

Sec. 26-08-030. - Allowed land uses.

A. *General.*

1. Table 8-1 identifies the allowed uses and permit requirements in the residential zones.
2. All uses may be subject to additional standards and regulations and may require a zoning permit, design review, or other additional review. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 8-1.
3. If Table 8-1 shows two permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions, required as described in the use regulations for the allowed use.

B. *Additional Planning Permits.*

1. In addition to the permits identified in Table 8-1 , design review is required for certain projects in compliance with Article 82 (design review), including the following:
 - a. All planned developments and condominiums with four (4) or more dwelling units in the RR zone.
 - b. All dwelling groups, apartments, and similar residential developments with four (4) or more dwelling units in the R3 zone.
 - c. Cottage housing developments, except where there are no exterior changes.
2. A zoning permit or other permits may be required in addition to those permits identified in Table 8-1 . See individual use regulations sections for additional requirements that may apply.

Table 8-1:Allowed Land Uses in Residential Zones

Key of symbols for Table 8-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in use regulations column

Land Use	AR Zone	RR Zone	R1 Zone	R2 Zone	R3 Zone	Use Regulations
Agricultural and Resource-Based Land Use Category						

Agricultural Crop Production and Cultivation	P	P	P	P	P	<u>26-18-020</u>
Agricultural Processing	C	-	-	-	-	<u>26-18-030</u>
Animal Keeping: Beekeeping	P	P	P	P	P	<u>26-18-060</u>
Animal Keeping: Confined Farm Animals	C	-	-	-	-	<u>26-18-070</u>
Animal Keeping: Farm Animals	P	P	-	-	-	<u>26-18-080</u>
Animal Keeping: Pet Fancier	P	P	-	-	-	<u>26-18-100</u>
Composting, Non-commercial	P	-	-	-	-	<u>26-18-130</u>
Farm Retail Sales	C	-	-	-	-	<u>26-18-140</u>
Farm Stands	P	C	-	-	-	<u>26-18-150</u>
Indoor Crop Cultivation	P/C	P	-	-	-	<u>26-18-160</u>
Mushroom Farming	C	-	-	-	-	<u>26-18-190</u>
Nursery, Wholesale	P	P	-	-	-	<u>26-18-200</u>
Timberland Conversions, Minor	P	P	-	-	-	<u>26-18-250</u> ; <u>26-88-150</u>
Recreation, Education and Public Assembly Land Use Category						
Civic Institution	-	C	C	C	C	<u>26-22-040</u>

Community Meeting Facilities	C	C	C	C	C	<u>26-22-050</u>
Country Club	C	C	C	C	C	<u>26-22-060</u>
Educational Institutions: Colleges and Universities	-	-	C	C	C	<u>26-22-070</u>
Educational Institutions: Elementary and Secondary Schools	C	C	C	C	C	<u>26-22-080</u>
Educational Institutions: Specialized Education and Training	-	C	-	-	-	<u>26-22-090</u>
Golf Course	C	C	C	C	C	<u>26-22-100</u>
Parks and Playgrounds	-	C	C	C	C	<u>26-22-110</u>
Periodic Special Events	P	P	P	P	P	<u>26-22-120</u>
Recreation and Sports Facilities: Rural Sports and Recreation	C	-	-	-	-	<u>26-22-160</u>
Studios for Art Crafts, Dance, Music	-	C	-	-	-	<u>26-22-200</u>
Residential Land Use Category						
Accessory Dwelling Unit	P	P	P	P	P	<u>26-24-020</u> ; <u>26-88-060</u>
Agricultural Employee Housing: Short Term Camp	P	-	-	-	-	<u>26-24-030</u>

Congregate Housing, Large		C	-	C	C	<u>26-24-090</u>
Congregate Housing, Small	-	P	P	P	P	<u>26-24-090</u>
Cottage Food Operation	P	P	P	P	P	<u>26-24-100</u>
Cottage Housing Developments	-	-	P	P	-	<u>26-24-110</u> ; <u>26-88-063</u>
Dwelling, Multi-Family	-	-	-	P	P	<u>26-24-120</u>
Dwelling, Single-Family	P	P	P	P	P	<u>26-24-130</u>
Dwelling, Two-Family	-	-	-	P	P	<u>26-24-140</u>
Family Day Care Home, Large	P	P	P	P	P	<u>26-24-150</u> ; <u>26-88-080</u>
Family Day Care Home, Small	P	P	P	P	P	<u>26-24-150</u> ; <u>26-88-080</u>
Guest House	P	P	P	-	-	<u>26-24-170</u>
Home Occupation	P	P	P	P	P	<u>26-24-180</u> ; <u>26-88-121</u>
Junior Accessory Dwelling Unit	P	P	P	P	P	<u>26-24-190</u> ; <u>26-88-061</u>
Live/Work	C	C	C	C	-	<u>26-24-200</u> ; <u>26-88-122</u>
Mobile Home Parks	-	-	C	C	C	<u>26-24-220</u> ; <u>26-88-100</u>
Permanent Supportive Housing	P	P	P	P	P	<u>26-24-230</u>
Residential Community Care, Large	C	C	C	C	C	<u>26-24-240</u>

Residential Community Care, Small	P	P	P	P	P	<u>26-24-240</u>
Single-Room Occupancy, Small	-	-	-	C	P	<u>26-24-250; 26-88-125</u>
Single-Room Occupancy, Large				C	C	<u>26-24-250; 26-88-125</u>
Temporary Occupancy of Travel Trailer	P	P	P	-	-	<u>26-24-260; 26-88-010(p)</u>
Transitional Housing	P	P	P	P	P	<u>26-24-270; 26-88-127</u>
Retail Land Use Category						
Fuel Station, Retail	-	-	-	-	-	<u>26-26-080</u>
Fuel Station, Non-Retail	-	-	-	-	-	<u>26-26-081</u>
Nursery, Retail	C	C	-	-	-	<u>26-26-120</u>
Services Land Use Category						
Cemeteries	C	C	-	-	-	<u>26-28-050</u>
Commercial Horse Facilities	C	-	-	-	-	<u>26-18-060</u>
Commercial Kennels	C	-	-	-	-	<u>26-18-070</u>
Day Care Center	C	C	C	C	C	<u>26-28-080</u>
Homeless Shelter, Small Scale	-	-	C	C	C	<u>26-28-090; 26-88-127</u>
Horse Boarding	P *	-	-	-	-	<u>26-18-100</u>

Lodging: Bed and Breakfast (B&B)	C	C	-	-	-	<u>26-28-130</u> ; <u>26-88-118</u>
Lodging: Hosted Rental	P	P	P	-	-	<u>26-28-140</u>
Lodging: Vacation Rental	P	P	-	-	-	<u>26-28-160</u>
Medical Services: Hospitals	-	-	-	-	C	<u>26-28-180</u>
Veterinary Clinic	C	-	-	-	-	<u>26-28-230</u>
Transportation, Energy, Public Facilities Land Use Category						
Low Temperature Geothermal Resource Development	C	C	C	C	C	<u>26-30-050</u>
Public Safety Facilities	C	C	C	C	C	<u>26-30-090</u>
Public Utility Facilities	C	C	C	C	C	<u>26-30-100</u>
Renewable Energy Facilities	†	†	†	†	†	† See <u>26-30-110</u> and <u>Section 26-88-200</u>
Telecommunications Facilities	†	†	†	†	†	† See <u>26-30-120</u> and <u>Section 26-88-130</u>
Other Land Uses						
Cannabis Cultivation, Personal Use	P	P	P	P	P	<u>26-88-258</u>

C.

Craft and Garage Sales. In the AR and RR zones, craft sales and garage sales not exceeding two (2) sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off-street parking is provided. Craft sales and garage sales involving three (3) or four (4) sales days per year require a use permit.

D. Unlisted Land Uses.

1. For a proposed nonresidential use not listed in the allowed land use table, the Director may determine that the proposed use is equivalent to a permitted or conditionally permitted use if the Director finds that the proposed use is similar to and compatible with a listed permitted or conditionally permitted use.
2. When the Director determines that a proposed nonresidential use is equivalent to a listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required, and all applicable requirements of the Zoning Code.

(Ord. No. 6444, § VI, 8-22-2023; Ord. No. 6405, § V(Exh. B), 3-14-2023; Ord. No. 6403, 3-7-2023; Ord. No. 6386, § IV, 8-2-2022; Ord. No. 6335, § III(Exh. A), 2-9-2021)