## 18.06.040 Land uses.

- A. Land uses shall be permitted, conditionally permitted, or not permitted as identified in Table 18.06.040.A, Land Use Matrix. Any uses which are not specifically listed are prohibited unless, pursuant to a review by the planning commission, the commission makes a determination that the proposed use is substantially similar to another permitted or conditionally permitted use.
- B. Use Determination. Any use approved by the planning commission shall be subject to all the requirements of the zone in which the use is located. Denial of any requested use may be appealed to the city council within ten working days of the planning commission's action as per Chapter 18.66.

Table 18.06.040.A—Land Use Matrix

Permitted = P														
Conditional Use Permit = CUP  Not Permitted = -  Special Event Permit = S  Home Occupation	R-1a R-1b R-1c	R-2 R-3 R-4	R-5 R-6 R-7	МНР	C-R	С-Р	C-1	C-2s C- 2sH	C-2	C-3	os	PC- I	M-1	SP-1
Permit = H RESIDENTIAL														
A one-family dwelling	P	P	P	P	-	-	-	-	-	-	-	-	-	-
A one-family mobile home	-	-	-	P	-	-	-	-	-	-	-	-	-	-
A two-family dwelling or 2 one- family dwellings	-	P	P	ı	P	-	-	1	-	-	-	-	1	-
Multiple-family dwellings, apartment houses, group dwellings, condominiums and cluster housing	-	P	P	-	P	-	-	,	-	-	-	-	,	-
Mobilehome Park (See Gov't Code 65827.7, Health & Saf. Code 18214).	CUP(4)	CUP(4)	CUP(4)	CUP					-					
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	P	P	P	-	P(1)	-	i	-	-	-	-	-	-	P(1)
Factory-built housing or Manufactured home (less than 10 years old)	P	P	P	P	P	-	ī	ı		ı	ı	-	ı	P(2)
Home Occupations	Н	Н	Н	Н	H(1)	-	-	-	-	-	-	-	-	H(1)
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	CUP(1)

Permitted = P														
Conditional Use Permit = CUP	R-1a	R-2	R-5					C-2s						
Not Permitted = -	R-1b	R-3	R-6	МНР	C-R	С-Р	C-1	C-	<b>C-2</b>	C-3	os	PC- I	M-1	SP-1
Special Event Permit = S	R-1c	R-4	R-7					2sH				·		
Home Occupation Permit = H														
Fraternity houses, sorority houses, and dormitories	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP
Hotels/motels (provided not more than 20% of the units contain kitchen/kitchenettes)	ı	ı	-	-	-	CUP	CUP	CUP	CUP	CUP	ı	CUP	-	CUP
Residential care facilities for the Elderly (serving 6 or fewer persons, allowed per Health & Safety Code 1569.85)	P	P	P	Р	P(1)	-	-	-	ı	-	-	-	-	P(1)
Residential care facilities for the Elderly (serving 7 or more persons, allowed per Health & Safety Code 1569.85)	CUP	CUP	CUP	CUP	CUP(1)	-	CUP	CUP	CUP	CUP	-	1	-	CUP
Congregate living health facilities (serving 6 or fewer persons, per Health & Safety Code 1267.16)	P	P	P	-	P(1)	1	ı	ı		ı	ı	1	1	P(1)
Congregate living health facilities (serving 7 or more persons, per Health & Safety Code 1267.16)	CUP	CUP	CUP	CUP	CUP(1)	-	CUP	CUP	<u>CUP</u>	CUP	-	-	-	CUP
Short Term Residential Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Small family day care home (per California Health and Safety Code Section 1597.45(b))	Р	P	P	P	P	ı	ı	ı		ı	ı	ı	1	P(1)
Large family day care home (per California Health and Safety Code Section 1597.46(a))	CUP	1	ı	-	-	1	1	ı		1	ı	1	1	CUP(1)
Small family home (per California Social Security Code Section 80001(s)(3))	Р	P(1)	P(1)	-	-	1	1	ı		1	1	1	1	P(1)
Sports courts (residential) with lights (tennis, basketball, handball, etc.)	CUP	CUP	CUP	CUP	CUP	-	1	-	-	-	-	-	-	CUP(1)
Domestic violence shelter	-	CUP	CUP	-	CUP	1	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP(2)
Senior hotel	-	CUP	CUP	-	CUP	-	CUP	CUP	<b>CUP</b>	CUP	CUP	CUP	CUP	CUP(2)

Permitted = P						1								
Permitted = P														
Conditional Use Permit = CUP	R-1a	R-2	R-5					C-2s						
Not Permitted = -	R-1b	R-3	R-6	МНР	C-R	С-Р	C-1	C-28	<b>C-2</b>	C-3	os	PC-	M-1	SP-1
Special Event Permit = S	R-1c	R-4	R-7					2sH						
Home Occupation														
Permit = H														
Single-room occupancy housing	-	CUP	CUP	-	CUP	-	CUP	CUP	<b>CUP</b>	CUP	CUP	CUP	CUP	CUP(2)
Supportive Housing	P	P	P	-	P(1)	-	-	-	-	-	-	-	-	P(1)
Transitional Housing	P	P	P	-	P(1)	-	-	-	-	-	-	-	-	P(1)
Emergency and homeless shelter	-	-	-	-	-	-	-	-	-	-	-	-	P(3)	-
COMMERCIAL—RE	CREATION	ONAL												
Adult cabaret	-	-	-	-	-	-	-	CUP	CUP	CUP	-	-	CUP	-
Batting cages	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-
Bowling alleys Commercial	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-
recreation	-	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Pool halls and billiard halls	-	-	-	-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP
Health clubs/spa	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Golf courses Golf driving ranges	-	-	-	-	-	-	-	-	<mark>-</mark>	-	CUP	-	-	-
(indoor or outdoor)	-	-	-	-	-	-			CUP	CUP	CUP	CUP	CUP	CUP
Tennis courts (commercial)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	P	P	P	-
Theaters, cinemas, and auditoriums (public assembly)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
COMMERCIAL—INS	STITUTIO	ONAL												
Art galleries, exhibit halls (commercial and industrial)	-	-	-	-	-	P	P	P	P	P	-	CUP	-	CUP
Educational institutions including private schools, elementary, middle, and high schools, colleges, and universities, daycare, tutoring	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Commercial schools (dance studios, martial arts, music and vocal instruction, etc.)	1	1	1	-	1	CUP	CUP	CUP	CUP	CUP	1	CUP	CUP	CUP
Institutions of a philanthropic or eleemosynary nature	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Lodges, clubs and fraternal organizations	-	-	-	CUP	P	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP
Libraries, museums and public buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Churches, or other places used for religious worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
COMMERCIAL—MI	EDICAL													

Permitted = P																	
Conditional Use Permit = CUP	R-1a	R-2	R-5					C-2s									
Not Permitted = -	R-1b	R-3	R-6	МНР	C-R	С-Р	C-1	C-28	<b>C-2</b>	C-3	os	PC-	M-1	SP-1			
Special Event Permit = S	R-1c	R-1c	R-1c	R-1c	R-4	R-7					2sH						
Home Occupation Permit = H																	
Animal hospital/veterinary	_	_	_	_	_	CUP	CUP	CUP	CUP	CUP	_	CUP	CUP	CUP			
clinic	_			_		COI	COI	COI	COI	COI	_	COI	COI	COI			
Clinic/urgent care facility (medical offices with outpatient treatment; no overnight stays)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP			
Convalescent hospitals	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP			
Hospitals/medical centers	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP			
Doctor/dentist office	-	-	-	-	-	P	P	P	P	P	-	P	P	P			
Medical laboratories (not part of a medical office)	-	-	-	-	-	P	P	P	P	P	-	P	P	P			
COMMERCIAL— OFFICES	COMMERCIAL—																
Administrative, medical and professional offices	1	1	ı	-	Р	P	P	P	P	P	1	P	CUP	P			
General business offices	1	1	-	-	-	P	P	P	P	P	-	P	CUP	CUP			
COMMERCIAL— RETAIL																	
Bakeries with less than 10 employees on premises	ı	ı	ı	-	ı	P	P	P	P	P	ı	P	P	P			
Banks (with or without ATM machines)	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P			
Coin-operated laundries	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-	CUP			
General retail	-	-	-	-	-	-	P	P	P	P	-	P	CUP	P			
Motor vehicle sales and services (as defined in the California Vehicle Code)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP			
Retail nursery (garden center)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP			
Retail stores selling pre-owned merchandise	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	CUP			
Smoking lounges	-	-	-	-	CUP	CUP	CUP	CUP	<b>CUP</b>	CUP	-	CUP	CUP	CUP			
Temporary commercial enterprises and seasonal sales lots	-	-	-	-	-	ı	S	S	S	S	ı	S	S	S			
COMMERCIAL—SE	RVICES																
Automobile service/repair	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	P	CUP			

Permitted = P																		
Conditional Use Permit = CUP	R-1a	R-2	R-5					C 2a										
Not Permitted = -	R-1b	R-3	R-6	МНР	C-R	С-Р	C-1	C-2s	<b>C-2</b>	C-3	os	PC-	M-1	SP-1				
Special Event Permit = S	R-1c	R-1c	R-1c	R-1c	R-1c	R-4	R-7					2sH				•		
Home Occupation																		
Permit = H																		
Automobile service stations	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP				
Check cashing or payday advance	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP				
Commercial repair	-	-	1	-	-	-	CUP	CUP	<b>CUP</b>	CUP	-	CUP	P	CUP				
Car wash, coin- operated and automated	-	-	-	-	-	-	1	-	CUP	CUP	-	CUP	P	CUP				
Day spa	-	-	1	-	-	CUP	CUP	CUP	<b>CUP</b>	CUP	-	CUP	CUP	CUP				
Dry cleaning, pressing and laundry businesses	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P				
Fortunetelling establishments	-	-	-	-	-	Р	P	P	P	P	-	P	CUP	P				
Funeral parlors/mortuaries	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	1	CUP	CUP	CUP				
Restaurants	-	-	-	-	CUP	CUP	CUP	CUP	<b>CUP</b>	CUP	CUP	CUP	CUP	CUP				
Restaurants – food to go	-	-	-	-	P	P	P	P	P	P	CUP	CUP	CUP	P				
Upholstery shops (excluding furniture refinishing)	1	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	P	CUP				
INDUSTRIAL						•												
Hazardous waste facility	-	-	-	-	-	-	-	-	_	-	-	CUP	CUP	-				
Industrial park (multiple or mix of services and	-	-	-	-	-	-	-	-	-	-	-	P	P	_				
warehousing)																		
Manufacturing/heavy industrial (any process that creates toxins, odors, byproducts or processing of any byproducts)	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Manufacturing/light industrial	-	-	-	-	-	-	-	-	_	-	-	Р	P	-				
Mini-warehouse/self- storage	-	-	-	-	-	-	-	-	-	CUP	-	CUP	CUP	-				
Storage yards	-	-	-	-	-	-	ı	-	-	1	-	ı	P	-				
Vehicle impound/tow yards	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-				
Vehicle storage lots, including recreational vehicles	ı	-	1	-	1	-	-	ı	CUP	CUP	ı	CUP	CUP	-				
Warehouse	-	-	-	-	-	-	-	-	-	-	-	P	P	-				
Wholesaling uses	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	P	P	-				
Wrecking yard	-	-	-	-	-	-	-	-	L.	-	-	-	-	-				
Alcoholic beverage sales and services	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP				

Permitted = P								<b>I</b>	l					
T crimeteu – I														
Conditional Use														
Permit = CUP	D 1.	D 2	D 5											
	R-1a	R-2	R-5					C-2s						
Not Permitted = -								C 25				PC-		
	R-1b	R-3	R-6	MHP	C-R	С-Р	C-1	C-	<b>C-2</b>	C-3	os	I	M-1	SP-1
Special Event Permit								2sH						
= S	R-1c	R-4	R-7											
Home Occupation														
Permit = H														
Cemeteries,														
columbarium,	-	-	-	-	-	-	-	-	CUP	CUP	-	-	_	-
crematories and mausoleums														
Dog kennels	-	-	_	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Mobile home sales														
areas (modular	-	-	-	-	-	-	-	-	CUP	CUP	-	-	CUP	-
housing)														
Model homes sales offices	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	-
Natural resources	~~~	~~~		~~~		~~~	~~~	~~~		~~~		~~~	~~~	
development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Outdoor sales														
(including vending	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP
machines) Outdoor sales—														
Temporary (small	_	_	_	_	_	S	S	S	S	S	_	S	S	S
event)						_	-	_		-		-	Y	~
Outdoor sales—														
Temporary (large	-	-	-	-	-	S	S	S	S	S	-	S	S	S
event) Parks, playgrounds														
and community	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
buildings														
Public utility or public														
service structures and uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Radio and television								<del>                                     </del>						
transmitters	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Recycling centers	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	-
Recycling centers—														
Reverse vending	-	-	-	-	-	P	P	P	P	P	-	P	P	P
machine (indoors) Remediation systems	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Showrooms	-	-		-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP
Tattoo parlors	-	-		-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP
Wireless														
communication	CUP	CUP		CUP	CUP	CUP	CUP	CUP	<b>CUP</b>	CUP	CUP	CUP	CUP	CUP
facilities														