

**Table 18.06.040.A—Land Use Matrix**

<b>Permitted = P</b>															
<b>Conditional Use Permit = CUP</b>	R-1a	R-2	R-5					C-2s							
<b>Not Permitted = -</b>	R-1b	R-3	R-6	MHP	C-R	C-P	C-1	C-2sH	C-2	C-3	OS	PC-I	M-1(5)	SP-1	MX Overlay
<b>Special Event Permit = S</b>	R-1c	R-4	R-7												
<b>Home Occupation Permit = H</b>															
<b>RESIDENTIAL</b>															
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 home (less than 10 years old)	P	P	P	P	P	-	-	-	-	-	-	-	-	P(2)	P (2)

ATTACHMENT 1

<b>Permitted = P</b>															
<b>Conditional Use Permit = CUP</b>	<b>R-1a</b>	<b>R-2</b>	<b>R-5</b>					<b>C-2s</b>							
<b>Not Permitted = -</b>	<b>R-1b</b>	<b>R-3</b>	<b>R-6</b>	<b>MHP</b>	<b>C-R</b>	<b>C-P</b>	<b>C-1</b>	<b>C-2sH</b>	<b>C-2</b>	<b>C-3</b>	<b>OS</b>	<b>PC-I</b>	<b>M-1(5)</b>	<b>SP-1</b>	<b>MX Overlay</b>
<b>Special Event Permit = S</b>	<b>R-1c</b>	<b>R-4</b>	<b>R-7</b>												
<b>Home Occupation Permit = H</b>															
Home occupations	H	H	H	H	H(1)	-	-	-	-	-	-	-	-	H(1)	H
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	CUP(1)	CUP
Student housing	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP	CUP
Hotels/motels (provided not more than 20% of the units contain kitchen/kitchenettes)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP	CUP
Group homes	P	P	P	P	P	-	-	-	-	-	-	-	-	P (1)	P (1)
Residential care facilities for the elderly (serving 6 or fewer persons, allowed per <a href="#">Health &amp; Safety Code § 1569.85</a> )	P	P	P	P	P(1)	-	-	-	-	-	-	-	-	P(1)	P (1)
Residential care facilities for the elderly (serving 7 or more persons, allowed per <a href="#">Health &amp; Safety Code § 1569.85</a> )	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	-	-	-	CUP	CUP
Short term residential rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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<b>Not Permitted = -</b>	<b>R-1b</b>	<b>R-3</b>	<b>R-6</b>	<b>MHP</b>	<b>C-R</b>	<b>C-P</b>	<b>C-1</b>	<b>C-2s</b>	<b>C-2</b>	<b>C-3</b>	<b>OS</b>	<b>PC-I</b>	<b>M-1(5)</b>	<b>SP-1</b>	<b>MX</b>
<b>Special Event Permit = S</b>	<b>R-1c</b>	<b>R-4</b>	<b>R-7</b>					<b>C-2sH</b>							<b>Overlay</b>
<b>Home Occupation Permit = H</b>															
Family day care home (per <a href="#">Health and Safety Code § 1597.45</a> )	P	P	P	P	P	-	-	-	-	-	-	-	-	P(1)	P (1)
Small family home (22 C.C.R. § 80001(s)(5))	P	P(1)	P(1)	-	-	-	-	-	-	-	-	-	-	P(1)	P (1)
Sports courts (residential) with lights (tennis, basketball, handball, etc.)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	CUP(1)	P (1)
Single-room occupancy housing	-	CUP	CUP	-	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP(2)	CUP
Supportive housing	P	P	P	P	P(1)	-	-	-	-	-	-	-	-	P(1)	P (1)
Transitional housing	P	P	P	P	P(1)	-	-	-	-	-	-	-	-	P(1)	P (1)
Emergency shelter	-	-	-	-	-	-	-	-	-	-	-	-	P(3)	-	-
Low barrier navigation center	-	P	P	P	P	-	-	-	-	-	-	-	-	P	P
Employee housing for 6 or fewer employees (Health & Safety Code § 17021.5)	P	P	P	P	P (1)	-	-	-	-	-	-	-	-	P (1)	P (1)

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Conditional Use Permit = CUP	R-1a	R-2	R-5													
Not Permitted = -	R-1b	R-3	R-6	MHP	C-R	C-P	C-1	C-2s	C-2	C-3	OS	PC-I	M-1(5)	SP-1	MX	
Special Event Permit = S	R-1c	R-4	R-7					C-2sH							Overlay	
Home Occupation Permit = H																
<b>COMMERCIAL—RECREATIONAL</b>																
Adult cabaret	-	-	-	-	-	-	-	CUP	CUP	CUP	-	-	CUP	-	-	
Batting cages	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	-	
Bowling alleys	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	CUP	
Commercial recreation	-	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Pool halls and billiard halls	-	-	-	-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	
Health clubs/spa	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	
Golf courses	-	-	-	-	-	-	-	-	-	-	CUP	-	-	-	-	
Golf driving ranges (indoor or outdoor)	-	-	-	-	-	-	-		CUP	CUP	CUP	CUP	CUP	CUP	CUP	

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<b>Not Permitted = -</b>	<b>R-1b</b>	<b>R-3</b>	<b>R-6</b>	<b>MHP</b>	<b>C-R</b>	<b>C-P</b>	<b>C-1</b>	<b>C-2s</b>	<b>C-2</b>	<b>C-3</b>	<b>OS</b>	<b>PC-I</b>	<b>M-1(s)</b>	<b>SP-1</b>	<b>MX</b>
<b>Special Event Permit = S</b>	<b>R-1c</b>	<b>R-4</b>	<b>R-7</b>					<b>C-2sH</b>							<b>Overlay</b>
<b>Home Occupation Permit = H</b>															
Tennis courts (commercial)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	P	P	P	-	-
Theaters, cinemas, and auditoriums (public assembly)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP
<b>COMMERCIAL—INSTITUTIONAL</b>															
Art galleries, exhibit halls (commercial and industrial)	-	-	-	-	-	P	P	P	P	P	-	CUP	-	CUP	P
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	CUP
Commercial schools (dance studios, martial arts, music and vocal instruction, etc.)	-	-	-	-	-	CUP	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	CUP
Lodges, clubs and fraternal organizations	-	-	-	CUP	P	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP	CUP

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<b>Not Permitted = -</b>	<b>R-1b</b>	<b>R-3</b>	<b>R-6</b>	<b>MHP</b>	<b>C-R</b>	<b>C-P</b>	<b>C-1</b>	<b>C-2s</b>	<b>C-2</b>	<b>C-3</b>	<b>OS</b>	<b>PC-I</b>	<b>M-1(s)</b>	<b>SP-1</b>	<b>MX</b>
<b>Special Event Permit = S</b>	<b>R-1c</b>	<b>R-4</b>	<b>R-7</b>					<b>C-2sH</b>							<b>Overlay</b>
<b>Home Occupation Permit = H</b>															
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
<b>COMMERCIAL—MEDICAL</b>															
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	-
<b>COMMERCIAL- OFFICES</b>															

Permitted = P	R-1a	R-2	R-5													
Conditional Use Permit = CUP	R-1a	R-2	R-5													
Not Permitted = -	R-1b	R-3	R-6	MHP	C-R	C-P	C-1	C-2s	C-2	C-3	OS	PC-I	M-1(s)	SP-1	MX	
Special Event Permit = S	R-1c	R-4	R-7					C-2sH							Overlay	
Home Occupation Permit = H																
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	
<b>COMMERCIAL—RETAIL</b>																
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 <a href="#">Vehicle Code</a> )	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	-	
Retail nursery (garden center)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	
Retail stores selling pre-owned merchandise	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	CUP	CUP	
Smoking lounges	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	

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Special Event Permit = S	R-1c	R-4	R-7					C-2sH							Overlay	
Home Occupation Permit = H																
Temporary commercial enterprises and seasonal sales lots	-	-	-	-	-	-	S	S	S	S	-	S	S	S	S	
<b>COMMERCIAL—SERVICES</b>																
Automobile service/repair	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	P	CUP	-	
Automobile service stations	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	
Check cashing or payday advance	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP	-	
Commercial repair	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	P	CUP	CUP	
Car wash, coin-operated and automated	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	P	CUP	-	
Day spa	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	
Dry cleaning, pressing and laundry businesses	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P	P	
Fortunetelling establishments	-	-	-	-	-	P	P	P	P	P	-	P	CUP	P	CUP	

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Special Event Permit = S	R-1c	R-4	R-7					C-2sH							Overlay
Home Occupation Permit = H															
Funeral parlors/mortuaries	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP
Restaurants	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Restaurants – food to go	-	-	-	-	P	P	P	P	P	P	CUP	CUP	CUP	P	P
Upholstery shops (excluding furniture refinishing)	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	P	CUP	CUP
<b>INDUSTRIAL</b>															
Hazardous waste facility	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-	-
Industrial park (multiple or mix of services and warehousing)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Manufacturing/heavy industrial (any process that creates toxins, odors, byproducts or processing of any byproducts)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing/light industrial	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Mini-warehouse/self-storage	-	-	-	-	-	-	-	-	-	CUP	-	CUP	CUP	-	-

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<b>Not Permitted = -</b>	<b>R-1b</b>	<b>R-3</b>	<b>R-6</b>	<b>MHP</b>	<b>C-R</b>	<b>C-P</b>	<b>C-1</b>	<b>C-2sH</b>	<b>C-2</b>	<b>C-3</b>	<b>OS</b>	<b>PC-I</b>	<b>M-1(s)</b>	<b>SP-1</b>	<b>MX Overlay</b>
<b>Special Event Permit = S</b>	<b>R-1c</b>	<b>R-4</b>	<b>R-7</b>												
<b>Home Occupation Permit = H</b>															
Storage yards	-	-	-	-	-	-	-	-	-	-	-	-	P	-	±
Vehicle impound/tow yards	-	-	-	-	-	-	-	-	-	-	-	CUP	CUP	-	±
Vehicle storage lots, including recreational vehicles	-	-	-	-	-	-	-	-	CUP	CUP	-	CUP	CUP	-	±
Warehouse	-	-	-	-	-	-	-	-	-	-	-	P	P	-	CUP
Wholesaling uses	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	P	P	-	-
Wrecking yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>SPECIALTY USES</b>															
Alcoholic beverage sales and services	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Cemeteries, columbarium, crematories and mausoleums	-	-	-	-	-	-	-	-	CUP	CUP	-	-	-	-	-
Dog kennels	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP

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Home Occupation Permit = H															
Mobilehome sales areas (modular housing)	-	-	-	-	-	-	-	-	CUP	CUP	-	-	CUP	-	P
Model homes sales offices	CUP	CUP	CUP	CUP	CUP	-	-	-	-	-	-	-	-	-	-
Natural resources development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-
Outdoor sales (including vending machines)	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	-	CUP	-	CUP	CUP
Outdoor sales—temporary (small event)	-	-	-	-	-	S	S	S	S	S	-	S	S	S	<u>S</u>
Outdoor sales—temporary (large event)	-	-	-	-	-	S	S	S	S	S	-	S	S	S	<u>S</u>
Parks, playgrounds and community buildings	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
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	-	-

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<b>Not Permitted = -</b>	<b>R-1b</b>	<b>R-3</b>	<b>R-6</b>	<b>MHP</b>	<b>C-R</b>	<b>C-P</b>	<b>C-1</b>	<b>C-2sH</b>	<b>C-2</b>	<b>C-3</b>	<b>OS</b>	<b>PC-I</b>	<b>M-1(s)</b>	<b>SP-1</b>	<b>MX Overlay</b>
<b>Special Event Permit = S</b>	<b>R-1c</b>	<b>R-4</b>	<b>R-7</b>												
<b>Home Occupation Permit = H</b>															
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.