yards	NP	NP	NP	NP	NP	IV	NP	
Sewage treatment plants	IV	IV	IV	IV	IV	IV	NP	
Solid fill projects	IV	IV	IV	IV	IV	IV	NP	
Stations for bus, railroad or taxi	I	I	I	I	I	IV	NP	
Telephone repeater stations	I	I	I	IV	I	IV	NP	
Tourist information centers	I	I	I	NP	I	I	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water	IV	IV	IV	IV	IV	IV	NP	
<b>Vehicle-Related Uses</b>								
Automobile washing	<i>See subclassifications below.</i>							
Automatic car washes	NP	NP	I	NP	I	NP	NP	Section 22.106.120
Coin-operated or hand wash	IV	IV	I	NP	I	NP	NP	Section 22.106.120
Vehicle sales and rentals	<i>See subclassifications below.</i>							
New automobiles	I	I	I	NP	I	NP	NP	Section 22.106.090 and 22.106.100. A and B.
Used automobiles	NP	NP	I	NP	I	NP	NP	Section 22.106.090
Automobile rental & leasing agencies	NP	I	I	NP	I	NP	NP	
Boat and other marine sales	I	I	I	NP	I	NP	NP	
Boat rentals	NP	NP	NP	NP	NP	I	NP	
Motorcycle, motor scooter and trail bike sales and rentals	NP	NP	I	NP	I	IV <sup>17</sup>	NP	
Recreational vehicle sales and rentals	NP	NP	I	NP	I	NP	NP	Section 22.106.090
Trailer sales and rentals, box and utility	NP	NP	I	NP	I	NP	NP	Section 22.106.090
Truck rentals, excluding trucks exceeding two tons' capacity	NP	NP	NP	NP	I	NP	NP	Section 22.106.090
Vehicle services	<i>See subclassifications below.</i>							
Air pollution sampling stations	I	I	I	IV	I	NP	NP	
Automobile battery services <sup>5</sup>	NP	NP	I	NP	I	NP	NP	
Automobile brake repair shops <sup>5</sup>	NP	NP	I	NP	I	NP	NP	
Automobile body and fender repair shops <sup>5</sup>	NP	NP	IV	NP	IV	NP	NP	
Automobile impound yards	NP	NP	IV	NP	IV	NP	NP	Section 22.106.460
Automobile muffler shops <sup>5</sup>	NP	NP	I	NP	I	NP	NP	
Automobile painting and upholstering shops <sup>5</sup>	NP	NP	IV	NP	IV	NP	NP	
Automobile radiator shops <sup>5</sup>	NP	NP	I	NP	I	NP	NP	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES									
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations	
Automobile repair garages, excluding body and fender work, painting and upholstery	NP	NP	I	NP	I <sup>5</sup>	NP	NP		
Automobile supply stores, including accessory uses	I	I	I	NP	I <sup>5</sup>	NP	NP	Section 22.106.100.A	
Automobile service stations, including accessory uses	I	I	I	NP	I	IV	NP	Section 22.106.100	
<b>Accessory Uses</b>									
Accessory buildings and structures	See subclassifications below.								
Habitable	IV	IV	IV	IV	IV	IV	NP	Section 22.106.030	
Non-habitable	I	I	I	I	I	I	I	Section 22.106.030	
Amateur radio antennas	See subclassifications below.								
In compliance with Section 22.106.040	I	I	I	I	I	I	I	Section 22.106.040	
Not in compliance with Section 22.106.040	III	III	III	III	III	III	III	Section 22.106.040	
Boats, minor repair of, accessory to the sale of boats	NP	NP	I <sup>12</sup>	NP	NP	NP	NP		
Caretaker residences, including mobilehomes	IV	IV	IV	NP	IV	NP	NP	Section 22.106.360	
Guest houses	IV	IV	IV	IV	IV	IV	I	Section 22.106.030	
Home-based occupations	I	I	I	I	I	I	I	Section 22.106.280	
Live entertainment	See subclassifications below.								
In compliance with Section 22.106.300	II	II	II	NP	II	II	NP	Section 22.106.300	
Not in compliance with Section 22.106.300	IV	IV	IV	NP	IV	IV	NP	Section 22.106.300	
Living quarters for persons primarily employed on the premises	NP	NP	NP	NP	NP	IV	NP		
Manufacturing, processing, treating, packing, and storage accessory to a business	NP	NP	I	NP	I	NP	NP	Section 22.20.050	
Produce stands						I		Section 22.106.430	
Refreshment stands	NP	NP	NP	NP	NP	II <sup>19</sup>	NP		
Rental, leasing, and repair of articles sold on the premises, accessory to retail sales	P	P	P	NP	NP	NP	NP		
Room rentals	P	P	P	P	P	P	P	Section 22.106.500	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES									
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations	
Shared water wells	NP	NP	NP	NP	NP	NP	III	Section 22.106.530	
Signs	Permits as specified in Chapter 22.94 (Signs).								
Signs, outdoor advertising	NP	NP	NP	NP	NP	NP	NP		
Used merchandise, retail sale of, taken as trade-in on the sale of new merchandise when such new merchandise is sold from the premises	P	P	P	NP	P	P	P		
Temporary Uses									
Amusement rides and devices <sup>24,25</sup>	NP	NP	I	NP	I	I	NP		
Building materials storage, for an approved project on the same site	P	P	P	P	P	P	P	Section 22.106.100	
Carnivals, commercial, including pony rides <sup>24</sup>	NP	NP	I	NP	I	I	NP		
Circuses and animal exhibitions <sup>24</sup>	NP	NP	NP	NP	NP	I	NP		
Explosives storage, temporary	II	II	II	II	II	II	II	Section 22.106.200	
Holiday and seasonal sales	I	I	I	I	I	I	I	Section 22.106.270	
Grading projects	See subclassifications below.								
Up to 100,000 cubic yards of materials to be transported off-site	III	III	III	III	III	III	III	Section 22.106.240	
More than 100,000 cubic yards of materials to be transported off-site	IV	IV	IV	IV	IV	IV	IV	Section 22.106.240	
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	IV	IV	IV	IV	IV	IV	IV	Section 22.106.240	
Mobilehomes used as a residence during construction <sup>21</sup>	II	II	II	II	II	II	NP	Section 22.106.350	
Model homes	NP	NP	I	NP	I	NP	NP	Section 22.106.370	
Revival meetings, tent <sup>20,24</sup>	NP	NP	I	NP	I	NP	NP		
Special events	SEP	SEP	SEP	SEP	SEP	SEP	SEP	Chapter 22.140	

TABLE 22.20.030.B: USE REGULATIONS FOR COMMERCIAL ZONES								
Base Zones	C-1	C-2	C-3	C-H	C-M	C-R	CPD <sup>23</sup>	Additional Regulations
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses <sup>22</sup>	IV	IV	IV	IV	IV	IV	NP	Section 22.106.100

1. All buildings on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.
2. Minimum lot size is one acre.
3. Minimum lot size is five acres.
4. Use shall be located within 600 feet of a permitted recreational use.
5. Use is permitted within an enclosed building only.
6. Use shall be limited to assembly and manufacture from previously prepared materials, and excludes the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters.
7. Individual crucibles that exceed a capacity of 16 square feet are prohibited.
8. Use is limited to private membership only.
9. Sales shall be limited to retail sales only and all goods sold shall be new.
10. Use does not permit a kiln or manufacture.
11. Use may permit manufacturing on the premises when accessory to retail sales, provided that total volume of kiln space does not exceed 16 cubic feet.
12. Installation and repair are permitted if conducted within an enclosed building.

13. Use may include the sale of lumber and other building supplies, but shall exclude milling or woodworking other than accessory cutting of lumber to size, provided that all sale, display, storage and accessory cutting is within an enclosed building.
14. Use does not permit motorcycle rental.
15. Use is banned countywide. In the case that such a ban is deemed unlawful by court decision, this use is permitted with a Type IV application.
16. Only publicly owned museums are permitted.
17. In addition to those uses specifically listed in the Table, other publicly owned uses necessary to maintain the public health, convenience or general welfare are permitted.
18. Minimum lot size is one acre where sheltered employment or industrial-type training is conducted.
19. Use is permitted as an accessory use only.
20. Use is not permitted within 300 feet of any public park or school, or area in any Residential Zone or residential use.
21. Use shall have a time limit not to exceed six months.
22. Use shall have a time limit not to exceed one year.
23. See Section 22.20.080 (Development Standards for Zone CPD) for additional permitted uses.
24. Use may not be operated at one particular location not longer than seven days in any six-month period.
25. Use includes merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment.

**22.20.040 Development Standards for All Commercial Zones**

A. Table 22.20.040: Development Standards for Commercial Zones, below, shows the development standards for all Commercial Zones.

TABLE 22.20.040: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES							
	<i>C-1, C-H</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-R</i>	<i>CPD</i>	<i>Additional Regulations</i>

TABLE 22.20.040: DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES								
	C-1, C-H	C-2	C-3	C-M	C-R	CPD	Additional Regulations	
<b>Building and Site Standards</b>								
Maximum Lot Coverage (net)	90%	90%	90%	90%	NA	90%		
Maximum Height – Commercial Development Only	35 ft	35 ft	13x buildable area	13x buildable area	13x buildable area	35 ft		
Street-fronting yard	See Section B, below	Adjacent to a secondary highway: 8 ft.						
Minimum Required Landscaping (net) <sup>1</sup>	10% of the lot	10% of the lot	10% of the lot	10% of the lot	10% of the lot	10% of the lot	Section 22.20.040.B	
1. Minimum required landscaping required by Table 22.20.040: Development Standards - Commercial Zones, above, shall consist of lawn, shrubbery, flowers or trees, which shall be continuously maintained in good condition. Incidental walkways may be developed in the landscaped area.								

**B. Minimum Requirements for Zone C-R.** The minimum lot area and width for Zone C-R shall be as follows:

1. **Minimum Lot Area.** Any Zone C-R without an attached designator has a minimum required lot area of 5 acres.
2. **Minimum Lot Width.** Minimum lot width: 60 feet

**C. Outdoor Display.** All display in Commercial Zones shall be located entirely within an enclosed building unless:

1. Listed in Table 22.20.040.G: Permitted Uses for Outdoor Display, below, or
2. Unless authorized by a Special Event Permit in accordance with Chapter 22.140 (Special Event Permits).

In Table 22.20.040.G: Permitted Uses for Outdoor Display

“-“ Denotes that outdoor display is not permitted

“X” Denotes that outdoor display is permitted, however the use may require a Type I, II, III, or IV permit. See Table 22.20.030 Use

Regulations for Commercial Zones, above, to determine which permit is required for the use.

<b>TABLE 22.20.040.G: PERMITTED USES FOR OUTDOOR DISPLAY</b>							
<i>Zoning District</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-H</i>	<i>C-M</i>	<i>C-R</i>	<i>CPD</i>
<b>Permitted Uses for Outdoor Display</b>							
Amusement rides and devices	-	-	X	-	X	X	X
Automobile sales, limited to automobile and trucks under two tons held for sale or rental only	X	X	X	-	X	-	X
Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only	X	X	X	-	X	X	X
Boat sales, limited to boats held for sale or rental only	-	-	X	-	X	X	X
Carnivals, commercial	-	-	X	-	X	X	-
Carnivals, temporary	X	X	X	X	X	X	X
Christmas trees and wreaths, the sale of	X	X	X	X	X	X	X
Crops—field, tree, bush, berry and row, including nursery stock	X	X	X	X	X	X	X
Electric distribution substations	X	X	X	-	X	X	X
Gas metering and control stations, public utility	X	X	X	-	X	X	X
Mobile home sales, limited to mobile homes held for sale only	-	-	X	-	X	-	-
Parking lots	X	X	X	-	X	X	X
Recreational vehicle sales, limited to recreational vehicles held for sale or rental only	-	-	X	-	-	X	-
Restaurants and other eating establishments, including food take-out, subject to the standards specified by Section 22.106.390	X	X	X	X	X	X	X
Trailer sales, box and utility, limited to trailers held for sale only.	-	-	X	-	X	-	X

**D. Outdoor Storage.**

1. **Zones C-1, C-2, C-H, C-R, and CPD.** Outdoor storage is prohibited in Zones C-1, C-2 C-H, C-R, and CPD.
2. **Zones C-3 and C-M.** Outdoor storage in Zones C-3 and C-M shall conform to all of the following standards:
  - a. Storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot;
  - b. The storage space is located to the rear of the lot and not nearer than 50 feet to the front property line;
  - c. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, between five and six feet in height. The Review Authority may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately screen the stored material. All such requests for substitution shall require a Type II permit; and
  - d. No storage is higher than the surrounding enclosure.

**22.20.050 Development Standards for Zone C-H and C-1**

- A. **Minimum Yards for Zones C-H and C-1.** The minimum front or corner side yards for a lot located in Zone C-H or C-1 are:
  1. Twenty feet where a lot fronts on a road classified as a major highway, secondary highway, or parkway;
  2. Equal to the front or corner side yard required on any contiguous residential or agricultural zone where property adjoins a street.
- B. **Architectural Design for Zone C-1.** The architectural design and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety and general welfare of the community in which such use or uses are located.

### 22.20.060 Development Standards for Zone C-3

In Zone C-3, accessory manufacturing, processing, packaging, treating and related incidental storage may be operated in conjunction with a commercial use conducted on the premises, provided:

- A. That such activity is restricted to the ground floor of the building or buildings and does not occupy more than 25 percent of the ground floor area;
- B. That not more than five employees are engaged in such activity;
- C. That a commercial appearance is maintained by office or window display space, or both, across all the street or highway frontage of the building or buildings, except doorways, to a depth of not less than two feet;
- D. That any portion of the building devoted to such activity is not nearer than 50 feet to any agricultural or residential zone;
- E. That the building is so constructed, the machinery and equipment are so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity;
- F. That any such activity is conducted wholly within a completely enclosed building; and
- G. That where a conflict in interpretation occurs regarding application of these provisions to any specific case, the Review Authority shall make such determination of applicability.

### 22.20.070 Development Standards for Zone C-R

- A. **Minimum Lot Area Requirements for Zone C-R.** The minimum lot area and width for Zone C-R shall be as follows:
  - 1. **Minimum Lot Area.** Any Zone C-R without an attached designator has a minimum required lot area of 5 acres.
  - 2. **Minimum Lot Width.** Minimum lot width: 60 feet

### 22.20.080 Development Standards for Zone CPD

- A. **Use.** Premises in Zone CPD may be used for any use permitted in Zone R-A, as listed in Table 22.22.030.B: Use Regulations for Commercial Zones, under

the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards and parking and area requirements.

B. **Type IV Permit.** If a Type IV Permit has first been approved, property in Zone CPD may be used for a planned commercial development in which the Review Authority may approve any nonresidential use permitted with a Type I permit in Zone C-1. In the approval, the Review Authority may modify any of the prescribed standards of development, below:

1. **Additional Findings.** The Review Authority shall grant a Type IV Permit for a planned commercial development in Zone CPD only after the applicant substantiates that the proposed commercial development is needed to serve the immediately adjacent area, and development has occurred, or is proposed, which will warrant such commercial development.
2. **Design.** The arrangement of buildings, architectural design and the types of commercial uses shall be such as to minimize adverse influences on adjacent properties.
3. **Access and Parking.** Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets and highways, particularly on local streets.
4. **Building Coverage.** Buildings shall not occupy more than 40 percent of the gross area. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated, or a private easement given for any such street or highway, shall be excluded.
5. **Utilities.** The applicant shall submit to the Review Authority, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
6. **Signs.** The Review Authority, in granting the Type IV Permit, may allow advertising signs permitted in Zone C-1 which he finds will be in keeping with the concept of planned development.
7. **Development Features.** The development plan shall include yards, walls, walks, landscaping and such other features as may be needed

to make the commercial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area.

8. **Development Schedule.** The Review Authority shall approve a progress schedule including all phases of development and indicating that the improvements described in the development plan will be made prior to occupancy of commercial structures. The Review Authority may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing of hardship.
9. **Tentative Subdivision Map.** A tentative map shall be filed and made a condition of approval.
10. **Minimum Lot Area.** Any lot in Zone CPD without an attached designator has a minimum required lot area of 5,000 square feet.

## Chapter 22.22 Industrial Zones

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### Sections:

22.22.010	Purpose
22.22.020	Industrial Zones Designated
22.22.030	Land Use Regulations
22.22.040	Development Standards for all Industrial Zones
22.22.050	Development Standards for Zone M-1
22.22.060	Development Standards for Zone M-2.5
22.22.070	Development Standards for Zone M-3
22.22.080	Development Standards for Zone D-2
22.22.090	Development Standards for Zone MPD

### 22.22.010 Purpose

- A. **General Purpose of Industrial Zones.** Industrial zones provide for the orderly, well-planned, and balanced growth of industrial districts and designate adequate land for the growth of employment centers in the County.
- B. **Purpose of Individual Zones.** Purposes of individual zones are established as follows.
  1. **Heavy Industrial Aircraft (M-2.5) Zone.** Zone M-2.5 is designed for premises to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as “zone aircraft uses”), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be detrimental to certain trades and industries. In order to locate each use in its proper place, therefore, it is the purpose of this section to prohibit in Zone M-2.5 those uses which will be detrimentally affected by, or will detrimentally affect, such aircraft or other heavy uses for which Zone M-2.5 is designed. Zone M-2.5 is also designed to serve as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as “unzoned lawful aircraft uses”) that are not subject to the zoning jurisdiction of Los Angeles County but are contiguous or adjacent to any Base Zone established by this Title 22.

**22.22.020 Industrial Zones Designated**

- A. As used in this Ordinance, “Industrial Zones” means Zones M-1, M-1.5, M-2, M-2.5, M-3, D-2, MPD, B-1 and B-2.
- B. Industrial Zones include:
  - 1. M-1 Light Manufacturing;
  - 2. M-1.5 Restricted Heavy Manufacturing;
  - 3. M-2 Heavy Manufacturing;
  - 4. M-2.5 Aircraft, Heavy Industrial;
  - 5. M-3 Unclassified;
  - 6. D-2 Desert-Mountain;
  - 7. MPD Manufacturing Industrial Planned Development;
  - 8. B-1 Buffer Strip; and
  - 9. B-2 Corner Buffer Strip

**22.22.030 Land Use Regulations**

- A. **General.** This Section prescribes the land use regulations for the Industrial Zones.
- B. **Permit Requirements.** Table 22.22.030.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.22.030.B: Use Regulations for Industrial Zones in Subsection D, below.

<b>TABLE 22.22.030.A: PERMIT REQUIREMENTS</b>		
<i>Abbreviation</i>	<i>Permit Requirement</i>	<i>Reference</i>
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

C. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.

D. **Use Regulations.** Table 22.22.030.B: Use Regulations for Industrial Zones, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed at the end of the table. The column on the far right of the table notes additional use regulations that apply to various uses, found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<b>Agricultural and Resource-Based Uses</b>							
Borrow pits to a depth of over three feet	NP	NP	IV	IV	IV	NP	
Crops—field, tree, bush, berry and row, including nursery stock	P	P	P	IV	P	P	
Greenhouses	I <sup>1,2</sup>	I	I	IV	I	I	
Land reclamation projects	IV	I	I	IV	I	NP	
Manure, spreading, drying and sales	NP	I	I	IV	I	NP	
Oil wells	I	I	I/IV <sup>3</sup>	IV	I/IV <sup>3</sup>	NP	Section 22.106.380
Surface mining operations	IV	IV	IV	IV	IV	IV	Section 22.106.560
<b>Animal-Related Uses</b>							
Animal experimental research institutes	I	I	I	IV	I	NP	
Animal hospitals	I	I	I	IV	I	NP	
Animal shelters and pounds <sup>1</sup>	I	I	I	IV	I	NP	
Aquaria	NP	I	I	IV	I	I	
Cemeteries for pets	NP	NP	IV	IV	IV	NP	
Dairies <sup>1,12</sup>	NP	NP	IV	IV	IV	NP	Section 22.106.080
Dog kennels <sup>1</sup>	I	I	I	IV	I	NP	
Dog training schools	I	I	I	IV	I	NP	
Fox farms <sup>1</sup>	I	I	I	IV	I	NP	
Grazing of cattle, horses, sheep, goats, alpacas, or llamas <sup>1</sup>	I <sup>4</sup>	I	I	IV	I	NP	Section 22.106.080

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Hogs or pigs <sup>1</sup>	I	I	I	IV	I	NP	Section 22.106.080
Hog ranches <sup>1</sup>	NP	NP	IV	IV	IV	NP	
Humane societies <sup>1</sup>	I	I	I	IV	I	NP	
Livestock feed or sales yards <sup>1</sup>	NP	NP	IV	IV	IV	NP	
Menageries, zoos, animal exhibitions or other facilities for the keeping of wild animals <sup>1</sup>	NP	I	I	IV	I	NP	
Raising, breeding and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas <sup>1</sup>	<i>See subclassifications below.</i>						
<i>Eight or fewer animals per acre</i>	I <sup>2</sup>	I	I	IV	I	NP	Section 22.106.080
<i>More than eight animals per acre</i>	IV <sup>4</sup>	I	I	IV	I	NP	Section 22.106.080
Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing, including eggs, honey or similar products derived therefrom <sup>1</sup>	I <sup>2</sup>	I	I	IV	I	NP	Section 22.106.080
Riding academies <sup>1</sup>	I	I	I	IV	I	NP	
Riding academies and stables, with the boarding of horses <sup>1</sup>	IV <sup>4</sup>	I	I	IV	I	NP	
Stables, private for the raising and training of racehorses, provided such use is not established for commercial purposes <sup>1</sup>	I	I	I	IV	I	NP	
Veterinary services for small animals	<i>See subclassifications below.</i>						
<i>Clinics</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Hospitals	I	I	I	IV	I	NP	
Wild animals, the keeping of, either individually or collectively for private or commercial purposes <sup>1</sup>	P/II I	P/II I	P/II I	IV	P	NP	
<b>Assembly Uses</b>							
Amphitheaters	IV	IV	IV	IV	IV	NP	
Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities	I	I	I	IV	I	NP	
Community centers, non-profit	I	I	I	IV	I	NP	
Grange halls	IV	I	I	IV	I	NP	
Lodge and union halls	I	I	I	IV	I	NP	
Outdoor festivals	NP	NP	IV	IV	IV	NP	
Revival meetings, tent, for longer than seven days	IV	I	I	IV	I	NP	
Theaters and other auditoriums having a seating capacity of less than 3,000 seats	IV	I	I	IV	I	NP	
Theaters and other auditoriums having a seating capacity of 3,000 seats or more	NP	IV	IV	IV	IV	NP	
Theaters, drive-in	IV	I	I	IV	I	NP	
<b>Educational Uses</b>							
Disability rehabilitation and training centers <sup>14</sup>	I	I	I	IV	I	NP	
Institutions of educational, philanthropic or charitable nature, excluding any commercial or industrial enterprise sponsored or operated by such institutions	NP	NP	NP	IV	I	I	
Libraries	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Museums	I	I	I	IV	I	I	
Schools	<i>See subclassifications below.</i>						
<i>Colleges and universities, accredited and including accessory facilities, excluding trade or commercial schools</i>	I	I	I	IV	I	I	
<i>Heavy equipment training schools</i>	IV <sup>5</sup>	I	I	IV	I	NP	
<i>Schools, grades K-12, accredited, including accessory facilities, excluding trade or commercial schools</i>	NP	NP	NP	NP	I	I	
<i>Schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment, including trade schools, excluding trade or commercial schools</i>	NP	I	I	IV	I	NP	
<b>Industrial Uses</b>							
Airport-related	<i>See subclassifications below.</i>						
<i>Aircraft taxiways</i>	NP	NP	NP	I	I	NP	
<i>Ground operations and testing of aircraft</i>	NP	NP	NP	I	I	NP	
<i>Manufacture, storage aircraft, components</i>	NP	NP	NP	I	I	NP	
<i>Manufacture, storage missiles, components</i>	NP	NP	NP	I	I	NP	
<i>Storage of aircraft fuels</i>	NP	NP	NP	I	I	NP	
Assembly and manufacture	<i>See subclassifications below.</i>						Section 22.22.040.C
<i>Aluminum products</i>	I	I	I	IV	I	NP	
<i>Ammonia, synthetic</i>	NP	NP	IV	IV	I	NP	
<i>Appliance assembly; electrical, electronic and electromechanical</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Asphalt plants</i>	NP	NP	IV	IV	IV	NP	
<i>Assembly plants</i>	I	I	I	IV	I	NP	
<i>Bags</i>	I	I	I	IV	I	NP	
<i>Brick</i>	NP	NP	IV	IV	I	NP	
<i>Batteries, including rebuilding</i>	I	I	I	IV	I	NP	
<i>Beds, bedspreads and bedsprings</i>	I	I	I	IV	I	NP	
<i>Billboards</i>	I	I	I	IV	I	NP	
<i>Blacksmith shops</i>	I	I	I	IV	I	NP	
<i>Blast furnaces</i>	NP	NP	IV	IV	IV	NP	
<i>Bleaching powder</i>	NP	NP	IV	IV	IV	NP	
<i>Boat building</i>	I	I	I	IV	I	NP	
<i>Boiler works</i>	NP	NP	IV	IV	I	NP	
<i>Bone distillation</i>	NP	NP	IV	IV	IV	NP	
<i>Bone products</i>	I	I	I	IV	I	NP	
<i>Book binderies</i>	I	I	I	IV	I	NP	
<i>Bottling plants</i>	I	I	I	IV	I	NP	
<i>Box factories</i>	I	I	I	IV	I	NP	
<i>Brushes</i>	I	I	I	IV	I	NP	
<i>Cabinetmaking</i>	I	I	I	IV	I	NP	
<i>Candles</i>	I	I	I	IV	I	NP	
<i>Canvas and canvas products</i>	I	I	I	IV	I	NP	
<i>Carpenter shops</i>	I	I	I	IV	I	NP	
<i>Caustic soda, manufacture by electrolysis</i>	NP	NP	IV	IV	IV	NP	
<i>Casein products, except glue</i>	I	I	I	IV	I	NP	
<i>Celluloid</i>	NP	NP	IV	IV	IV	NP	
<i>Cellulose</i>	NP	NP	IV	IV	IV	NP	
<i>Cellophane products</i>	I	I	I	IV	I	NP	
<i>Cement</i>	NP	NP	IV	IV	IV	NP	
<i>Ceramics</i>	I	I	I	IV	I	NP	
<i>Cigars</i>	I	I	I	IV	I	NP	
<i>Cigarettes</i>	I	I	I	IV	I	NP	
<i>Clay products, including storage</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Clocks</i>	I	I	I	IV	I	NP	
<i>Chlorine gas</i>	NP	NP	IV	IV	IV	NP	
<i>Cloth and cloth products, excluding tanning</i>	I	I	I	IV	I	NP	
<i>Coffins</i>	I	I	I	IV	I	NP	
<i>Coal and coal tar products, including distillation</i>	NP	NP	IV	IV	IV	NP	
<i>Coke ovens</i>	NP	NP	IV	IV	IV	NP	
<i>Concrete batching plants</i>	<i>See subclassifications below.</i>						
<i>With mixers of one cubic yard capacity or smaller</i>	I	I	I	IV	I	NP	
<i>With mixers over one cubic yard capacity</i>	NP	NP	IV	IV	IV	NP	
<i>Cork products</i>	I	I	I	IV	I	NP	
<i>Cosmetics, excluding soap</i>	I	I	I	IV	I	NP	
<i>Cosmetics and pharmaceutical items packaging and distribution</i>	I	I	I	IV	I	NP	
<i>Creosote, including bulk storage</i>	NP	NP	IV	IV	IV	NP	
<i>Drop hammers</i>	NP	NP	IV	IV	IV	NP	
<i>Drugs, including wholesale sales</i>	I	I	I	IV	I	NP	
<i>Dry goods, including wholesale sales and storage</i>	I	I	I	IV	I	NP	
<i>Electric appliances</i>	I	I	I	IV	I	NP	
<i>Electrical parts, including wholesale sales and storage of small electrical parts.</i>	I	I	I	IV	I	NP	
<i>Electric signs</i>	I	I	I	IV	I	NP	
<i>Emery cloth</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Engines, including electric, internal combustion or steam engines; excluding foundries; also see Foundries</i>	I	I	I	IV	I	NP	
<i>Engraving; machine metal engraving</i>	I	I	I	IV	I	NP	
<i>Equipment assembly, electrical, electronic and electromechanical</i>	I	I	I	IV	I	NP	
<i>Explosives</i>	NP	NP	IV	IV	IV	NP	Section 22.106.200
<i>Fabricating</i>	I <sup>7</sup>	I	I	IV	I	NP	
<i>Fat rendering</i>	NP	NP	IV	IV	IV	NP	
<i>Feather products, including renovation</i>	I	I	I	IV	I	NP	
<i>Felt and felt products</i>	I	I	I	IV	I	NP	
<i>Fertilizer (commercial)</i>	NP	NP	IV	IV	IV	NP	
<i>Fiber products, including fiberglass</i>	I	I	I	IV	I	NP	
<i>Fireworks</i>	NP	NP	IV	IV	IV	NP	
<i>Fixtures, gas or electrical</i>	I	I	I	IV	I	NP	
<i>Forging works</i>	NP	NP	IV	IV	IV	NP	
<i>Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles</i>	NP	NP	IV	IV	IV	NP	
<i>Fur products</i>	I	I	I	IV	I	NP	
<i>Furniture</i>	I	I	I	IV	I	NP	
<i>Gas</i>	NP	NP	IV	IV	IV	NP	
<i>Gelatin</i>	NP	NP	IV	IV	IV	NP	
<i>Generators, electrical</i>	I	I	I	IV	I	NP	
<i>Glue</i>	NP	NP	IV	IV	IV	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction</i>	I	I	I	IV	I	NP	
<i>Glass products and stained-glass assembly</i>	I <sup>8</sup>	I	I	IV	I	NP	
<i>Golf balls</i>	I	I	I	IV	I	NP	
<i>Gloves</i>	I	I	I	IV	I	NP	
<i>Grease</i>	NP	NP	IV	IV	I	NP	
<i>Grinding of nonmetallic ore</i>	NP	NP	IV	IV	I	NP	
<i>Guncotton products</i>	NP	NP	IV	IV	IV	NP	
<i>Gypsum</i>	NP	NP	IV	IV	IV	NP	
<i>Hair products</i>	I	I	I	IV	I	NP	
<i>Harnesses</i>	I	I	I	IV	I	NP	
<i>Heating equipment</i>	I	I	I	IV	I	NP	
<i>Horn products</i>	I	I	I	IV	I	NP	
<i>Hydrocyanic acid products</i>	NP	NP	IV	IV	IV	NP	
<i>Ice, including distribution and storage</i>	I	I	I	IV	I	NP	
<i>Incinerators</i>	I	I	I	IV	I	NP	
<i>Ink</i>	I	I	I	IV	I	NP	
<i>Instrument assembly; electrical, electronic and electromechanical, including precision machine shops</i>	I	I	I	IV	I	NP	
<i>Iron, including ornamental iron works, excluding foundries; also see Foundries</i>	I	I	I	IV	I	NP	
<i>Jewelry</i>	I	I	I	IV	I	NP	
<i>Knitting mills</i>	I	I	I	IV	I	NP	
<i>Lard</i>	NP	NP	IV	IV	IV	NP	
<i>Lime</i>	NP	NP	IV	IV	IV	NP	
<i>Leather products</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Lamp black	NP	NP	IV	IV	I	NP	
Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time	I	I	I	IV	I	NP	
Lumberyards, except the storage of boxes or crates	I	I	I	IV	I	NP	
Machine shops	I	I	I	IV	I	NP	
Mattresses, including renovation	I	I	I	IV	I	NP	
Medicine	I	I	I	IV	I	NP	
Metals:	See subclassifications below.						
Manufacture of products of precious metals;	I	I	I	IV	I	NP	
Manufacture of metal, steel and brass stamps, including hand and machine engraving	I	I	I	IV	I	NP	
Metal fabricating	I <sup>7</sup>	I	I	IV	I	NP	
Metals, working and casting of rare, precious or semiprecious metals	I	I	I	IV	I	NP	
Metal plating	I	I	I	IV	I	NP	
Metal spinning	I	I	I	IV	I	NP	
Metal storage	I	I	I	IV	I	NP	
Metal working shops	I	I	I	IV	I	NP	
Metals, plating and finishing of, provided no perchloric acid is used	I	I	I	IV	I	NP	
Musical instruments	I	I	I	IV	I	NP	
Novelties	I	I	I	IV	I	NP	
Oil reclaiming plants	NP	NP	IV	IV	IV	NP	
Optical goods	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Ore reduction plants</i>	NP	NP	IV	IV	IV	NP	
<i>Paint mixing, excluding lacquers and synthetic enamels</i>	I	I	I	IV	I	NP	
<i>Paper products, excluding the manufacture of paper itself</i>	I	I	I	IV	I	NP	
<i>Perfume</i>	I	I	I	IV	I	NP	
<i>Petroleum refineries</i>	NP	NP	IV	IV	IV	NP	
<i>Phenol</i>	NP	NP	IV	IV	IV	NP	
<i>Pharmaceuticals, including packaging</i>	I	I	I	IV	I	NP	
<i>Phonographs assembly</i>	I	I	I	IV	I	NP	
<i>Phonograph records</i>	I	I	I	IV	I	NP	
<i>Plastic products, including molding</i>	I <sup>9</sup>	I	I	IV	I	NP	
<i>Polish</i>	I	I	I	IV	I	NP	
<i>Potash, including refining</i>	NP	NP	IV	IV	IV	NP	
<i>Pottery</i>	I	I	I	IV	I	NP	
<i>Presses; hydraulic presses for the molding of plastics</i>	I <sup>9</sup>	I	I	IV	I	NP	
<i>Printer's type</i>	I	I	I	IV	I	NP	
<i>Putty</i>	I	I	I	IV	I	NP	
<i>Pyroxylin plastic material products</i>	NP	NP	IV	IV	IV	NP	
<i>Radios assembly</i>	I	I	I	IV	I	NP	
<i>Refrigeration plants</i>	I	I	I	IV	I	NP	
<i>Rope, including storage</i>	I	I	I	IV	I	NP	
<i>Rubber, including raw rubber processing</i>	I <sup>10</sup>	I	I	IV	I	NP	
<i>Rubber reclaiming plants</i>	NP	NP	IV	IV	IV	NP	
<i>Rugs</i>	I	I	I	IV	I	NP	
<i>Saddles</i>	I	I	I	IV	I	NP	
<i>Sand, the washing of sand to be used in sandblasting</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Sandblasting plants</i>	NP	NP	IV	IV	I	NP	
<i>Sandpaper</i>	I	I	I	IV	I	NP	
<i>Sash and door</i>	I	I	I	IV	I	NP	
<i>Sawmills</i>	NP	I	I	IV	I	NP	
<i>Sheet metal shops</i>	I	I	I	IV	I	NP	
<i>Shell products</i>	I	I	I	IV	I	NP	
<i>Shoes</i>	I	I	I	IV	I	NP	
<i>Shoe polish</i>	I	I	I	IV	I	NP	
<i>Signs</i>	I	I	I	IV	I	NP	
<i>Size</i>	NP	NP	IV	IV	IV	NP	
<i>Smelters</i>	NP	NP	IV	IV	IV	NP	
<i>Soda ash</i>	NP	NP	IV	IV	IV	NP	
<i>Springs</i>	I	I	I	IV	I	NP	
<i>Statuary and monuments, including clay, paper mache and stone</i>	I	I	I	IV	I	NP	
<i>Stencils</i>	I	I	I	IV	I	NP	
<i>Stone products</i>	I	I	I	IV	I	NP	
<i>Stone, including marble and granite grinding, dressing and cutting</i>	I	I	I	IV	I	NP	
<i>Stove polish</i>	I	I	I	IV	I	NP	
<i>Tanneries</i>	NP	NP	IV	IV	IV	NP	
<i>Tar products, including byproducts</i>	NP	NP	IV	IV	I	NP	
<i>Terra cotta products</i>	NP	NP	IV	IV	I	NP	
<i>Textiles and textile products, including clothing and upholstery</i>	I	I	I	IV	I	NP	
<i>Tile with outdoor kilns</i>	NP	NP	IV	IV	I	NP	
<i>Tire retreading or recapping</i>	I	I	I	IV	I	NP	
<i>Tobacco and chewing tobacco</i>	NP	NP	IV	IV	I	NP	
<i>Toiletries, excluding soap</i>	I	I	I	IV	I	NP	
<i>Tools</i>	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Toys	I	I	I	IV	I	NP	
Trailers	I	I	I	IV	I	NP	
Venetian blinds	I	I	I	IV	I	NP	
Ventilating ducts	I	I	I	IV	I	NP	
Vitamin tablets	I	I	I	IV	I	NP	
Wallboard	I	I	I	IV	I	NP	
Watches	I	I	I	IV	I	NP	
Welding	I	I	I	IV	I	NP	
Window shades	I	I	I	IV	I	NP	
Wicker and bamboo products	I	I	I	IV	I	NP	
Wood products, excluding a planning mill	I	I	I	IV	I	NP	
Woolen goods and storage	I	I	I	IV	I	NP	
Wool-pulling plants	NP	NP	IV	IV	IV	NP	
Yarn products, including dyeing of yarn	I	I	I	IV	I	NP	
Food processing	See subclassifications below.						
Bakeries	I	I	I	IV	I	NP	
Breweries	I	I	I	IV	I	NP	
Byproducts and scrap, from the handling or utilization of fish, meat or animals	NP	NP	IV	IV	IV	NP	
Candy confectioneries	I	I	I	IV	I	NP	
Canneries, excluding meat or fish	I	I	I	IV	I	NP	
Coffee roasting	I	I	I	IV	I	NP	
Creameries	I	I	I	IV	I	NP	
Dairy products, including depots	I	I	I	IV	I	NP	
Dextrine	I	I	I	IV	I	NP	
Fish processing, including fish canneries	NP	NP	IV	IV	IV	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Food products, including processing, storage and sale, excluding lard, pickles, sausage, sauerkraut or vinegar</i>	I	I	I	IV	I	NP	
<i>Frozen food lockers</i>	I	I	I	IV	I	NP	
<i>Fruit and vegetable packing plants</i>	I	I	I	IV	I	NP	
<i>Fruit and vegetable juices, excluding the use of carbonization</i>	I	I	I	IV	I	NP	
<i>Ice cream</i>	I	I	I	IV	I	NP	
<i>Ice plants</i>	NP	NP	I	IV	I	NP	
<i>Linseed, cottonseed, and coconut oil processing plants</i>	NP	I	I	IV	I	NP	
<i>Malt products</i>	I	I	I	IV	I	NP	
<i>Meat packing plants</i>	NP	NP	IV	IV	IV	NP	
<i>Oleomargarine</i>	I	I	I	IV	I	NP	
<i>Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing</i>	I	I	I	IV	I	NP	
<i>Sodium glutamate</i>	I	I	I	IV	I	NP	
<i>Soft drinks, including bottling</i>	I	I	I	IV	I	NP	
<i>Starch mixing and bottling</i>	I	I	I	IV	I	NP	
<i>Tallow</i>	NP	NP	IV	IV	IV	NP	
<i>Vegetable oil</i>	I	I	I	IV	I	NP	
<i>Vinegar</i>	NP	NP	IV	IV	I	NP	
<i>Wineries</i>	I	I	I	IV	I	NP	Section 22.106.590
<i>Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper and paper cartons</i>	NP	NP	IV	IV	I	NP	Section 22.106.460
<i>Laundries</i>	<i>See subclassifications below.</i>						

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Linen and towel supply	I	I	I	IV	I	NP	
Wholesale plant	I	I	I	IV	I	NP	
Scrap metal processing yards	NP	NP	IV	IV	I	NP	Section 22.106.470
Storage	See subclassifications below.						Section 22.22.xxx
Acetylene and oxygen storage in tanks <sup>11</sup>	I	I	I	IV	I	NP	
Barrels storage, including empty barrels	I	I	I	IV	I	NP	
Bus storage	I	I	I	IV	I	NP	
Car barns for buses and streetcars	I	I	I	IV	I	NP	
Cold storage plants	I	I	I	IV	I	NP	
Contractor's equipment yards, including farm and building trade equipment	I	I	I	IV	I	NP	
Cotton storage	I	I	I	IV	I	NP	
Distributing plants	I	I	I	IV	I	NP	
Draying yards or terminals	I	I	I	IV	I	NP	
Explosives storage, permanent	IV	IV	IV	IV	IV	IV	Section 22.106.200
Feed mills	NP	I	I	IV	I	NP	
Fuel yards	I	I	I	IV	I	NP	
Fur warehouses	I	I	I	IV	I	NP	
Furniture and household goods, transfer and storage	I	I	I	IV	I	NP	
Gas, above-surface storage of illumination	See subclassifications below.						
Up to 500,000 cubic feet	NP	I	I	IV	I	NP	
In excess of 500,000 cubic feet		NP	IV	IV	IV	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders <sup>11</sup>	IV	I	I	IV	I	NP	
Glass storage	I	I	I	IV	I	NP	
Hemp storage	I	I	I	IV	I	NP	
Liquor storage	I	I	I	IV	I	NP	
Machinery storage yards	I	I	I	IV	I	NP	
Moving van storage or operating yards	I	I	I	IV	I	NP	
Oil, gasoline or petroleum products storage	See subclassifications below.						
2,500 barrels or less on any one lot	NP	NP	I	IV	I		
Any quantity exceeding 2,500 barrels on any one lot	NP	NP	IV	IV	IV	NP	
In conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot upon which such well is located	NP	NP	IV	IV	IV	NP	
Oil well valves storage and repair	I	I	I	IV	I	NP	
Plaster storage	I	I	I	IV	I	NP	
Produce yards or terminals	I	I	I	IV	I	NP	
Rock and gravel storage	See subclassifications below.						
Up to 2,000 tons	NP	I	I	IV	I	NP	
In excess of 2,000 tons	NP	NP	IV	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building	I	I	I	IV	I	NP	
Truck storage	I	I	I	IV	I	NP	
Warehouses, including storage warehouses	I	I	I	IV	I	NP	
Wharves	I	I	I	IV	I	NP	
Wood yards	I	I	I	IV	I	NP	
Other industry uses	See subclassifications below.						
Assaying services	I	I	I	IV	I	NP	
Cleaning and dyeing establishments, wholesale	I	I	I	IV	I	NP	
Curtain cleaning plants	I	I	I	IV	I	NP	
Farm machinery repair	I	I	I	IV	I	NP	
Laboratories for testing experimental motion picture film	I	I	I	IV	I	NP	
Laboratories, research and testing	I	I	I	IV	I	NP	
Motion picture processing, reconstruction and synchronizing of film with sound tracks	I	I	I	IV	I	NP	
Motion picture studios and indoor sets including the temporary use of domestic and wild animals in motion picture and television production	I	I	I	IV	I	NP	
Rug cleaning plants	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<i>Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, including administrative and other related activities and facilities in conjunction therewith, provided that all products initiated, developed or completed shall be restricted to prototypes.</i>	NP	I	I	IV	I	I	
<b>Lodging Uses</b>							
Health retreats	IV	I	I	IV	I	NP	
Guest ranches	IV	I	I	IV	I	NP	
Youth hostels	IV	I	I	IV	I	NP	
<b>Recreational Uses</b>							
Amusement rides and devices for longer than seven days <sup>23</sup>	IV	IV	I	IV	I	NP	
Arboretums and horticultural gardens	I	I	I	IV	I	I	
Arcades, game or movie	IV	I	I	IV	I	NP	
Archery ranges	IV	I	I	IV	I	NP	
Athletic fields, excluding stadiums	I	I	I	IV	I	NP	
Baseball parks	I	I	I	IV	I	NP	
Billiard or pool halls	IV	I	I	IV	I	NP	
Bowling alleys	IV	I	I	IV	I	NP	
Boxing arenas	IV	I	I	IV	I	NP	
Campgrounds	IV	I	I	IV	I	NP	
Cardrooms or clubs	IV	I	I	IV	I	NP	
Carnivals, commercial or otherwise	I	I	I	IV	I	NP	
Circuses	IV	I	I	IV	I	NP	
Circus winter quarters	NP	I	I	IV	I	NP	
Dance halls, indoor	IV	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Dance pavilions, outdoor	I <sup>20</sup>	I	I	NP	I	NP	
Fairgrounds	NP	I	I	IV	I	NP	
Ferris wheels	I	I	I	IV	I	NP	
Games of skill	IV	I	I	IV	I	NP	
Golf	<i>See subclassifications below.</i>						
<i>Golf courses, including clubhouses and accessory facilities</i>	I	I	I	IV	I	NP	
<i>Golf driving ranges</i>	IV	I	I	IV	I	NP	
<i>Miniature golf courses</i>	IV	I	I	IV	I	NP	
Gymnasiums	IV	IV	I	IV	I	NP	
Health clubs and centers	IV	IV	I	IV	I	NP	
Nudist camps	NP	I	I	IV	I	NP	
Parks, playgrounds and beaches, including accessory facilities	I	I	I	IV	I	I	
Race tracks of any kind, excluding race tracks used exclusively for contests of speed, skill or endurance between human beings only	NP	NP	IV	IV	IV	NP	
Recreation clubs, commercial, including accessory clubhouses	IV	IV	IV	IV	IV	NP	Section 22.106.450
Recreation clubs, private	NP	I	I	IV	I	NP	Section 22.106.450
Recreation clubs, neighborhood, not accessory to a principal use	NP	NP	I <sup>13</sup>	IV	I <sup>13</sup>	NP	Section 22.106.450
Recreational vehicle parks	NP	NP	I	IV	I	NP	Section 22.106.460
Riding and hiking trails, excluding trails for motor vehicles	II	II	I	IV	I	NP	
Rifle, pistol or skeet ranges	IV	IV	IV	IV	IV	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Rodeos	NP	I	I	IV	I	NP	
Skating rinks, ice or roller	IV	IV	I	IV	I	NP	
Skating rinks, outdoors	I <sup>20</sup>	I	I	IV	I	NP	
Shooting galleries	IV	IV	I	IV	I	NP	
Sport courts, including tennis, volleyball, badminton, croquet, lawn bowling and similar courts	I	I	I	IV	I	NP	
Swimming pools as a primary use	I	I	I	IV	I	NP	
Trap ranges	IV	IV	IV	IV	IV	NP	
Residential Uses							
Domestic violence shelters	II	I	I	IV	I	NP	Section 22.106.190
Farmworker housing	<i>See subclassifications below.</i>						
<i>Farmworker dwelling units</i>	I	I	I	IV	I	I	
<i>Farmworker housing complexes</i>	I	I	I	IV	I	I	
Homeless shelters	II	II	I	IV	I	NP	Section 22.106.190
Retail/Commercial Uses							
Agricultural contractor equipment, sale or rental or both	I	I	I	IV	I	NP	
Alcoholic beverages sales	IV	IV	IV	IV	IV	NP	Section 22.106.050
Antique shops, genuine antiques only	I	I	I	IV	I	NP	
Appliance stores, household	I	I	I	IV	I	NP	
Art galleries	I	I	I	IV	I	NP	
Art supply stores	I	I	I	IV	I	NP	
Auction houses, excluding animal auctions	I	I	I	IV	I	NP	
Bakery shops, including baking only when accessory to retail sales from the premises.	I	I	I	IV	I	NP	
Bicycle shops	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Bookstores	I	I	I	IV	I	NP	
Ceramic shops	I	I	I	IV	I	NP	
Clothing stores	I	I	I	IV	I	NP	
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	I	I	I	IV	I	NP	
Delicatessens	I	I	I	IV	I	NP	
Department stores	I	I	I	IV	I	NP	
Dress shops	I	I	I	IV	I	NP	
Drugstores	I	I	I	IV	I	NP	
Farm equipment sales, rentals and storage	I	I	I	IV	I	NP	
Feed and grain sales	I	I	I	IV	I	NP	
Florist shops	I	I	I	IV	I	NP	
Fruit and vegetable markets	I	I	I	IV	I	NP	
Furniture stores	I	I	I	IV	I	NP	
Furrier shops	I	I	I	IV	I	NP	
Gift shops	I	I	I	IV	I	NP	
Glass and mirror sales, including automobile glass	I	I	I	IV	I	NP	
Grocery stores	I	I	I	IV	I	NP	
Hardware stores	I	I	I	IV	I	NP	
Health food stores	I	I	I	IV	I	NP	
Hobby supply stores	I	I	I	IV	I	NP	
Ice cream shops	I	I	I	IV	I	NP	
Ice sales, excluding ice plants	I	I	I	IV	I	NP	
Jewelry stores	I	I	I	IV	I	NP	
Lapidary shops	I	I	I	IV	I	NP	
Leather goods stores	I	I	I	IV	I	NP	
Mail order houses	I	I	I	IV	I	NP	
Meat markets, excluding slaughtering	I	I	I	IV	I	NP	
Millinery shops	I	I	I	IV	I	NP	
Mobilehome sales	I	I	I	IV	I	NP	
Music stores	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Newsstands	I	I	I	IV	I	NP	
Notion or novelty stores	I	I	I	IV	I	NP	
Office machines and equipment sales	I	I	I	IV	I	NP	
Paint and wallpaper stores	I	I	I	IV	I	NP	
Pawnshops	I	I	I	IV	I	NP	
Pet stores	I	I	I	IV	I	NP	
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish	I	I	I	IV	I	NP	
Photographic equipment and supply stores	I	I	I	IV	I	NP	
Plant nurseries, including the growing of nursery stock	I	I	I	IV	I	I	Section 22.106.420
Radio and television stores	I	I	I	IV	I	NP	
Retail stores	I	I	I	IV	I	NP	
Secondhand stores	I	I	I	IV	I	NP	
Shoe stores	I	I	I	IV	I	NP	
Silver shops	I	I	I	IV	I	NP	
Sporting goods stores	I	I	I	IV	I	NP	
Stamp redemption centers	I	I	I	IV	I	NP	
Stationery stores	I	I	I	IV	I	NP	
Swap meets	IV	I	I	IV	I	NP	
Tasting rooms, on site and remote	IV	IV	IV	IV	IV	NP	Section 22.106.570
Tobacco shops	I	I	I	IV	I	NP	
Toy stores	I	I	I	IV	I	NP	
Yarn and yardage stores	I	I	I	IV	I	NP	
Service Uses							
Adult businesses	ABP	ABP	ABP	ABP	ABP	NP	Section 22.106.040
Automobile sightseeing agencies	I	I	I	IV	I	NP	
Bakery goods distributors	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Banks, savings and loans, credit unions and finance companies	I	I	I	IV	I	NP	
Barber shops	I	I	I	IV	I	NP	
Bars and cocktail lounges	IV	IV	IV	IV	IV	NP	
Beauty shops	I	I	I	IV	I	NP	
Blueprint shops	I	I	I	IV	I	NP	
Body piercing parlors	IV	IV	IV	IV	IV	NP	
Book binderies	I	I	I	IV	I	NP	
Butane and propane service stations	IV	I	I	IV	I	NP	
Carpet and rug cleaners	I	I	I	IV	I	NP	
Catering services	I	I	I	IV	I	NP	
Cemeteries	IV	IV	IV	IV	IV	NP	Section 22.106.130
Cesspool pumping, cleaning and draining	I	I	I	IV	I	NP	
Comfort stations	I	I	I	IV	I	NP	
Day care	<i>See subclassifications below.</i>						
Adult day care centers	NP	NP	NP	NP	I	NP	
Child day care centers	IV	IV	IV	IV	IV	NP	
Dry cleaning establishments, excluding wholesale dry cleaning plants	I <sup>15</sup>	I	I	IV	I	NP	Section 22.106.170
Electricians' shops	I	I	I	IV	I	NP	
Employment agencies	I	I	I	IV	I	NP	
Escort bureaus	IV	I	I	IV	I	NP	
Farm equipment repair shops	NP	I	I	IV	I	NP	
Film laboratories	I	I	I	IV	I	NP	
First aid stations	NP	I	I	IV	I	NP	
Fumigating contractors	I	I	I	IV	I	NP	
Interior decorating studios	I	I	I	IV	I	NP	
Laundries	<i>See subclassifications below.</i>						
Agency	I	I	I	IV	I	NP	
Retail	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Self-service	I	I	I	IV	I	NP	
Locksmith shops	I	I	I	IV	I	NP	
Marine oil service stations	I	I	I	IV	I	NP	
Massage parlors	IV	IV	IV	IV	IV	NP	
Medical services	<i>See subclassifications below.</i>						
Ambulance services	IV	I	I	IV	I	NP	
Dental clinics	I	I	I	IV	I	NP	
Dental laboratories	I	I	I	IV	I	NP	
Hospitals	NP	NP	I	IV	I	NP	
Medical clinics	I	I	I	IV	I	NP	
Medical laboratories	I	I	I	IV	I	NP	
Medical marijuana dispensaries	NP/I V <sup>17</sup>	NP/I V <sup>17</sup>	NP/I V <sup>17</sup>	NP/I V <sup>17</sup>	NP/I V <sup>17</sup>	NP	Section 22.106.330
Mimeograph and addressograph services	I	I	I	IV	I	NP	
Mortuaries	I	I	I	IV	I	NP	
Nightclubs	IV	I	I	IV	I	NP	
Observatories	I	I	I	IV	I	NP	
Offices, business or professional	I	I	I	IV	I	NP	
Packaging businesses	I	I	I	IV	I	NP	
Parcel delivery terminals	I	I	I	IV	I	NP	
Parking lots and parking buildings	I	I	I	IV	I	NP	
Permanent cosmetics parlors	IV	IV	IV	IV	IV	NP	
Pest control services, including residential termite control	I	I	I	IV	I	NP	
Pet grooming services, excluding boarding	I	I	I	IV	I	NP	
Photocopying and duplicating services	I	I	I	IV	I	NP	
Photoengravers and lithographers	I	I	I	IV	I	NP	
Photography studios	I	I	I	IV	I	NP	
Plumbing shops	I	I	I	IV	I	NP	
Printers or publishers	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Radio and television broadcasting studios	I	I	I	IV	I	NP	
Real estate tract offices	I	I	I	IV	I	NP	Section 22.106.430
Recording studios	I	I	I	IV	I	NP	
Rental services	<i>See subclassifications below.</i>						
<i>Bicycle rentals</i>	I	I	I	IV	I	NP	Section 22.106.480
<i>Costume rentals</i>	I	I	I	IV	I	NP	Section 22.106.480
<i>Furniture and appliance rentals</i>	I	I	I	IV	I	NP	Section 22.106.480
<i>Hospital equipment and supply rentals</i>	I	I	I	IV	I	NP	Section 22.106.480
<i>Party equipment rentals</i>	I	I	I	IV	I	NP	Section 22.106.480
<i>Tool rentals, excluding heavy machinery or trucks</i>	I	I	I	IV	I	NP	
Repair shops, household and fix-it	I	I	I	IV	I	NP	
Restaurants and other eating establishments, including food take-out	I	I	I	IV	I	NP	
Restaurants and other eating establishments, including food take-out and outdoor dining	<i>See subclassifications below</i>						
<i>In compliance with Section 22.106.390</i>	I	I	I	IV	I	NP	Section 22.106.390
<i>Not in compliance with Section 22.106.390</i>	IV	IV	IV	IV	IV	NP	Section 22.106.390
Reupholsters, furniture	I	I	I	IV	I	NP	
Roofing contractor's establishments	I	I	I	IV	I	NP	
Self-service storage facilities	I	I	I	IV	I	NP	Section 22.106.520
Shoe repair shops	I	I	I	IV	I	NP	
Shoeshine stands	I	I	I	IV	I	NP	
Sightseeing agencies	I	I	I	IV	I	NP	
Steam or sauna baths	IV	I	I	IV	I	NP	
Tailor shops	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Tattoo parlors	IV	IV	IV	IV	IV	NP	
Taxidermists	I	I	I	IV	I	NP	
Watch repair shops	I	I	I	IV	I	NP	
Wedding chapels	I	I	I	IV	I	NP	
Transportation, Electrical, Gas, Communications, Utilities, and Public Service Uses							
Airports, heliports and landing strips	IV	IV	IV	I	IV	NP	
Communications equipment buildings	I	I	I	IV	I	NP	
Correctional institutions, including jails, farms, and camps	IV	IV	IV	IV	IV	NP	
Earth stations	IV	I	I	I	I	NP	
Electric distribution substations, including related microwave facilities	I	I	I	I	I	NP	Section 22.106.180
Electric transformer substations	I	I	I	I	I	NP	
Electric transmission substations and generating plants, including related microwave facilities	IV	I	I	I	I	NP	Section 22.106.180
Fire stations	I	I	I	IV	I	NP	
Gas distribution depots, public utility	IV	I	I	I	I	NP	
Gas metering and control stations, public utility	I	I	I	I	I	NP	
Helistops	IV	IV	I	IV	I	NP	
Juvenile halls	IV	IV	IV	IV	IV	NP	
Microwave stations	I	I	I	I	I	NP	Section 22.106.180
Police stations	I	I	I	IV	I	NP	
Post offices	I	I	I	IV	I	NP	
Publicly owned uses <sup>22</sup>	IV	I	I	I	I	NP	
Public utility service centers	I	I	I	IV	I	NP	
Public utility service yards	IV	I	I	I	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Radio and television stations and towers, including studios	IV	I	I	IV	I	NP	
Radio transmitter stations	NP	NP	IV	IV	I	NP	
Road construction and maintenance yards	IV	I	I	IV	I	NP	
Roundhouses	NP	NP	IV	IV	I	NP	
Sewage treatment plants	IV	I	I	IV	I	NP	
Sewer farms or sewage disposal plants not operated by or under control of the County	NP	NP	IV	IV	IV	NP	
Solid fill projects	IV	IV	I	IV	I	NP	
Stations and terminals—bus, railroad and taxi	I	I	I	IV	I	I	
Telephone repeater stations	I	I	I	I	I	NP	
Tourist information centers	I	I	I	IV	I	NP	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells, and any use normal or accessory to the storage and distribution of water	IV	I	I	I	I	NP	
Waste disposal facilities	NP	NP	IV	IV	IV	NP	
<b>Vehicle-Related Uses</b>							
Automobile washing	<i>See subclassifications below.</i>						
Automatic car washes	I	I	I	IV	I	NP	
Coin-operated or hand wash	I	I	I	IV	I	NP	
Vehicle sales and rentals	<i>See subclassifications below.</i>						
New automobiles	I	I	I	IV	I	NP	
Used automobiles	I	I	I	IV	I	NP	
Automobile rental and leasing agencies	I	I	I	IV	I	NP	
Boat and other marine sales, including minor repairs and rentals	I	I	I	IV	I	NP	

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Motorcycle, motor scooter and trail bike sales and rental	I	I	I	IV	I	NP	
Recreational vehicle sales and rentals	I	I	I	IV	I	NP	
Trailer sales and rentals, box and utility	I	I	I	IV	I	NP	
Truck rentals	I	I	I	IV	I	NP	
Vehicle services	See subclassifications below.						
Air pollution sampling stations	I	I	I	IV	I	NP	
Automobile battery services <sup>21</sup>	I	I	I	IV	I	NP	
Automobile brake repair shops <sup>21</sup>	I	I	I	IV	I	NP	
Automobile body and fender repair shops <sup>21</sup>	I	I	I	IV	I	NP	
Automobile dismantling yards	NP	NP	IV	IV	I	NP	
Automobile impound yards	IV	I	I	IV	I	NP	Section 22.106.460
Automobile muffler shops <sup>21</sup>	I	I	I	IV	I	NP	
Automobile painting and upholstering shops	I	I	I	IV	I	NP	
Automobile radiator shops <sup>21</sup>	I	I	I	IV	I	NP	
Automobile repair garages, excluding body and fender work, painting and upholstering <sup>21</sup>	I	I	I	IV	I	NP	
Automobile supply stores, including accessory uses	I	I	I	IV	I	NP	Section 22.106.100.A
Automobile service stations, including accessory uses	I	I	I	IV	I	NP	Section 22.106.100

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
<b>Accessory Uses</b>							
Accessory automobile body and fender repair, painting and upholstery at new automobile dealerships	P	P	P	P	P	P	Section 22.106.090
Accessory buildings and structures	See subclassifications below.						
Habitable	NP	NP	NP	NP	NP	NP	Section 22.106.030
Non-habitable	I	I	I	I	I	I	Section 22.106.030
Amateur radio antennas	See subclassifications below.						
In compliance with Section 22.106.040	I	I	I	I	I	I	Section 22.106.040
Not in compliance with Section 22.106.040	III	III	III	III	III	III	Section 22.106.040
Animals, domestic and wild, maintained or kept as pets or for personal use	P	P	P	P	P	P	Section 22.106.050
Automobile washing and waxing and polishing, accessory only to the automobile service stations	P	P	P	P	P	P	Section 22.106.90
Caretaker residences	IV	IV	IV	IV	I	I	
Caretaker residences, including mobilehomes	See subclassifications below.						
For up to six months	I	I	I	IV	I	NP	Section 22.106.360
For over six months	IV	IV	IV	IV	IV	NP	Section 22.106.360
Employees' recreational areas without structures	NP	I	I	IV	I	I	
Live entertainment	See subclassifications below.						
Live entertainment	II	I	I	IV	I	NP	Section 22.106.300
In compliance with Section 22.106.300	IV	IV	IV	IV	IV	NP	Section 22.106.300

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
Manufacturing, processing, treating, packing, and storage accessory to a business on the premises	P	P	P	P	P	NP	Section 22.20.050
Produce stands	I	I	I	IV	I	NP	Section 22.106.430
Recreation facilities that require a building permit	NP	I	I	IV	I	NP	
Signs	<i>Permits as specified in Chapter 22.94 (Signs).</i>						
Temporary Uses							
Amusement rides and devices <sup>18,23</sup>	I	I	I	IV	I	NP	
Building materials storage, for an approved project on the same site	I	I	I	IV	I	I	Section 22.106.100
Carnivals, commercial, including pony rides <sup>18</sup>	I	I	I	IV	I	NP	
Circuses and animal exhibitions for up to 14 days	I	I	I	IV	I	NP	
Explosives storage, temporary	II	II	II	II	II	II	Section 22.106.200
Holiday and seasonal sales	I	I	I	IV	I	NP	Section 22.106.270
Grading projects	<i>See subclassifications below.</i>						
<i>Up to 100,000 cubic yards of material to be transported off-site</i>	II	II	II	II	II	NP	Section 22.106.240
<i>More than 100,000 cubic yards of material to be transported off-site</i>	IV	IV	IV	IV	IV	NP	Section 22.106.240

TABLE 22.22.030.B: USE REGULATIONS FOR INDUSTRIAL ZONES							
Base Zones	M-1	M-1.5	M-2	M-2.5	M-3	MPD	Additional Regulations
On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	IV	IV	IV	IV	IV	NP	Section 22.106.240
Meteorological towers	II	I	I	IV	I	NP	Section 22.106.580
Revival meetings, tent <sup>18,19</sup>	I	I	I	I	I	I	
Special events	SEP	SEP	SEP	SEP	SEP	SEP	Chapter 22.140
Storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year	I	I	I	IV	I	IV	

1. All buildings on the property used in conjunction with the permitted use on the property shall be located at least 50 feet from any street or highway or any building used for human habitation.
2. Minimum lot size is one acre.
3. A Type IV application shall be required only if the oil well is within 300 feet of any public school or park, or any residential zone or Zone A-1.
4. Minimum lot size is five acres.
5. Minimum lot size is 100 acres.
6. Mixers used in conjunction with the use are limited to one cubic yard capacity.

7. Fabricating activities that include snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise is prohibited.
8. Individual crucibles that exceed a capacity of 16 square feet are prohibited.
9. All grinding involved with the molding of plastics shall be conducted in an interior room.
10. Use permits the processing of raw rubber if:
  - a. The rubber is not melted; or
  - b. Where a banbury mixer is used, the dust resulting therefrom is washed.
11. Oxygen shall be stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
12. No permit is required for an enlargement, alteration or addition where such enlargement, alteration or addition is located on a lot upon which such dairy was established on or before July 16, 1936.
13. Use is permitted when operated as a nonprofit corporation for the use of the surrounding residents, and not as a commercial enterprise. Use includes tennis, polo and swimming.
14. A caretaker residence may be permitted in compliance with Table 22.22.030.B: Use Regulations for Industrial Zones. Dormitories and similar structures used for living or sleeping accommodations in conjunction with the use are prohibited.
15. Use is permitted provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
16. Use is limited to cafeterias and eating establishments designed to primarily serve another permitted use in the zone.
17. Use is banned countywide. In the case that such a ban is deemed unlawful by court decision, this use is permitted with a Type IV application.

- 18. Use may not be operated at one particular location not longer than seven days in any six-month period.
- 19. Use may not be located within 300 feet of any public park or school, or area in any Residential Zone or residential use.
- 20. Use must be at least 500 feet away from any residential zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.
- 21. Use is permitted within an enclosed building only.
- 22. In addition to those uses specifically listed in the Table, other publicly owned uses necessary to maintain the public health, convenience or general welfare are permitted.
- 23. Use includes merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment.

E. **Additional Use Regulations for Zones B-1 and B-2.** Properties in Zones B-1 and B-2 may be used for the following uses and structures identified in Table 22.22.030.C: Use Regulations for Zones B-1 and B-2, below, pursuant to the specified permits:

<b>TABLE 22.22.030.C: USE REGULATIONS FOR ZONES B-1 AND B-2</b>			
<i>Use or Structure</i>	<i>B-1</i>	<i>B-2</i>	<i>Additional Regulations</i>
Access to any property between which and a highway the area in Zone B-1 or Zone B- 2 is located	P	P	
Cemeteries	IV	IV	Section 22.106.130
Explosives storage, permanent or temporary	IV	IV	Section 22.106.200
Employees' recreational areas without structures, accessory to a primary use	P	P	
Fences: open-work non-view-obscuring fences not exceeding eight feet in height, such as woven wire, welded wire, chain-link or wrought iron	P	P	
Grading	<i>See subclassifications below.</i>		
<i>Up to 100,000 cubic yards of material to be transported off-site</i>	II	II	Section 22.106.240
<i>More than 100,000 cubic yards of material to be transported off-site</i>	IV	IV	Section 22.106.240

<b>TABLE 22.22.030.C: USE REGULATIONS FOR ZONES B-1 AND B-2</b>			
<i>Use or Structure</i>	<i>B-1</i>	<i>B-2</i>	<i>Additional Regulations</i>
<i>On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project</i>	IV	IV	Section 22.106.240
Landscaping	P	P	
Parking lots accessory to a permitted primary use	I <sup>2</sup>	I <sup>2</sup>	
Parking lots as a primary use	IV <sup>2</sup>	IV <sup>2</sup>	
Railroad spur tracks	P <sup>1</sup>	P <sup>1</sup>	
Signs	Permits as specified in Chapter 22.94 (Signs).		
Surface mining operations	IV	IV	Section 22.106.550
Temporary uses	IV	IV	
Any lot or parcel of land in Zone B-2 between a street or highway and property developed to uses permitted in Zone C-3 may be used for uses permitted in and subject to all of the conditions of Zone C-3, except that outdoor advertising signs are prohibited.	NP	According to use regulations and permit requirements of Zone C-3.	
1: Storage of railroad motive power equipment or rolling stock not permitted. 2: Excluding parking buildings and structures.			

F. **Prohibited Uses.** Table 22.22.030.C: Prohibited Uses in Zones M-1, M-1.5, M-2, M-2.5 and MPD, below, prescribes uses prohibited in Zones M-1, M-1.5, M-2, M-2.5 and MPD.

<b>TABLE 22.22.030.C: PROHIBITED USES IN ZONES M-1, M-1.5, M-2, M-2.5 AND MPD</b>
Adult day care centers
Dwelling units, except one dwelling unit within a building on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker and his immediate family, and except dwelling units within a building on premises used for agricultural purposes, which dwelling units are occupied only by persons employed on the same premises and their immediate families.
Family child care homes, large and small

<b>TABLE 22.22.030.C: PROHIBITED USES IN ZONES M-1, M-1.5, M-2, M-2.5 AND MPD</b>
Foster family homes
Hospitals
Hotels
Mobilehomes or recreational vehicles for sleeping or residential purposes, except as otherwise provided by Table 22.22.030: Use Regulations for Industrial Zones
Mobilehome parks
Motels
Residential facilities for either children or adults
Rooming and boarding houses
Schools, grade K-12, including accessory facilities and accredited by the State of California
Schools, business and professional, including art, barber, beauty, dance, drama and music

**22.22.040 Development Standards for all Industrial Zones**

- A. **Outdoor Display and Storage.** All outdoor storage and display shall comply with Section 22.106.400 (Outdoor Storage and Display).

**22.22.050 Development Standards for Zone M-1**

In Zone M-1, punch presses not to exceed 20 tons rated capacity, and drop hammers or automatic screw machines are permitted, unless otherwise further restricted in Section 22.22.030 (Land Use Regulations).

**22.22.060 Development Standards for Zone M-2.5**

- A. **Findings.** The Review Authority shall approve a Type IV application only after the applicant substantiates the following findings:
  1. The findings for a Type IV application per Section 22.124.060 (Public Hearing, Findings and Decision); and
  2. That the requested use will not be a menace to or endanger the public health, safety or general welfare: or
  3. That the requested use will not detrimentally affect such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses; or
  4. That the requested zoned aircraft or other heavy uses or such unzoned lawful aircraft uses would not detrimentally affect such use.

B. **Additional Conditions.** Every Type IV permit granted in Zone M-2.5 shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft or other heavy use, or any unzoned lawful aircraft use.

C. **Covenant and Agreement.** In addition to any performance guarantees and covenants required by Section 22.114.200 (Performance Guarantees and Covenants), the applicant shall record in the County Registrar-Recorder/County Clerk, an instrument reading substantially as follows:

“Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property); and

“Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2.5, under Title 22 of the County Code, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to such trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in said Ordinance; and

“Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us;

“NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2.5, or of any unzoned lawful aircraft use and which use is not in violation of said Title 22 of the County Code, or of any other ordinance or law.”

D. The execution of or promise to execute such instrument described in Subsection D, above, may be deemed to be evidence that zoned aircraft or other heavy uses permitted in Zone M-2.5, or unzoned lawful aircraft uses, will not detrimentally affect such use.

### 22.22.070 Development Standards for Zone M-3

A. **Minimum Requirements.** The minimum lot area and width for Zone M-3 shall be as follows:

1. **Minimum Lot Area.** Any Zone M-3 without an attached designator has a minimum required lot area of 5,000 square feet.
  2. **Minimum Lot Width.** Minimum lot width: 50 feet.
- B. **Use.** Mobilehome parks are prohibited in Zone M-3.

#### 22.22.080 Development Standards for Zone D-2

- A. **Minimum Requirements.** The minimum lot area and width for Zone D-2 shall be as follows:
1. **Minimum Lot Area.** Any Zone D-2 without an attached designator has a minimum required lot area of one acre.
  2. **Minimum Lot Width.** Minimum lot width: 60 feet.
- B. **Use.** Properties in Zone D-2 may be used for either:
1. Any use permitted or conditionally permitted in Zone A-2, subject to all the conditions and requirements in Chapter 22.16 (Agricultural, Open Space, Resort and Recreation and Watershed Zones) for Zone A-2; or
  2. Any use permitted or conditionally permitted in Zone M-1, subject to all the conditions and requirements in Chapter 22.22 (Industrial Zones) for Zone M-1, except that outdoor advertising signs are prohibited.

#### 22.22.090 Development Standards for Zone MPD

- A. **Uses.** Property in Zone MPD may be used for any use permitted in Table 22.22.030.A: Use Regulations for Industrial Zones.
- B. **Planned Industrial Development—Type IV Permit Required.** If a Type IV permit has first been obtained as provided in Division 7, property in Zone MPD may be used for a planned industrial development in which the Review Authority may approve any use permitted in Zone M-1.5 and child care centers, subject to all of the following provisions:
1. **Area.** The development plan for the proposed planned industrial development shall include a parcel of land having not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such property is in Zone MPD and has a common boundary with property which has been developed under an approved planned industrial development pursuant to this Subsection B. In such case, the plan shall indicate that the proposed development

will constitute an orderly extension in arrangement of buildings, facilities and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a Type IV permit.

2. **Compatibility.** The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the General Plan for the area.
3. **Design.** The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.
4. **Access and Parking.** Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.
5. **Building Density.** The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot. This does not permit a reduction in the parking requirement specified in Chapter 22.80 (Parking and Loading). In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.
6. **Utilities.** The applicant shall submit to the Review Authority, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
7. **Signs.** The Review Authority, in granting the Type IV permit, may allow signs which it finds will be in keeping with the concept of planned development.
8. **Development Features.** The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.

9. ***Development Schedule.*** The Review Authority shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will be made prior to occupancy of industrial buildings. The Review Authority may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.
10. ***Tentative Subdivision Map.*** A tentative map shall be filed and made a condition of approval.

## Chapter 22.24 Special-Purpose Zones

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### Sections:

22.24.010	Special-Purpose Zones Designated
22.24.020	Zone P-R
22.24.030	Scientific Research and Development (SR-D) Zone
22.24.040	Mixed-Use Development (MXD) Zone
22.24.050	Institutional (IT) Zone

### 22.24.010 Special-Purpose Zones Designated

- A. As used in this Ordinance, “Special-Purpose Zones” means Zones P-R, SR-D, MXD and IT.
- B. Special-Purpose Zones include:
1. P-R Parking Restricted;
  2. SR-D Scientific Research and Development;
  3. MXD Mixed-Use Development; and
  4. IT Institutional.

### 22.24.020 Zone P-R

- A. **Purpose.** Zone P-R is established to provide an area for motor vehicle parking that may also serve as a means of reducing conflicts between incompatible uses along zone boundaries.
- B. **Land Use Regulations.**
1. **General.** This Section prescribes the land use regulations for Zone P-R.
  2. **Permit Requirements.** Table 22.24.020.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.24.020.B: Use Regulations for Zone P-R in Subsection B.4, below.

<b>TABLE 22.24.020.A: PERMIT REQUIREMENTS</b>
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<i>Abbreviation</i>	<i>Permit Requirement</i>	<i>Reference</i>
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

3. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.
4. **Use Regulations.** Table 22.22.040.B: Use Regulations for Zone P-R, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed at the end of the table. The column on the far right of the table notes additional use regulations that apply to various uses, found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

		<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>		
Surface mining operations	IV	Section 22.106.550
<b>Accessory Uses</b>		
Parking lots or buildings providing supplemental parking for motor vehicles having a rated capacity of not more than two tons as accessory to any lawful use. <sup>1</sup>	I	Chapter 22.80
Signs	Permits as specified in Chapter 22.94 (Signs)	
<b>Temporary Uses</b>		
Grading projects	<i>See subclassifications below.</i>	
<i>Up to 100,000 cubic yards of material to be transported off-site</i>	II	Section 22.106.240
<i>More than 100,000 cubic yards of material to be transported off-site</i>	IV	Section 22.106.240

On-site, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	IV	Section 22.106.240
Special events	SEP	Chapter 22.140
1: Use is not prohibited from confining such parking to the owners, proprietors, or customers of such use.		

**22.24.030 Scientific Research and Development (SR-D) Zone**

**A. Land Use Regulations.**

1. **General.** This Section prescribes the land use regulations for Zone SR-D.
2. **Permit Requirements.** Table 22.24.030.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.24.030.B” Use Regulations for Zone SR-D in Subsection D, below.

<b>TABLE 22.24.020.A: PERMIT REQUIREMENTS</b>		
<i>Abbreviation</i>	<i>Permit Requirement</i>	<i>Reference</i>
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

3. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.
4. **Use Regulations.** Table 22.22.030.B: Use Regulations for Zone SR-D, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed at the end of the table. The column on the far right of the table notes additional use regulations that apply to various uses,

found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

<b>TABLE 22.24.030.A: USE REGULATIONS FOR ZONE SR-D</b>		
		<i>Additional Regulations</i>
<b>Agricultural and Resource-Based Uses</b>		
Aquaria	I	
Crops—field, tree, bush, berry and row, including nursery stock	P	
Greenhouses	I	
Surface mining operations	IV	Section 22.106.550
<b>Educational Uses</b>		
Libraries	I	
Museums	I	
Schools	<i>See subclassifications below.</i>	
<i>Colleges and universities</i>	I	
<i>Schools, through grades K-12, accredited, including accessory facilities, excluding trade or commercial schools</i>	I	
<b>Industrial Uses</b>		
Explosives storage, permanent	IV	Section 22.106.200
<b>Recreational Uses</b>		
Arboretums and horticultural gardens	I	
Parks, playgrounds and beaches, including accessory facilities	I	
<b>Retail/Commercial Uses</b>		
Plant nurseries, excluding retail	I	Section 22.106.420
<b>Service Uses</b>		
Cemeteries	IV	Section 22.106.130
Institutions of educational, philanthropic or charitable nature, excluding any commercial or industrial enterprise sponsored or operated by such institutions	I	
Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, including administrative and other accessory activities and facilities	I <sup>1</sup>	
<b>Transportation, Electrical, Gas, Communication, Utility, and Public Service Uses</b>		
Communication equipment buildings	IV	

<b>TABLE 22.24.030.A: USE REGULATIONS FOR ZONE SR-D</b>		
		<i>Additional Regulations</i>
Electric distribution substations, including related microwave facilities	IV	
Electric transmission substations, including related microwave facilities	IV	
Fire stations	IV	
Gas metering and control stations, public utility	IV	
Helistops	IV	
Microwave stations	IV	
Police stations	IV	
Public utility service centers	IV	
Publicly owned uses <sup>2</sup>	IV	
Radio and television stations and towers, excluding studios	IV	
Stations-bus, railroad and taxi	I	
Telephone repeater stations	IV	
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells and any use normal and accessory to the storage and distribution of water	IV	
<b>Accessory Uses</b>		
Cafeterias and eating facilities designed primarily to serve a permitted use	IV	
Caretaker residences	I	Section 22.106.350 or 360
Recreational facilities for employees of a permitted use	<i>See subclassifications below.</i>	
<i>Where no structure is established that requires a building permit pursuant to Title 26 (Building Code) of the County Code</i>	I	
<i>Where projects include structures requiring a building permit pursuant to Title 26 (Building Code) of the County Code</i>	IV	
<b>Temporary Uses</b>		
Explosives storage, temporary	I	Section 22.106.xxx
Grading projects	<i>See subclassifications below.</i>	
<i>Up to 100,000 cubic yards of materials to be transported off-site</i>	II	Section 22.106.240
<i>More than 100,000 cubic yards of materials to be transported off-site</i>	IV	Section 22.106.240

TABLE 22.24.030.A: USE REGULATIONS FOR ZONE SR-D		
		Additional Regulations
On-site transport, excluding projects where the Review Authority has previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project	IV	
Special events	SEP	Chapter 22.140
Notes: 1: Scientific research uses are permitted provided that all products initiated, developed or completed shall be restricted to prototypes and subject to the development standards of Subsection B of this Section. 2: In addition to those uses specifically listed in the Table, other publicly owned uses necessary to maintain the public health, convenience or general welfare are permitted.		

**B. Development Standards.** Scientific research and development facilities shall be subject to the following development standards:

1. **Enclosure.** All operations shall be conducted in a completely enclosed building.
2. **Floor Area Ratio.** The floor area ratio of each lot shall be limited to 1.0 and the ground floor area of all structures shall not exceed 35 percent of the total area of the lot.
3. **Setbacks.** All structures not exceeding 30 feet in height shall be set back not less than 30 feet from the front property line and 100 feet from any property in a Residential or Agricultural Zone. Structures exceeding 30 feet in height shall be set back one additional foot from the front property line for each foot of height in excess of 30 feet, and not less than 500 feet from any property in a Residential or Agricultural Zone. In no event shall the required setback exceed 60 feet from the front property line.
4. **Parking.** Parking space shall be furnished for all vehicles used in conducting such enterprise and, in addition, employee and visitor parking shall be furnished by at least one automobile parking space for each person employed or intended to be employed, or one space for each 200 square feet of gross building floor area except building floor area devoted exclusively to warehouse purposes, whichever is greater, on such lot together with adequate ingress and egress thereto. Where more than one work-shift is employed and the required employee parking is determined by the number of employees, such

required parking shall be based on a ratio of 1.25 parking spaces for each person employed or intended to be employed on the largest work shift. Required employee parking shall be determined on the basis of 400 square feet of usable lot area per vehicle, unless the plot plan required by this Section contains a detailed parking arrangement showing individual parking spaces of not less than nine feet by 20 feet in size, accurately dimensioned, together with adequate ingress and egress thereto, and the Review Authority finds that such parking arrangement satisfies the requirements of this Section. All vehicle parking areas and access roads required by this Section shall be paved with asphaltic or concrete surfacing as provided in Section 22.80.090.D (Surfacing).

5. **Screening.** Screening shall be provided to effectively screen loading platforms and parking areas having more than 10 parking spaces so as not to be visible from any street or highway or property situated in a Residential or Agricultural Zone of equal elevation or within 10 feet thereof. Such screening shall consist of a masonry wall, fence or densely planted compact hedge, or other suitable vegetation between five feet and six feet in height.
  6. **Landscaping.** All portions of the lot exclusive of structures, parking areas, recreational uses, and access roads shall be landscaped and maintained in a neat, clean and healthful condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to insure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.
- C. **Performance Standards.** Any existing or proposed use, or portion thereof, shall conform to the following performance standards:
1. Any use or portion thereof causing noise shall be operated in such a manner so as not to create a nuisance or hazard on any adjacent property.

2. Any use or portion thereof emitting odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.
3. No smoke or other air pollutant shall be discharged into the atmosphere from any single source of emission for a period or periods aggregating more than three minutes in any one hour which impedes vision within apparent opaqueness equivalent to or greater than the No. 1 designation on the Ringelmann Smoke Chart, as published by the United States Bureau of Mines.
4. No use or portion thereof shall cause or emit heat or glare which is perceptible at any point beyond the lot boundaries.
5. No use or portion thereof shall cause or emit vibration which is perceptible, without instruments, at any point beyond the lot boundaries.

#### 22.24.040 **Mixed-Use Development (MXD) Zone**

- A. **Purpose.** Zone MXD is established to provide for planned mixed-use developments which may contain residential, commercial, and industrial and other such uses. By allowing greater flexibility in design and encouraging innovative and creative planning, Zone MXD provides the opportunity to combine various land uses in well-planned developments which may contain multi-use buildings or several single-purpose buildings each containing a different use. It is the intent this zone to:
  1. Integrate a variety of housing densities with commercial, industrial or other uses, thus reducing transportation costs, energy consumption and air pollution, preserve precious land resources, and foster varied human environments through unified planning, design and control of development;
  2. Implement the land use and special management area policies of the Countywide General Plan; and
  3. Implement the policies and provisions of adopted coastal, community and redevelopment plans.
- B. **Establishment—Findings for Approval.** Approval by the Review Authority shall be based upon findings that the plan complies with the intent of planned mixed-use development as set forth in Subsection A, above, and provides as

- well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as a Zone R-A use.
- A. **Development Under Zone R-A Regulations.** Property in Zone MXD may be used for any use listed as requiring a Type I, Type II, Type III or Type IV application in Zone R-A, subject to the same limitations, conditions and development standards including, but not limited to accessory and transitional uses and yard, height, parking and area requirements.
- C. **Mixed-Use Developments—Land Uses Established Through Type IV Permit.** In addition to the uses permitted in Zone R-A, land in Zone MXD may be used for a mixed-use development with a Type IV Permit, pursuant to the provisions of Chapter 22.124 (Type IV Applications—Discretionary). The Review Authority may approve any use or combination of uses listed as permitted in Zones R-4, M-1, A-C and SR-D, subject to the same limitations, conditions and development standards.
- D. **Use Standards.** In granting a Type IV Permit, the Review Authority may impose any condition that it believes necessary to foster the harmonious development of mixed land uses and to prevent any adverse impacts of uses internal or external to the development. Unless specifically waived or modified by the Review Authority, mixed-use developments shall be subject to all of the development standards in this Subsection F, below.
1. **Use Restrictions.** The location of all uses shall be approved by the Review Authority. When it is not possible to indicate specific uses, the Review Authority may establish locations for broad categories of use types that have similar characteristics. In exercising its discretion, the Review Authority may prohibit certain uses, such as those involving hazardous materials, from the development when it finds that such uses would be detrimental to the safety or general welfare of persons and property. The Review Authority may establish hours of operation, operating restrictions, performance standards or other conditions necessary to promote a well-planned development that is compatible with the surrounding area.
  2. **Modifications to Approved Uses.** Uses may be added, changed, expanded, moved or otherwise altered under the following situations:
    - a. The Review Authority may approve a Type II application for a modification, provided such change does not increase the

occupant load, increase the parking requirement, or constitute a change in the use category; or

- b. Those changes that do not qualify for a Type II application under Subsection E.2.a, above, shall require a Type IV application except that the Review Authority's action does not require a public hearing if such change is approved by the property owners' association or similar organization of the development and all adjoining property owners; or
- c. All other situations require a filing of a new Type IV application.

**E. Development Standards—Mixed-Use Developments.**

**1. Area.**

- a. The proposed development plan shall include, as a condition of use, a lot containing not less than five acres in size. A development plan may be considered on a lot with less than five acres in size when:
  - i. Such property is in Zone MXD and has a common boundary with property which has been developed under an approved plan pursuant to this Section;
  - ii. Such development plan is appropriate and necessary to implement land use and special management areas policies of the Countywide General Plan; or
  - iii. Such development plan is appropriate and necessary to implement provisions of an adopted coastal, community or redevelopment plan.
- b. In cases involving a lot of less than five acres, the plan shall indicate that the proposed development will constitute an appropriate and orderly extension and/or arrangement of buildings, facilities and open space, in addition to all the other requirements for approval of a Type IV Permit.

- 2. **Building Coverage and Density.** Buildings shall not occupy more than 50 percent of the net area, nor shall the floor area ratio for a lot exceed 2.0.

3. ***Design and Development Features.*** Site plans and preliminary architectural plans shall show that the arrangement of uses and buildings, the architectural design of all structures, and the development features of the proposed project constitute a well-planned development that does not detract from or have any adverse impacts on the residents or land in the surrounding area. To accomplish this, such plans shall include yards, walls, walks, landscaping, open space, buffer areas and other similar features.
4. ***Open Space.***
  - a. *Minimum Area.* Open space shall comprise not less than 30 percent of the net area; provided, however, that where the applicant submits evidence to the satisfaction of the Review Authority that the particular development will contain compensatory characteristics that will provide as well or better for planned mixed-use development within the intent of this Section, the Review Authority may modify said requirements.
  - b. *Open Space Types.* Subject to the approval of the Review Authority, open space may include one or more of the following, provided that the space is designated for the use and enjoyment of all the occupants of the planned mixed-use development or appropriate phase thereof:
    - i. Common open space developed for recreational purposes;
    - ii. Areas of scenic or natural beauty forming a portion of the proposed development;
    - iii. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches. Where specifically approved by the Review Authority, green fees or similar charges related to use of a golf course or similar open recreational use may be permitted, provided that such charges are accessory to operation of said facilities, are not primarily commercial in nature, and do not alter the character of said recreational facility;
    - iv. Present or future hiking, riding or bicycle trails;

- v. Landscaped portions adjacent to streets or highways that are in excess of minimum required rights-of-way;
  - vi. Other similar areas determined appropriate by the Review Authority.
- c. *Factors for Review.* In approving said open space, the Review Authority shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the Review Authority deems pertinent.
- d. *Dedication and Maintenance of Open Space.* Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to ensure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.
5. **Building Design.** Buildings may be designed for single or multiple uses. Buildings designed for multiple uses shall provide adequate separation between different uses to ensure their compatibility. There shall also be adequate spacing between buildings to ensure safety and compatibility. Special attention shall be given where residential uses are developed in proximity to commercial or industrial uses. Building heights shall be established to conserve land, enhance solar access, create visual landmarks, and protect privacy.
6. **Landscaping.**
- a. All portions of the lot exclusive of structures, access roads and other similar facilities shall be landscaped and maintained in a neat, clean and healthful condition. Special attention shall be given to landscaping and screening of parking lots and loading areas. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings by means of a fixed and permanent water system consisting of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to insure a sufficient amount of water for plants within the landscaped area. Where the watering system consists of hose bibs alone, these bibs shall

be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscaped area.

- b. A landscaping plan shall be submitted to and approved by the Review Authority. Native and/or fire and drought resistant plant materials shall be used to the greatest extent possible.
7. **Residential Density.** When property in Zone MXD is developed as a mixed-use development, the number of units for each acre of the net area shall be equal to the number preceding the letter “U” in the suffix to the zoning symbol.
8. **Utilities.** The applicant shall submit to the Review Authority, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
9. **Parking and Access.**
  - a. The provisions of Section 22.80.050 (Number of Parking Spaces Required) that specify the number and/or location of required parking spaces relating to dwelling units, places of public assembly, commercial or industrial uses and other uses shall not apply when property in Zone MXD where the Review Authority specifies different parking standards.
  - b. Where the Review Authority specifies different parking standards in granting a Type IV Permit for a planned mixed-use development, the Review Authority shall require parking for such development in an amount adequate to prevent traffic congestion and excessive on-street parking; provided, however, in no event shall less than one parking space per dwelling unit, or less than 50 percent of the required number of parking spaces for public assembly, commercial or industrial uses specified in Chapter 22.80 (Parking) be permitted. Special attention shall be given to the parking needs of residents, visitors, employees, customers and other persons using the site.

- c. Where the Review Authority fails to specifically designate different parking requirements, the requirements of Chapter 22.80 (Parking) shall be deemed to have been specified.
  - d. There shall be adequate provision for and separation of different transportation modes, including pedestrian, bicycle, automobile and truck transportation. Provision shall also be made for public transportation facilities where appropriate.
10. **Signs.** The Review Authority, in granting the Type IV Permit, may allow specific signs which it finds will be in keeping with the concept of planned mixed-use development.
11. **Outdoor Operations, Storage and Display**
- a. Except for the following uses or where specifically authorized by the Review Authority, all operations, storage and display shall be conducted within a completely enclosed building:
    - i. Amusement rides and devices.
    - ii. Arts and crafts products.
    - iii. Automobile sales, limited to automobiles and trucks under two tons held for sale or rental only.
    - iv. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
    - v. Beer gardens.
    - vi. Boat sales, limited to boats held for sale or rental only.
    - vii. Carnivals, commercial.
    - viii. Crops—Field, tree, bush, berry and row, including nursery stock.
    - ix. Electric distribution substations.
    - x. Gas metering and control stations, public utility.
    - xi. Holiday and Seasonal Sales

- xii. Mobilehome sales, limited to mobilehomes held for sale or rental only.
  - xiii. Parking lots.
  - xiv. Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
  - xv. Restaurants and cafes.
  - xvi. Trailer sales, box and utility, limited to trailers held for sale only.
- b. Outside storage is permitted on the rear of a lot in Zone MXD when such storage is strictly accessory to the permitted use existing in a building on the front portion of the same lot , and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line.
  - c. Special attention shall be given to screening outside storage from view of properties and uses which are higher in elevation than the proposed storage area.
  - d. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, between five feet and six feet in height, except that the Director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this Section. All such requests for substitution shall be subject to the provisions of Section 22.106.400.B.2 (Modification of Fences or Walls).
- F. **General Performance Standards—Mixed-Use Developments.** Any existing or proposed use, or portion thereof, shall conform to the following performance standards:
- 1. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.
  - 2. The emission of odorous, toxic or noxious matter shall be controlled in such a manner that no concentration of such matter, at or beyond the lot boundaries, shall be detrimental to the public health, safety or comfort, or cause injury or damage to property.

3. The emission of pollutants from stationary sources shall be subject to the standards and regulations of the South Coast Air Quality Management District.
4. Heat or glare which is perceptible at any point beyond the lot boundaries shall not be allowed.
5. Vibration which is perceptible, without instruments, at any point beyond the lot boundaries shall not be allowed.
6. Loading, unloading and all maintenance activities shall be conducted at such times and in such a fashion so as to prevent annoyance to adjacent residents and property owners.

**G. Development Schedule—Mixed-Use Developments.**

1. The Review Authority shall approve a progress schedule indicating the development of open space, utilities, roads, and other necessary features related to the construction of the mixed-use development, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the Review Authority, be coordinated between phases, as approved in Subsection G.2, below. The Review Authority may modify, without a hearing, this condition pertaining to the development schedule based upon a written affirmative showing of hardship.
2. Planned mixed-use development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of Subsection D.4, above, of this Section; provided, however, that where the applicant submits development plans indicating to the satisfaction of the Review Authority that the proposed development will provide as well or better for planned unit development within the intent of this Section, the Review Authority may approve a division of open space encompassing more than one phase.
3. Where a division of open space will encompass more than one phase, the applicant shall provide the Review Authority with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

**H. Division of Land.** The applicant for any development shall comply with the provisions of Title 21 (Subdivisions) of the County Code.

**22.24.050 Institutional (IT) Zone**

A. **Purpose.** Zone IT is established to provide for the preservation, maintenance and enhancement of public and quasi-public uses and resources of the County as defined in the General Plan. It is the intent of this zone:

1. To allow publicly and privately owned uses which provide public services to the community.
2. To protect and preserve public facilities.
3. To provide and enhance all educational institutions, whether publicly or privately owned.

B. **Land Use Regulations.**

1. **General.** This Section prescribes the land use regulations for Zone IT.
2. **Permit Requirements.** Table 22.24.050.A: Permit Requirements, below, identifies the permit required to establish each use according to Table 22.24.050.B: Use Regulations for Zone IT in Subsection D, below.

<b>TABLE 22.24.050.A: PERMIT REQUIREMENTS</b>		
<i>Abbreviation</i>	<i>Permit Requirement</i>	<i>Reference</i>
NP	Not Permitted	-
P	Permitted	-
I	Type I Permit	Chapter 22.118
II	Type II Permit	Chapter 22.120
III	Type III Permit	Chapter 22.122
IV	Type IV Permit	Chapter 22.124
ABP	Adult Business Permit	Chapter 22.156
HP	Housing Permit	Chapter 22.130
SEP	Special Events Permit	Chapter 22.140

3. **Type IV Permit.** Type IV permits are for conditional uses, unless otherwise noted.
4. **Use Regulations.** Table 22.22.050.B: Use Regulations for Zone IT, below, establishes the permit required to establish each use. Numeric references in superscripts refer to specific requirements and limitations listed at the end of the table. The column on the far right of the table

notes additional use regulations that apply to various uses, found in Division 6 (Standards for Specific Uses) or specific permit requirements that relate to the particular use.

TABLE 22.24.050.B: LAND USE REGULATIONS FOR ZONE IT		
		Additional Regulations
<b>Educational Uses</b>		
Educational institutions, either publicly or privately owned	IV	
<b>Recreational Uses</b>		
Parks, playgrounds and recreational areas	IV	
<b>Service Uses</b>		
Cemeteries	IV	Section 22.106.130
Government offices and services	IV	
<b>Transportation, Electrical, Gas, Communication, Utility, and Public Service Uses</b>		
Fire stations	IV	
Hospitals, publicly and privately owned	IV	
Libraries	IV	
Police stations	IV	
<b>Accessory Uses</b>		
Accessory buildings and structures	I	
Building materials storage, for an approved project on the same site	I	Section 22.106.100
<b>Temporary Uses</b>		
Special events	SEP	Chapter 22.140

C. **Development Standards.** Development in Zone IT shall be subject to the following development standards:

1. **Design.** The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.
2. **Access and Parking.** Parking spaces as required by Chapter 22.80 (Parking) shall be provided, as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.
3. **Development Features.** The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent

more restrictive uses and compatible with the character of the surrounding area.

4. **Signs.** The Review Authority may allow signs subject to the standards prescribed in Chapter 22.94 (Signs) for Zone C-1, where he finds that said signs will be compatible with the character and nature of the surrounding area.