

Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones

	CO	C1	CPD	M1	M2	M3
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE				CUP	CUP	CUP
AIRPORTS						CUP
AMUSEMENT AND RECREATIONAL FACILITIES (SEE DEFINITIONS)			PD			
Amusement Parks And Carnivals			CUP			
Arcades			CUP			
Batting Cages And Golf Driving Ranges, Indoor (3, 15)				CUP		
Bicycle Racing Tracks, Outdoor (3)				CUP		
Gymnasiums (See Definitions) (3, 15)			PD	CUP		
Motion Picture Theaters, Outdoor (Drive-In)			CUP			
Racetracks (For Motorized Vehicles), Outdoor Shooting Ranges And Stadiums	Prohibited					
Shooting Ranges, Indoor				CUP	CUP	CUP
ASSEMBLY USES (39)	CUP	CUP	CUP	CUP	CUP	
ART GALLERIES, MUSEUMS AND BOTANICAL GARDENS			PD			
AUTOMOBILE SERVICE STATIONS		PD	PD			
BANKS AND RELATED FINANCIAL OFFICES AND INSTITUTIONS	PD	PD	PD			
BARS, TAVERNS AND NIGHTCLUBS *			CUP			
CARE FACILITIES: (SEE ALSO H. & S.C. AND W. & I. C.) (6)						
Day Care Center (2, 15, 27)	CUP	CUP	CUP	CUP		
Intermediate And Residential, Care Of 7 Or More Persons (6)	CUP		CUP			
Emergency Shelter (42)			ZC			
CAR WASHES, SELF-SERVICE OR AUTOMATIC (2, 15)			CUP		CUP	CUP
CEMETERIES, COLUMBARIA AND MAUSOLEUMS				CUP	CUP	
Crematories, Accessory				CUP	CUP	

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	CUP = Conditional Use Permit					

	CO	C1	CPD	M1	M2	M3
CLUB PROJECTS, TEMPORARY OUTDOOR		CUP	CUP			
COMMERCIAL CANNABIS ACTIVITY AS DEFINED BY SECTION 2701 OF THE VENTURA COUNTY CODE OF ORDINANCES * (52)					ZC	ZC
COMMUNICATIONS FACILITIES (46)	This use only applies if the facility is an accessory structure to a dwelling (See § 8105-4)					
Non-Commercial Antenna, Ground Mounted (46)	This use only applies if the facility is an accessory structure to a dwelling (See § 8105-4)					
Wireless Communication Facility (45)	This use only applies if the facility is an accessory structure to a dwelling (See § 8105-4)					
Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 feet or less in height (see §8107-45.4) (45)	CUP	CUP	CUP	CUP	CUP	CUP
Non-Stealth Facilities, 50 feet or less in height (See § 8107-45.4(f)(4)) (45)				CUP	CUP	CUP
Non-Stealth Facilities, over 50 feet in height, or Stealth Facilities over 80 feet (See § 8107-45.4(f)(4)) (45)				CUP	CUP	CUP
CONFERENCE CENTER/CONVENTION CENTER (9)			CUP			
CONTRACTORS' SERVICE AND STORAGE YARDS AND BUILDINGS					PD	PD
CROP PRODUCTION (12,54)	Exempt (See Sec. 9600 et seq. of the Ventura County Ordinance Code for regulations pertaining to industrial hemp cultivation.)					
USES AND STRUCTURES, ACCESSORY				ZC	ZC	ZC
Fuel Storage				ZC	ZC	ZC
Underground Fuel Storage Permitted By Other County Agencies				E	E	E
Offices				CUP	CUP	CUP
Packing, Preliminary Processing Or Storage Of Crops; Without Structures				ZC	ZC	ZC
Agricultural Sales Facility; Small Up To 500 Sq. Ft. * (15)		ZC	ZC	ZC	ZC	ZC
not meeting standards established by Section 8107-6.2		CUP	CUP	CUP	CUP	CUP
CULTURAL/HISTORIC USES (29)(40)	Pursuant to Article 7 and principal or accessory uses					
Cultural Heritage Sites with Ordinance Deviations (29)	Pursuant to Article 7 and principal or accessory uses					
Historic Repository (29)			CUP	CUP	CUP	
Interpretive Centers (29)	CUP	CUP	CUP	CUP	CUP	CUP
Museums		CUP	CUP	CUP	CUP	
DOG AND CAT GROOMING			PD			
EDUCATION AND TRAINING (41)						

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	CO	C1	CPD	M1	M2	M3
Colleges and Universities	CUP		PD			
Schools; Elementary and Secondary (Nonboarding Only)	CUP		PD			
Professional and Vocational	CUP	CUP	PD	PD	CUP	
Art, Craft, and Self-Improvement	CUP	CUP	PD	PD		
ENERGY PRODUCTION FROM RENEWABLE SOURCES (3)					CUP	CUP
FENCES AND WALLS 7' HIGH OR LESS PER ART. 6 (56)	E	E	E	E	E	E
Wildlife Impermeable Fencing in Overlay Zone* (51)	Pursuant to Article 9					
Over 7' High Per Art. 6 (18, 56)	ZC	ZC	ZC	ZC	ZC	ZC
FILMING ACTIVITIES * (2, 15)						
Permanent		PD	PD	PD	CUP	CUP
Temporary	CUP	CUP	CUP	CUP	CUP	CUP
Occasional For Current News Programs/Noncommercial Personal Use	E	E	E	E	E	E
Occasional Per Sec. 8107-11.1	ZC	ZC	ZC	ZC	ZC	ZC
Occasional With Waivers Per Sec. 8107-11.2	ZCW	ZCW	ZCW	ZCW	ZCW	ZCW
Occasional, Not Meeting Standards (18)	CUP	CUP	CUP	CUP	CUP	CUP
GOVERNMENT BUILDINGS, EXCLUDING CORRECTIONAL INSTITUTIONS (2)	PD	PD	PD	PD		
Correctional Institutions * (30)					CUP	
Public Works Projects Not Otherwise Listed As Uses In This Section Constructed By The County Or Its Contractors	E	E	E	E	E	E
Fire Stations (15)	PD	PD	PD	PD	PD	PD
GRADING (A PWA GRADING PERMIT MAY STILL APPLY) (3)	E	E	E	E	E	E
Within An Overlay Zone	Pursuant to Article 9					
HEALTH SERVICES SUCH AS PROFESSIONAL OFFICES AND OUT-PATIENT CLINICS	PD	PD	PD			
Ambulance Services	CUP		PD	PD		
Hospitals	CUP		CUP			
Pharmacy, Accessory Retail, For Prescription Pharmaceuticals Only	PD	PD	PD			

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HOTELS, MOTELS AND BOARDING HOUSES			PD			
KENNELS/CATTERIES (15)						CUP
LABORATORIES; RESEARCH AND SCIENTIFIC				PD	PD	PD
Medical And Dental	PD		PD	PD	PD	
LIBRARIES AND INFORMATION CENTERS	PD	PD	PD			
MANUFACTURING INDUSTRIES						
Apparel And Related Products				PD	PD	PD
Dressmaking And Tailor Shops		PD	PD			
Chemicals (<i>See Definitions</i>), Gases And Related Products Excluding Nerve Gas						CUP
Drugs, Pharmaceuticals, Perfumes, Cosmetics And The Like				PD	PD	PD
Soaps, Detergents And Cleaners						PD
Electrical And Electronic Machinery, Equipment And Supplies				PD	PD	PD
Batteries					CUP	PD
Household Appliances				CUP	PD	PD
Transmission And Distribution Equipment, And Industrial Apparatus (15)				CUP	PD	PD
Food And Related Products				CUP	PD	PD
Alcoholic Beverages						PD
Bakery Products				PD	PD	PD
Meat, Seafood And Poultry Packing Plants					CUP	CUP
Slaughtering; Refining And Rendering Of Animal Fats And Oils						CUP
Sugar Refining						CUP
Furniture And Related Fixtures					PD	PD
Instruments; Measuring, Analyzing And Controlling				PD	PD	PD
Jewelry, Silverware, And Plated Ware				PD	PD	PD
Leather And Leather Products				PD	PD	PD
Tanning, Curing And Finishing Of Hides And Skins						CUP
Lumber And Wood Products And Processes					PD	PD
Cabinet Work				PD	PD	PD
Firewood Operations (3, 12)				CUP	CUP	CUP
Plywood, Particleboard And Veneer Manufacture; Wood Preserving						PD
Sawmills And Planing Mills						PD
Machinery, Except Electrical					PD	PD

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Office, Computing And Accounting Machines				PD	PD	PD
Metal Industries, Primary						CUP
Rolling, Drawing And Extruding					CUP	PD
Metal Products, Fabricated					PD	PD
Ammunition						CUP
Machine Shops (3)				PD	PD	PD
Plating, Polishing, Anodizing, Engraving And Related Operations				CUP	PD	PD
Musical Instruments, Including Pianos And Organs				PD	PD	PD
Paper And Related Products						CUP
Products From Paper And Paperboard, Including Containers				PD	PD	PD
Pens, Pencils And Other Office And Artists' Materials				PD	PD	PD
Personal Goods				PD	PD	PD
Petroleum Refining And Related Industries						CUP
Photographic, Medical And Optical Goods, And Watches And Clocks				PD	PD	PD
Printing, Publishing And Related Industries				PD	PD	PD
Print Shops (Up To 1,500 Sq. Ft. Of GFA) (3)			PD			
Rubber And Plastics Products (2)					CUP	CUP
Tire Retreading And Recapping					PD	PD
Signs And Advertising Displays				PD	PD	PD
Soil Amendment Operations (16)				CUP	CUP	CUP
Stone, Clay And Glass Products (4)					CUP	PD
Asbestos Products						CUP
Cement, Concrete, Gypsum And Plaster, And Products Fabricated Therefrom (2)					CUP	CUP
Glass And Glassware, Pressed And Blown, Including Flat Glass						CUP
Glass Product, Made Of Purchased Glass				PD	PD	PD
Rock Crushing And Sandblasting Plants						CUP
Textile Mill Products						PD
Tobacco Products					PD	PD
Toys And Amusement, Sporting And Athletic Goods				PD	PD	PD
Transportation Equipment (15)					CUP	PD
Motorcycles, Bicycles And Related Parts					PD	PD
MINERAL RESOURCE DEVELOPMENT (1)						CUP
Mining And Accessory Uses * (1, 19)						CUP

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Less Than 1 Year In Duration (1, 22)				CUP	CUP	CUP
Public Works Maintenance (1,22,36)	E	E	E	E	E	E
Reclamation Plan (22)	Following a public hearing where a reclamation plan is required per SMARA in conjunction with a land use <i>entitlement</i>					
Oil And Gas Exploration And Production *				CUP	CUP	CUP
Drilling, Temporary Geologic (Testing Only)				CUP	CUP	CUP
MIXED USE DEVELOPMENT WITHIN THE CBD OVERLAY ZONE PER SECTION 8109-4.5.5 (37)			PD			
Accessory Dwelling Unit (ADU) within the CBD overlay zone* (58)			Pursuant to Sec. 8107-1.7			
OFFICE; BUSINESS, PROFESSIONAL & ADMINISTRATIVE, EXCEPT HEALTH & VETERINARY (6, 15)	PD	PD	PD	PD	CUP	
Telemarketing Offices (21)	PD	PD	PD	PD	CUP	CUP
ORGANICS PROCESSING OPERATIONS (COMPOSTING, VERMICOMPOSTING, CHIPPING AND GRINDING) (24)						
Biosolids Composting Operations (24)					CUP	CUP
Commercial Organics Processing Operations (All Types) (24)					CUP	CUP
OUTDOOR EVENTS (49)						
If Event Meets Criteria And Requirements of Sec. 8107-46.3 (49)			E			
If Event Does Not Meet Criteria And Requirements of Sec. 8107-46.3 (49)			CUP			
PARKING FACILITIES (38)	PD	PD	PD	PD	PD	PD
PIPELINES/TRANSMISSION LINES, ABOVEGROUND (19)	CUP		CUP	CUP	CUP	CUP
PROPULSION (ENGINE) TESTING						CUP
PUBLIC UTILITY FACILITIES	CUP	CUP	CUP	CUP	CUP	CUP
Small Utility Structures (19)	E	E	E	E	E	E
Offices Only	PD	PD	PD	PD	PD	PD
Service Yards					PD	PD
RADIO STUDIOS (see Sec. 8107-45.2.3) (45)			CUP	PD	PD	PD
RECORDING STUDIOS (3, 15)			PD	CUP		

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	CO	C1	CPD	M1	M2	M3
RENTAL AND LEASING OF DURABLE GOODS (6, 15, 19)			CUP	CUP	CUP	CUP
Bicycle Rental			PD			
REPAIR AND RECONDITIONING SERVICES (2)			CUP	CUP	PD	PD
Automobile Bodywork And Painting					PD	PD
Automobile Repair, Including Component Repair (15)			CUP	CUP	PD	PD
Electrical And Electronic Machinery And Equipment (3, 6, 15)				PD	PD	PD
Heavy Machinery Repair, Including Trucks, Tractors And Buses					PD	PD
Instruments, Including Musical Instruments (3, 6)				PD	PD	
Office, Computing And Accounting Machines (3, 6)				PD	PD	
Photographic And Optical Goods (3, 6)				PD	PD	
Repair Of Personal Goods Such As Jewelry, Shoes And Saddlery		PD	PD			
RETAIL TRADE (SEE DEFINITIONS) (2, 19)		PD	PD			
Christmas Tree Sales * (3)		ZC	ZC			
Eating Establishments * (18)		PD	PD	CUP	CUP	
Feed Stores			CUP			
Lumber And Building Materials Sales Yards (6, 15)			CUP		CUP	
Mail Order Houses (Nonstore)			PD	PD		
Mobile Food Facilities * (18)	E	E	E	E	E	E
More Than 30 Minutes In One Location (18)	ZC	ZC	ZC	ZC	ZC	ZC
Motor Vehicle, Mobilehome, Recreational Vehicle And Boat Dealers			CUP			
Nurseries			CUP			
Uses And Structures, Accessory						
Outdoor Sales And Services, Temporary (See Definitions) * (2)		ZC	ZC			
Repair Of Products Retailed		ZC	ZC			
SALES/LEASING OF COMMERCIAL/INDUSTRIAL OFFICE SPACE IN EXISTING BUILDING ON SAME SITE AS UNIT/UNITS BEING SOLD/LEASED (18)	E	E	E	E	E	E
SALVAGE YARDS, INCLUDING AUTOMOBILE WRECKING YARDS WITH ANCILLARY RETAIL SALES OF SALVAGED MATERIALS						CUP

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SERVICE ESTABLISHMENTS						
Business (See Definitions)	PD		PD	PD		
Auction Halls, Not Involving Livestock (2)			CUP	CUP	PD	
Disinfecting And Exterminating Services (6)			CUP	CUP	CUP	CUP
Exhibits, Building Of				PD	PD	PD
Industrial Laundries And Dry Cleaning Plants					PD	PD
Sign Painting And Lettering Shops			PD	PD	PD	
Personal		PD	PD			
SIGNS PER REQUIREMENTS OF ARTICLE 10 UNLESS EXEMPT FROM ZONING CLEARANCE PER SEC. 8110-3 (7, 15)	ZC	ZC	ZC	ZC	ZC	ZC
Freestanding Off-Site Advertising Signs					CUP	CUP
SWAP MEETS (15)			CUP	CUP	CUP	CUP
TAXIDERMY			PD			
TRANSPORTATION SERVICES (SEE DEFINITIONS)				CUP	PD	PD
Bus And Train Terminals			CUP			
Stockyard, Not Primarily For Fattening Or Selling Livestock						CUP
Truck Storage, Overnight, And Waste Hauling Yards (7, 23)					PD	PD
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION OR DAMAGE, OR VEGETATION MODIFICATION (7, 12, 51)						
Protected Trees, Vegetation, And Vegetation Modification In Overlay Zone * (51)	See Articles 7 and 9					
Other Trees And Vegetation Outside Overlay Zone (51)	E	E	E	E	E	E
USES AND STRUCTURES, ACCESSORY, OTHER THAN LISTED ABOVE (19)						
Animals, Security, Per Art. 7 (See Sec. 8107-2.4.4)	E	E	E	E	E	E
More Animals Than Permitted	CUP	CUP	CUP	CUP	CUP	CUP
Dwelling, For Superintendent Or Owner (2, 6)		CUP	CUP	CUP	CUP	CUP
Dwelling, Caretaker (3, 6)				CUP	CUP	CUP
Game Machines; Three Or Fewer		ZC	ZC			

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Heating and Cooling Equipment, <i>Emergency Backup</i> Generators, Backup Battery Packs, and the Like (See Section 8106-5.5) (57)	E	E	E	E	E	E
Organics Processing Operations (24)						
On-Site Composting Operations (24)						
Small-Scale (up to 10 cubic yards on-site) (24)	E	E	E	E	E	E
Medium-Scale (over 10 cubic yards to 200 cubic yards on-site) (24)	CUP	CUP	CUP	ZC	ZC	ZC
Large-Scale (over 200 cubic yards on-site) (24)				CUP	CUP	CUP
Waste Handling, Waste Disposal and Recycling Facilities (24)						
Recyclable Household/CESQG Hazardous Waste Collection Facilities(24)		E	E	E	E	E
not meeting standards established by Sec. 8107-36.3.7 (24)		CUP	CUP	CUP	CUP	CUP
Patios, Paving, And Decks Not More Than 30" Above Finished Grade Per Article 6 (19)	E	E	E	E	E	E
Recreational Facilities, Restaurants And Cafes; For Employees Only				PD	PD	PD
Retail Sale Of Products Manufactured On-Site				ZC	ZC	ZC
Soil And Geologic Testing For Water Wells, Foundations, Septic Systems, And Similar Construction	E	E	E	E	E	E
Swimming, Wading, And Ornamental Pools Less Than 18" Depth Capacity (19)	E	E	E	E	E	E
Temporary Buildings During Construction * (2)			ZC	ZC	ZC	ZC
Vaccination Clinics, Temporary, For Pet Animals * (5)		ZC	ZC			
Play Structures, Outdoor Furniture, Similar Structures Exempt From Setback Requirements Of Article 6	E	E	E	E	E	E
Ordinary Maintenance/Minor Repairs To Buildings; No Structural Alterations	E	E	E	E	E	E
Vending Machines Not Displacing Required Parking Or Landscaping, Nor Blocking Pedestrian Access (19)	E	E	E	E	E	E
VETERINARY CLINICS, PET ANIMALS ONLY * (2, 15)		CUP	PD	PD	PD	PD
WAREHOUSING AND STORAGE, INCLUDING MINISTORAGE ETC.				PD	PD	PD
Automobile Impound Yards; Dead Storage Of Trucks, Buses And The Like (2, 4)						CUP
Building Materials, Movers' Equipment And The Like; Indoor (1, 8)				PD	PD	PD

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	CO	C1	CPD	M1	M2	M3
Outdoor (2)						CUP
Ministorage, with or without RV Storage * (27)			CUP		PD	PD
Fertilizer And Manure						CUP
Hazardous Materials, Including Pesticides And Herbicides (7)						CUP
Petroleum And Gas (Butane, Propane, Lpg, Etc.); Explosives And Fireworks						CUP
Recreational Vehicle					PD	PD
Storage Of Building Materials, Temporary * (3)	ZC	ZC	ZC	ZC	ZC	ZC
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES (24)						
Disposal Facilities, Oilfield Waste (24)						CUP
Disposal Facilities, Solid Waste (24)						CUP
Household/CESQG Hazardous Waste Collection Facilities And Hazardous Waste Collection, Treatment And Storage Facilities (24)					CUP	CUP
Recyclables Collection And Processing Facilities (24)				CUP	CUP	CUP
Recyclables Collection Centers (24)	ZC	ZC	ZC	ZC	ZC	ZC
Recyclable Household/CESQG Hazardous Waste Collection Facilities (24)					CUP	CUP
Reuse Salvage Facilities (Indoor Or Outdoor) (24)			CUP	CUP	CUP	CUP
Temporary Collection Activities, Outdoor (24)	ZC	ZC	ZC	ZC	ZC	ZC
Waste Collection And Processing Activities To Mitigate An Emergency (24)	ZC	ZC	ZC	ZC	ZC	ZC
Waste Processing Facilities And Transfer Stations (24)					CUP	CUP
WASTEWATER/SEWAGE TREATMENT FACILITIES						
Individual Sewage Disposal Systems	ZC	ZC	ZC	ZC	ZC	ZC
On-Site Wastewater Treatment Facility			CUP	CUP	CUP	CUP
Community Wastewater Treatment Facility					CUP	CUP
WATER PRODUCTION, STORAGE, TRANSMISSION, & DISTRIBUTION FACILITIES:						
4 Or Fewer Domestic Service Connections (Privately Operated) (6, 15)	ZC	ZC	ZC	ZC	ZC	ZC
5 Or More Domestic Service Connections (Privately Operated)	CUP	CUP	CUP	ZC	ZC	ZC

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Well Drilling For Use Only On Lot Of Well Location (Privately Operated)	E	E	E	E	E	E
WHOLESALE TRADE				PD	PD	PD
ZOOLOGICAL GARDENS, ANIMAL EXHIBITS AND COMMERCIAL AQUARIUMS			CUP			

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