

**Amendment to Section 18.44.020**

Permitted = P Conditional Use Permit = CUP Not Permitted = — Special Event Permit = S Home Occupation Permit = H	<b>SP-1</b>
<b>RESIDENTIAL</b>	
A single-unit dwelling	—
A single mobile home	—
A two-unit dwelling (duplex) or 2 detached single-unit dwellings	—
Multi-unit dwellings	—
Mobile home park (See Gov't Code § 65852.7, Health & Safety Code § 18214).	—
Accessory dwelling unit or junior accessory dwelling unit	P(1)
Factory-built housing or manufactured home (less than 10 years old)	P(2)
Home occupations	H(1)
Boarding and rooming houses (3 or more individuals)	CUP(1)
Student housing	CUP
Hotels/motels (provided not more than 20% of the units contain kitchen/ kitchenettes)	CUP
Group homes	P(1)
Residential care facilities for the elderly (serving 6 or fewer persons, allowed per Health & Safety Code § 1569.85)	P(1)
Residential care facilities for the elderly (serving 7 or more persons, allowed per Health & Safety Code § 1569.85)	CUP
Short term residential rentals	—
Family day care home (per Health and Safety Code § 1597.45)	P(1)

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Small family home (22 C.C.R. § 80001(s)(5))	P(1)
Sports courts (residential) with lights (tennis, basketball, handball, etc.)	CUP(1)
Single-room occupancy housing	CUP(2)
Supportive housing	P(1)
Transitional housing	P(1)
Emergency shelter	—
Low barrier navigation center	P
Employee housing for six or fewer employees (Health & Safety Code § 17021.5)	P(1)
<b>COMMERCIAL -- RECREATIONAL</b>	
Adult cabaret	—
Batting cages	—
Bowling alleys	—
Commercial recreation	CUP
Pool halls and billiard halls	CUP
Health clubs/spa	CUP
Golf courses	—
Golf driving ranges (indoor or outdoor)	CUP
Tennis courts (commercial)	—
Theaters, cinemas, and auditoriums (public assembly)	CUP
<b>COMMERCIAL -- INSTITUTIONAL</b>	
Art galleries, exhibit halls (commercial and industrial)	CUP
Churches, or other places used for religious worship	CUP
Educational institutions including private schools, elementary, middle, and high schools, colleges, and universities, daycare, tutoring	CUP
Commercial schools (dance studios, martial arts, music and vocal instruction, etc.)	CUP

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Institutions of a philanthropic or eleemosynary nature	CUP
Lodges, clubs and fraternal organizations	CUP
Hospitals/ medical centers	CUP
Libraries, museums and public buildings	CUP
<b>COMMERCIAL -- MEDICAL</b>	
Animal hospital/ veterinary clinic	CUP
Clinic/urgent care facility (medical offices with outpatient treatment; no overnight stays)	CUP
Convalescent hospitals	CUP
Hospitals/ medical centers	CUP
Doctor/dentist office	P
Medical laboratories (not part of a medical office)	P
<b>COMMERCIAL -- OFFICES</b>	
Administrative, medical and professional offices	P
General business offices	CUP
<b>COMMERCIAL -- RETAIL</b>	
Bakeries with less than 10 employees on premises	P
Banks (with or without ATM machines)	P
Coin-operated laundries	CUP
General retail	P
Motor vehicle sales and services (as defined in the California Vehicle Code)	CUP
Retail nursery (garden center)	CUP
Retail stores selling pre-owned merchandise	CUP
Smoking lounges	CUP
Temporary commercial enterprises and seasonal commercial sales lots	S

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<b>COMMERCIAL -- SERVICES</b>	
Automobile service/repair	CUP
Automobile service stations	CUP
Check cashing or payday advance	CUP
Commercial repair	CUP
Car wash, coin- operated and automated	CUP
Day spa	CUP
Dry cleaning, pressing and laundry businesses	P
Fortunetelling establishments	P
Banks (with or without ATM machines)	P
Funeral parlors/ mortuaries	CUP
Restaurants	CUP
Restaurants - food to go	P
Upholstery shops (excluding furniture refinishing)	CUP
Vehicle impound/ tow yards	—
Vehicle storage lots, including recreational vehicles	—
<b>INDUSTRIAL</b>	
Hazardous waste facility	—
Industrial park (multiple or mix of services and warehousing)	—
Manufacturing/ heavy industrial (any process that creates toxins, odors, byproducts or processing of any byproducts)	—
Manufacturing/ light industrial	—
Mini-warehouse/ self-storage	—
Storage yards	—
Vehicle impound/ tow yards	—

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Vehicle storage lots, including recreational vehicles	—
Warehouse	—
Wholesaling uses	—
Wrecking yard	—
<b>SPECIALTY USES</b>	
Alcoholic beverage sales and services	CUP
Cemeteries, columbarium, crematories and mausoleums	—
Dog kennels	CUP
Mobilehome sales areas (modular housing)	—
Model homes sales offices	—
Natural resources development	CUP
Outdoor sales (including vending machines)	CUP
Outdoor sales—Temporary (small event)	S
Outdoor sales—Temporary (large event)	S
Parks, playgrounds and community buildings	CUP
Public utility or public service structures and uses	CUP
Radio and television transmitters	CUP
Recycling centers	—
Recycling centers—Reverse vending machine (indoors)	P
Remediation systems	CUP
Showrooms	CUP
Special event—Small and large	S
Tattoo parlors	CUP
Wireless communication facilities	CUP