



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

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July 9, 2009

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SUBJECT: **ZONING ORDINANCE UPDATE PROGRAM (ZOUP)  
ZONE CLASSIFICATIONS, USE TYPES AND USE REGULATIONS – PART I  
COMMISSION DISCUSSION DRAFT**

**Agenda of July 22, 2009 Discussion - Item No. 6**

Attached is the Commission Discussion Draft of Part One of the Zone Classifications, Use Types and Use Regulations portion of the updated Ordinance. This draft reflects comments and changes made as a result of a series of meetings with the Consultant team and County staff during the past year. The draft includes the new zones, as proposed by the Consultant and implementing the proposed General Plan. Additionally, a use appendix that groups uses into types and a correspondence appendix that references all the existing uses have been prepared.

It should be noted that this is not the final version of these chapters; revisions to this draft can still be made. The revised draft, the "Public Review Draft" will be prepared for the public hearings on the revised ordinance.

If you have questions prior to the discussion proceedings, please contact me at (213) 974-6432.

Attachments: Discussion Paper: Zone Classifications, Use Types and Use Regulations –  
Part One: Zone Classifications & Use Types  
PowerPoint Presentation

*Los Angeles County Zoning Ordinance Update Program*

**Discussion Paper:  
Zone Classifications, Use Types  
and Use Regulations**

*Revised*

**Part I: Zone Classifications & Use Types**

*Prepared for*

**Los Angeles County**

By

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## **INTRODUCTION**

This discussion paper has two parts: Part I – Zone Classifications and Use Types, and Part II Use Regulations. This paper proposes use types, purpose statements, and use regulations for base zones for Los Angeles County’s zoning ordinance update. These implement General Plan policies, and respond to Regional Planning Commission comments on the *Issues and Options* and *Framework for Zoning* papers and the *Annotated Outline*. Overall, the emphasis of the new use types and use regulations has been to create a streamlined, user-friendly set of standards that transparently sets up allowed development in each zone. To achieve these goals, the County’s use classifications have been extensively changed and consolidated into a simpler, modern hierarchy. Many existing uses are combined. Other uses are added and some uses renamed to create a logical, comprehensive, and efficient set of standards. The purpose statements establish the bridge between General Plan policies and zoning regulations. They express legislative intent and provide a focus for the use regulations. Only Part I of this paper will be presented to the Commission on July 22, 2009. Part II, Use Regulations, is still being vetted by staff, and will be presented when complete.

### **Zone Classifications**

An overview of the County’s existing zones and recommendations for revisions were presented in the *Issues and Options* and *Framework for Zoning* papers and the *Annotated Outline*. The following is a summary of those ideas previously presented.

At present, Los Angeles County has 34 base zoning designations, with a number of other specific plan zones and community standards districts. Out of Los Angeles County’s 1,652,958 acres of unincorporated land, the B-2, C-H, M-3 and P-R zones each apply to fewer than 100 acres. No land is classified as A-C, M-2.5, or M-4. Additionally, some zones are very similar to each other, with only minor differences in allowable uses and height or density restrictions. The Zoning Code would benefit from combining similar zones, where appropriate. For example, the two heavy agricultural zones differ only in their allowance of hog ranches and fertilizer plants. The zone allowing hogs has been applied to only 318 acres in the county, in contrast with the nearly 400,000 acres zoned under the other agricultural zones. It would be cleaner to have a set of special standards for hog farms, rather than an entire zone.

Broad similarities between zones obscure their respective functions. The zones lack purpose statements to explain the intent of their regulations and how they relate to the General Plan land use designations. The zones in Los Angeles County’s current code can be generally grouped into six categories – residential, agricultural, special purpose, commercial and industrial.

### **Residential Zones**

Los Angeles County currently has six base residential zones: R-A (Residential Agricultural), R-1 (Single Family), R-2 (Two-Family), R-3(U) (Limited Multiple), R-4 (Unlimited Residential), and RPD (Planned Development). The existing ordinance is based on a traditionally hierarchal zoning scheme, in which each residential zone allows all of the uses permitted in less intense zones.

While the residential scheme described above theoretically allows for a mixture of housing types and densities in most residential zones; the introduction of higher-density development into predominantly single-family or duplex areas of built-out neighborhoods zoned for apartments can cause concern and neighborhood opposition. Similarly, wariness of neighborhood objections may discourage the development of conditionally permitted multifamily projects in R-2 zones. Changes in the zoning ordinance are necessary to allow for more efficient use of real estate, especially in developed neighborhoods.

The City of Portland, Oregon has taken some steps to promote housing diversity under similar circumstances. For example, Portland permits duplexes on corner lots in single-family zones as long as each unit faces a different street. It also allows one additional unit on any residential lot abutting a commercial lot.

## *Los Angeles County Zoning Ordinance Update Program*

Riverside County has adopted new policies encouraging zero lot line development in its new ordinance. The county allows development, under a conditional use permit in medium and high-density residential zones to reduce one side yard setback to zero in exchange for heightened development standards. Requirements include a mandatory design review, measures to protect against fire and sound nuisances, maintenance easements on adjacent properties, and the creation of a homeowner's association for all contiguous zero lot line properties. The City of Los Angeles has created a zero side yard zone, with similar standards, specifically to promote this type of development.

There have been several options discussed on how to convert the existing R-2 zone to a new zone.

- The R-2 zone can remain its own zone, named RT. The ordinance should provide more detail concerning the appropriate design and location of multifamily buildings. The purpose statement should address where apartments are desirable and establish specific design standards for reference when approve conditional use permits.
- Combine with the Medium Density zone, named RM – 2.
- Combine R – 2 with the Single-Family zone to increase density where appropriate in these zones.

### ***Agricultural Zones***

Accounting for nearly one half of the County's total zoned land, agricultural zones give Los Angeles County its open, hilly terrain, and varied environment. Heavy agriculture makes up the largest portion (25 percent), with light agricultural not far behind. These zones, however, are mountainous and not always conducive to agricultural uses. As discussed earlier, the third agricultural zone, heavy agricultural with hog uses, can be combined with heavy agricultural, with the provision of additional standards to ensure that no new incompatibilities arise from the consolidation.

### ***Commercial Zones***

Los Angeles County's existing code established eight separate classifications of commercial zones: C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), C-M (Commercial Manufacturing), C-R (Commercial Recreation), and CPD (Commercial Planned Development). Despite this proliferation of zone types, some zones – particularly C-1 and C-2 – are remarkably similar to each other, differing only in a handful of permitted uses and height restrictions. The County should combine these zones with similar ones in order to create a clearer, streamlined classification system. On the other hand, although the C-H and CPD zones serve distinct purposes, they have both been used very sparingly within the current zoning system. These zones can also be combined, with appropriate standards to regulate these uses.

### ***Industrial Zones***

The County's industrial zones present another opportunity for consolidation. Two of the zones – aircraft and unlimited manufacturing – have not been used and can be eliminated. Development standards in other zones can be adjusted to accommodate the types of uses allowed in those zones. The County should furthermore reevaluate its need for the restricted heavy manufacturing, heavy manufacturing, and unclassified industrial zones. These three zones should be combined into one general industrial zone with adequate buffering requirements and performance standards to ensure that no incompatibilities arise between uses or on the zone's borders. Through this consolidation, the County should be able to reduce the number of industrial zones to two or three, including one light manufacturing zone and one general industry zone.

The following table depicts the existing zones and proposed zones. As the proposed zones will be implementing the proposed General Plan, and the General Plan is still undergoing review and revision, the proposed zones might change as the Plan progresses.

Revised Discussion Paper: Use Types and Use Regulations

<b>CORRESPONDENCES BASED ON EXISTING ZONES</b>	
<b>EXISTING ZONE</b>	<b>PROPOSED ZONE</b>
<b>Residential</b>	
<i>R-1 (Single-Family)</i>	RS (Residential Single-Family)
<i>R-2 (Two-Family)</i>	RT (Residential Two-Family), could also be combined with RM and designated as RM-2, or merged into RS
<i>R-3 (Medium Density Multifamily)</i>	RM (Residential Medium Density)
<i>R-4 (High Density Multifamily)</i>	RHD (Residential High Density) or RMI (Residential Maximum Intensity)
<i>R-A (Residential Agriculture)</i>	RS (Residential Single-Family)
<i>RPD (Residential Planned)</i>	PD (Planned Development)
<b>Commercial</b>	
<i>C-H (Commercial Highway)</i>	CN (Neighborhood Commercial)
<i>C-M (Commercial Manufacturing)</i>	CS (Commercial Services)
<i>C-R (Commercial Recreation)</i>	CR (Commercial Recreation)
<i>C-1 (Limited Commercial)</i>	CN (Neighborhood Commercial)
<i>C-2 (Neighborhood Commercial)</i>	CN (Neighborhood Commercial)
<i>C-3 (Unlimited Commercial)</i>	CG (General Commercial)
<i>CPD (Commercial Planned)</i>	PD (Planned Development)
<i>R-R (Resort and Recreation)</i>	CR (Commercial Recreation)
<b>Industrial</b>	
<i>M-1 (Light Manufacturing)</i>	LI (Light Industrial)
<i>M-1½ (Restricted Heavy Manufacturing)</i>	GI (General Industrial)
<i>M-2 (Heavy Manufacturing)</i>	GI (General Industrial)
<i>M-2½ (Aircraft)</i>	Eliminated (0 acres currently zoned)
<i>M-3 (Unclassified)</i>	GI (General Industrial)
<i>M-4 (Unlimited Manufacturing)</i>	Eliminated (0 acres currently zoned)
<i>MPD (Manufacturing Planned)</i>	PD (Planned Development)
<i>SR-D (Research and Development)</i>	IP (Industrial Park)
<i>D-2 (Desert Mountain)</i>	Eliminated
<i>B-1 (Buffer 1)</i>	Eliminated
<i>B-2 (Buffer 2)</i>	Eliminated
<b>Agricultural</b>	
<i>A-1 (Light Agriculture)</i>	AL (Limited Agriculture)
<i>A-2 (Heavy Agriculture)</i>	AG (General Agriculture)
<i>A-2-H (Heavy Agriculture with Hog Ranches)</i>	AG (General Agriculture)

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<b>CORRESPONDENCES BASED ON EXISTING ZONES</b>	
<b>EXISTING ZONE</b>	<b>PROPOSED ZONE</b>
<b>Special Purpose</b>	
<i>O-S (Open Space)</i>	OS (Open Space)
<i>W (Watershed)</i>	W (Watershed)
<i>A-C (Arts and Crafts)</i>	Eliminated (0 acres currently zoned)
<i>MXD (Mixed Use)</i>	MX (Mixed Use)
<i>IT (Institutional)</i>	PS (Public and Semi-Public)
<i>P-R (Parking Restricted)</i>	Eliminated

**Use Lists and Use Types**

In Los Angeles County’s existing ordinance, permitted uses and uses requiring use permits are presented in exhaustive lists, totaling more than 700 distinct, named uses. Often, categories of uses are nearly identical or are so similar neighborhood impacts that they could easily be regulated jointly. Also, many uses within each list include definitions or limitations that could be mentioned elsewhere. As a result, users must search through a large bulk of text to find the information they need. Some new uses are added to address policy initiatives and General Plan goals. Uses are renamed to reflect standard terminology in modern land use law. A full list of correspondences between existing and proposed uses is in Appendix B.

Appendix A includes the proposed use types for the new zoning ordinance. The Appendix classifies land uses into use categories on the basis of common functional, product or physical characteristics. The use categories provide a systematic basis for assignment of present and futures uses to zones.

The new streamlined use types will accomplish two main objectives:

- **Use of Plain English.** The use types have names that a layperson can understand and recognize. For instance, recycling facilities, theaters, and automobile sales and services are all identifiable use categories.
- **Hierarchy of Uses.** Use types have been grouped into broader categories to facilitate understanding and regulation. For example, the following categories and sub-categories aid in identifying particular groups of uses:

**Storage**

- Storage – Outdoor - Limited*
- Storage – Outdoor*
- Storage – Outdoor – Heavy*
- Storage - Personal Storage Facility*
- Storage – Warehouse*

*Storage – Warehouse – Heavy/Hazardous* After review of this discussion paper, the use purpose statements and use regulations will be integrated with the development standards sections so that all regulations pertaining to each zone are listed together. Each zone section will contain its purpose statements, land use regulations, development regulations, supplemental regulations, and review of plans.

**Questions and Comments**

*Revised Discussion Paper: Use Types and Use Regulations*

1. *Are purpose statements clear and do they properly clarify the use of the zone? How should they be altered or amended?*
2. *Regarding Appendix A – What additional use types should be added to accommodate for future uses?*
3. *Regarding Appendix A – Staff needs to further clarify levels of uses for limited and restricted for uses including retail, recreation and business support services. What can be used to quantify these levels? Examples:*

*The City of Palo Alto uses parking requirements for distinction between levels. Their “extensive retail service” means a retail sales business having more than seventy-five per cent of the gross floor area used for display, sales and related storage of bulky commodities, including household furniture and appliances, lumber and building materials or carpeting and floor carpeting and similar goods, which uses have demonstrably low parking demand generation per square foot of gross floor area.*

*The County of Santa Clara uses square footage to distinguish between levels. Their “local-serving retail” has a floor area that does not exceed 1,200 square feet; their “general retail” are businesses have a floor area greater than 1,200 square feet.*

4. *Regarding Appendix B – Are uses properly grouped into group types?*
5. *Regarding Appendix B – Staff is still refining in which use groups some uses should be placed. However, any use in a “restricted” classification requires a conditional use permit in any zone. Should additional uses be placed in the restricted classification?*

## **AGRICULTURAL, OPEN SPACE, AND RURAL ZONES**

This section contains purpose statements for the agricultural, open space, watershed and rural zones.

### **AGRICULTURAL ZONES**

The specific purposes of the agricultural zones are to:

1. Protect productive farmland by identifying appropriately located areas for commercial agricultural land uses, consistent with the General Plan;
2. Regulate the type and intensity of development to protect productive farmland and other agricultural resources, and maintain compatibility with other rural land uses;
3. Ensure that agricultural operations provide appropriate buffers for adjacent residential uses that may be adversely affected by agricultural operations, while still respecting the "right-to-farm;"
4. Support innovative agricultural practices, including organic farming, that conserve resources and promote sustainability;
5. Identify appropriate criteria and standards for reviewing proposals for new or expanded development in agricultural areas;
6. Allow for supporting uses and services and agricultural industry that are compatible with surrounding uses and do not cause adverse environment impacts; and
7. Promote the use of solar panels, wind turbines, and other renewable energy sources.

### **Additional Purposes of Individual Zones**

***AL Agricultural Limited (existing A-1 zone).*** The AL zone provides a mix of single dwellings with light agricultural uses, including animal breeding, grazing, and greenhouses. The AL zone also allows various types of commercial recreation, lodging, and neighborhood markets, subject to specified permits and development standards.

***AG Agriculture General (existing A-2 zone).*** The AG zone provides for a full range of farming, ranching, dairying, logging and timber production and agricultural industry. The AG zone also allows for residential uses, commercial recreation, agricultural and livestock sales, raising and training horses, and mineral resource extraction, including oil drilling and producing, all subject to appropriate development and operational standards.

### **OPEN SPACE AND WATERSHED ZONES**

The specific purposes of the Open Space and Watershed zones are to:

1. Preserve, protect and enhance the County's open space resources for outdoor recreational use and managed production of resources, including rangeland and agricultural land, consistent with the General Plan;
2. Protect water resources by maintaining groundwater recharge and watershed areas;
3. Protect areas identified as having significant mineral resources to ensure their continued availability, conservation and production;
4. Protect ecological and habitat areas to assure continued survival of wildlife and vegetation;
5. Protect sites of historical, archaeological, scenic or scientific value;

6. Reduce the risk to public safety through protective management of seismic, flooding, fire, geological and other natural hazard areas;
7. Prevent inappropriate development in open space or watershed areas that may create environmental impacts that would adversely affect natural resources;
8. Identify appropriate standards for reviewing proposals for new or expanded uses within parks or other open space areas and within watershed zones; and
9. Allow the Commission and the Board to consider an appropriate use of a site following discontinuance of a large public open space use without the encumbrance of a base zone that may or may not provide appropriate controls for development of the site.

**Additional Purposes of Individual Zones**

***OS Open Space (existing O-S zone).*** The OS zone provides areas for open space, parks and recreational uses, the managed production of resources, mineral resource extraction, wildlife, forest, nature and marine preserves. It also will support the preservation and conservation of Significant Ecological Areas and other sensitive natural habitat in concert with other regulations (see Division 4 of the General Plan, Special Management Areas).

***W Watershed (existing W zone).*** The W zone provides for the conservation of water and other natural resources within watershed areas and to protect areas subject to fire, flood, erosion, or similar hazards. Limited recreation development of land may be permitted, subject to appropriate standards.

These zones are consistent with the General Plan’s Rural Lands, Agriculture, and Open Space designations.

## RESIDENTIAL ZONES

This section contains purpose statements for the residential zones.

### RESIDENTIAL ZONES

The specific purposes of the residential zones are to:

1. Preserve, protect and enhance appropriately located areas for residential land use, consistent with the General Plan;
2. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, excessive population density, and other adverse environmental effects;
3. Achieve design compatibility between new multifamily development and surrounding less intensive residential neighborhoods by establishing physical development standards;
4. Ensure adequate provision of sites for appropriate public and semi-public land uses needed to complement residential development or that require a residential environment;
5. Minimize the out-of-scale appearance of large homes relative to their lot size and to other homes and the established character of existing neighborhoods;
6. Create and maintain a neighborhood character that is appropriate for the area, housing type and historical character of the community;
7. Improve traffic congestion and air quality by promoting mixed use and transit-oriented development; and
8. Promote the use of solar panels and other alternative energy sources in building design.

#### Additional Purposes of Individual Residential Zones

To be consistent with the General Plan, designators indicate maximum residential density, on a net basis.

***RS Residential Single Family (existing R-A, R-1, and R-2 zones).*** The RS zone provides areas for detached single-family and duplex housing. Types of dwelling units include single-family homes, detached and attached and accessory dwelling units (second units). This zone also provides for residential care facilities, family day care, mobile home parks as required by California Government Code section 65852.7, park and recreation facilities, and civic and institutional uses such as churches and places for religious assembly appropriate in a residential environment.

***RM Residential Medium Density (existing R-3 zone).*** The RM zone provides areas for a variety of housing types. Types of dwelling units include, townhouses, and smaller scale multi-family developments, including low-rise apartments. This zone also provides for residential care facilities, family day care, group residential homes, supportive housing, mobile home parks as required by California Government Code section 65852.7, assisted living facilities, park and recreation facilities, and civic and institutional uses such as churches and places for religious assembly appropriate in a residential environment.

***RHD Residential High Density (existing R-4 zone).*** The RHD zone provides areas for medium- to high-density multi-family housing. Housing types include townhouses, condominiums, apartment buildings, and mobile home parks as required by California Government Code section 65852.7. This zone also provides for residential care facilities, family day care, group residential homes, including assisted living facilities, parks and recreation facilities, and civic and institutional uses, such as churches and places for religious assembly appropriate in a higher-density residential environment.

***RMI Residential Maximum Intensity (existing R-4 zone)***. This zone provides areas for maximum intensity residential development. Housing types include condominiums, and apartment buildings. This zone also provides for residential care facilities, family day care, group residential homes, including residential hotels and assisted living facilities, mobile home parks as required by California Government Code section 65852.7, parks and recreation facilities, and civic and institutional uses, such as churches and places for religious assembly and community meeting facilities appropriate in a higher-density residential environment.

These zones are consistent with the General Plan's Residential designations.

## COMMERCIAL AND MIXED USE ZONES

This section contains purpose statements for the commercial and mixed use zones.

### COMMERCIAL ZONES

The specific purposes of the commercial zones are to:

1. Provide appropriately located areas for stores, offices and service establishments;
2. Support commercial activity to meet the needs of both residents and those living within local market areas and strengthen the County's tax base;
3. Promote pedestrian-oriented, commercial centers, including central business districts and shopping centers, at appropriate locations;
4. Provide appropriate transitions between commercial and residential uses to preserve both commercial viability and residential quality; and
5. Promote development designed to improve energy efficiency, reduce energy and natural resource consumption, and reduce emissions of greenhouse gases.

#### Additional Purposes of Individual Commercial Zones

***RU Rural Commercial Zone (no existing zone).*** The RU zone provides for an appropriate mix of limited commercial uses in rural areas of the county, consistent with the General Plan. This zone regulates the type and intensity of development in order to protect resources, promote sustainability, and maintain compatibility between rural commercial zones and residences, farming, grazing, equestrian uses, and agricultural industry.

***CN Neighborhood Commercial (existing C-1, C-2 and C-H zones).*** The CN zone provides areas for locally oriented retail and service uses, offices, restaurants, service stations, public and quasi-public uses, and similar and compatible uses, with limited residential uses above the ground floor subject to standards to ensure land use compatibility. It also accommodates neighborhood-shopping areas providing day-to-day retail goods and services and prohibits auto-oriented uses (other than service stations and mini-markets) in order to promote a pedestrian-oriented environment. Uses are to be located within enclosed buildings, and some uses have limitations on hours of operation to protect adjacent residential neighborhoods. Uses are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas.

***CG General Commercial (existing C-3 zone).*** The CG zone is typically applied along major transportation corridors, and is intended to accommodate a wide variety of commercial uses that may serve both residents and the larger region. The CG zone allows a full range of retail, service, dining, and entertainment uses; automobile-related uses such as auto sales, gas stations, and auto repair; large-format retail sales, travel-related services such as hotels; and a variety of public/semi-public uses. Development is expected to generally be auto-accommodating.

***CS Commercial Services (existing CG and CM zones).*** The CS zone provides areas for commercial businesses that are not appropriate in other zones because of high volumes of vehicle and truck traffic and potential adverse impacts on other uses. It includes sites for automotive sales and services, building materials, warehousing, distribution and personal storage located on major streets. Development standards are intended to accommodate automobile-oriented and related uses.

**CR Commercial Recreation (existing CR and RR zones).** The CR zone provides for a full range of commercial recreation uses, including amusement parks, campgrounds, circuses, fairgrounds and exhibitions, golf courses and driving ranges, equestrian facilities, polo fields, recreation clubs and related facilities riding academies and stables and other similar uses. Supporting commercial uses, such as eating and drinking facilities and Live Entertainment, are restricted in size to ensure land use compatibility.

These zones are consistent with the General Plan's Commercial designations.

### **MIXED USE ZONE**

The specific purposes of the MU Mixed Use zone are to:

1. Provide areas for mixed use development, with ground-floor commercial uses and residential uses on upper floors, including live/work units;
2. Enhance street life and the vibrancy of commercial corridors;
3. Ensure compatibility between mixed use development and adjacent residential neighborhoods; and
4. Identify appropriate criteria and standards for reviewing proposals for new or expanded development in mixed use zones.

## INDUSTRIAL ZONES

This section contains purpose statements for the industrial zones.

### PURPOSE STATEMENTS

The specific purposes of industrial zones are to:

1. Designate adequate land for industrial growth, and provide for the orderly, well-planned, and balanced growth of employment centers in the County, consistent with the General Plan;
2. Designate land for industrial, office, and research and development uses, with supporting commercial services, to provide a range of employment opportunities in unincorporated areas of the County;
3. Provide appropriate buffers between industrial and residential uses to preserve both industrial feasibility and residential quality; and
4. Promote the retention, development, and expansion of industrial uses that provide significant revenue to the County, and that are well-designed, and have low environmental and traffic impacts.

### Additional Purposes of Each Industrial Zone

**LI Light Industrial (existing M-1 zone).** The LI zone provides for light industry, repair, wholesale and packaging, including non-nuisance manufacture, assembly, distribution and storage of goods, but no raw-materials processing or bulk handling. All activities will be conducted primarily within enclosed buildings, within minimal outdoor facilities and outdoor storage.

**GI General Industrial (existing M-1½, M-2, M-3).** The GI zone provides areas for manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, or other characteristics. This zone also accommodates warehousing, distribution and port-related uses, with support commercial services and ancillary office space. Only incidental retail uses that support business or serve workers in the GI zone are allowed. Other uses that require large, warehouse-style buildings, such as commercial recreation, are appropriate if designed to be compatible with the primary industrial uses.

**IP Industrial Business Park (existing SR-D zone).** The IB zone provides areas that are suitable for a mix of light industrial, secondary office, service uses (excluding auto repair and similar auto-oriented services) in a landscaped industrial environment. Typical uses include warehouse, research and development, wholesale, bulk retail, and office space with limited customer access (e.g. no medical offices). Other uses may be allowed, such as commercial recreation and other uses that require large, warehouse-style buildings. Small-scale retail and service uses serving local employees and visitors may be permitted as secondary uses.

These zones are consistent with the General Plan's Industrial designations.

## **PUBLIC AND SEMI-PUBLIC ZONE**

This section contains purpose statements for the public and semi-public zone.

### **PURPOSE STATEMENT**

The specific purposes of the PS Public and Semipublic Zone are to:

1. Allow consideration of establishment or expansion of a large public or semipublic use at rezoning hearings, and give notice to all of the extent of a site approved for a large public or semipublic use by delineation on the Zoning Map; and
2. Allow the Commission and the Board to consider the most appropriate use of a site following discontinuance of a large public or semipublic use without the encumbrance of a base zone that may or may not provide appropriate controls or standards for reuse of the site.

This zone is consistent with the General Plan's Public and Semi-Public Facilities designation.

## APPENDIX A

This section contains descriptions of all proposed use types. A complete correspondence table between existing uses and these proposed use types is available in Appendix B.

### ACCESSORY USE

**Accessory Use.** A use customarily incidental, or accessory to, related and clearly subordinate in area, extent, and purpose to a primary use on the same parcel. The accessory use does not alter the primary use nor serve property other than the parcel where the primary use is located.

**Agricultural Accessory Use or Structure.** A structure for sheltering animals or agricultural equipment, hay, feed, and/or other agricultural supplies. Examples include barns, greenhouses, coops, corrals, and pens. This use does not include pasture fencing, which is not considered a land use.

**Commercial Accessory Use or Structure.** A use and/or structure associated with an allowed commercial use. Examples include outdoor storage or storage structures at the rear of properties, where permitted, and outdoor dining.

**Industrial Accessory Use or Structure.** A use and/or structure associated with an allowed industrial use. Examples include outdoor storage or storage structures.

**Residential Accessory Use or Structure.** Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character or the permitted intensity of the residential use. See also "Agricultural Accessory Structure." Examples include the indoor storage of automobiles, personal recreational vehicles and other personal property, and guest houses.

### AGRICULTURAL AND RESOURCE-BASED USES

**Agricultural Product Processing - Limited.** The processing of harvested crops to prepare them for on-site or off-site marketing, processing and packaging, the processing is small scale, where only 2,400 square feet or less is dedicated to processing activities.

**Agricultural Product Processing.** The processing of harvested crops to prepare them for on-site or off-site marketing, processing and packaging.

**Agricultural Product Processing - Restricted.** The refinement or other processing of harvested crops to substantially change them from their raw form, which involves machinery, chemical reactions, and/or odiferous materials or products. This classification also includes large scale activities, where 10,000 square feet or more is dedicated to processing activities.

**Crop Production.** Commercial agricultural production field and orchard uses, primarily in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site. The use also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, crop processing, not including sales sheds, which are instead defined under "Produce Stand." This use does not include greenhouses or containerized crop production, which are defined under "Plant Nursery," and "Residential Accessory Use or Structure." The use does not include non-commercial home gardening, which is allowed as an accessory use in all zones without County approval.

**Landfill.** A facility used for the disposal of solid waste that is not reused, recycled or combusted for energy recovery.

**Livestock Operations and Processing - Limited.** Limited uses of the keeping and feeding of small scale animals, non-hoofed animal keeping operations.

**Livestock Operations and Processing.** Facilities associated with the care of, use of, or sale of livestock, including grazing and pasturing.

**Livestock Operations and Processing - Restricted.** Facilities associated with the care of, use of, or sale of livestock, including grazing and pasturing. Restricted uses include slaughtering, dressing, processing and packing.

**Oil Operations.** The extraction of oil and related activities. This classification includes oil wells.

**Plant Nursery.** A retail or commercial business where plants are grown in the ground or in containers for sale or propagation. Includes greenhouses.

**Produce Stand.** Temporary or permanent structure for the display and sale of agricultural products including fruits, vegetables, herbs and eggs. Only one stand is permitted per lot. The maximum size of a produce stand is 5,000 square feet. Produce stands must be located at least 20 feet from public and private rights-of-way and must meet off-street parking requirements. Produce stands or sales sheds must meet all provisions of federal, state and local statutes and laws. Existing structures can be used as produce stands, but the total square footage cannot exceed 5,000 square feet. A produce stand is not a "Plant Nursery" or "Farmer's Market".

**Surface Mining Operations.** Includes all or any part of the process involved in the mining of minerals by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine. Surface mining operations shall include but are not limited to:

1. In-place distillation, retorting or leaching;
2. The production and disposal of mining waste;
3. Prospecting and exploratory activities;
4. The removal of overburden.

**Winery.** Facilities of production used for processing grapes or other agricultural products into wine, where processing includes the fermentation, crushing, bottling, testing, or aging of wine, as operated under a Type 02 license issued by the California State Department of Beverage Control. Wineries may sell wine to licensed wholesalers and retailers on-site. Wineries may ship wine directly to the general public if sales transactions are made at off-site events, or via mail, phone and internet orders. Winery-related uses and wine sales offered on-site to the general public shall be considered tasting rooms.

## **ANIMAL RELATED USES**

**Animal Menagerie.** A place where wild animals are kept or maintained for any commercial purpose, including places where wild animals are boarded, trained, or kept for hire. This use does not include Animal Hospitals. Animal Menageries shall have a minimum size of two acres.

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**Small Animal Rehabilitation.** Small animals cared for by a licensed rehabilitator who must be a resident of a single-family residence on the subject lot. The facilities shall only be authorized for as long as the applicant maintains a continuously valid permit and Memorandum of Understanding from the California Department of Fish and Game, or in the case of wild migratory birds, a valid permit from the U.S. Department of Fish and Wildlife.

**Animal Sales and Services.** Any use that involves the sale of small animals (weighs less than 250 pounds), or products related to their care, or provides services to animals. Examples of such uses include, but are not limited to, animal clinics, animal day care, animal grooming and animal hospitals.

**Animal Sales and Services - Animal Boarding.** Provision of shelter and care for small animals on a commercial basis. This classification includes the overnight boarding of pets and accessory activities such as feeding, exercising, and grooming.

**Animal Sales and Services - Restricted.** (Dogs) - A commercial facility where the dogs are for other than private enjoyment of the occupants of the premises, and where boarding services are offered to the public, includes breeding and dog training schools.

**Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include horse ranches, boarding stables, riding schools and academies, and horse exhibition facilities for shows or other competitive events.

**Horse Boarding.** Any property where one or more horses are kept, either for use by the general public or by the animal(s) owners.

**Zoo.** Facilities for the purpose of viewing live animals. This use includes appurtenant facilities for the care of these animals, including boarding or medical facilities.

### **ASSEMBLY**

**Community Assembly.** A facility of 3,500 square feet or less for public or private meetings, including community centers, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. This use does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support, see "Offices".

**Commercial Assembly.** A large-scale assembly facility more than 3,500 square feet for public or private meetings. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Includes convention centers.

**Entertainment - Limited.** Entertainment uses providing indoor or outdoor facilities that have no impact on adjacent uses and surrounding properties.

**Entertainment.** Any spectator-oriented establishment (indoors or outdoors) where entertainment or amusement is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes vocal and instrumental music, or dancing, operated on a private or for-profit basis, but excluding uses defined as Recreation.

**Entertainment - Restricted.** Entertainment uses providing indoor or outdoor facilities that may impact the adjacent uses and surrounding parcels in a unique manner.

**Fairgrounds.** An area of land used for county fairs, exhibitions, and shows including, but not limited to, agricultural-related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, and theaters. This use does not include racetracks or motorized contests of speed, see "Entertainment - Restricted."

**Religious Assembly.** A facility for public or private meetings, in which assembly spaces are primarily used for worship or congregation by a religious group. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Religious assembly facilities may include day care centers, adult education, and schools through grade eight that are properly accredited by the state of California.

**Sports and Entertainment Facility.** A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities. Examples of this land use type include stadiums and coliseums.

**Theater, Cinema or Performing Arts.** An indoor facility for group entertainment other than sporting events.

## **AUTO-RELATED SALES AND SERVICES**

**Auto and Vehicle Sales and Rental - New.** A retail or wholesale business that sells and/or rents automobiles, trucks and vans, trailers, and motorcycles. This type also includes repair shops and the sales of parts and accessories, accessory to vehicle dealerships. It does not include: the sale of auto parts/accessories separate from a vehicle dealership, see "Retail", mobilehome, recreational vehicle, or watercraft sales, see "Mobile Home, RV and Boat Sales", or businesses dealing exclusively in used parts, see "Scrap and Dismantling Yards."

**Auto and Vehicle Sales and Rental – Used.** A retail or wholesale business that sells and/or rents used or previously owned automobiles, trucks and vans, trailers, and motorcycles. This type also includes repair shops and the sales of parts and accessories, accessory to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership, see "Retail", mobilehome, recreational vehicle, or watercraft sales, see "Mobile Home, RV and Boat Sales", or businesses dealing exclusively in used parts, see "Scrap and Dismantling Yards."

**Vehicle Services - Car Wash - Automatic.** Automatic car washes consist of two basic types, In-bay automatics and tunnel washes. In-bay automatics consist of an automatic machine that rolls back and forth over a stationary vehicle - often seen in service station car washes. Tunnel washes use a conveyor to move the vehicle through a series of fixed cleaning mechanisms. At "full-service" car washes, the exterior of the car is washed mechanically with conveyorized equipment, or in some cases by hand, with attendants available to dry the car manually, and to clean the interior. Many full service car washes also provide "detailing" services, which may include polishing and waxing the car's exterior by hand or machine, shampooing and steaming interiors, and other services to provide thorough cleaning and protection to the car. Full service car washes often include as

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accessory gift store with seating for the patrons to wait.

**Vehicle Services - Car Wash - Self-Service.** Car wash facilities that are generally credit card, token or coin-operated, where the customer does the washing. The vehicle is parked inside a large bay that is equipped with a trigger gun and wand (sprayer) and a scrub foam-brush. The number of coins or tokens inserted determines the amount of time customers have to operate the equipment. These facilities are often equipped with separate vacuum stations that allow customers to clean the upholstery and rugs inside their cars.

**Vehicle Services - Minor Maintenance/Repair.** These businesses service passenger vehicles, light trucks and motorcycles. These facilities provide limited repair and maintenance services, may be accessory to a Service Station or retail use. Examples include detailing services, quick-lube services, oil changing, and battery and tire sales and installation (not including recapping).

**Vehicle Services - Major Maintenance/Repair.** These businesses service passenger vehicles, light and medium trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Examples include towing, collision repair or other body work, and painting services; transmission, auto upholstery, muffler and radiator shops and; tire recapping. Repair and service of industrial vehicles is classified under "Fleet-Based Services" and vehicle wrecking and salvage are "Scrap and Dismantling Yards."

**Vehicle Services - Service Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products. This use may include a convenience store, incidental minor maintenance/repair and automatic washing of cars.

## **EDUCATION**

**School - Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary, middle and junior high schools, secondary and high schools (9th through 12th grades) that provides state mandated basic education. Accessory uses include play areas, cafeterias, recreational and sports facilities, athletic fields, auditoriums, and before- or after –school daycare. This use may also include any of these schools that also provide room and board.

**School - Specialized Education/Training.** A public or private school that provides education and/or training, including vocational training. This use includes business and trade schools and schools offering instruction in the technical, commercial and/or trade skills, such as real estate, business and secretarial, electronics, automotive and aircraft, medical and dental, and similar commercial uses. This use includes facilities that provide classes or trainings that may or may not be associated with degree or certificate fulfillment. This use does not include the outdoor storage of heavy equipment or trucks associated with truck driving schools, see "Fleet-Based Services".

**School - University or Colleges.** A public or private academic educational institution which offers a course of study leading to a degree certified by a recognized accreditation body. Includes military academies.

## GRADING

**Grading Project, Off-Site.** Any excavation or fill, or combination thereof, necessary and incidental to impending building construction or other lawful development which will require the removal from, or importation to, a lot or parcel of land of more than 10,000 cubic yards of dirt, soil, sand, gravel, rock, clay, decomposed granite or other minerals. The transport is along a transport route having more than 20 occupied dwelling units in single- or two-family residences, apartment houses, mobilehomes or any combination thereof; or having a hospital or an accredited public or private school offering instruction required to be taught by the Education Code of the state of California. The dwelling units, hospital, or school are considered towards the off-site grading project if they are located within a parallel corridor 300 feet wide on each side of and measured from the edge of the existing right-of-way for a distance equal to the extent of such route or for a distance of 2,640 feet, whichever distance is less. "Impending building construction or development" as used in this section shall mean the initiation of such construction or development within one year.

**Grading Project, On-Site.** Any excavation or fill, or combination thereof, requiring a grading permit under the provisions of the Building Code (set out at Title 26 of the building code), which will involve a volume of earth greater than 100,000 cubic yards, whether filed as one permit or the cumulative total of more than one permit on the same lot or parcel of land within a one-year period. "On-site grading project" shall not include any excavation or fill, or combination thereof, within the boundaries of any cemetery as depicted in a valid use permit approved pursuant to Title 22 of this code or within the boundaries of a cemetery which was legally established.

## INDUSTRY

**Fleet-Based Services - Light.** Fleet-Based Services with three or fewer vehicles.

**Fleet-Based Services.** Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of four or more vehicles with rated capacities less than 10,000 pounds. This classification includes the storage of operative cars and other fleet vehicles, parking for taxicab and limousine operations, private ambulance services, non-emergency medical transport, local messenger and document delivery services, and similar businesses. This use includes facilities for servicing such vehicles. This classification does not include towing operations, see "Vehicle Services - Major Maintenance/Repair," or taxi or delivery services with three or fewer fleet vehicles on-site, see "Fleet-Based Services - Light." This use includes truck driving schools where the trucks are parked on-site.

**Manufacturing - Limited.** A manufacturing facility that involves the assembly of specific products rather than the manufacturing of the various components of the products. The manufacturing operations are totally enclosed within a structure. Limited exterior storage is permitted, but must be fully screened from view. This classification includes, but is not limited to, the following manufacturing processes.

- (1) Apparel and Other Finished Products. The manufacture of clothing and accessories by cutting and sewing purchased woven or knit textile fabrics and related materials. Typical uses include garments and leather goods.
- (2) Furniture and Fixtures. The assembly of furniture and related fixtures. Typical uses include assembly of household, office or other furniture.
- (3) Miscellaneous Manufacturing. The manufacture or repair of products not included in any other category and mainly consisting of small household or office luxuries, recreational goods or supplies and large scale printing operations. Typical uses include jewelry and musical instruments.

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(4) Paper and Related Products. The manufacture of paper goods generally from purchased paper materials. Typical uses include: envelopes, bags, stationery, tablets and related products.

(5) Product Assembly. The assembly or mixing, where previously processed components or manufactured parts produced off-site are fitted together into a complete product, or blended together to form a non-combustible and non-explosive product. Typical uses include: bottling, canning, packing, wrapping, and boxing of products previously assembled or manufactured off-site. The assembling or packaging shall not produce noise, vibration, hazardous waste materials or particulate.

(6) Stone, Clay, and Glass Products. The manufacture of products from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses include: glass products made of purchased glass, pottery and related products.

**Manufacturing.** A manufacturing facility that involve and/or produce building materials, fabricated metal products, machinery, and/or transportation equipment, except that nothing in this subsection permits punch presses of over 20 tons rated capacity, drop hammers or automatic screw machines. These uses include those with large manufacturing equipment and minimal exterior storage. This classification includes, but is not limited to, the following manufacturing processes.

(1) Apparel and Other Finished Products. The manufacture of clothing and accessories by cutting and sewing purchased furs and related materials. Typical uses include: fur dressing and dyeing.

(2) Chemicals and Related Products. The manufacture or processing of basic, organic, or inorganic chemicals. This includes chemicals to be used in making other products and finished chemical products used for direct consumption or as industrial supplies. Typical uses include: industrial chemicals, plastics materials, synthetic resins or rubber, paints, varnishes, lacquers, perfums, and agricultural chemicals.

(3) Fabricated Metal Products. The fabrication or further processing and assembly of metal parts into equipment or machinery. Typical uses include: coating, engraving and plating services.

(4) Food and Related Products. The processing or production of natural or manmade solid or liquid food used for human or animal consumption. Typical uses include: egg processing, butter or cheese processing.

(5) Furniture and Fixtures. The manufacture of furniture and related fixtures. Typical uses include: manufacture of household, office or other furniture.

(6) Lumber and Wood Products. The assembly and finishing of wood articles, except furniture and related fixtures and miscellaneous household or office products made wholly or partially of wood, which are classified under furniture and fixtures. Typical uses include cabinet shops.

(7) Paper and Related Products. The manufacturing of pulp, paper (both recycled and paper products from wood), other cellulose fibers, used paper, and rag cloth. Typical uses include: paper mills, paper coating and glazing.

(8) Professional and Scientific Instruments. The manufacture of instruments for measuring, testing, sensing, analyzing and controlling natural or man-made objects, physical conditions or states. Typical uses include: engineering, laboratory, scientific, measuring and controlling instruments, optical, surgical, medical and dental instruments, photographic equipment and supplies, watches, clocks and clock operated devices.

(9) Rubber and Miscellaneous Plastic Products. The manufacture from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic products. Typical uses include fabricated rubber products.

(10) Textile Mill Products. The preparation of fiber and subsequent manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or nonwoven fabrics or miscellaneous textiles. Typical uses include knitting mills and lace goods.

**Manufacturing - Restricted.** A manufacturing facility whose processes involve and/or produce basic metals, building materials, machinery, textiles, and/or transportation equipment. This category shall also include any establishment or facility using large unscreened outdoor equipment or structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the or engaging in large-scale outdoor storage. This category also includes any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage or use. This use shall include any packaging of the product being manufactured on-site. This classification includes, but is not limited to, the following manufacturing processes.

(1) Fabricated Metal Products. The fabrication or further processing and assembly of metal parts into equipment or machinery. Typical uses include: automobile assembly plants, fabricated structural metal, metal forging and stampings.

(2) Food and Related Products. The processing or production of a natural or manmade solid or liquid food substances used for human or animal internal consumption. Typical uses include: slaughter houses, poultry dressing plants and flour mills.

(3) Petroleum Refining and Related Industries. The modification, refining, and mixing or storage of fossil fuels that are composed of petroleum or coal. Typical uses include: petroleum refining, asphalt batch plants, lubricating oils and greases.

(4) Primary Metal Industries. The smelting, refining, rolling, drawing and alloying of metals, manufacture of metal castings and production of coke. Typical uses include: blast furnaces, steel works and rolling and finishing mills, foundries, and smelting and refining of nonferrous metals.

(5) Rubber and Miscellaneous Plastic Products. The manufacture from natural, synthetic or reclaimed rubber, and from chemicals or rubber or plastic products. Typical uses include: tires, inner tubes, rubber and plastic footwear, rubber and plastic hoses and belts.

(6) Stone, Clay, and Glass Products. The manufacture of products from stone, clay, sand and other nonmetallic minerals, excluding fuels. Typical uses include: brick, tile, dish, glass and insulation manufacturing and concrete plants.

(7) Textile Mill Products. The preparation of fiber and subsequent manufacturing, drying, finishing or coating of fiber, thread, yarn, woven, knit, or nonwoven fabrics or miscellaneous textiles. Typical uses include: broad woven fabric mills, dyeing and finishing textiles, and floor covering mills.

**Media Production.** Facilities supporting the production of motion picture, television, video, music and other sound recording, computer, and other communications and electronic entertainment media products.

**Media Production - Backlots/Outdoor Facilities.** Outdoor, limited-access areas where permanent sets may be constructed and used for motion picture and video production, and where supporting indoor workshops and craft shops may also be provided.

**Media Production - Broadcasting Studio.** Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings, except for accessory antennae.

**Media Production - Soundstages.** Warehouse-type buildings providing space for the construction and use of indoor sets in motion picture and video production, which may accommodate supporting workshops and craft shops.

**Research and Development (R&D).** A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities, and where no more than 30 percent of the total floor area is office. Examples include pharmaceutical, chemical and biotechnology research and development.

**Storage - Outdoor - Limited.**

**Storage - Outdoor.** Establishments providing storage facilities as a primary or an accessory commercial use. Storage of commercial goods on open lots or outside of enclosed buildings, includes storage of goods prior to distribution to wholesale and retail outlets. Includes palette yards. Excludes storage of buses, see "Fleet-Based Services."

**Storage - Outdoor – Heavy.** An outdoor storage facility that stores large equipment and machinery, including agricultural, farm and building equipment. Excludes storage of buses, see "Fleet-Based Services."

**Storage - Personal Storage Facility.** A structure containing generally small, individual compartments, stalls or lockers rented as individual storage spaces and characterized by low parking demand.

**Storage - Warehouse.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage, prior to their distribution to wholesale and retail outlets. Incidental loading facilities and management offices are included. This use does not include: mini-storage facilities offered for rent or lease to the general public, see "Storage - Personal Storage Facility", or warehouse retail stores, see "Retail - Warehouse."

**Storage - Warehouse – Heavy/Hazardous.** A warehouse that stores explosive or hazardous materials.

## **LODGING**

Lodging includes the following facilities that provide overnight accommodation to the general public for payment, for periods of 30 consecutive calendar days or less and a total of 30 days or less per every 90 days.

**Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations.

**Guest Ranch.** A farm or ranch operated with facilities for overnight accommodation. Guest ranches offer guest rooms for rent or hire, eating facilities, meeting rooms and outdoor recreational facilities such as horseback riding, swimming or hiking for guests only. Includes health retreats and nudist camps.

**Hostel.** Overnight lodging that provides supervised accommodation for travelers, often with a mix of private and shared facilities for cooking, eating, and showering. A hostel generally has a mix of private accommodation and dormitory-style lodging for men and women.

**Hotel or Motel.** An overnight accommodation facility with guest rooms or suites, with or without kitchens, available to the general public for overnight lodging. Hotels provide access to guest rooms primarily from interior corridors, motels provide access to guest rooms primarily by individual doorways to the outdoors. Hotels and motels may also include accessory guest facilities such as restaurants, meeting facilities, and personal services. Hotels and motels may also include accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, and accessory retail uses. This classification includes Lodging Houses.

## RECREATION

**Cultural Institution.** Facilities that provide access to cultural resources, including art and historical items, performances, or reference materials. Examples include: aquariums, arboretums, public art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums. This use may also include accessory retail uses including gift/book shops and restaurants.

**Fitness/Health Facility - Limited.** Small scale or storefront facilities for fitness or health classes. May include exercise machines and free weight training areas and rooms for group exercise and training. Does not include supporting sauna, spa, hot tub facilities or accessory physical therapy, see "Fitness/Health Facility."

**Fitness/Health Facility.** A fitness center, gymnasium, or health and athletic club, which may include: exercise machines and free weight training areas, rooms for group exercise and training, facilities for indoor tennis, handball, racquetball and other indoor sports, and supporting sauna, spa or hot tub facilities. Includes accessory physical therapy to club members. This use includes both stand-alone facilities and facilities placed within a larger commercial development, but does not include small-scale facilities for fitness or health classes, which are defined under "Fitness/Health Facility - Limited." Facilities that offer consultation only and do not offer locker rooms, spas, or showers, are classified under office uses.

**Historic Vehicle Collection.** The storage and maintenance of one or more vehicles of historic value, special interest vehicles, parts cars, or street rod vehicles as defined in the California Vehicle Code, which are collected, restored or maintained for noncommercial hobby or historical purposes.

**Recreation - Indoor.** A use providing facilities for indoor recreation activities, including bowling, indoor skating rinks, card rooms, billiard halls, and dance rooms. Four or more electronic games or coin operated amusements in any business, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site. Recreation activities are those in which the public participate, not "spectator sports", spectator sports are "Entertainment."

**Recreation - Indoor - Restricted.**

**Recreation - Outdoor.** A use providing facilities for outdoor recreation activities, including golf, tennis, swimming, riding, or other outdoor sport or recreation, operated predominantly in the open, except for accessory enclosed services or facilities. Recreation activities are those in which the public participates, not "spectator-sports", see "Entertainment."

**Recreation - Outdoor - Restricted.**

**Park and Recreation Facility.** An outdoor recreation facility or defined area that may provide a variety of recreational opportunities including playground equipment, and sport and active recreation facilities. This use also includes open space areas for passive recreation, picnicking, nature areas and trails.

**Recreational Vehicle (RV) Park.** A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents for short-term use only. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. This use may include accessory uses including retail and a restaurant, where they are clearly incidental and intended to serve RV Park patrons only. Includes travel-trailer parks.

**Studio - Art, Dance, Martial Arts, Music and similiar uses.** Small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Larger facilities are included under the definition of "Schools - Specialized Education/Training."

### **Recycling Facilities**

A center for the collection and/or processing of recyclable materials. A "certified" recycling or Processing Facility is certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986.

**Recycling Facility - Small Collection Facility.** A center where the public may donate, redeem or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:

- (1) Reverse Vending Machines;
- (2) Small collection facilities which occupy an area of 350 square feet or less and may include a mobile unit;

**Recycling Facility - Large Collection Facility.** Large collection facilities that occupy an area of more than 350 square feet and/or include permanent structures.

**Recycling Facility - Mobile Recycling Unit.** An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers.

**Recycling Facility - Material Recovery Facility (MRF).** A facility where trash is mechanically and manually sorted, separating the maximum amount for recycling and the minimum for landfill.

**Recycling Facility - Processing Facility.** A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing and shredding.

**Recycling Facility - Light Processing Facility.** Occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified Processing Facility. A light Processing Facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.

**Recycling Facility - Heavy Processing Facility.** Any Processing Facility other than a light Processing Facility.

**Scrap or Dismantling Yard.** Outdoor business primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the accessory wholesale or retail sales of parts from those vehicles. This use includes light and heavy processing facilities for recycling. The use does not include the sale of operative used cars, see "Auto/Vehicle Sales and Rental - Used" or landfills, see "Landfills."

## **RENEWABLE ENERGY (RE)**

**RE - Small Wind Energy Conversion System (WECS) (non-commercial).** A system is considered a small wind energy system only if it supplies electrical power solely for on-site use. Except when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company. The California Energy Commission Emerging Renewable Program provides a list of certified small wind turbines. Small wind energy conversion systems are also known as residential energy systems or wind energy conversion systems – noncommercial. Ground mounted WECS-S shall be treated as accessory structures and shall comply with Section 22.84.030 of the County Code.

**RE - Roof or Building Mounted WECS (non-commercial).** A wind turbine designed to be placed on the roof of a residential or accessory structure. The utmost top of the roof mounted wind turbines may be located a maximum of 12 inches above the maximum height permitted in the base zone. Additional height may be allowed with the approval of a Minor Use Permit. Ground mounted arrays are considered accessory structures.

**RE - Temporary Meteorological (Temp Met) Tower (non-commercial or commercial).** A Temp Met Tower is a meteorological station used on an interim basis that gathers atmospheric information such as: temperature, humidity, relative humidity, solar radiatio and wind speed and direction.

**RE - WECS - C (commercial).** A wind energy conversion system that supplies electric power for use off-site.

**RE - Wind Farm.** A wind farm is a group of wind turbines in the same location used for production of electric power. A wind farm is a commercial wind energy conversion system (WECS-C).

**RE - Roof or Ground Mounted Solar Array (non-commercial).** Any number of electrically connected solar panels providing a single electrical output. Flat-plate and stand-off mounting of solar panels are permitted. Solar panels may be located a maximum of 12 inches above the maximum height permitted in the base zone. Additional height may be allowed with the approval of a Minor Use Permit. Ground mounted arrays are considered accessory structures and shall comply with Section 22.84.030 of the County Code.

**RE - Roof Mounted Solar Array (commercial).** The modules in a solar array are usually first connected in series to obtain the desired voltage; the individual strings are then connected in parallel to allow the system to produce more current. Most solar arrays use an inverter to convert the DC power produced by the modules into alternating current that can plug into the existing infrastructure to power lights, motors, and other loads.

**RE - Ground Mounted Solar Array (commercial).** Solar arrays can track the sun through each day to greatly enhance energy collection. However, tracking devices add cost, and require maintenance, so it is more common for PV arrays to have fixed mounts that tilt the array and face due South in the Northern Hemisphere (in the Southern Hemisphere, they should point due North). The tilt angle, from horizontal, can be varied for season, but if fixed, should be set to give optimal array output during the peak electrical demand portion of a typical year.

**RE - Solar Thermal Electric Power Plant (commercial).** A power plant that generates heat by using lenses and reflectors to concentrate the sun's energy. By concentrating the sun's energy on a relatively small area, high temperatures are created to vaporize water or other fluids to drive a turbine for generation of electric power, heat water, or space conditioning (heating and cooling). Because the heat can be stored, these plants are unique because they can generate power when it's needed, day or night, rain or shine.

**RE - Cogeneration Plant (commercial).** Cogeneration, also known as combined heat and power (CHP), is the process in which fuel is used to produce heat for a boiler-steam turbine or gas for a turbine. The turbine drives a generator that produces electricity, with the excess heat used for processing steam. A cogeneration plant is a commercial power generation facility; however CHP may be used inside an industrial or commercial facility to serve that facility only.

## **RESIDENTIAL**

**Boarding House.** A "boarding house" or "rooming house" is a lodging house, or other building or structure maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are furnished, with or without meals.

**Emergency Shelter.** A residence providing housing with minimal supportive services for individuals or households that is limited to occupancy of six months or less. Medical assistance, counseling, and meals may be provided. Emergency Shelters include domestic violence shelters and homeless shelters. According to California Health and Safety Code Section 50801(e), no individual or household may be denied emergency shelter because of an inability to pay.

**Farmworker Dwelling Unit.** A single-family structure, which is occupied solely by farmworkers.

**Farmworker Housing Complex.** Facilities can include conventional and non-conventional structures, such as: group living quarters, such as barracks and bunkhouses; dwelling; boarding house; tent; maintenance-of-way car; mobilehome; manufactured home; recreational vehicle; and travel trailer, and is occupied by farmworkers or farmworkers and their households.

**Group Housing.** A Single Dwelling or a unit within a multi-unit structure occupied by unrelated persons not functioning as a single household. Examples can include uses that provide 24-hour medical and/or non-medical care of persons who are in need of personal services, supervision, or assistance essential for addressing effects of disabilities. Examples include foster homes, halfway houses, board and care homes, clean and sober homes, rehabilitation centers, and the like. This classification includes both facilities required to be licensed or supervised by a Federal, State, or local health/welfare agency, and those not required to be licensed (unlicensed).

**Joint Live/Work Unit.** An integrated dwelling and working space, occupied and utilized by a single household in a structure, either single- or multi-unit, constructed for such use or converted from commercial or industrial use and structurally modified to accommodate joint residential occupancy and work activity, and which includes:

- (1) Complete kitchen space and sanitary facilities in compliance with the Building Code; and
- (2) Working space reserved for one or more occupants of the unit.

**Mobilehome Park.** A site that is planned to accommodate two or more mobilehomes used for residential purposes, or on which two or more mobilehome lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes, mobilehomes, or recreational vehicles used for residential purposes.

**Multi-Unit Housing - Duplex.** Two dwelling units within the same structure, each having its own kitchen and bathroom facilities.

**Multi-Unit Housing - Triplex.** Three dwelling units within the same structure, each having its own kitchen and bathroom facilities.

**Multi-Unit Housing - Fourplex.** Four dwelling units within the same structure, each having its own kitchen and bathroom facilities.

**Multi-Unit Housing - Apartments.** A building, or a portion of a building, designed or used for occupancy by five or more families living independently of each other, and containing five or more dwelling units.

**Multi-Unit Housing - Townhouses and Rowhouses.** A single-family dwelling unit sharing a common wall with other townhouses on one or two sides and capable of being placed on a separate lot or parcel of land.

**Multi-Unit Housing - Condominiums, Attached and Detached.** An undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, as defined in Section 1351 of the California Civil Code.

**Organizational House.** A residential facility providing individual sleeping space, typically together with common dining and living areas, operated by a membership organization for its members and not open to the general public. Examples include fraternity and sorority houses, student dormitories, convents, monasteries, and similar residential facilities.

**Residential Care Facility.** A Single Dwelling or multi-unit dwelling licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical care of unrelated persons who are in need of Personal Services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. This use includes Adult Residential Facilities for the elderly, Residential Care facilities for the chronically ill including persons with AIDS or HIV disease, alcoholism or drug abuse recovery or treatment facilities, group homes for children, but not medical care institutions, skilled nursing facilities, nursing homes, family Day Care homes, assisted living facilities, see "Residential Extended Care Facility."

**Residential Extended Care Facility.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of this use type include: board and care homes; convalescent and rest homes; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facility."

**Single-Family Residence.** One dwelling unit on a single lot, completely detached from any other dwelling unit. This classification includes a manufactured home.

**Single Room Occupancy (SRO).** A residential use where individual secure rooms, which may or may not include cooking facilities, are rented to one or two-person households for a weekly or monthly period of time. This use type is distinct from a Hotel or Motel, which is a commercial use.

## **RETAIL/COMMERCIAL**

**Adult Business.** "Adult Business" includes the following:

- (1) Any business conducted for the entertainment of adults, engaged in the selling, renting, or displaying of publications depicting the specified anatomical areas or specified sexual active ties or other material of a sexually explicit nature;
- (2) Any business which, as a substantial or significant course of conduct, sells, offers for sale, rents, exhibits, shows or displays publications depicting the specified anatomical areas or specified sexual activities or other material of a sexually explicit nature;
- (3) Any business selling, renting, or displaying sexually oriented devices intended for use in the specified sexual activities;
- (4) Any business conducted for the entertainment of adults wherein an employee, patron, or any other person engages in or is shown the specified sexual activities or exhibits or engages in partial or total nudity or otherwise exposes the specified anatomical areas; or
- (5) Any business which, as a substantial or significant portion of its business, provides live or filmed entertainment wherein the specified anatomical areas are exposed.

**Bar or Tavern.** A retail business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. This use includes bars, taverns, pubs, and similar business where any food service is subordinate to the sale of alcoholic beverages. It may also include beer brewing as part of a microbrewery ("brew-pub"), and other beverage tasting facilities. This use does not include "Adult Oriented Businesses" or "Night Club." The sale of alcoholic beverages within a bar or tavern requires a conditional use permit in any zone.

**Farmers Market.** The use of a site for the outdoor sales of food and farm produce items, in compliance with California Food and Agriculture Code Sections 1392 et seq. Does not include produce sales sheds, see "Produce Stand."

**Medical Marijuana Dispensary.** any facility or location which distributes, transmits, gives, or otherwise provides medical marijuana to qualified patients or primary caregivers in accordance with California Health and Safety Code section 11362.5 through section 11362.83, inclusive, commonly referred to as the Compassionate Use Act of 1996 and the Medical Marijuana Program.

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**Mobile Home, Boat, or RV Sales.** The retail sale of mobile homes, and/or various vehicles and watercraft for recreational uses. This use includes the sales of boats, campers and camper shells, jet skis, motor homes, and travel trailers. This use also includes repair as an accessory use, where the repair area does not exceed 25% of the use.

**Neighborhood Market.** A small-scale, neighborhood-serving retail store of 3,500 square feet or less that carries a range of food products and other merchandise oriented to daily convenience shopping needs.

**Night Club.** A retail business which provides entertainment, including live music, comedy, and/or dancing. This use may serve food or alcoholic beverages, subordinate to the entertainment. This use does not include "Adult Oriented Businesses", or "Bar or Tavern." The sale of alcoholic beverages within a night club requires a conditional use permit in any zone.

**Restaurant, Cafe, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include businesses where customers are served from a walk-up ordering counter for either on- or off-site consumption (counter service); and businesses where customers are served food at their tables for on-site consumption (table service). These businesses may also provide food for take-out.

**Retail - Neighborhood.** Stores, shops or kiosks selling new merchandise to local residents or employees that work in the neighborhood. These uses have minimal impact on surrounding uses or communities.

**Retail - General.** Stores and shops selling merchandise whose traffice and intensity may impact the surrounding uses or communities.

**Retail - Restricted.** Stores and shops selling merchandise that may have unique impacts on the surrounding uses or communities. This use is characterized by retail sales that include large equipment, hazardous, or controlled materials.

**Retail - Warehouse.** A retail store that emphasizes the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

**Swap Meet, Flea Market, Public Auction.** The sale of used and/or new merchandise by individual vendors in a temporary or permanent facility operated and managed by a different proprietor or business entity, provided that the operator may also be engaged in sales. An indoor swap meet or flea market occupies a building typically designed for retail sales with tables, booths, or other spaces for the individual vendors.

## **SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL, GENERAL**

### **Business Support Services - Limited.**

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**Business Support Services.** Establishments providing services oriented to businesses. These uses are engaged in sales, servicing, installation and repair services. These uses do not generate noise, fumes or truck traffic greater than that normally associated with neighborhood-serving uses, or the performance of activities and services of the general nature described in this section. Such uses may include, but not be limited to, reproduction and copying, printing, home repair and remodeling supplies and sales, furniture repair. These uses do not have significant on-site inventories of stock. This classification excludes professional offices.

**Business Support Services - Restricted.**

**Cemetery.** A site where a public entity or religious institution subdivides property and offers burial plots or air space for sale. This use includes columbariums animal cemeteries; mausoleum and columbarium operations, including mortuaries accessory to a cemetery or columbarium. Mortuaries, crematoria and related facilities as a principal use are listed under "Mortuary, Funeral Home" or "Crematory".

**Correctional or Detention Facility.** Institutions for the confinement and correction of offenders sentenced by a court. The use includes county jails, federal and state prisons, but does not include facilities at a police department or sheriff's office for temporarily holding persons taken into custody prior to release or transfer to another confinement facility. The use does not include halfway houses or residential drug rehabilitation facilities, which are instead included under "Group Housing."

**Crematory.** A facility where cremation takes place. Cremation is the process of reducing human remains to basic chemical compounds in the form of gases and bone fragments. This is accomplished through high temperatures and vaporization.

**Day Care.** A commercial or non-profit facility that provide non-medical care and supervision of adults or children under 18 years of age for periods of less than 24 hours. These include the following, all of which are required to be licensed by the California State Department of Social Services.

**Day Care - Adult.** A facility that provides non-medical care and supervision for adult clients for periods of less than 24 hours for any client.

**Day Care - Child Care Center.** As defined by Health and Safety Code Section 1596.76., any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers. Examples include infant centers, preschools, sick-child centers, and school-age Day Care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

**Day Care - Large Family Child Care.** As defined by Health and Safety Code Section 1596.78, a Day Care facility in a Single Dwelling where an occupant of the residence provides non-medical care, protection, and supervision for no more than 14 children, including children under the age of 10 years who reside in the home.

**Day Care - Small Family Child Care.** As defined by Health and Safety Code Section 1596.78, a Day Care facility in a single residence where an occupant of the residence provides non-medical care, protection, and supervision for eight or fewer children, including children under the age of 10 years who reside in the home.

**Internet Cafe.** A business that provides access to the Internet by means of multiple terminals on which patrons may purchase time for access.

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**Medical Services.** A facility, other than a hospital, where dental, medical, mental health, disability and rehab, surgical and other personal health services are provided on an outpatient basis. This use includes doctor offices, clinics, urgent care clinics, and medical diagnostic laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office" or "Personal Services".

**Medical Services - Hospital.** Hospitals and similar facilities engaged in providing diagnostic services and extensive medical treatment, including surgical and other services, on an out- and inpatient basis. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care, which may include emergency rooms and intensive care units, trauma centers, etc. The use includes nonresidential treatment facilities for alcohol and drug addiction, as well as mental illness treatment institutions. This use may also include on-site accessory clinics and laboratories, accessory retail uses including restaurants, news and flower stands, gift shops, and on-site ambulance dispatch facilities.

**Mortuary, Funeral Home.** Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted. Does not include crematories.

**Office.** Includes offices for headquarters, processing, professional, administrative and temporary offices, walk-in clientele offices, and offices accessory to another business use.

**Personal Services - Limited.**

**Personal Services.** Businesses providing services to individuals of a personal convenience nature as a primary use. This use type may also include accessory retail sales of products related to the services provided. Services do not include medical services. Uses in this classification include, but are not limited to:

- (1) Alternative medicine, including chiropractor and acupuncture.
- (2) Beauty shops, nail salons, and barbershops.
- (3) Clothing and costume rental.
- (4) Diet and weight reduction centers.
- (5) Film, data and video processing shops, including shops where processing for the particular shop is done on site, so long as no processing for any other shop is done on the same site.
- (6) Interior decorating and similar consultation services.
- (7) Portrait and photography centers.
- (8) Repair and fitting of clothes, shoes, and personal accessories.
- (9) Self-service laundry and cleaning services; laundry and cleaning pick-up stations where all cleaning or servicing for the particular center is done elsewhere.
- (10) Tanning salons.

**Personal Services - Restricted.** Personal services that may have a deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Uses in this classification include, but are not limited to:

- (1) Check cashing facilities.
- (2) Internet cafes.
- (3) Karaoke suites.
- (4) Massage parlors.

- (5) Pawnshops.
- (6) Tattoo and body piercing services.
- (7) Spas and hot tubs for hourly rates, and other spa services.

## **TEMPORARY USES**

**Temporary Uses.** A land use that is interim, non-permanent, and/or seasonal in nature, generally not conducted for more than 30 consecutive days in duration. A Special Event Permit in compliance with Section 22.114 is required for these uses.

## **TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE**

**Airport.** An area of land used for commercial and general aviation aircraft takeoffs and landings, including any appurtenant areas for airport buildings, airfield landing strips, aircraft operations, and related facilities, including aprons and taxiways, control towers, passenger terminals, hangars, safety lights, and structures. These may also include facilities for aircraft manufacturing, maintenance, repair, and reconditioning, heliport and helistop. Public airports may include aircraft sales and dealerships, beauty and barber shops, car rental agencies, gift shops, hotels and motels, restaurants and bars, news and flower stands, and other similar commercial uses serving the air-traveling public and airport employees. "Aircraft" includes helicopters, all fixed-wing airplanes and gliders (but not hang-glidern).

**Airport - Heliport.** An area for the landing and takeoff of rotary wing aircraft, for embarking and disembarking passengers and other purposes, with safety and navigation markings and facilities as required by the Federal Aviation Administration and California Department of Transportation, Division of Aeronautics. This use may also include helicopter hanger and maintenance facilities. See also "Helistop."

**Airport - Helistop.** An area on the top of a building or on the ground for the landing and takeoff of rotary wing aircraft, for embarking and disembarking passengers and other purposes, with safety and navigation markings and facilities as required by the Federal Aviation Administration and California Department of Transportation, Division of Aeronautics. See also "Heliport."

**Harbor, Port, and Marina Facilities.** Harbor and marina facilities may provide a full range of services related to: commercial and recreational fishing; fisheries and hatcheries; seafood processing; ship and boat building, maintenance and repair; marine hardware sales and service; petroleum storage and handling; boat storage and miscellaneous storage activities; boat charter operations, etc. Port facilities also support the loading and unloading of cargo, containerized or not, from freighter ships.

**Parking Facility.** Commercial Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Parking Facility.

**Pipeline or Transmission Line.** Transportation facilities for the conveyance of high-voltage electricity, high-volume water, oil, or other commodities. This use also includes pipeline surface and terminal facilities, pump stations, bulk stations surge and storage tanks.

**Public Safety Facility.** Public agency facilities including fire stations, other fire prevention and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. This use may include ambulance dispatch facilities on the same site.

**Shared Water Well.** A water well that is shared by two or more dwelling units. Primary units, second units, caretaker's residences (either conventional or mobile home), and senior citizens residences shall each be considered one dwelling unit.

**Telecommunications Facility.** Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. This use includes antennas, commercial satellite dish antennas, and equipment buildings. The use does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

**Transit Station or Terminal.** A passenger station for vehicular(i.e., bus, taxi), and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. This use includes bus terminals, taxi stands and railway stations.

**Utility Facility.** A structure or facility that serves as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. This use type does not include office or customer service centers, see "Offices."

**Utility Facility - Restricted.** Utility facilities that may have adverse impacts on surrounding uses.

**Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. This use also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. The use does not include offices or service centers, see "Office", or distribution substations, see "Utility Facility."

**Wireless Telecommunications Facility.** Any ground-mounted or building-mounted antenna, with any necessary appurtenance, such as an equipment box, used to send or receive radio frequency transmissions for mobile or fixed telephone or data transmission service to provide wireless telecommunication services as may be described in the Communications Act of 1934, as amended by the Telecommunications Act of 1996, or as otherwise authorized by the Federal Communications Commission.

## **SPECIFIC ACCESSORY USES**

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or distilled spirits for on-site or off-site consumption.

**Caretaker Quarters.** A residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker on the site of a non-residential use where needed for security purposes or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

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**Drive-Through Retail or Service.** A retail or service business (examples include an automated teller machine (ATM), bank, pharmacy dispensary, or restaurant) where services may be obtained by motorists without leaving their vehicles.

**Live Entertainment.** Live entertainment as an accessory use shall be permitted in a legally established bar, cocktail lounge or restaurant of less than 6,500 square feet in size. Live entertainment shall be in compliance with Section 22.XXX.

**Outdoor Display and Sales.** The permanent outdoor display of merchandise incidental to an adjacent indoor retail use, and certain independent outdoor retail sales facilities. Examples include news and flower stands, and outdoor dining areas. This use does not include the sale of automobiles and recreational vehicles, see "Auto/Vehicle Sales and Rental", mobile homes, see "Mobile Home, Boat, or RV Sales", or building or landscape materials, see "Storage - Outdoor - Heavy."

**Tasting Room.** Facilities for the sale or sampling of alcoholic beverages, as operated in conjunction with a facility of alcoholic beverage production under a license issued by the California State Department of Beverage Control, that are located on the same lot or parcel of land as such production facility.

**APPENDIX B**

<p>The following table lists all current uses in the Los Angeles County Zoning Ordinance. In addition, commonly used terms and uses have been added. All use types from Appendix A have been added. The name of the corresponding proposed use type is indicated to the right of the existing use name.</p>	
Scenic turnouts, vista points and interpretive displays.	OMIT - - Regional Planning does not have jurisdiction on property owned by the Forest Service or within Public Right-of-Way
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	OMIT - Regional Planning does not have jurisdiction on property owned by the Forest Service or within Public Right-of-Way
Comfort stations (rest areas)	OMIT - Regional Planning does not have jurisdiction on property owned by the Forest Service.

<b>ACCESSORY USES</b>	
Accessory buildings and structures	see Accessory Use
Animals, domestic and wild, maintained or kept as pets or for personal use	see Accessory Use
Building materials, temporary storage of	see Accessory Use
Caretakers unit	see Accessory Use
Detached living quarters for guests and servants.	see Accessory Use
Living quarters for servants	see Accessory Use
Meteorological towers, temporary	see Accessory Use
Room rentals.	see Accessory Use
Walk-in clientele	see Accessory Use
Outdoor dining	see Accessory Use
Home-based occupations	see Accessory Use
Second units	see Accessory Use

<b>AGRICULTURAL AND RESOURCE-BASED USES</b>	
Agricultural Product Processing - Limited	see Agricultural Product Processing - Limited
Harvesting miscellaneous forest products.	see Agricultural Product Processing
Linseed, cottonseed and coconut oil processing plants.	see Agricultural Product Processing
Logging operations, involving only the actual controlled cutting and removing of trees with no sawmill operations. (not within National Forest)	see Agricultural Product Processing
Manure, the spreading, drying and sale of, provided no shaking or pulverizing machinery is used in connection therewith	see Agricultural Product Processing
Fruit and vegetable packing plants.	see Agricultural Product Processing - Restricted

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Sawmills, only in conjunction with logging operations.	see Agriculture Product Processing - Restricted
Mushroom farms.	see Crop Production
Crops — field, tree, bush, berry and row, including nursery stock.	see Crop Production
Greenhouses	see Crop Production or Plant Nursery
Landfill	see Landfill
Waste disposal facilities.	see Landfill
Apiaries (raising bees)	see Livestock Operations and Processing - Limited
Earthworm Raising	see Livestock Operations and Processing - Limited
Grazing of cattle, horses and other equine, sheep or goats	see Livestock Operations and Processing
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, and sale	see Livestock Operations and Processing
The grazing of cattle, horses, sheep, alpacas, llamas, or goats, including the supplemental feeding of such animals	see Livestock Operations and Processing
The raising of horses and other equine, cattle, sheep, goats, alpacas and llamas, including the breeding and training of such animals	see Livestock Operations and Processing
Breeding farms for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle	see Livestock Operations and Processing
Dairy	see Livestock Operations and Processing
Fox farms.	see Livestock Operations and Processing
Cattle sales yards.	see Livestock Operations and Processing - Restricted
Feed mills	see Livestock Operations and Processing - Restricted
Fish processing, including fish canneries.	see Livestock Operations and Processing - Restricted
Hog ranches.	see Livestock Operations and Processing - Restricted
Livestock feed yards	see Livestock Operations and Processing - Restricted
Livestock sales yards	see Livestock Operations and Processing - Restricted
Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.	see Livestock Operations and Processing - Restricted

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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, and including eggs, honey or similar products derived there from	see Livestock Operations and Processing - Restricted
Oil and gas drilling	see Oil Operations
Oil well	see Oil Operations
Nurseries, including the growing of nursery stock.	see Plant Nursery
Plant nurseries	see Plant Nursery
Produce Stand	see Produce Stand
Borrow pits to a depth of over three feet. (excavated holes)	see Surface Mining Operations
Surface mining operations	see Surface Mining Operations
Wineries	see Winery

<b>ANIMAL RELATED USES</b>	
Rehabilitation facilities for small wild animals	see Animal Menageries
Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.	see Animal Menageries
Pet stores within an enclosed building only.	see Animal Sales and Services
Veterinary clinics, small animal.	see Animal Sales and Services
Veterinary; the consulting office and hospital of a veterinary.	see Animal Sales and Services
Animal hospitals.	see Animal Sales and Services
Animal shelters and pounds.	see Animal Sales and Services
Hospitals, small animal.	see Animal Sales and Services
Pet grooming, excluding boarding.	see Animal Sales and Services
Dog kennels.	see Animal Sales and Services - Animal Boarding
Humane societies.	see Animal Sales and Services - Animal Boarding
Dog training schools	see Animal Sales and Services - Restricted
Dogs - Dog breeding; commercial dog kennels; dog training schools.	see Animal Sales and Services - Restricted
Riding academies and stables (includes boarding)	see Equestrian Facility
Stables; private stables for the raising and training of racehorses (includes boarding)	see Equestrian Facility
Equestrian hostels, including corrals and feeding bins. (includes boarding)	see Equestrian Facility
Horse Boarding	see Horse Boarding
Small Animal Rehabilitation	see Small Animal Rehabilitation
Zoo	See Zoo

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<b>ASSEMBLY</b>	
Community centers	see Community Assembly
Grange halls.	see Community Assembly
Lodge halls.	see Community Assembly
Union halls.	see Community Assembly
Commercial Assembly	see Commercial Assembly
Entertainment - Limited	see Entertainment - Limited
Amphitheaters	see Entertainment
Banquet hall	see Entertainment
Cabaret (night club)	see Entertainment
Dance halls.	see Entertainment
Dance pavilions, outdoor	see Entertainment
Live entertainment	see Entertainment
Motor recreational facilities	see Entertainment
Nightclubs.	see Entertainment
Racetracks.	see Entertainment
Theaters, drive in.	see Entertainment
Wedding chapels.	see Entertainment
Entertainment - Restricted	see Entertainment - Restricted
Fairgrounds of a public character, when permanently located, including such commercial facilities as are normally accessory or appurtenant thereto.	see Fairgrounds
Rodeos, but not including horse racing.	see Fairgrounds
Churches, temples and other places used exclusively for religious worship	see Religious Assembly
Boxing arenas.	see Sports and Entertainment Facility or Entertainment
Theaters and other auditoriums	see Theater, Cinema or Performing Arts

<b>AUTO-RELATED SALES AND SERVICES</b>	
Automobile sales, sale of new motor vehicles.	see Auto/Vehicle Sales and Rental - New
Automobile rental and leasing agencies.	see Auto/Vehicle Sales and Rental - New
Motorcycle, motorscooter and trail bike sales.	see Auto/Vehicle Sales and Rental - New
Trailer rentals, box and utility only	see Auto/Vehicle Sales and Rental - Used
Truck rentals, excluding trucks exceeding two tons' capacity.	see Auto/Vehicle Sales and Rental - Used
Automobile sales, sale of used motor vehicles.	see Auto/Vehicle Sales and Rental -Used
Automobile washing, waxing and polishing - automatic or handwash	see Vehicle Services - Carwash - Automatic
Car washes, automatic and coin-operated.	see Vehicle Services - Carwash - Automatic
Carwash - Self-Service	see Vehicle Services - Carwash - Self-Service

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Automobile battery service	see Vehicle Services - Minor Maintenance/Repair
Smog Check	see Vehicle Services - Minor Maintenance/Repair or accessory use to Service Station
Automobile lube and oil	see Vehicle Services - Minor Maintenance/Repair, or accessory use to Service Station
Air pollution sampling stations. (smog check)	see Vehicle Services - Minor Maintenance/Repair, or accessory use to Service Station
Automobile body and fender repair shops	see Vehicle Services - Major Maintenance/Repair
Automobile brake repair shops	see Vehicle Services - Major Maintenance/Repair
Automobile impound yards	see Vehicle Services - Major Maintenance/Repair
Automobile muffler shops	see Vehicle Services - Major Maintenance/Repair
Automobile painting and upholstering shops	see Vehicle Services - Major Maintenance/Repair
Automobile radiator shops	see Vehicle Services - Major Maintenance/Repair
Motorcycle repair	see Vehicle Services - Major Maintenance/Repair
Tire retreading or recapping.	see Vehicle Services - Major Maintenance/Repair
Automobile gas station	see Vehicle Services - Service Station
Automobile service station with snack shop	see Vehicle Services - Service Station
Automobile service stations/filling stations, including incidental repair and hand-washing of vehicles, unless otherwise permitted and rental of utility trailers	see Vehicle Services - Service Station

<b>EDUCATION</b>	
Educational institutions either publicly or privately owned.	see School
Schools through grade 12, accredited, including appurtenant facilities, but excluding trade and commercial schools.	see School - Elementary, Middle, Secondary
Dance schools	see School - Specialized Education/Training
Heavy equipment training schools (no outdoor storage of heavy equipment or trucks, see Fleet Based Services)	see School - Specialized Education/Training
Schools, any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.	see School - Specialized Education/Training
Schools, business and professional, including art, barber, beauty, dance, drama and music, but excluding any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.	see School - Specialized Education/Training
Truck driving school (no outdoor storage of trucks, see Fleet-Based Services).	see School - Specialized Education/Training
Colleges and universities, including appurtenant facilities, but excluding trade or commercial schools.	see School - University or College

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<b>GRADING</b>	
Grading - Offsite (over 10,000 cubic yards)	see Grading Project - Off-site
Grading - Onsite (over 100,000 cubic yards)	see Grading Project - On-site
<b>INDUSTRY</b>	
Fleet-based services - light	see Fleet-Based Services - Light
Ambulance services.	see Fleet-Based Services
Car barns for buses and streetcars.	see Fleet-Based Services
Moving van storage or operating yards.	see Fleet-Based Services
Public utility service yards. (includes parking of vehicles)	see Fleet-Based Services
Bus storage.	see Fleet-Based Services
Assaying. (chemical analyses)	see Manufacturing - Limited
Assembly and manufacture from previously prepared materials	see Manufacturing - Limited
Assembly plants.	see Manufacturing - Limited
Basket weaving.	see Manufacturing - Limited
Book binderies.	see Manufacturing - Limited
Canvas; the manufacture of canvas products.	see Manufacturing - Limited
Carpet and rug cleaners.	see Manufacturing - Limited
Clothing, the design and sewing of.	see Manufacturing - Limited
Concrete batching, where the mixer is limited to one cubic yard in capacity	see Manufacturing - Limited
Curtain cleaning plants.	see Manufacturing - Limited
Dry cleaning plant, wholesale	see Manufacturing - Limited
Electric appliance assembly.	see Manufacturing - Limited
Electronic equipment assembly	see Manufacturing - Limited
Felt; manufacture of felt products	see Manufacturing - Limited
Food processing, including bakeries; candy and confectioneries; fruit and vegetable juices. Excludes the use of carbonization, ice cream, and any other food processing.	see Manufacturing - Limited
Fur products, the manufacture of.	see Manufacturing - Limited
Ice Cream, manufacture of	see Manufacturing - Limited
Jewelry, the creation of.	see Manufacturing - Limited
Lapidary shops.	see Manufacturing - Limited
Laundry plants, wholesale.	see Manufacturing - Limited
Leatherwork, the manufacture of using previously tanned leather and excluding belting.	see Manufacturing - Limited
Manufacture of products of precious metals.	see Manufacturing - Limited
Optical goods, the manufacture of.	see Manufacturing - Limited

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Paper products, the manufacture of, but not including the manufacture of paper itself.	see Manufacturing - Limited
Perfume, the manufacture of.	see Manufacturing - Limited
Phonograph records, the manufacture of	see Manufacturing - Limited
Phonographs, the assembly of	see Manufacturing - Limited
Plastics, the molding of plastics, including the light manufacture of plastic products, excluding the use of a hydraulic press	see Manufacturing - Limited
Plumbing contractor's shops.	see Manufacturing - Limited
Sheet metal shops.	see Manufacturing - Limited
Silk screen processing.	see Manufacturing - Limited
Taxidermists.	see Manufacturing - Limited
Textile products, manufacture of, from previously prepared materials.	see Manufacturing - Limited
Valves; the storage and repair of oil well valves.	see Manufacturing - Limited
Welding.	see Manufacturing - Limited
Woolen goods; the manufacture and storage of.	see Manufacturing - Limited
Yarn; the manufacture of yarn products.	see Manufacturing - Limited
Bags, manufacture of.	see Manufacturing
Beds; the manufacture of bedspreads and bed-springs.	see Manufacturing
Billboards; the manufacture of billboards.	see Manufacturing
Blacksmith shops.	see Manufacturing
Boat building.	see Manufacturing
Boats , repair of	see Manufacturing
Bottling plant.	see Manufacturing
Box factory.	see Manufacturing
Breweries.	see Manufacturing, or Bar or Tavern for “micro-brewery”
Brushes, the manufacture of.	see Manufacturing
Cabinetmaking.	see Manufacturing
Candles, the manufacture of.	see Manufacturing
Cannery, except meat or fish.	see Manufacturing
Canvas; the manufacture of canvas	see Manufacturing
Carpenter shops.	see Manufacturing
Casein; the manufacture of casein products, except glue.	see Manufacturing
Cellophane; the manufacture of cellophane products.	see Manufacturing
Cellulose, the manufacture of cellulose products.	see Manufacturing
Ceramics; the manufacture of ceramics.	see Manufacturing
Cigarettes, the manufacture of.	see Manufacturing

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Cigars, the manufacture of.	see Manufacturing
Clay products; the manufacture or storage, or both, of clay products, including clay statuary.	see Manufacturing
Cleaning and dyeing establishments, wholesale.	see Manufacturing
Clocks, manufacture of.	see Manufacturing
Cloth; the manufacture of cloth and cloth products, including clothing of all kinds, but not tanning.	see Manufacturing
Coffee roasting.	see Manufacturing
Coffins, the manufacture of.	see Manufacturing
Cork Products, manufacture of	see Manufacturing
Cosmetics; manufacture of	see Manufacturing
Creameries.	see Manufacturing
Dextrine, manufacture of.	see Manufacturing
Drugs; the manufacture of, and sale at wholesale of drugs.	see Manufacturing
Drygoods; the manufacture of, sale at wholesale of and storage of drygoods.	see Manufacturing
Dyeing and cleaning, wholesale.	see Manufacturing
Electric signs, the manufacture of.	see Manufacturing
Electrical parts; the manufacture of, sale at wholesale of or the storage of small electrical parts.	see Manufacturing
Emery cloth, the manufacture of.	see Manufacturing
Engines; the manufacture of internal combustion or steam engines; this paragraph does not permit a foundry.	see Manufacturing
Engraving, of metal products.	see Manufacturing
Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.	see Manufacturing
Farm equipment repair shops.	see Manufacturing
Feathers; the manufacture or renovation of feather products, or both.	see Manufacturing
Felt; the manufacture of felt.	see Manufacturing
Fiber products, including fiberglass, the manufacture of.	see Manufacturing
Fixtures; the manufacture of gas or electrical fixtures, or both.	see Manufacturing
Furniture, the crafting and assembly of, including custom upholstery.	see Manufacturing
Generators; the manufacture of electrical generators.	see Manufacturing
Glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass.	see Manufacturing

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Gloves, the manufacture of.	see Manufacturing
Granite, the grinding, cutting and dressing of granite.	see Manufacturing
Hair products, the manufacture of.	see Manufacturing
Harnesses, the manufacture of.	see Manufacturing
Heating equipment, the manufacture of.	see Manufacturing
Horn products, the manufacture of.	see Manufacturing
Ice, the manufacture, distribution and storage of.	see Manufacturing
Incinerators, the manufacture of.	see Manufacturing
Ink, the manufacture of.	see Manufacturing
Iron; ornamental iron works, but not including a foundry.	see Manufacturing
Knitting mills.	see Manufacturing
Leather products, the manufacture of.	see Manufacturing
Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time	see Manufacturing
Lumberyards, except the storage of boxes or crates.	see Manufacturing
Machine shops.	see Manufacturing
Machinery; the repair of farm machinery.	see Manufacturing
Malt products, the manufacture of.	see Manufacturing
Manufacture of metal, steel and brass stamps, including hand and machine engraving.	see Manufacturing
Marble, the grinding, cutting and dressing of.	see Manufacturing
Mattresses, the manufacture and renovation of.	see Manufacturing
Metal spinning.	see Manufacturing
Metal working shops.	see Manufacturing
Motors; the manufacture of electric motors.	see Manufacturing
Musical instruments, the creation and assembly of.	see Manufacturing
Novelties, the manufacture of.	see Manufacturing
Oil; the manufacture of vegetable oil.	see Manufacturing
Oleomargarine, the manufacture of.	see Manufacturing
Ornamental metal	see Manufacturing
Paint mixing, except the mixing of lacquers and synthetic enamels.	see Manufacturing
Paper mache statuary, the manufacture of.	see Manufacturing
Pharmaceuticals, the manufacture and packaging of.	see Manufacturing
Plastics, the manufacture of plastic products through hydraulic press	see Manufacturing
Plating and finishing of metals, provided no perchloric acid is used.	see Manufacturing

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Polish, the manufacture of.	see Manufacturing
Pottery, the manufacture of.	see Manufacturing
Presses; hydraulic presses for the molding of plastics.	see Manufacturing
Putty, the manufacture of.	see Manufacturing
Radios, the assembly of.	see Manufacturing
Rope, the manufacture and storage of.	see Manufacturing
Rubber; the processing of raw rubber	see Manufacturing
Rug cleaning plant.	see Manufacturing
Rugs, the manufacture of.	see Manufacturing
Saddles, the manufacture of.	see Manufacturing
Sand; the washing of sand to be used in sandblasting.	see Manufacturing
Sandpaper, the manufacture of.	see Manufacturing
Sash and door, the manufacture of.	see Manufacturing
Shell products, the manufacture of.	see Manufacturing
Shoe polish, the manufacture of.	see Manufacturing
Shoes, footwear, the fabrication of.	see Manufacturing
Signs, the manufacture of.	see Manufacturing
Sodium glutamate, the manufacture of.	see Manufacturing
Soft drinks, the manufacture and bottling of.	see Manufacturing
Springs, the manufacture of.	see Manufacturing
Starch; the mixing and bottling of starch.	see Manufacturing
Statuary; the manufacture of clay, paper mache and stone statuary and monuments.	see Manufacturing
Stencils, the manufacture of.	see Manufacturing
Stone, marble and granite, and grinding, dressing and cutting of.	see Manufacturing
Stove polish, the manufacture of.	see Manufacturing
Tanneries.	see Manufacturing
Textile, the manufacture of textiles, including clothing and upholstery	see Manufacturing
Tools, the manufacture of.	see Manufacturing
Toys, the manufacture of.	see Manufacturing
Trailers, the manufacture of.	see Manufacturing
Type; the manufacture of printer's type.	see Manufacturing
Venetian blinds, the manufacture of.	see Manufacturing
Ventilating ducts, the manufacture of.	see Manufacturing
Vitamin tablets, the manufacture of.	see Manufacturing
Wallboard, the manufacture of.	see Manufacturing
Watches, the manufacture of.	see Manufacturing
Watchmaking.	see Manufacturing

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Window shades, the manufacture of.	see Manufacturing
Wood; the manufacture of wood products	see Manufacturing
Yarn; the dyeing of yarn and manufacture of yarn products.	see Manufacturing
Asphalt plants.	see Manufacturing - Restricted
Batteries; the manufacture and rebuilding of batteries.	see Manufacturing - Restricted
Blast furnaces.	see Manufacturing - Restricted
Bleaching powder, the manufacture of.	see Manufacturing - Restricted
Boiler works.	see Manufacturing - Restricted
Bone products; the manufacture of bone products.	see Manufacturing - Restricted
Byproducts; the manufacture of byproducts or scrap from the handling or utilization of fish, meat or animals.	see Manufacturing - Restricted
Carbon Dioxide, manufacture	see Manufacturing - Restricted
Caustic soda, the manufacture of, by electrolysis.	see Manufacturing - Restricted
Celluloid, the manufacture of.	see Manufacturing - Restricted
Cellulose, the manufacture of.	see Manufacturing - Restricted
Cement manufacture.	see Manufacturing - Restricted
Chlorine gas, the manufacture of.	see Manufacturing - Restricted
Coal; the distillation of coal or coal tar, the manufacture of any coal tar product.	see Manufacturing - Restricted
Coke ovens.	see Manufacturing - Restricted
Concrete batching	see Manufacturing - Restricted
Creosote plants.	see Manufacturing - Restricted
Distillation of bones.	see Manufacturing - Restricted
Drop hammers.	see Manufacturing - Restricted
Explosives manufacture.	see Manufacturing - Restricted
Fat rendering.	see Manufacturing - Restricted
Fertilizer (commercial) manufacture.	see Manufacturing - Restricted
Fireworks manufacture.	see Manufacturing - Restricted
Forging works.	see Manufacturing - Restricted
Foundries	see Manufacturing - Restricted
Gas manufacture.	see Manufacturing - Restricted
Gelatin, the manufacture of.	see Manufacturing - Restricted
Glue manufacture.	see Manufacturing - Restricted
Grinding of nonmetallic ore.	see Manufacturing - Restricted
Guncotton products, the manufacture of.	see Manufacturing - Restricted
Gypsum manufacture.	see Manufacturing - Restricted
Hydrocyanic acid, the manufacture of any product of hydrocyanic acid.	see Manufacturing - Restricted
Lard manufacture.	see Manufacturing - Restricted

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Lime manufacture.	see Manufacturing - Restricted
Manufacturing/Processing of ammonia, brick, grease, lamp black, tar or the byproducts thereof, tile if kiln is not within a building, terra cotta, tobacco, chewing tobacco, or vinegar	see Manufacturing - Restricted
Meat packing plants.	see Manufacturing - Restricted
Medicines, the manufacture of.	see Manufacturing - Restricted
Oil reclaiming plants.	see Manufacturing - Restricted
Ore reduction Plant	see Manufacturing - Restricted
Petroleum refineries.	see Manufacturing - Restricted
Phenol, the manufacture of.	see Manufacturing - Restricted
Potash, the manufacture or refining thereof.	see Manufacturing - Restricted
Pyroxylin, the manufacture of pyroxylin plastic material, or any product thereof or therefrom.	see Manufacturing - Restricted
Rubber reclaiming plants.	see Manufacturing - Restricted
Sandblasting plant.	see Manufacturing - Restricted
Size, the manufacture of.	see Manufacturing - Restricted
Smelters.	see Manufacturing - Restricted
Soda ash, the manufacture of.	see Manufacturing - Restricted
Synthetic ammonia, the manufacture of.	see Manufacturing - Restricted
Tallow manufacture.	see Manufacturing - Restricted
Wool-pulling plants.	see Manufacturing - Restricted
Laboratories for testing experimental motion picture film.	see Media Production
Motion picture processing, reconstruction and synchronizing of film with sound tracks.	see Media Production
Recording studios.	see Media Production
Motion picture studio backlots and outdoor facilities	see Media Production - Backlots/Outdoor Facilities
Radio and television broadcasting studios.	see Media Production - Broadcasting Studio
Motion picture studios and indoor sets	see Media Production - Soundstages
Laboratories, research and testing.	see Research & Development
Animal experimental research institute.	see Research & Development
Scientific research or experimental development of materials, methods or products	see Research & Development
Storage - Outdoor - Limited	see Storage - Outdoor - Limited
Agricultural contractor equipment, sale or rental or both.	see Storage - Outdoor
Pallet yards	see Storage - Outdoor
Building materials, storage of	see Storage - Outdoor- Heavy
Circus winter quarters. (Equipment storage)	see Storage - Outdoor - Heavy
Contractor's equipment yards, including farm equipment and all equipment used in building trades.	see Storage - Outdoor - Heavy

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Draying yards or terminals. (wagon or carriage storage)	see Storage - Outdoor - Heavy
Farm equipment - Storage, sales and rental.	see Storage - Outdoor - Heavy
Fueling yard. (mass fueling station)	see Storage - Outdoor - Heavy
Rock and gravel storage	see Storage - Outdoor - Heavy
Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.	see Storage - Outdoor - Heavy
Self service storage facilities	see Storage - Personal Storage Facility
Barrels, storage of empty barrels.	see Storage - Warehouse
Cold-storage plants.	see Storage - Warehouse
Cosmetics; the packaging and distribution of pharmaceutical and cosmetic items.	see Storage - Warehouse
Cotton storage.	see Storage - Warehouse
Distributing plants.	see Storage - Warehouse
Fur warehouses.	see Storage - Warehouse
Glass, the storage.	see Storage - Warehouse
Hemp storage.	see Storage - Warehouse
Liquor storage.	see Storage - Warehouse
Metal storage.	see Storage - Warehouse
Plaster, the storage of.	see Storage - Warehouse
Produce yards or terminals.	see Storage - Warehouse
Refrigeration plants.	see Storage - Warehouse
Warehouses; storage warehouses.	see Storage - Warehouse
Wood yards.	see Storage - Warehouse
Acetylene; the storage of oxygen and acetylene	see Storage - Warehouse - Heavy/Hazardous
Explosives storage	see Storage - Warehouse - Heavy/Hazardous
Gas storage	see Storage - Warehouse - Heavy/Hazardous
Gas, above-surface storage of illumination in excess of 500,000 cubic feet.	see Storage - Warehouse - Heavy/Hazardous
Manufacture, storage, maintenance, repair or overhaul of aircraft components, parts, accessories, equipment and power plants.	see Storage - Warehouse - Heavy/Hazardous
Manufacture, storage, maintenance, repair or overhaul of missiles, missile components, parts, accessories, equipment and power plants.	see Storage - Warehouse - Heavy/Hazardous
Storage of aircraft fuels, lubricants and propellants.	see Storage - Warehouse - Heavy/Hazardous
Storage of oil, gasoline or petroleum products	see Storage - Warehouse - Heavy/Hazardous
Roundhouse. (railroad locomotives are stored or repaired)	see Storage - Warehouse - Heavy/Hazardous or Transit Station or Terminal
<b>LODGING</b>	
Bed and Breakfast Inn	see Bed and Breakfast Inn

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Guest ranches.	see Guest Ranch
Health retreat	see Guest Ranch
Youth hostels.	see Hostel
Hotels.	see Hotel or Motel
Motels.	see Hotel or Motel
Lodges, hotels or other public accommodations	see Lodging
<b>RECREATION</b>	
Aquaria	see Cultural Institution
Arboretums and horticultural gardens	see Cultural Institution
Exhibition	see Cultural Institution
Fine arts gallery.	see Cultural Institution
Historical monuments and cultural heritage sites.	see Cultural Institution
Institutions of an educational, philanthropic or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institutions.	see Cultural Institution
Libraries.	see Cultural Institution
Museums.	see Cultural Institution
Observatories.	see Cultural Institution
Fitness Facility, small scale or storefront	see Fitness/Health Facility - Limited
Health clubs or centers.	see Fitness/Health Facility
Historic vehicle collection	see Historic Vehicle Collection
Arcades, game or movie.	see Recreation - Indoor
Billiard halls.	see Recreation - Indoor
Bingo Parlour	see Recreation - Indoor
Bowling alleys.	see Recreation - Indoor
Games of skill. (game arcade)	see Recreation - Indoor
Pool halls.	see Recreation - Indoor
Card rooms or clubs	see Recreation - Indoor - Restricted
Archery ranges	see Recreation - Outdoor
Athletic fields, excluding stadiums	see Recreation - Outdoor or Park and Recreation Facility
Baseball Park.	see Recreation - Outdoor or Park and Recreation Facility
Batting cages	see Recreation - Outdoor
Croquet Court	see Recreation - Outdoor
Fishing and casting ponds	see Recreation - Outdoor
Golf courses including the customary clubhouse and appurtenant facilities.	see Recreation - Outdoor
Golf driving range.	see Recreation - Outdoor
Ice skating rinks.	see Recreation - Outdoor

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Miniature golf courses.	see Recreation - Outdoor
Outdoor skating rinks	see Recreation - Outdoor
Polo fields	see Recreation - Outdoor
Swimming pools.	see Recreation - Outdoor
Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.	see Recreation - Outdoor
Rifle, pistol or skeet ranges	see Recreation - Outdoor
Shooting galleries.	see Recreation - Outdoor
Skating rinks, ice or roller	see Recreation - Outdoor
Sports clubs, private, limited to hunting, shooting, fishing and/or boating.	see Recreation - Outdoor
Tennis, volleyball, badminton, croquet, lawn bowling and similar courts	see Recreation - Outdoor
Amusement park	see Recreation - Outdoor - Restricted
Campgrounds, picnic areas, trails with overnight camping facilities, no accessory uses.	see Recreation - Outdoor - Restricted
Camps for religious, educational and similar non-profit organizations.	see Recreation - Outdoor - Restricted
Camps, youth.	see Recreation - Outdoor - Restricted
Entertainment Park.	see Recreation - Outdoor - Restricted
Nudist camps.	see Recreation - Outdoor - Restricted
Paintball facilities.	see Recreation - Outdoor - Restricted
Ski lifts, tows, runs and warming huts	see Recreation - Outdoor - Restricted
Water park	see Recreation - Outdoor - Restricted
Gymnasiums.	see Park and Recreation Facility
Parks, playgrounds and beaches	see Park and Recreation Facility
Riding and hiking trails excluding trails for motor vehicles.	see Park and Recreation Facility
Wildlife, nature, forest and marine preserves and sanctuaries.	see Park and Recreation Facility
Recreational trailer parks	see Recreational Vehicle Park
Travel trailer parks	see Recreational Vehicle Park
Art studio, including painting and sculpturing.	see Studio
Block printing.	see Studio
Costume designing.	see Studio
Dance and drama studios, not including recitals or any dance requiring a license	see Studio
Glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass, where no individual crucible shall exceed a capacity of 16 square feet.	See Studio
Martial arts/karate	see Studio

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Music, composing of.	see Studio
Music, the teaching of.	see Studio
Studio (includes Art, Dance, Music, Martial Arts)	see Studio
Textile weaving, hand looms only.	see Studio
Tutoring Center	see Studio
Wood products, the crafting of.	see Studio
Woodcarving.	see Studio
Writing, professional studio.	see Studio
<b>Recycling Facilities</b>	
Redemption Center	see Recycling Facility - Small Collection Facility
Recycling Facility - Large Collection Facility	see Recycling Facility - Large Collection Facility
Recycling Facility - Mobile Recycling Unit	see Recycling Facility - Mobile Recycling Unit
Materials Recovery Facility	see Recycling Facility - Material Recovery Facility (MRF)
Recycling Facility - Processing Facility	see Recycling Facility - Processing Facility
Recycling Facility - Light Processing Facility	see Recycling Facility - Light Processing Facility
Recycling Facility - Heavy Processing Facility	see Recycling Facility - Heavy Processing Facility
Automobile dismantling yard	see Scrap or Dismantling Yard
Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper and paper cartons	see Scrap or Dismantling Yard
Scrap metal processing yard	see Scrap or Dismantling Yard
<b>RENEWABLE ENERGY</b>	
RE - Small Wind Energy Conversion System (WECS) (non-commercial).	see RE - Small Wind Energy Conversion System (WECS) (non-commercial).
RE - Roof or Building Mounted WECS (non-commercial).	see RE - Roof or Building Mounted WECS (non-commercial).
RE - Temporary Meteorological Tower (non-commercial or commercial).	see RE - Temporary Meteorological Tower (non-commercial or commercial).
RE - WECS (commercial)	see RE - WECS (commercial)
RE - Wind Farm	see RE - Wind Farm
RE - Roof or Ground Mounted Solar Array (non-commercial)	see RE - Roof or Ground Mounted Solar Array (non-commercial)
RE - Roof Mounted Solar Array (commercial)	see RE - Roof Mounted Solar Array (commercial)
RE - Ground Mounted Solar Array (commercial)	see RE - Ground Mounted Solar Array (commercial)
RE - Solar Thermal Electric Power Plant (commercial)	see RE - Solar Thermal Electric Power Plant (commercial)
RE - Cogeneration Plant (commercial)	see RE - Cogeneration Plant (commercial)
Wind energy conversion systems, non-commercial	see RE - Small Wind Energy Conversion System
Electric generating plants	see Renewable Energy or Utility Facility - Re-

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	stricted
Energy generating or storage devices, including but not limited to solar, wind or geothermal devices.	see Renewable Energy or Utility Facility - Restricted
<b>RESIDENTIAL</b>	
Rooming and boarding houses	see Boarding House
Domestic violence shelters	see Emergency Shelter
Homeless shelters	see Emergency Shelter
Farmworker dwelling unit	see Farmworker Dwelling Unit
Farm labor camps.	see Farmworker Housing Complex
Foster family homes	see Group Housing
Group homes, children.	see Group Housing
Halfway Houses	see Group Housing
Joint live/work unit	see Joint Live/Work Unit
Mobile home parks	see Mobilehome Park
Residences, handicapped persons	see Multi-Unit Housing
Residences, senior citizen	see Multi-Unit Housing
Residences, two family.	see Multi-Unit Housing - Duplex
Triplex	see Multi-Unit Housing - Triplex
Fourplex	see Multi-Unit Housing - Fourplex
Apartment houses	see Multi-Unit Housing - Apartments
Townhouses	see Multi-Unit Housing - Townhouses
Condominiums	see Multi-Unit Housing - Condominiums, Attached and Detached
Fraternity and sorority houses.	see Organizational House
Convents and monasteries	see Organizational House
Adult residential facilities.	see Residential Care Facility
Institutions for aged persons, private.	see Residential Care Facility
Institutions for children, private.	see Residential Care Facility
Institutions for the care of alcoholic and mental patients.	see Residential Care Facility
Residential care facilities	see Residential Care Facility
Residences, senior citizen - nursing homes	see Residential Extended Care Facility
Cabins.	see Single-Family Residence
Residences, single-family	see Single-Family Residence
Single-room occupancy	see Single Room Occupancy (SRO)
<b>RETAIL/COMMERCIAL</b>	
Adult business	see Adult Business
Beer Garden	see Bar or Tavern
Bar	see Bar or Tavern

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Cocktail lounges	see Bar or Tavern
Tavern	see Bar or Tavern
Farmers Market	see Farmers Market
Medical marijuana dispensaries	see Medical Marijuana Dispensary
Boat and other marine sales.	see Mobile Home, Boat, or RV Sales
Boat rentals.	see Mobile Home, Boat, or RV Sales
Boats, accessory repair of.	see Mobile Home, Boat, or RV Sales
Mobilehome sales.	see Mobile Home, Boat, or RV Sales
Recreational vehicle rentals.	see Mobile Home, Boat, or RV Sales
Recreational vehicle sales.	see Mobile Home, Boat, or RV Sales
Neighborhood Market	see Neighborhood Market
Night Club	see Night Club
Cafeterias and eating facilities	see Restaurant, Cafe, Coffee Shop
Coffee shop.	see Restaurant, Café, Coffee Shop (with seating), or Retail - Neighborhood (without seating)
Eating Establishment	see Restaurant, Café, Coffee Shop (with seating), or Retail - Neighborhood (without seating)
Restaurants and other eating establishments including food take-out.	see Restaurant, Cafe, Coffee Shop
Bakery shops	see Restaurant, Café, Coffee Shop (with seating), or Retail - Neighborhood (without seating)
Confectionary or candy stores	see Restaurant, Café, Coffee Shop (with seating), or Retail - Neighborhood (without seating)
Delicatessens.	see Restaurant, Café, Coffee Shop (with seating), or Retail - Neighborhood (without seating)
Ice cream shops.	see Restaurant, Café, Coffee Shop (with seating), or Retail - Neighborhood (without seating)
Antique shops, genuine antiques only.	see Retail - Neighborhood
Appliance stores, household.	see Retail - Neighborhood
Art galleries.	see Retail - Neighborhood
Art needlework.	see Retail - Neighborhood
Art supply stores.	see Retail - Neighborhood
Automobile supply stores, excluding the installation of parts	see Retail - Neighborhood
Bait and tackle shops.	see Retail - Neighborhood
Bicycle shops.	see Retail - Neighborhood
Bookstores.	see Retail - Neighborhood
Bottle works, retail water store	see Retail - Neighborhood
Ceramic shops	see Retail - Neighborhood
Clothing stores.	see Retail - Neighborhood
Dress shops.	see Retail - Neighborhood
Drugstores.	see Retail - Neighborhood
Dry cleaning establishments	see Retail - Neighborhood or Manufacturing - Limited

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Dry cleaning plants, retail	see Retail - Neighborhood
Florist shops.	see Retail - Neighborhood
Fruit and vegetable markets.	see Retail - Neighborhood
Furniture stores.	see Retail - Neighborhood
Furrier shops.	see Retail - Neighborhood
Gift shops.	see Retail - Neighborhood
Glass and mirror sales.	see Retail - Neighborhood
Grocery stores.	see Retail - Neighborhood
Hardware stores, excluding the sale of bulk lumber and building materials.	see Retail - Neighborhood
Health food stores.	see Retail - Neighborhood
Hobby supply stores.	see Retail - Neighborhood
Jewelry stores.	see Retail - Neighborhood
Laundries	see Retail - Neighborhood
Leather goods stores.	see Retail - Neighborhood
Mail order houses.	see Retail - Neighborhood
Meat markets, excluding slaughtering.	see Retail - Neighborhood
Millinery shops. (Hat shop)	see Retail - Neighborhood
Music stores.	see Retail - Neighborhood
Newsstands.	see Retail - Neighborhood
Notion or novelty stores.	see Retail - Neighborhood
Paint and wallpaper stores.	see Retail - Neighborhood
Pet supply stores. (no pets)	see Retail - Neighborhood
Photographic equipment and supply stores.	see Retail - Neighborhood
Radio and television stores.	see Retail - Neighborhood
Rental, leasing and repair of articles sold on the premises, incidental to retail sales.	see Retail - Neighborhood
Retail stores.	see Retail - Neighborhood
Secondhand stores.	see Retail - Neighborhood
Shoe stores.	see Retail - Neighborhood
Silver shops.	see Retail - Neighborhood
Souvenir shops.	see Retail - Neighborhood
Sporting goods stores.	see Retail - Neighborhood
Stamp redemption centers.	see Retail - Neighborhood
Stationery stores.	see Retail - Neighborhood
Tobacco shops.	see Retail - Neighborhood
Toy stores.	see Retail - Neighborhood
Yarn and yardage stores.	see Retail - Neighborhood
Automobile supply stores, including incidental installation of parts	see Retail - General
Bakery goods distributors.	see Retail - General
Catering services. (includes cooking facilities)	see Retail - General

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Commercial art sales.	see Retail - General
Department stores.	see Retail - General
Film laboratories.	see Retail - General
Furniture and appliance rentals.	see Retail - General
Furniture and household goods, transfer and storage.	see Retail - General
Hardware stores, including the sale of bulk lumber and other building supplies	see Retail - General
Ice sales, excluding ice plants.	see Retail - General
Motorcycle, motorscooter and trail bike rentals .	see Retail - General
Office machines and equipment sales.	see Retail - General
Party equipment rentals.	see Retail - General
Picture mounting and framing.	see Retail - General
Recreational equipment rentals	see Retail - General
Repair shops, household and fix-it.	see Retail - General
Feed and grain sales.	see Retail - Restricted
Butane and propane service stations.	see Retail - Restricted, or Accessory Use to Service Station
Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.	see Retail - Restricted
Retail, warehouse	see Retail - Warehouse
Auction houses, excluding animal auctions.	see Swap Meet, Flea Market, Public Auction
Swap meets.	see Swap Meet, Flea Market, Public Auction
Tasting Room	see Tasting Room
<b>SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL, GENERAL</b>	
Business Support Services - Limited	see Business Support Services - Limited
Blueprint shops.	see Business Support Services
Fumigating contractors offices.	see Business Support Services
Hospital equipment and supply rentals.	see Business Support Services
Mimeograph and addressograph services. (copy service)	see Business Support Services
Packaging businesses. (mail centers)	see Business Support Services
Photocopying and duplicating services.	see Business Support Services
Printers or publishers.	see Business Support Services
Photoengravers and lithographers.	see Business Support Services
Post offices, mailbox and retail service centers.	see Business Support Services
Reupholsters, furniture.	see Business Support Services
Cesspool pumping, cleaning and draining.	see Business Support Services - Restricted
Cemeteries	see Cemetery

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Cemeteries for pets.	see Cemetery
Correctional institutions, including jails, farms and camps.	see Correctional or Detention Facility
Jail farms, or honor farms, publicly owned, used for the rehabilitation of prisoners.	see Correctional or Detention Facility
Juvenile halls.	see Correctional or Detention Facility
Crematory	see Crematory
Child care centers	see Day Care
Adult day care facilities	see Day Care - Adult
Day care for children, center	see Day Care - Child Care Center
Day care for children, family homes.	see Day Care - Large or Small Family Day Care Home
Family child care homes, large	see Day Care - Large Family Child Care
Family child care homes, small	see Day Care - Small Family Child Care
Small family homes, children	see Day Care - Small Family Child Care
Medical clinics	see Medical Services
Dental clinics, including laboratories in conjunction therewith.	see Medical Services
Dental laboratories.	see Medical Services
Disability rehabilitation and training centers	see Medical Services
Medical laboratories.	see Medical Services
Hospitals.	see Medical Services - Hospital
Mortuaries.	see Mortuary, Funeral Home
Automobile sightseeing agencies (travel offices only, vehicle fleets are under Fleet Services).	see Office
Electricians' shops.	see Office
Graphic design and display studio.	see Office
Electricians' shops.	see Office
Pest control operators offices.	see Office
Public utility service centers	see Office
Real estate offices.	see Office
Roofing contractor's establishments. (offices)	see Office
Transcription studios.	see Office
Architecture and building design.	see Office
Cartooning and animation.	see Office
Employment agencies.	see Office
Government offices and services.	see Office
Offices, business or professional.	see Office
Sightseeing agencies.	see Office
Tourist information centers.	see Office
Personal Services - Limited	see Personal Services - Limited
Banks, savings and loan, credit unions and finance companies.	see Personal Services

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Counseling, including alcohol, health-related, dieting, support groups.	see Personal Services
Credit Union	see Personal Services
Photography studios.	see Personal Services
Acupuncture Center	see Personal Services
Alternative Medicine Center	see Personal Services
Barber shops.	see Personal Services
Beauty shops, including accessory facial and foot massage.	see Personal Services
Bicycle rentals.	see Personal Services
Chiropractor	see Personal Services
Costume rentals.	see Personal Services
Interior decorating studios.	see Personal Services
Locksmith shops.	see Personal Services
Shoe repair shops.	see Personal Services
Shoeshine stands.	see Personal Services
Tailor shops.	see Personal Services
Watch repair shops.	see Personal Services
Nail salon (includes accessory hand and foot massage).	see Personal Services
Pawnshops.	see Personal Services- Restricted
Acupressure Center	see Personal Services - Restricted
Body piercing parlor.	see Personal Services - Restricted
Escort bureaus.	see Personal Services - Restricted
Hooka bars/smoke shops	see Personal Services - Restricted
Internet Café	see Personal Services - Restricted
Karaoke parlor (establishment with individual rooms)	see Personal Services - Restricted
Massage	see Personal Services - Restricted
Massage parlors.	see Personal Services - Restricted
Permanent cosmetics parlor.	see Personal Services - Restricted
Steam or sauna baths.	see Personal Services - Restricted
Tattoo parlor.	see Personal Services - Restricted
<b>TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE</b>	
Aircraft beacons, radio cones, and any other directional devices or stations erected and maintained by the Federal Aviation Agency.	see Airport
Aircraft taxiways.	see Airport
Airports	see Airport

*Revised Discussion Paper: Use Types and Use Regulations*

Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants.	see Airport
Landing strips.	see Airport
Heliport.	see Airport - Heliport
Helistops.	see Airport - Helistop
Marinas, small boat harbors, docks, piers, boat launches and similar recreational facilities.	see Harbor, Port, and Marina Facilities
Marine oil service stations.	see Harbor, Port, and Marina Facilities
Wharves.	see Harbor, Port, and Marina Facilities
Parking lots and parking buildings.	see Parking Facility
	see Pipeline or Transmission Line
Road construction and maintenance yards.	see Public Safety Facility
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.	see Public Safety Facility
Fire stations.	see Public Safety Facility
Police stations.	see Public Safety Facility
Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare	see Public Safety Facility
Shared water wells	see Shared Water Wells
Earth stations (radio relay systems)	see Telecommunications Facility
Microwave stations.	see Telecommunications Facility
Radio and television (transmission) stations and towers, but excluding studios.	see Telecommunications Facility
Stations — Bus, railroad, and taxi.	see Transit Station or Terminal
Terminals, bus and railroad.	see Transit Station or Terminal
Tramways.	see Transit Station or Terminal
Bus, railroad and taxi station.	see Transit Station or Terminal
Communication equipment buildings	see Utility Facility
Electric distribution and transmission substations, including microwave facilities used in conjunction therewith.	see Utility Facility
Electrical transformer substations.	see Utility Facility
Electrical transmission and distribution substations, including microwave facilities used in conjunction therewith.	see Utility Facility
Gas distribution depots, public utility.	see Utility Facility
Gas metering and control stations, public utility, including facilities associated with underground natural gas storage.	see Utility Facility
Sewage treatment plants.	see Utility Facility


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Telephone repeater stations.	see Utility Facility
Sewer farms or sewage disposal plants	see Utility Facility - Restricted
Aqueducts.	see Utility Infrastructure
Infrastructure to supply water, gas, electricity, telephone service or other utility service, except communication equipment buildings. (excludes private water hauling services)	see Utility Infrastructure
Petroleum pipelines and pumping stations.	see Utility Infrastructure
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water, including water reclamation facilities.	see Utility Infrastructure
Watershed, water recharge and percolation areas.	see Utility Infrastructure
Wireless Telecommunications Facilities	see Wireless Telecommunications Facilities
<b>SPECIFIC ACCESSORY USES</b>	
Alcoholic beverages, the sale of	see Accessory Use - Alcoholic Beverage Sales
Beer and wine, the concurrent sale of, with motor vehicle fuel	see Accessory Use - Alcoholic Beverage Sales
	see Accessory Use - Caretaker's Quarters
Live entertainment, accessory	see Accessory Use - Live Entertainment
Drive-Through Retail or Services	see Accessory Use - Drive-Through Retail or Services
Outdoor Display and Sales	see Accessory Use - Outdoor Display and Sales
	see Accessory Use - Tasting Room
<b>TEMPORARY USES</b>	
Amusement rides and devices	see Temporary Use
Carnivals, commercial or otherwise.	see Temporary Use
Christmas trees and wreaths, the sale of	see Temporary Use
Circuses and animal exhibitions	see Temporary Use
Model home display centers and sales offices	see Temporary Use
Model homes	see Temporary Use
Revival meetings, tent	see Temporary Use

**Zoning Ordinance Update  
Program**  
Zone Classifications, Use Types and Use Regulations

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Part I: Zone Classifications and Use Types  
Regional Planning Commission  
July 22, 2009



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**Zone Classifications**

- *Purpose Statements*
- *Agricultural Zones*
- *Open Space and Watershed Zones*
- *Commercial Zones*
- *Industrial Zones*

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**Purpose Statements**

- Establish a bridge between General Plan policies and zoning regulations.
- They express legislative intent and provide a focus for the use regulations.
- Will enable future uses to be classified as being permitted or discouraged within a zone.

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### Agricultural Zones

- Regulate the type and intensity of development to protect productive farmland
- Ensure that agricultural operations provide appropriate buffers for adjacent residential uses
- Support innovative agricultural practices, including organic farming, that conserve resources and promote sustainability
- Promote the use of solar panels, wind turbines, and other renewable energy sources

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### Agricultural Zones

**AL Agricultural Limited**

- Existing A-1 zone
- Specific purpose is to provide a mix of single family dwellings with light agricultural uses

**AG Agricultural General**

- Existing A-2 zone
- Specific purpose is to provide a full range of farming, ranching, dairying and agricultural industry

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### Open Space and Watershed Zones

- Preserve, protect and enhance the County's open space resources for outdoor recreational use and managed production of resources
- Protect water resources by maintaining groundwater recharge and watershed areas
- Protect ecological and habitat areas to assure continued survival of wildlife and vegetation
- Prevent inappropriate development in open space or watershed areas

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<b>Open Space and Watershed Zones</b>	
<b>OS Open Space</b> <ul style="list-style-type: none"><li>Existing O-S zone</li><li>Specific purpose is to provide areas for open space, parks and recreational uses and the managed production of resources</li><li>Support the preservation and conservation of SEAs and other sensitive natural habitat</li></ul>	<b>W Watershed</b> <ul style="list-style-type: none"><li>Existing W zone</li><li>Specific purpose is to provide for the conservation of water and other natural resources within watershed areas</li><li>Protect areas subject to fire, flood, erosion or similar hazards</li></ul>

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<b>Residential Zones</b>
<ul style="list-style-type: none"><li>Preserve, protect and enhance appropriately located areas for residential land use</li><li>Achieve design compatibility between new multifamily development and surrounding less intensive residential neighborhoods</li><li>Improve traffic congestion and air quality by promoting mixed use and transit-oriented development</li><li>Promote the use of solar panels and other alternative energy sources in building design</li></ul>

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<b>Residential Zones</b>	
<b>RS Single Family</b> <ul style="list-style-type: none"><li>Existing R-A, R-1 and R-2 zones</li><li>Specific purpose is to provide areas for detached single-family and duplex housing</li></ul>	<b>RM Medium Density</b> <ul style="list-style-type: none"><li>Existing R-3 zone</li><li>Specific purpose is to provide areas for a variety of housing types, including townhouses, smaller scale multi-family developments and low-rise apartments.</li></ul>

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<b>Residential Zones</b>	
<b>RH High Density</b> <ul style="list-style-type: none"><li>• Existing R-4 zone</li><li>• Specific purpose is to provide areas for medium- to high-density multi-family housing</li></ul>	<b>RM Maximum Density</b> <ul style="list-style-type: none"><li>• Existing R-4 zone</li><li>• Specific purpose is to provide areas for maximum intensity residential development</li></ul>

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<b>Commercial Zones</b>
<ul style="list-style-type: none"><li>• Provide appropriately located areas for stores, offices and service establishments</li><li>• Promote pedestrian-oriented, commercial centers, including central business districts and shopping centers, at appropriate locations</li><li>• Provide appropriate transitions between commercial and residential uses to preserve both commercial viability and residential quality</li></ul>

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<b>Commercial Zones</b>	
<b>RU Rural Commercial</b> <ul style="list-style-type: none"><li>• No existing zone</li><li>• Specific purpose is to provide for an appropriate mix of limited commercial uses in rural areas of the county, consistent with the General Plan</li></ul>	<b>CN Neighborhood Commercial</b> <ul style="list-style-type: none"><li>• Existing C-1, C-2 and C-H zones</li><li>• Specific purpose is to provide areas for locally oriented retail and service uses</li></ul>

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<b>Commercial Zones</b>	
<p><b>CR Commercial Recreation</b></p> <ul style="list-style-type: none"> <li>Existing C-R and R-R zones</li> <li>Specific purpose is to provide for a full range of commercial recreation uses</li> </ul>	<p><b>MX Mixed Use</b></p> <ul style="list-style-type: none"> <li>No existing zone</li> <li>Specific purpose is to provide areas for commercial and residential mixed use development</li> <li>Ensure compatibility with adjacent residential neighborhoods</li> </ul>

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<b>Industrial Zones</b>
<ul style="list-style-type: none"> <li>Designate land for industrial, office, and research and development uses, with supporting commercial services</li> <li>Provide appropriate buffers between industrial and residential uses to preserve both industrial feasibility and residential quality</li> <li>Promote the retention, development, and expansion of industrial uses that are well-designed, and have low environmental and traffic impacts</li> </ul>

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<b>Industrial Zones</b>	
<p><b>LI Light Industrial</b></p> <ul style="list-style-type: none"> <li>Existing M-1 zone</li> <li>Specific purpose is to provide areas for light industry, repair, wholesale and packaging, including non-nuisance manufacture, assembly, distribution and storage of goods</li> </ul>	<p><b>GI General Industrial</b></p> <ul style="list-style-type: none"> <li>Existing M-1 ½, M-2 and M-3 zones</li> <li>Specific purpose is to provide areas for manufacturing and storage uses, and similar uses that require separation from residential uses</li> </ul>

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### Industrial Zones

**IP Light Industrial Business Park**

- No existing zone
- Specific purpose is to provide areas that are suitable for a mix of light industrial, secondary offices and service uses in a landscaped industrial environment

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### Use Types – Appendix A

- Use Types or Use Groups – categories based on common functional, product or physical characteristics
- Provides a systematic basis for assignment of present and future uses in zones
- Use of plain English
- Hierarchy of uses

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### Use Types – Appendix B

- Correspondence table between existing uses and the proposed use groups
- Lists all current uses in the Los Angeles County Zoning Ordinance
- Commonly used terms and uses have been added.
- All use groups from Appendix A have been included

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**Questions to Consider**

*Are purpose statements clear and do they properly clarify the use of the zone?*

*How should they be altered or amended?*

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**Questions to Consider**

*Regarding Appendix A*

- What additional use types should be added to accommodate for future uses?*
- Staff needs to further clarify levels of uses for limited and restricted for uses including retail, recreation and business support services. What can be used to quantify these levels?*

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**Questions to Consider**

*Regarding Appendix B*

- Are uses properly grouped into group types?*
- Staff is still refining in which use groups some uses should be placed. However, any use in a "restricted" classification requires a conditional use permit in any zone. Should additional uses be placed in the restricted classification?*

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**Zoning Ordinance Update  
Program**  
Zone Classifications Use Types and Use Regulations

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