

Title 18. Zoning

Article I. General

Chapter 18.06. ZONES ESTABLISHED—ZONING MAP BOUNDARIES AND LAND USES

§ 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 Permit = H	R-1a	R-2	R-5												
	R-1b	R-3	R-6	MHP	C-R	C-P	C-1	C-2 _s C-2 _s H	C-2	C-3	OS	PC-1	M-1(5)	SP-1	MX Overlay
RESIDENTIAL															
A single-unit dwelling	P	P	P	P	—	—	—	—	—	—	—	—	—	—	P
A single mobilehome	—	—	—	P	—	—	—	—	—	—	—	—	—	—	P
A two-unit dwelling (duplex) or 2 detached single-unit dwellings	—	P	P	—	P	—	—	—	—	—	—	—	—	—	P
Multi-unit dwellings	—	P	P	—	P	—	—	—	—	—	—	—	—	—	P
Mobilehome park (See Gov't Code § 65852.7, Health & Safety Code § 18214).	CUP(4)	CUP(4)	CUP(4)	CUP	—	—	—	—	—	—	—	—	—	—	—
Accessory dwelling unit or junior accessory dwelling unit	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(1)	P(1)
Factory-built housing or manufactured	P	P	P	P	P	—	—	—	—	—	—	—	—	P(2)	P(2)

Table 18.06.040.A—Land Use Matrix

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Lodges, clubs and fraternal organizations	—	—	—	CUP	P	CUP	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	CUP
Churches, or other places used for religious worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
COMMERCIAL—MEDICAL															
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	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	P
General business offices	—	—	—	—	—	P	P	P	P	P	—	P	CUP	CUP	P
COMMERCIAL—RETAIL															
Bakeries with less than 10 employees on premises	—	—	—	—	—	P	P	P	P	P	—	P	P	P	P
Banks (with or without ATM machines)	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	P
Coin-operated laundries	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP
General retail	—	—	—	—	—	—	P	P	P	P	—	P	CUP	P	P
Motor vehicle sales and services (as defined in the California Vehicle Code)	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	—

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	R-1b	R-3	R-6					C-2 _s					PC-1	M-1(5)	MX Overlay
	R-1c	R-4	R-7	MHP	C-R	C-P	C-1	C-2 _s H	C-2	C-3	OS			SP-1	
Public utility or public service structures and uses	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Radio and television transmitters	CUP	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 machine (indoors)	—	—	—	—	—	P	P	P	P	P	—	P	P	P	—
Remediation systems	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Showrooms	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Tattoo parlors	—	—	—	—	—	—	—	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Wireless communication facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Notes

1. For a lot developed with a residence
2. For a lot meeting General Plan requirements for residential uses
3. For a lot within the ES overlay zone
4. A mobilehome park in a residential zone must comply with Chapter **18.28** as if it were in a MHP zone
5. For lots with the ES overlay, residential uses shall be allowed as permitted in the MHP zone.

(Ord. 1719 § 1, 2010; Ord. 1727 § 3, 2011; Ord. 1744 § 2, 2013; Ord. 1748 § 3, 2013; Ord. 1750 § 3, 2014; Ord. 1803 § 3, 2019; Ord. 1835 § 3, 2021; Ord. 1836 § 1, 2021; Ord. 1839 § 3, 2022; Ord. 1853, 12/18/2023)