

ORDINANCE NO. 757 N.S.

**AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING CHAPTER 21.16J et seq. OF THE MUNICIPAL CODE
(CODE AMENDMENT 98-008 - AG ZONE)**

WHEREAS, in 1995 the City Council of the City of El Paso de Robles adopted an Amendment to the City's Zoning Code to provide for an Agricultural Zone that was generally consistent with the Agricultural Land Use designation of the County of San Luis Obispo; and

WHEREAS, it has been identified that the City's Agricultural Zone does not provide for the same range of land use entitlements as the County's Agricultural Land Use designation; and

WHEREAS, Code Amendment 98-008 would Amend the City's Agricultural Zone to include a wider range of land uses that are provided for in the County's Agricultural Land Use designation; and

WHEREAS, at its meeting of November 24, 1998 the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council approve the proposed ordinance; and

WHEREAS, at its meeting of December 15, 1998, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Based on the information contained in the Initial Study, the City Council found that there would not be a significant impact on the environment as a result of the code amendment and adopted a Negative Declaration in accordance with the California Environmental Quality Act; and
- d. Considered the Commission's recommendation from the Planning Commission's November 24, 1998, public meeting;
- e. Introduced said ordinance for first reading; and

WHEREAS, on January 5, 1999, the City Council held second reading of said ordinance.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

- 1. The above stated facts of this ordinance are true and correct.
- 2. This code amendment is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

Table 21.16.200 of the Municipal Code (Zoning Code), as adopted by Ordinance 743 N. S., the list of land uses subject to a Conditional Use Permit, is hereby amended to read as shown in the attached Exhibit "A".

Section 21.16J.210 is hereby amended to add the following new subsection.

Section 21.16J.210.E. Rural recreation & camping. Includes dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities; hunting and fishing clubs; recreational camps (including incidental RV camping, but not RV parks);

ABJ657

LAND USE	ZONING DISTRICT																
	AG	RA	RI	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
on-site business are participating (7 days or less)																	
12. Pet stores	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
13. Restaurants:																	
a. Drive-through (* P if more than 300 feet from the nearest residential zone; C if 300 feet or less from the nearest residential zone.	N	N	N	N	N	N	N	N	N	N	P*	P*	P*	P*	P*	P*	N
b. Sit-down and/or walk-up * P if 5,000 sq ft or less in gross floor area or if more than 5,000 gross sq ft and located between 6th and 16th Streets and between Riverside Avenue and Vine Street; C if more than 5,000 sq ft with a finding that such a restaurant will not be detrimental to the City's efforts to revitalize the downtown. ** Spring Street only.	C	N	N	N	N	N	N	C**	P*	N							
c. Outdoor seating * Spring Street only.	C	N	N	N	N	N	N	C*	P	P	P	P	P	P	P	P	N
d. Where liquor is served	C	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N
e. Accessory to a golf course or resort/spa (outdoor seating and liquor service included)	C	N	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P
13. Restaurants (cont'd):																	
f. Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than seven days)	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
g. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (seven days or less)	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
14. Secondhand merchandise:																			
a. Antiques	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N		
b. Clothing, furniture and household goods:																			
(1) Without donation drop-off	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N		
(2) With donation drop-off	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
c. Swap meets, flea markets	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N		
15. Service Stations:																			
a. Without auto service uses	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
b. With auto service uses	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		
G. Service Commercial																			
1. Appliance repair	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
2. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																			
a. Body and paint (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	C	N		
b. Carwashes	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
c. Detailing	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	P	N		
d. Rental and accessory services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		
e. Repair, parts installation (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
3. Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N		
4. Equipment rental (includes outdoor storage)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N		
5. Financial services (banks, savings & loans, credit unions)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
6. Health care services:																			
a. Clinics, social services facilities	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	N		
b. Emergency/urgent care centers including outpatient services	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
c. Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N		
d. Offices for physicians, dentists, chiropractors, psychiatrists, etc * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P*	P	C	P	N		
7. Laundries and dry cleaning plants (does not include laundromats or non-plant laundries)	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N		
8. Offices (general: including insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc) * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P*	P	P	P	N		
9. Real estate sales offices (within approved development projects)	N	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N		
10. Personal services:																			
a. Barber/beauty shops, nails & tanning salons, massage	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
b. Laundries, non-plant	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
c. Laundromats	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N		
d. Locksmiths	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
e. Mortuaries (* if located within 300 feet of existing cemetery)	N	N	N	C*	C*	C*	C*	N	N	C	C	C	C	C	N	C	N	
f. Parcel services	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
g. Tailor/dressmakers, alterations, shoe repair	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
11. Printing, publishing, blueprinting, duplicating	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
12. Recycling																		
a. Collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	
b. Composting, green waste	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
13. Small motor repair (electrical motor rewinding lawnmower repair, etc.)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N	
14. Upholstery (includes Auto Upholstery)	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N	
H. Transient Lodgings																		
1. Bed & breakfast inns (* See Chapter 21.15A)	C	C	C*	C*	C*	C*	C*	C*	N	P	P	P	P	P	N	P	C	
2. Hotels & motels * Requires a finding that a hotel or motel will not be detrimental to the City's efforts to revitalize the historic downtown	C	N	N	N	N	N	N	N	N	P	P	P	C*	P	N	P	C	
3. Recreational vehicle parks	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	C	C	
L. Wholesale & Storage																		
1. Mini-storage facilities	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N	
2. Temporary construction yards in conjunction with valid	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

LAND USE	ZONING DISTRICT																		
	AG	RA	RI	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
building permit on the site of the building permit or on the immediately adjacent property																			
3. Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
4. Warehousing	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N		
5. Wholesale & distribution (not including truck terminals and fuel dealers)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N		
6. Vehicle storage lots (autos, recreational vehicles, boats, trailers, trucks, construction and farm equip. as freestanding, commercial businesses)	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N		
J. Manufacturing & Processing																			
1. Apparel manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
2. Chemical products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N		
3. Concrete, gypsum & plaster products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N		
4. Electrical equipment, electronic & scientific instruments manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
5. Food & kindred products processing (includes wholesale bakeries, does not include crop processing & packaging or meat packing/slaughterhouse)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
6. Furniture & fixtures manufacturing (does not include cabinet shops)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		

ZONING DISTRICT																	
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
7. Glass products manufacturing (does not include stained glass and glassblowing by artisans)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
8. Lumber & wood products manufacturing, processing & assembly:																	
a. Cabinet shops	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
b. Prefabricated walls & trusses, firewood, plywood & veneer mills	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
9. Machinery, motor vehicle and transportation equipment manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
10. Meat Packing, slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11. Metal industries: primary (includes foundries, smelting, refining, extruding, casting and plating)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
12. Metal fabrication (indoors only, includes sheet metal, machine shops, welding)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
13. Mobile home & modular building manufacturing & assembly (indoors only)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
14. Outdoor manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N
15. Paper products manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
16. Paving materials manufacturing & processing (including roofing tar creosoted wood)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N
17. Plastics, fiberglass, and rubber products manufacturing, processing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N
18. Recycling & scrap processing																	

LAND USE	ZONING DISTRICT																		
	AG	RA	RI	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
(includes auto dismantlers)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N		
19. Small scale manufacturing & assembly (includes artisans, jewelry, toys, brooms & brushes, etc.)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
20. Stone & cut stone products processing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
21. Structural clay & pottery-related products manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
22. Testing laboratories (soils & materials testing, research and development)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
23. Textile mills	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		
K. Resource Extraction																			
1. Sand & gravel mining	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C		
2. Fill dirt mining	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C		
L. Transportation																			
1. Airport, landing strip, helicopter operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N		
2. Bus stations:																			
a. Public	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
b. Private	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N		
3. Parking lots:																			
a. Public (including park & ride lots)	N	N	C	C	C	C	C	C	P	P	P	P	P	P	P	P	N		
b. Private off-street parking for commercial and industrial uses	N	N	C	C	C	C	C	C	P	P	P	P	P	P	P	P	N		
4. Truck terminals	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N		
5. Truck stops	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
M. General Accessory Uses Common To Most Zones																			
1. Canopies & structures which project into the public right-of-way (subject to approval of an encroachment permit)	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N		
2. Outdoor storage of materials																			

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	OP	CP	CI	C2	C3	RC	M	PM	AP	POS	
and equipment (as an accessory use):																		
a. If property and adjacent streets are improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
b. If property and adjacent streets are <u>not</u> improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	N	
3. Outdoor display of merchandise for sale or rental in accordance with Section 21.21.120	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	
4. Non-conforming uses and buildings (in conformance with Sections 21.20.340 and 21.20.350):																		
a. Replace existing non-conforming use with a new, less non-conforming use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
4 Non-conforming uses and buildings (cont'd)																		
b. Additions to existing buildings containing a non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N	
c. Restoration of destroyed residential non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N	
d. Restoration of destroyed residential non-conforming building to previous state of non-conformity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
e. Lot line adjustment between two buildings with non-conforming setbacks	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

LAND USE	ZONING DISTRICT																			
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS			
5. Trailer/temporary building use:																				
a. For a construction office (within approved development projects)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
b. For a place of business/office:																				
(1) in conjunction with an existing on-site business (two year maximum)	T	T	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T			
(2) in conjunction with the construction of a building and with available paved parking (maximum of one year)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			
(3) permanent	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			

group or organized camps; incidental seasonable camping areas without facilities. Equestrian facilities including riding academies and schools, boarding stables and exhibition facilities.

SECTION 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

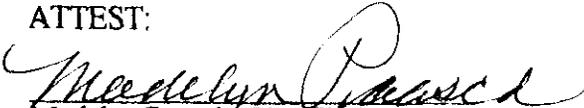
SECTION 3. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on December 15, 1998, and passed and adopted by the City Council of the City of El Paso de Robles on the 5th day of January, 1999, by the following roll call vote, to wit:

AYES: Baron, Macklin, Mecham, Swanson, and Picanco
NOES: None
ABSENT: None
ABSTAIN: None


Duane J. Picanco, Mayor

ATTEST:

Madelyn Paasch, City Clerk

ABJ657

EXHIBIT "A"
TABLE 21.16.200
PERMITTED LAND USES FOR ALL ZONING DISTRICTS

EXPLANATION OF CODES USED IN THIS CHART

- P (permitted use) denotes a land use which is permitted.
- C (conditional use) denotes a land use which requires approval of a conditional use permit (CUP).
- N (non-permitted use) denotes a land use which is not permitted.
- T (temporary use permit) denotes a land use which requires approval of a temporary use permit per Chapter 21.23C.

NOTES:

1. All uses are subject to compliance with the general regulations and performance standards contained within Chapters 21.20 and 21.21, and specific limits and/or restrictions contained in chapters for specific zoning districts. Additionally, there may be limits and restrictions within overlay zoning districts and specific plan areas.
2. Any use not specifically listed below is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted, conditional or temporary use within a particular zoning district

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
A. Agriculture & Animal Keeping																		
1. Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N	
2. Animal Keeping																		
a. Bee keeping	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
b. Cattle, horse & sheep grazing	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	
c. Commercial poultry, goat, rabbit farms & dairies	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
d. Hogs, pig keeping or farming	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
e. Equestrian facilities	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	C	C	
f. Exotic animals (other than dogs, cats, horses, cattle, sheep, pigs, poultry & rabbits)	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
2. Animal keeping (cont'd)																		

LAND USE	ZONING DISTRICT																			
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS			
g. Horse, cattle, sheep keeping accessory to residential use per Section 21.20.100 * C if lot size is less than 1 acre.	P	P	P*	P*	P*	P*	P*	N	N	N	N	N	N	N	N	N	N	P*		
h. Kennels, pet boarding	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N			
i. Poultry & rabbit keeping accessory to residential use per Section 8.04.150	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	P		
3. Crop processing & packaging (does not include wineries food processing involving cooking or similar activities)	C	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N			
4. Crop production (includes dry and irrigated farming, orchards, vineyards * P if conforming to Section 21.16E.040	P	P	P*	N	N	N	N	N	N	N	N	C	C	C	C	P	P			
5. Feed lots, livestock auctions/sales yards	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
6. Fisheries, game preserves	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7. Outdoor sales of agricultural products:																				
a. Year-round roadside produce stands and Certified Farmers Markets	C	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C			
b. Seasonal stands (including Christmas trees and pumpkins)	P	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P			
c. Seasonal stands with a caretakers unit	T	N	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T			
8. Wineries	P	C	N	N	N	N	N	N	N	N	N	P	N	P	P	P	C			
9. Wine-tasting Rooms	P	C	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P			
B. Residential																				

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
1. Boardinghouse, roominghouse	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
2. Caretaker residence accessory to a business																			
a. one per business	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P		
b. more than one per business	C	N	N	N	N	N	N	C	C	C	C	C	N	C	C	C	C		
3. Convalescent care facilities/nursing homes	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N		
4. Detached accessory buildings:																			
a. Second units for related senior citizens per Chapter 21.16D (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P	
b. Guest house without kitchen facilities (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P	
c. Non-dwelling accessory buildings (garages, storage sheds, etc.) as primary uses on a lot. Exception: a common lot with accessory structures may be created for condominium development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
d. Recreational Vehicle Shelters within interior side yard or rear yard setback and/or within building separation per Section 21.20.240	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
5. Group homes (convents, fraternities, sororities)	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
6. Home occupation business per Section 21.23.070	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7. Mobile homes (1 per lot):																			
a. As permanent dwellings	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
b. As temporary caretaker units																			

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
during construction of a permanent building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
8. Mobile home parks	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N		
9. Multiple family (2 or more residential units per lot as a primary land use) * C in the area between 18th and 24th Streets and between Highway 101 and railroad.	N	N	N	P	P*	P	P	C	N	N	N	N	N	N	N	N	N		
10. Residential care facilities (for elderly, handicapped, etc.):																			
a. 6 and fewer residents	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P		
b. More than 6 residents	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
11. Single family dwelling (detached, attached, condominium/townhouse unit) * DRC approval required (See Section 21.18.090) ** C if lot less than 1 acre (See Section 21.16F.020)	P	P	P	P	P	P	P	P*	N	N	N	N	N	N	N	N	P**		
12. Temporary farm labor housing	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
C. Institutional, Public & Quasi-Public																			
1. Cemeteries (including pet cemeteries) * In Airport Clearzone only.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P*	N		
2. Churches (including meeting halls & Sunday schools)	C	C	C	C	C	C	C	C	N	C	C	C	N	C	N	N	N		
3. Day care centers:																			
a. 6 children or fewer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. More than 6 children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
4. Libraries, museums and art galleries (private) * See Section 21.18.020(e)	C	C	C	C	C	C	C	P*	P	P	P	P	P	P	P	P	C		
5. Convention centers (private)	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
6. Public facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
7. Public parks, playgrounds, ballfields	N	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P	P		
8. Public utilities facilities:																			
a. Wells, pump stations, switching and relay boxes	P	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P	P		
b. Pipelines & power transmission lines	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
c. Water tanks, electrical substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		
9. Schools:																			
a. Public, all levels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. Private, all levels	N	N	C	C	C	C	C	N	C	C	C	C	N	C	C	C	N		
c. Business, trade, dance schools	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
10. Social halls, clubs, lodges, scout huts and fraternal organizations * See Section 21.18.020	N	N	C	C	C	C	C	P*	C	P	P	P	C	P	P	P	C		
D. Communications																			
1. Broadcasting studios	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
2. Transmission & receiving stations (not including ham operators, private microwave and radio dispatch)	P	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N		
E. Private Club and Commercial Recreation																			
1. Indoor Facilities:																			
a. Amusement arcades (video games, pinball, etc.) 4 or more	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N		

LAND USE	ZONING DISTRICT																			
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS			
games constitutes an arcade.																				
b. Bowling alleys	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N			
c. Card rooms	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N			
d. Dance halls, dance schools	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N			
e. Gyms, health spas, etc.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N			
f. Pool/billiard halls	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N			
g. Racquetball, handball courts	N	N	C	C	C	C	C	N	N	P	P	P	P	P	P	P	N			
h. Shooting Range	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N	P	N			
i. Skating Rink (ice, roller)	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N			
j. Theaters (* Requires a finding that a theater will not be detrimental to the City's efforts to revitalize the downtown.	N	N	N	N	N	N	N	N	C*	P	C*	C*	C*	N	N	N	N			
2. Outdoor facilities:																				
a. Amusement parks (permanent)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N			
b. Ballfields, playgrounds, stadiums and amphitheaters	N	C	C	C	C	C	C	N	N	N	C	C	C	C	N	C	C			
c. Carnivals, circuses, fairs, festivals, concerts, etc.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			
d. Golf course, driving ranges	N	C	C	N	N	N	N	N	N	C	P	P	P	P	P	P	C			
e. Hot springs resort/spa	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C			
f. Miniature auto/go-cart courses	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N			
g. Miniature golf	N	N	N	N	N	N	N	N	N	P	P	P	P	C	N	C	N			
h. Off-road vehicle courses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
i. Pools, waterslides	N	N	C	C	C	C	C	N	N	N	C	C	C	C	N	C	N			
j. Shooting ranges	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	N			
k. Tennis courts	N	C	C	C	C	C	C	N	N	N	P	P	P	P	P	C	C			
l. Rural recreation & camping	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
F. Retail Commercial																				
1. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																				
a. Parts sales (indoors, without																				

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
installation)	C	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N		
b. Vehicle Sales (including auto service as accessory use):																			
(1) New and 25 percent or less used	C	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		
(2) More than 25% used	C	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
2. Building Materials	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	C	N		
3. Cocktail Lounges & bars	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		
4. Florist	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	P	N		
5. Food & beverage sales (groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
6. Fuel Dealers (propane, butane, fuel oil, gasoline, diesel fuel)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
7. Furniture, appliances, home furnishings	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
8. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
9. Mobile home sales	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N	C	N		
10. Nurseries:																			
a. retail	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P	P	N		
b. wholesale (not open to public)	P	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P		
11. Outdoor sales:																			
a. Peddlers	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N		
11. Outdoor sales (cont'd):																			
b. Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	N	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N		
c. Parking lot sales and other promotional events where only	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		