

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	R-1a	R-2	R-5											
Conditional Use Permit = CUP	R-1b	R-3	R-6	MHP	C-R	C-P	C-1	C-2s	C-2	C-3	OS	PC-I	M-1	SP-1
Not Permitted = -	R-1c	R-4	R-7					C-2sH						
Special Event Permit = S														
Home Occupation 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	-	P	-	-	-	■	-	-	-	-	-
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)	-	-	-	■	-	-	-	-	P(1)
Factory-built housing or Manufactured home (less than 10 years old)	P	P	P	P	P	-	-	-	■	-	-	-	-	P(2)
Home Occupations	H	H	H	H	H(1)	-	-	-	■	-	-	-	-	H(1)
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	-	-	-	■	-	-	-	-	CUP(1)

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Not Permitted = -	R-1b	R-3	R-6	MHP	C-R	C-P	C-1		C-2	C-3	OS	PC-I	M-1	SP-1	
Special Event Permit = S	R-1c	R-4	R-7						C-2sH						
Home Occupation Permit = H															
Single-room occupancy housing	-	CUP	CUP	-	CUP	-	CUP	CUP	CUP	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—RECREATIONAL															
Adult cabaret	-	-	-	-	-	-	-	CUP	CUP	CUP	-	-	CUP	-	
Batting cages	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	
Bowling alleys	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	
Commercial 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	-	-	-	-	-	-	-	-	!	-	CUP	-	-	-	
Golf driving ranges (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—INSTITUTIONAL															
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.)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	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—MEDICAL															

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Special Event Permit = S	R-1c	R-4	R-7					C-2sH								
Home Occupation Permit = H																
Animal hospital/veterinary clinic	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP		
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																
Administrative, medical and professional offices	-	-	-	-	P	P	P	P	P	P	-	P	CUP	P		
General business offices	-	-	-	-	-	P	P	P	P	P	-	P	CUP	CUP		
COMMERCIAL—																
RETAIL																
Bakeries with less than 10 employees on premises	-	-	-	-	-	P	P	P	P	P	-	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		
Retail stores selling pre-owned merchandise	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	CUP		
Smoking lounges	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP		
Temporary commercial enterprises and seasonal sales lots	-	-	-	-	-	-	S	S	S	S	-	S	S	S		
COMMERCIAL—SERVICES																
Automobile service/repair	-	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	P	CUP	

