

Table 2-1 Allowed Land Uses and Permit Requirements for the Agricultural Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use or Coastal Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	AG-I	AG-I CZ	AG-II	AG-II CZ	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Abalone shell processing	—	—	CUP	CUP	
Agricultural accessory structure	P	P	P	P	35.42.020
Agricultural processing - On-premise products	P	P	P	P	35.42.040
Agricultural processing - Off-premise products	—	CUP	CUP	CUP	35.42.040
Agricultural processing - Extensive	—	—	CUP(3)	—	35.42.040
Animal keeping (except equestrian facilities, see RECREATION below)	S	S	S	S	35.42.060
Aquaculture	—	—	CUP	CUP	35.42.070
Cultivated agriculture, orchard, vineyard	E	E	E	E	
Grazing	E	E	E	E	
Greenhouse	P	P	P	P	35.42.150
Mining - Agricultural soil export	—	—	MCUP	—	35.82.160
Mining, extracting & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	35.82.160
Mining- Surface < 1,000 cubic yards	P(4)	CUP	P(4)	P	35.82.160
Mining- Surface ≥ 1,000 cubic yards	CUP	CUP	CUP	P	35.82.160
Oil and gas uses	S	S	S	S	35.5
Winery	S	—	S	CUP	35.42.270

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Composting facility	MCUP	—	MCUP	—	35.42.110
Fertilizer manufacturing	—	—	CUP(3)	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Country club	CUP	—	CUP	—	
Equestrian facilities	CUP	CUP	P	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	
Golf course, driving range	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	—	CUP	—	35.42.200
Meeting facility, religious	CUP	CUP	CUP	CUP	
Museum	CUP	—	CUP	—	
Rural recreation	—	—	CUP	CUP	35.42.240
School	CUP	CUP	CUP	CUP	
School - Business, professional or trade	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	

Key to Zone symbols

AG-I	Agriculture I	CZ	Coastal Zone
AG-II	Agriculture II		

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) Use limited to areas designated on the Land Use Element Maps with the “Agricultural Industry overlay.”
- (4) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, than a CUP is required.

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RESIDENTIAL USES

Agricultural employee housing ≤ 4 employees	MCUP	MCUP	MCUP	MCUP	35.42.030
Agricultural employee housing ≥ 5 employees	CUP	CUP	CUP	CUP	35.42.030
Artist studio	P	P	P	P	35.42.160
Dwelling, one-family (3)	P	P	P	P	
Guest house	P	P	P	P	35.42.160
Home occupation	P	P	P	P	35.42.190
Monastery	CUP	—	CUP	—	
Residential accessory use and structures	P	P	P	P	35.42.020
Residential agricultural unit, attached	—	—	P(4)	—	35.42.210
Residential agricultural unit, detached and clustered	—	—	P(4)	—	35.42.210
Residential agricultural unit, remotely sited	—	—	MCUP	—	35.42.210
Residential Second unit - attached	P(4)	P(4)	—	—	35.42.230
Residential Second unit - detached	MCUP(4)	MCUP(4)	—	—	35.42.230
Special care home, ≤ 14 clients	P	P	P	P	35.42.100
Special care home, ≥ 15 clients	MCUP	MCUP	MCUP	MCUP	35.42.100

RETAIL TRADE

Agricultural product sales	P	P	P	P	35.42.050
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SERVICES

Cemetery	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	35.42.100
Small family day care home	E	E	E	E	35.42.100
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	35.42.100
Child care center, Residential	MCUP	MCUP	MCUP	MCUP	35.42.100
Lodging - Guest ranch	—	—	CUP	CUP	
Lodging - Hostel	CUP	—	CUP	—	
Mausoleum	CUP	—	CUP	—	
Medical services - Animal hospital	MCUP	CUP	P	CUP	35.42.245
Mortuary, accessory to cemetery	CUP	—	CUP	—	35.42.120

Key to Zone Symbols

AG-I	Agriculture I	CZ	Costal Zone
AG-II	Agriculture II		

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) One-family dwelling may be a mobile home on a permanent foundation, see [Section 35.42.205](#).
- (4) Limited to specific locations. See the limitations on location for the use in [Chapter 35.42 \(Standards for Specific Land Uses\)](#).

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TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Agricultural product transportation facility	—	—	CUP	CUP	35.42.04.B.2
Airport, public	CUP	—	CUP	—	
Airstrip, private and temporary	CUP	—	CUP	—	
Airstrip, temporary	—	CUP	—	CUP	
Drainage channel, water course, storm drain < 20,000 sf	P	P	P	P	
Drainage channel, water course, storm drain ≥ 20,000 sf	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (4)	CUP	CUP(5)	CUP	CUP(5)	
Flood control project < 20,000 sf total area (6)	P	P	P	P	
Flood control project ≥ 20,000 sf total area (6)	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	
Pipeline - Oil or gas	P	—	P	—	35.5
Public utility facility	CUP	—	CUP	—	
Public works or private service facility	MCUP	—	MCUP	—	
Road, street < 20,000 sf total area	P	P	P	P	
Road, street ≥ 20,00 sf total area	P	MCUP	P	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	35.44
Utility service line with < 5 connections (4)	—	P	—	P	
Utility service line with ≥ 5 connections (4)	—	MCUP	—	MCUP	
Wind turbines and wind energy systems	S	S	S	S	35.57

Key to Zone Symbols

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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) Use is subject to the standards of the standards of the PU zone.
- (4) Does not include electrical transmission lines outside the jurisdiction of the County.
- (5) Not allowed in the VC overlay.
- (6) Not applicable to facilities constructed by the County outside of the Coastal Zone.

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WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	CUP	—	CUP	
Desalination facility < 15 connections	—	MCUP	—	MCUP	
Desalination facility - 15 to 199 connections	—	CUP	—	CUP	
Pipeline - Water, reclaimed water, wastewater, < 20,000 sf	P(3)	P	P(3)	P	
Pipeline - Water, reclaimed water, wastewater, ≥ 20,000 sf	P(3)	MCUP	P(3)	MCUP	
Reservoir, < 20,000 sf of total development	P	P	P	P	
Reservoir, 20,000 sf to < 50,000 sf of total development	P	MCUP	P	MCUP	
Reservoir, ≥ 50,000 sf of total development	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, Special Problem Area (4)	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, not Special Problem Area	E	P	E	P	
Wastewater treatment facility, up to 199 connections	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (5)	—	P	—	P	
Water system with 1 connection	E	P	E	P	
Water system with 2 to 4 connections	P	MCUP	P	MCUP	
Water system with 5 or more connections	MCUP	MCUP(6)	MCUP	MCUP(6)	
Water well, agricultural	E	P	E	P	

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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) Limited to wastewater pipelines; see [Article 35.5](#) for development standards.
- (4) Only if designated a Special Problem Area due to sewage disposal constraints; otherwise "E" if located in the Inland area or "P" if located in the Coastal Zone.
- (5) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (6) Limited to a maximum of 199 connections.

LAND USE (Agriculture, Mining, Energy Facilities)	ZONE			
	AG-I	AG-I CZ	AG-II	AG-IICZ
Abalone shell processing				
Agricultural accessory structure				
Agricultural processing - on-premise products				
Agricultural processing - off-premise products				
Agricultural processing - extensive				
Animal keeping (except equestrian facilities)				
Aquaculture				
Cultivated agriculture, orchard, vineyard				
Grazing				
Greenhouse				
Mining - agricultural soil export				
Mining, extracting & quarrying				
Oil and gas uses				
Winery				

Exempt
 Permit required
 Not allowed

LAND USE (Residential)	ZONE			
	AG-I	AG-I CZ	AG-II	AG-IICZ
Agricultural employee				
Dwelling, one-family				
Guest house; artist studio				
Home occupation				
Monastery				
Residential accessory use and structures				
Residential agricultural unit				
Residential second unit				
Special care home				

LAND USE (Others, for example)	ZONE			
	AG-I	AG-I CZ	AG-II	AG-IICZ
Composting facility				
Fertilizer manufacturing				
Equestrian facilities				
Golf course, driving range				
Rural recreation				
Road,				
Utility service line				
Reservoir				
Water well, agricultural				

