

Attachment J

C-1, C-2, OT-R/GC and CM-LA Zones Allowed Uses Comparison

Allowed Uses in C-1, C-2, OT-R/GC, and CM-LA

Use Type ¹	E	Allowed use, no permit required (Exempt)	Current C-2 Zone	Current C-1 Zone	Current OT-R/GC Zone	Proposed CM-LA Zone
	P	Permitted use, Land Use or Coastal Permit required				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
AGRICULTURAL, MINING, & ENERGY FACILITIES						
Agricultural accessory structure			—	—	—	—
Agricultural processing			—	—	—	—
Agricultural use as permitted on adjacent lot zoned AG or residential			—	—	—	—
Animal keeping (except equestrian facilities - see RECREATION below)			<i>S</i>	<i>S</i>	<i>S</i>	<i>S</i>
Cultivated agriculture, orchard, vineyard			—	—	—	—
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons			<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	—
Mining - Surface less than 1,000 cubic yards			<i>P</i>	<i>P</i>	<i>P</i>	—
Mining - Surface 1,000 cubic yards or more			<i>CUP</i>	<i>CUP</i>	<i>CUP</i>	—
Oil and gas uses			<i>S</i>	—	—	—
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING						
Bakery and baked goods production and distribution			—	—	—	—
Furniture/fixtures manufacturing, cabinet shops			MCUP	—	—	MCUP
Handcraft industry, small scale manufacturing			<i>MCUP</i>	—	—	<i>MCUP</i>
Laundry, dry cleaning plant			MCUP	—	—	—
Media production			—	—	—	—
Metal products fabrication, machine and welding shops			—	—	—	—
Printing and publishing			—	—	—	—
Recycling - Small collection center			MCUP	<i>P</i>	—	—
Recycling - Small collection center, non-profit			MCUP	—	—	—

¹ See Article 35.11 (Glossary) of the Land Use Development Code for land use definitions.

Use Type ¹	E	Allowed use, no permit required (Exempt)	Current C-2 Zone	Current C-1 Zone	Current OT-R/GC Zone	Proposed CM-LA Zone
	P	Permitted use, Land Use or Coastal Permit required				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
Recycling - Specialized materials collection center	—	—	—	—	—	—
Sign fabrication and painting shop	—	—	—	—	—	MCUP
Sign painting shop	—	—	MCUP	—	—	MCUP
Storage - Contractor equipment storage yard	—	—	—	—	—	—
Storage - Personal storage facility (mini storage)	—	—	—	—	—	—
Storage - Warehouse, not used for wholesaling or distribution	—	—	—	—	—	—
Wholesaling and distribution	—	—	—	—	—	—
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Campground	—	—	—	—	—	—
Commercial entertainment - Indoor	—	—	P	—	—	MCUP
Commercial entertainment - Outdoor	—	—	CUP	—	—	—
Community center	—	—	—	MCUP	—	P
Conference center	—	—	CUP	CUP	CUP	—
Country club	—	—	CUP	CUP	CUP	—
Equestrian facility - Public or commercial	—	—	CUP	CUP	CUP	—
Fitness/health club or facility	—	—	P	P	P	P
Golf course	—	—	P	CUP	CUP	—

Wholesaling and distribution - Essential to agriculture

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	P	Permitted use, Land Use or Coastal Permit required				
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	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
Golf driving range			P	CUP	—	—
Library			CUP	CUP	CUP	CUP
Meeting facility, public or private			CUP	CUP	CUP	CUP
Meeting facility, religious			CUP	CUP	CUP	CUP
Museum			CUP	CUP	CUP	CUP
Park, playground			—	—	—	—
Recreational vehicle (RV) park			—	—	—	—
School			CUP	CUP	CUP	CUP
School - Business, Professional, or Trade			P	CUP	P	P
Sports and outdoor recreation facility			CUP	CUP	CUP	—
Sports or entertainment assembly facility			—	—	CUP	—
Studio - Art, dance, martial arts, music, etc.			—	—	—	P
Theater - Indoor			P	—	—	P
RESIDENTIAL USES						
Caretaker/Manager dwelling			—	—	—	—
Dwelling, one-family			—	P	CUP	P
Dwelling, two-family			—	—	CUP	P

Theater - Outdoor
Trail for hiking or riding

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	—	Use Not Allowed				
Dwelling, multiple	—	—	<i>CUP</i>	<i>P</i>		
Emergency shelter	MCUP	—	—	<i>MCUP</i>		
Mixed use project residential component	MCUP	<i>P</i>	—	<i>P</i>		
Monastery	CUP	<i>CUP</i>	<i>CUP</i>	—		
Residential accessory use or structure	MCUP	<i>P</i>	<i>P</i>	<i>P</i>		
Residential use existing as of July 19, 1982	—	—	—	—		
Single room occupancy facility (SRO)	P	—	P	—		
Special care home, 7 to less than 15 clients	MCUP	P	P	MCUP		
RETAIL TRADE						
Auto and vehicle sales and rental	P	—	P	—		
Bar, tavern	P	—	<i>P</i>	<i>P</i>		
Building and landscape materials - Indoor	MCUP	—	—	—		
Building and landscape materials - Outdoor	MCUP	—	—	—		
Convenience store, ≤ 3,000 sf net	P	<i>P</i>	<i>P</i>	<i>P</i>		
Convenience store, > 3,000 sf net	P	<i>P</i>	<i>P</i>	<i>P</i>		
Drive-through facility	CUP	<i>CUP</i>	<i>CUP</i>	—		

Special care home, 15 or more clients

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	—	Use Not Allowed				
Farm supply and feed store	—	—	—	—	—	
Fuel dealer	—	—	—	—	—	
General retail	P	P	P	P	P	
Grocery/food store, 3,000 sf or less	P	P	P	P	P	
Grocery/food store, 5,000 sf or less	P	P	P	P	P	
Grocery/food store, 5,000 sf or more	P	P	P	P	P	
Mobile home, boat, and RV sales and repair	MCUP	—	—	—	—	
Office supporting retail	P	P	P	P	P	
Plant nursery	P	P	P	P	P	
Restaurant, café, coffee shop - Within an office building	—	—	P	—	—	
Service station	P	MCUP	P	— ²	—	
Shopping center - Community	—	—	—	—	—	
Shopping center - Convenience	—	—	—	—	—	
Swap meet	CUP	—	—	CUP	—	
Truck stop	—	—	—	—	—	
Truck, trailer, construction, farm, heavy equipment sales/rental	MCUP	—	—	—	—	

Restaurant, café, coffee shop - Indoor and outdoor

² A service station existing at the time of the adoption of the CM-LA zone shall be considered a permitted use rather than a legal nonconforming use.

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	P	Permitted use, Land Use or Coastal Permit required				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
<i>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</i>						
Bank, financial services - Branch facility	P		P	P	P	P
Bank, financial services - Complete facility	P		—	P	P	P
Business support service	P		—	P	P	P
Medical services - Animal hospital, small animals	MCUP		CUP	—	CUP	CUP
Medical services - Clinic	CUP		CUP	CUP	CUP	CUP
Medical services - Doctor office	CUP		P	P	P	P
Medical services - Extended care	P		CUP	CUP	CUP	CUP
Medical services - Hospital	CUP		CUP	CUP	CUP	—
Office - Business/service	P		P	P	P	P
<i>SERVICES - GENERAL</i>						
Cemetery, mausoleum	CUP		CUP	CUP	CUP	—
Charitable or philanthropic organization	CUP		CUP	CUP	CUP	CUP
Large family day care home	P		P	—	P	P
Small family day care home	E		E	E	E	E
Child care center, Non-residential	P		P	MCUP	P	P
Child care center, Non-residential, accessory	—		—	—	P	P

Office - Professional/administrative

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	CUP	Conditional Use Permit required				
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	—	Use Not Allowed				
Child care center, Residential			MCUP	<i>P</i>	<i>MCUP</i>	<i>MCUP</i>
Drive-through facility			CUP	<i>CUP</i>	<i>CUP</i>	—
Lodging - Bed and breakfast inn			MCUP	<i>P</i>	—	<i>P</i>
Lodging - Guest ranch			—	—	—	—
Lodging - Hostel			CUP	<i>CUP</i>	<i>CUP</i>	<i>P</i>
Lodging - Hotel or motel			P	<i>CUP</i>	<i>P</i>	<i>P</i>
Lodging - Resort			—	—	—	<i>P</i>
Mortuary			—	—	—	—
Mortuary, accessory to cemetery			CUP	<i>CUP</i>	<i>CUP</i>	—
Music recording studio			CUP	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>
Personal services			P	<i>P</i>	<i>P</i>	<i>P</i>
Repair service - Equipment, appliances, etc. - Indoor			P	—	<i>P</i>	<i>P</i>
Repair service - Equipment, appliances, etc. - Outdoor			P	—	<i>P</i>	—
Repair service - Farm implements and equipment			—	—	—	—
Vehicle services - Carwash, mechanical			MCUP	—	—	—
Vehicle services - Major repair, bodywork			—	—	—	—
Vehicle services - Minor maintenance/repair			P	—	<i>P</i>	<i>P</i>

Vehicle services - With outdoor work areas
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	—	Use Not Allowed				
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE						
Airport, public			CUP	CUP	CUP	—
Airstrip, private and temporary			CUP	CUP	CUP	—
Airstrip, temporary			—	—	—	—
Drainage channel, water course, storm drain less 20,000 sf			P	P	P	P
Drainage channel, water course, storm drain 20,000 sf or more			MCUP	MCUP	<i>MCUP</i>	<i>MCUP</i>
Electrical substation - Minor			MCUP	MCUP	<i>MCUP</i>	<i>MCUP</i>
Electrical transmission line			CUP	CUP	<i>CUP</i>	<i>CUP</i>
Flood control project less than 20,000 sf total area			P	P	<i>P</i>	<i>P</i>
Flood control project 20,000 sf or more total area			MCUP	MCUP	<i>MCUP</i>	<i>MCUP</i>
Heliport			CUP	<i>CUP</i>	<i>CUP</i>	—
Parking facility, public or private			P	—	<i>P</i>	<i>MCUP</i>
Pier, dock			—	—	—	—
Pipeline - Oil and gas			P	P	<i>P</i>	<i>P</i>
Public utility facility			CUP	CUP	<i>CUP</i>	<i>CUP</i>
Public works or private service facility			MCUP	MCUP	<i>MCUP</i>	<i>MCUP</i>
Road, street less than 20,000 sf total area			P	P	<i>P</i>	<i>P</i>
Road, street 20,000 sf or more total area			MCUP	MCUP	<i>P</i>	<i>MCUP</i>
Sea wall, revetment, groin, or other shoreline structure			—	—	—	—
Telecommunications facility			S	S	<i>S</i>	<i>S</i>
Transit station or terminal			CUP	—	—	—
Utility service line with less than 5 connections			—	—	—	<i>P</i>
Utility service line with 5 or more connections			—	—	—	<i>MCUP</i>
Vehicle dispatch facility			—	—	—	—

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<i>WATER SUPPLY & WASTEWATER FACILITIES</i>						
Bulk water importation facilities		—	—	—	—	—
Desalination facility less than 15 connections		—	—	—	—	—
Desalination facility 15 to less than 200 connections		—	—	—	—	—
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf		P	P	<i>P</i>	<i>P</i>	<i>P</i>
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more		P	P	<i>P</i>	<i>P</i>	<i>P</i>
Reservoir less than 20,000 sf of total development		P	P	<i>P</i>	—	—
Reservoir, 20,000 sf to less than 50,000 sf total development		P	P	<i>P</i>	—	—
Reservoir, 50,000 sf or more of total development		P	P	<i>MCUP</i>	—	—
Wastewater treatment system, individual, alternative		MCUP	MCUP	<i>MCUP</i>	—	—
Wastewater treatment system, individual, Special Problem Area		MCUP	MCUP	<i>MCUP</i>	—	—
Wastewater treatment system, individual, not Special Problem Area		MCUP	MCUP	<i>E</i>	—	—
Wastewater treatment facility, less than 200 connections		CUP	CUP	<i>CUP</i>	—	—
Water diversion project		P	P	<i>P</i>	—	—
Water extraction, commercial		CUP	CUP	<i>CUP</i>	<i>CUP</i>	<i>CUP</i>
Water or sewer system pump or lift station		—	—	—	<i>P</i>	<i>P</i>
Water system with 1 connection		E	E	<i>E</i>	—	—

Vehicle storage
Wind turbines and wind energy systems

Use Type ¹	E	Allowed use, no permit required (Exempt)	Current C-2 Zone	Current C-1 Zone	Current OT-R/GC Zone	Proposed CM-LA Zone
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	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
Water system with 2 to 4 connections			P	P	<i>P</i>	—

Water system with 5 or more connections
Water well, agricultural

Development Plan Review Authorities Comparison Between C-1, C-2, OT, and CM-LA

Zone Type	Role of Review Authority			
Gross floor area of 10,000 square feet or less	Director	Zoning Administrator	Planning Commission	Board of Supervisors
C-1	Approve		Appeal	Appeal
C-2	Approve		Appeal	Appeal
OT	Approve		Appeal	Appeal
CM-LA	Approve		Appeal	Appeal
Gross floor area greater than 10,000 square feet but less than 15,000 square feet	Director	Zoning Administrator	Planning Commission	Board of Supervisors
C-1		Approve	Appeal	Appeal
C-2		Approve	Appeal	Appeal
OT		Approve	Appeal	Appeal
CM-LA	Approve		Appeal	Appeal
Gross floor area greater than 15,000 square feet	Director	Zoning Administrator	Planning Commission	Board of Supervisors
C-1			Approve	Appeal
C-2			Approve	Appeal
OT			Approve	Appeal
CM-LA			Approve	Appeal