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Home occupations	H	H	H	H	H(1)	—	—	—	—	—	—	—	—	H(+)	H
Boarding and rooming houses (3 or more individuals)	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	CUP(+)	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(+)	P(1)
Residential care facilities for the elderly (serving 6 or fewer persons, allowed per Health & Safety Code § 1569.85)	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(+)	P(1)
Residential care facilities for the elderly (serving 7 or more persons, allowed per Health & Safety Code § 1569.85)	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP

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Short term residential rentals	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Family day care home (per Health and Safety Code § 1597.45)	P	P	P	P	P	—	—	—	—	—	—	—	—	P(+)	P(1)
Small family home (22 C.C.R. § 80001(s)(5))	P	P(1)	P(1)	—	—	—	—	—	—	—	—	—	—	P(+)	P(1)
Sports courts (residential) with lights (tennis, basketball, handball, etc.)	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	CUP(+)	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(+)	P(1)
Transitional housing	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(+)	P(1)
Emergency shelter	—	—	—	—	—	—	—	—	—	—	—	—	P(3)	—	—
Low barrier navigation center	—	P	P	P	P	—	—	—	—	—	—	—	—	P	P
Employee housing for six or fewer employees (Health & Safety	P	P	P	P	P(1)	—	—	—	—	—	—	—	—	P(+)	P(1)



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ranges (indoor or outdoor)															
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	—	MCUP	—	CUP	P
Community and religious assembly Churches, or other places used for religious worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Educational institutions including private schools, elementary, middle, and high schools, colleges, and universities, day care, tutoring	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Day care center	=	=	=	=	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	=	CUP	CUP	M	MCUP

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<u>Educational institutions, general</u>	=	=	=	=	CUP	CUP	CUP	CUP	CUP	CUP	=	CUP	CUP	CUP	CUP
<u>Educational institutions, tutoring</u>	=	=	=	=	P	P	P	P	P	P	=	P	P	P	P
<del>Commercial schools (dance studios, martial arts, music and vocal instruction, etc.)</del>	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
<del>Institutions of a philanthropic or eleemosynary nature</del>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<del>Lodges, clubs and fraternal organizations</del>	—	—	—	CUP	P	CUP	CUP	CUP	CUP	CUP	—	—	—	CUP	CUP
<del>Hospitals/ and inpatient care facilities/medical centers</del>	—	—	—	—	—	CUP	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
<b><del>COMMERCIAL—MEDICAL</del></b>															
<del>Animal hospital/</del>	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	=

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<u>veterinary clinic</u>															
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/ and inpatient care facility medical centers	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	=
Doctor/dentist Medical offices	—	—	—	—	<u>P</u> —	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>															
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 AND RESTAURANTS</b>															

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Alcoholic beverage sales, off-premises	=	=	=	=	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Alcoholic beverage sales, on-premises, incidental					MCUP	MCUP	MCUP	MCUP	MCUP	MCUP		MCUP	MCUP	M	MCUP
Bakeries with less than 10 employees on premises	—	—	—	—	—	P	P	P	P	P	—	P	P	P	P
Bars and drinking establishments	=	=	=	=	=	CUP	CUP	CUP	CUP	CUP	=	CUP	CUP	CUP	CUP
Financial institutions 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	—
Retail nursery (garden center)	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Retail stores selling pre-owned	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	CUP	—	CUP	CUP

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merchandise															
Restaurants	—	—	—	—	P	P	P	P	P	P	M	M	M	P	P
Restaurants, drive-through	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<del>CUP</del>	CUP
Restaurants, with on-sale beer and wine	—	—	—	—	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	CUP	CUP	CUP	MCUP	MCUP
Restaurants, with on-sale beer, wine, and distilled spirits	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<del>CUP</del>	CUP
Restaurants, with indoor entertainment	—	—	—	—	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	CUP	CUP	CUP	MCUP	MCUP
Restaurants, with outdoor entertainment	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<del>CUP</del>	CUP
General retail Retail, general	—	—	—	—	—	—	P	P	P	P	—	P	CUP	P	P
Retail, nursery (garden center)	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	<del>CUP</del>	CUP
Smoking lounges (subject to Chapter Section 18.12.170)	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	—	CUP	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>
Temporary commercial enterprises and	—	—	—	—	—	S	S	S	S	S	—	S	S	S	S



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<del>facilities services</del> Restaurants															
Dry cleaning, pressing and laundry businesses	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	P
<del>Fortune</del> telling establishments	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	CUP
<del>Financial institutions Banks (with or without ATM machines)</del>	—	—	—	—	—	P	P	P	P	P	—	P	CUP	P	P
Funeral parlors/ mortuaries	—	—	—	—	—	CUP	CUP	CUP	CUP	CUP	—	CUP	CUP	CUP	CUP
Massage establishments, (subject to Chapter 5.28)	=	=	=	=	=	=	P	P	P	P	=	P	CUP	P	P
Donation collection bins	=	=	=	=	=	=	=	=	=	=	=	=	=	=	=
Personal services	=	=	=	=	P	P	P	P	P	P	=	P	CUP	P	P
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



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<del>or processing of any byproducts)</del>															
Manufacturing, <del>light industrial</del>	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Mini-warehouse/ self-storage	—	—	—	—	—	—	—	—	—	CUP	—	CUP	CUP	—	—
Storage yards, <u>incidental</u>	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
<u>Storage yards, primary</u>	==	==	==	==	==	==	==	==	==	==	==	==	CUP	==	==
<del>Vehicle impound/ tow yards</del>	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	—
<del>Vehicle storage lots, including recreational vehicles</del>	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	CUP	—	—
Warehouses	—	—	—	—	—	—	—	—	—	—	—	P	P	—	CUP
Wholesaling <del>uses</del> facilities	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	P	P	—	—
Wrecking yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>SPECIALTY USES</b>															
<u>Alcoholic beverage sales and services</u>	—	—	—	—	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<u>Animal care and services facilities</u>	==	==	==	==	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	==	MCUP	MCUP	MCUP	MCUP





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<u>facilities,</u> <u>ministerial</u>															
<b>Notes:</b>															
<ol style="list-style-type: none"> <li>1. For a lot developed with a residence</li> <li>2. For a lot meeting General Plan requirements for residential uses</li> <li>3. For a lot within the ES overlay zone</li> <li>4. A mobilehome park in a residential zone must comply with Chapter 18.28 as if it were in a MHP zone</li> <li>5. For lots with the ES overlay, residential uses shall be allowed as permitted in the MHP zone.</li> <li>6. <u>Certain uses within the “commercial recreation, fitness, and instruction” land use classification may also be subject to Chapter 5.32 (Entertainment, Amusement and Dance Permits).</u></li> </ol>															

(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; Ord. CC 2025-14, 11/3/2025)