

ATTACHMENT E
Allowable Use Comparison – Attachment J Board of Supervisors
Initiation Hearing Board Letter

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)			S	S	S	S
Cultivated agriculture, orchard, vineyard			—	—	—	—
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons			CUP	CUP	CUP	—
Mining - Surface less than 1,000 cubic yards			P	P	P	—
Mining - Surface 1,000 cubic yards or more			CUP	CUP	CUP	—
Oil and gas uses			S	—	—	—
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING						
Bakery and baked goods production and distribution			—	—	—	—
Furniture/fixtures manufacturing, cabinet shops			MCUP	—	—	MCUP
Handcraft industry, small scale manufacturing			MCUP	—	—	MCUP
Laundry, dry cleaning plant			MCUP	—	—	—
Media production			—	—	—	—
Metal products fabrication, machine and welding shops			—	—	—	—
Printing and publishing			—	—	—	—
Recycling - Small collection center			MCUP	P	—	—
Recycling - Small collection center, non-profit			MCUP	—	—	—

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

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	—	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	—	—	—	—	—	
Wholesaling and distribution - Essential to agriculture	—	—	—	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Campground	—	—	—	—	—	
Commercial entertainment - Indoor	P	—	—	—	MCUP	
Commercial entertainment - Outdoor	CUP	—	—	—	—	
Community center	—	MCUP	—	—	P	
Conference center	CUP	CUP	CUP	CUP	—	
Country club	CUP	CUP	CUP	CUP	—	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	—	
Fairgrounds	CUP	CUP	CUP	CUP	—	
Fitness/health club or facility	P	P	P	P	P	
Golf course	P	CUP	CUP	CUP	—	
Golf driving range	P	CUP	—	—	—	
Library	CUP	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	CUP	

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Park, playground	—	—	—	—	—	
Recreational vehicle (RV) park	—	—	—	—	—	
School	CUP	CUP	CUP	CUP	CUP	
School - Business, Professional, or Trade	P	CUP	P	P	P	
Sports and outdoor recreation facility	CUP	CUP	CUP	—	—	
Sports or entertainment assembly facility	—	—	CUP	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	P	P	
Theater - Indoor	P	—	—	P	P	
Theater - Outdoor	CUP	—	—	—	—	
Trail for hiking or riding	—	—	—	—	—	
RESIDENTIAL USES						
Caretaker/Manager dwelling	—	—	—	—	—	
Dwelling, one-family	—	P	CUP	P	P	
Dwelling, two-family	—	—	CUP	P	P	
Dwelling, multiple	—	—	CUP	P	P	
Emergency shelter	MCUP	—	—	MCUP	MCUP	
Mixed use project residential component	MCUP	P		P	P	
Monastery	CUP	CUP	CUP	—	—	
Residential accessory use or structure	MCUP	P	P	P	P	
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	MCUP	
Special care home, 15 or more clients	MCUP	MCUP	P	MCUP	MCUP	
RETAIL TRADE						

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	—	Use Not Allowed				
Auto and vehicle sales and rental	P	—	P	—		
Bar, tavern	P	—	P	P		
Building and landscape materials - Indoor	MCUP	—	—	—		
Building and landscape materials - Outdoor	MCUP	—	—	—		
Convenience store, ≤ 3,000 sf net	P	P	P	P		
Convenience store, > 3,000 sf net	P	P	P	P		
Drive-through facility	CUP	CUP	CUP	—		
Farm supply and feed store	—	—	—	—		
Fuel dealer	—	—	—	—		
General retail	P	P	P	P		
Grocery/food store, 3,000 sf or less	P	P	P	P		
Grocery/food store, 5,000 sf or less	P	P	P	P		
Grocery/food store, 5,000 sf or more	P	P	P	P		
Mobile home, boat, and RV sales and repair	MCUP	—	—	—		
Office supporting retail	P	P	P	P		
Plant nursery	P	P	P	P		
Restaurant, café, coffee shop - Indoor and outdoor	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		

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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Truck stop	—		—	—	—	—
Truck, trailer, construction, farm, heavy equipment sales/rental	MCUP		—	—	—	—
Visitor-serving commercial	P		—	P	—	—
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
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
Office - Professional/administrative	P		—	P	P	P
SERVICES - GENERAL						
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
Child care center, Residential	MCUP		P	MCUP	MCUP	MCUP
Drive-through facility	CUP		CUP	CUP	—	—
Lodging - Bed and breakfast inn	MCUP		P	—	P	P

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Lodging - Guest ranch	—	—	—	—	—	
Lodging - Hostel	CUP	CUP	CUP	P		
Lodging - Hotel or motel	P	CUP	P	P		
Lodging - Resort	—	—	—	P		
Mortuary	—	—	—	—		
Mortuary, accessory to cemetery	CUP	CUP	CUP	—		
Music recording studio	CUP	CUP	CUP	CUP		
Personal services	P	P	P	P		
Repair service - Equipment, appliances, etc. - Indoor	P	—	P	P		
Repair service - Equipment, appliances, etc. - Outdoor	P	—	P	—		
Repair service - Farm implements and equipment	—	—	—	—		
Vehicle services - Carwash, mechanical	MCUP	—	—	—		
Vehicle services - Major repair, bodywork	—	—	—	—		
Vehicle services - Minor maintenance/repair	P	—	P	P		
Vehicle services - With outdoor work areas	MCUP	—	—	—		
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	MCUP	MCUP		
Electrical substation - Minor	MCUP	MCUP	MCUP	MCUP		
Electrical transmission line	CUP	CUP	CUP	CUP		
Flood control project less than 20,000 sf total area	P	P	P	P		

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Flood control project 20,000 sf or more total area	MCUP		MCUP	MCUP	MCUP	MCUP
Heliport	CUP		CUP	CUP	CUP	—
Parking facility, public or private	P		—	P	P	MCUP
Pier, dock	—		—	—	—	—
Pipeline - Oil and gas	P		P	P	P	P
Public utility facility	CUP		CUP	CUP	CUP	CUP
Public works or private service facility	MCUP		MCUP	MCUP	MCUP	MCUP
Road, street less than 20,000 sf total area	P		P	P	P	P
Road, street 20,000 sf or more total area	MCUP		MCUP	MCUP	P	MCUP
Sea wall, revetment, groin, or other shoreline structure	—		—	—	—	—
Telecommunications facility	S		S	S	S	S
Transit station or terminal	CUP		—	—	—	—
Utility service line with less than 5 connections	—		—	—	—	P
Utility service line with 5 or more connections	—		—	—	—	MCUP
Vehicle dispatch facility	—		—	—	—	—
Vehicle storage	MCUP		—	—	—	—
Wind turbines and wind energy systems	S		S	S	S	—
WATER SUPPLY & WASTEWATER FACILITIES						
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	P	P	P
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P		P	P	P	P
Reservoir less than 20,000 sf of total development	P		P	P	P	—

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Reservoir, 20,000 sf to less than 50,000 sf total development	P		P	P	P	—
Reservoir, 50,000 sf or more of total development	P		P	P	MCUP	—
Wastewater treatment system, individual, alternative	MCUP		MCUP	MCUP	MCUP	—
Wastewater treatment system, individual, Special Problem Area	MCUP		MCUP	MCUP	MCUP	—
Wastewater treatment system, individual, not Special Problem Area	MCUP		MCUP	MCUP	E	—
Wastewater treatment facility, less than 200 connections	CUP		CUP	CUP	CUP	—
Water diversion project	P		P	P	P	—
Water extraction, commercial	CUP		CUP	CUP	CUP	CUP
Water or sewer system pump or lift station	—		—	—	—	P
Water system with 1 connection	E		E	E	E	—
Water system with 2 to 4 connections	P		P	P	P	—
Water system with 5 or more connections	MCUP		MCUP	MCUP	MCUP	—
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