

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.

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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 | — | — | — | — | — | |
| 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 | — | |
| Fitness/health club or facility | P | P | P | P | P | |
| Golf course | P | CUP | CUP | CUP | — | |

Wholesaling and distribution - Essential to agriculture

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| | — | 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 |

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|----------------------------|
| Theater - Outdoor |
| Trail for hiking or riding |

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| | — | Use Not Allowed | | | | |
| Dwelling, multiple | — | — | CUP | P | | |
| Emergency shelter | MCUP | — | — | MCUP | | |
| Mixed use project residential component | MCUP | P | — | P | | |
| Monastery | CUP | CUP | CUP | — | | |
| Residential accessory use or structure | MCUP | 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 | | |
| RETAIL TRADE | | | | | | |
| 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 | — | | |

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|---------------------------------------|
| 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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| <i>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</i> | | | | | | |
| Bank, financial services - Branch facility | | | P | P | P | P |
| Bank, financial services - Complete facility | | | P | — | P | P |
| Business support service | | | P | — | P | P |
| Medical services - Animal hospital, small animals | | | MCUP | CUP | — | CUP |
| Medical services - Clinic | | | CUP | CUP | CUP | CUP |
| Medical services - Doctor office | | | CUP | P | P | P |
| Medical services - Extended care | | | P | CUP | CUP | CUP |
| Medical services - Hospital | | | CUP | CUP | CUP | — |
| Office - Business/service | | | P | P | P | P |
| <i>SERVICES - GENERAL</i> | | | | | | |
| Cemetery, mausoleum | | | CUP | CUP | CUP | — |
| Charitable or philanthropic organization | | | CUP | CUP | CUP | CUP |
| Large family day care home | | | P | P | — | P |
| Small family day care home | | | E | E | E | E |
| Child care center, Non-residential | | | P | P | MCUP | P |
| Child care center, Non-residential, accessory | | | — | — | — | P |

Office - Professional/administrative

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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> | |

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| Vehicle services - With outdoor work areas |
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| <i>TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE</i> | | | | | | |
| 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> | — | — |

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|---------------------------------------|
| Vehicle storage |
| Wind turbines and wind energy systems |

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| | — | Use Not Allowed | | | | |
| Water system with 2 to 4 connections | | | P | P | <i>P</i> | — |

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|---|
| 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 |