

Title 17. Zoning

Chapter 17.08. RESIDENTIAL DISTRICTS

§ 17.08.030. Permitted uses.

- A. Table 17.08.01 lists the uses permitted in each of the residential zoning districts using the following key:
 - “P” Use is permitted by right. (A Development Permit may be required for a new use or structure or expansion of an existing use.)
 - “A” Use is accessory to an established primary use.
 - “AUP” Use requires an Administrative Use Permit.
 - “CUP” Use requires a Conditional Use Permit.
 - “TUP” Use requires a Temporary Use Permit.
 - “—” Use is prohibited.
- B. Land uses listed in Table 17.08.01 use definitions from the North American Industry Classification System (NAICS) unless otherwise defined specifically by this title. The individual land uses permitted in each of the residential districts are grouped in Table 17.08.01 using broad land use categories.
- C. Uses not specifically listed in Table 17.08.01 may be allowed subject to the provisions of Section **17.04.070(C)**, Similar Uses Permitted, of this title.
- D. Table 17.08.01 also lists applicable code references of this title if a use requires conformance with special provisions.
- E. Uses listed in Table 17.08.01 are subject to the applicable design standards of this title for residential districts.

TABLE 17.08.01 PERMITTED USES – RESIDENTIAL DISTRICTS					
USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
AGRICULTURAL AND RELATED USES					
Agriculture/Horticulture	AUP	CUP	CUP	CUP	
Equestrian Stables, Private	A	CUP ¹	—	—	
Equestrian Stables, Commercial	CUP	—	—	—	
Kennel	—	—	—	—	
Garden, Private	A	A	A	A	

TABLE 17.08.01 PERMITTED USES – RESIDENTIAL DISTRICTS					
USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
Nurseries and Garden Centers	CUP	—	—	—	
PUBLIC AND ASSEMBLY USES					
Public Assembly Facilities	CUP	CUP	CUP	CUP	
Religious Assembly Facilities	CUP	CUP	CUP	CUP	
Schools, Private	CUP	CUP	CUP	CUP	
RESIDENTIAL USES					
Accessory Dwelling Unit (ADU)	P	P	P	P	17.08.090
Junior Accessory Dwelling Unit (JADU)	P	P	P2	P2	
Accessory Structures and Uses	A	A	A	A	
Boarding House	—	—	—	CUP	
Dwelling, Multifamily	—	—	P	P	17.08.150
Dwelling, Single-Family	P	P	P	P	
Home Occupations	P	P	P	P	17.108
Manufactured Homes	P	P	P	P	17.08.130
Mobile Home Parks	—	—	CUP	CUP	17.08.140
Parolee/Probationer Homes	CUP	CUP	CUP	CUP	17.08.270
Planned Residential Development	—	CUP	CUP	CUP	17.36
SB 9 Single-Family Dwelling Unit	P	P	—	—	
Single Room Occupancy (SRO)	—	—	—	P	17.08.210
Supportive Housing	P	P	P	P	Government Code §§ 50675.14 and 65651. Supportive housing is subject to the requirements of Table 17.08.02.
Transitional Housing	P	P	P	P	Government Code § 50801(i). Transitional housing is subject to the requirements of Table 17.08.02.
RECREATION AND ENTERTAINMENT					
Clubhouses	AUP	AUP	AUP	AUP	
Golf Course and Related Facilities	CUP	CUP	CUP	CUP	17.08.240
Public Park	P	P	P	P	

TABLE 17.08.01 PERMITTED USES – RESIDENTIAL DISTRICTS					
USE	RESIDENTIAL DISTRICTS				CODE SECTION
	R-RD	R-L	R-M	R-H	
Recreational Use, Commercial	—	—	—	CUP	
Recreational Use, Private	A	A	A	A	
Swimming Pool/Spa, Private	A	A	A	A	
Tennis Court, Private	A	A	A	A	17.08.250
Trails	P	P	P	P	
Trailhead	AUP	AUP	AUP	AUP	
RETAIL AND COMMERCIAL USES					
Bed and Breakfast Inn	CUP	CUP	CUP	—	
Condominium Hotel, Converted	—	—	CUP	CUP	
Hotel or Motel (without spa)	—	—	—	—	
Spa Resort	—	—	—	—	
Property Management Office	—	—	A	A	
SERVICE USES					
Day Care Center	—	—	AUP	AUP	17.08.220
Day Care Homes, Small/Large	P	P	P	P	17.08.230
Emergency Shelter/Low Barrier Navigation Center ³	—	—	CUP	P	
OTHER USES					
Antenna, Vertical/Satellite Dish	A	A	A	A	17.40.060
Parking Lot, Commercial/Office	—	CUP	CUP	CUP	
Recreational Vehicle Storage	A	A	A	A	17.08.200
Temporary Structures or Uses	TUP	TUP	TUP	TUP	17.136
Utility Facilities			P	P	
Vehicle Charging Stations	A	A	A	A	

Notes:

- 1 Minimum 1 acre.
- 2 When the JADU is to be constructed within a single-family dwelling only.
- 3 Emergency shelters shall have sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

(Ord. 712 6-2-20; Ord. 721 9-15-20; Ord. 742 10-19-21; Ord. 749 2-2-22; Ord. 787 9-19-23)