

MASTER LAND USE/ZONING MATRIX REVISED MARCH 2022

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Land Use Classification	RL	RM	RH	MHP	NC	DT	CC	RC	GC	SC	M-1	PF	OS	B	Additional Regulations
Residential Uses															
Residential Dwelling Unit	P	P	P	-	P(2)	-	(3)	-	(3)	(3)	-	-	-	-	
Accessory Dwelling Units	See section TBD, Accessory Dwelling Units														
Family Day Care	Small and large family day cares are permitted in all zoning districts where residential uses are allowed and are considered residential uses of a property.														
Group Residential	-	C	C	-	-	-	-	-	-	-	-	-	-	-	
Mobilehome Park	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Residential Care Facility	See subclassifications below														
<i>Small</i>	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.														
<i>Large</i>	-	-	C	-	-	-	-	-	-	-	-	-	-	-	
Residential Facility, Assisted Living	-	-	P	-	-	-	C	-	-	-	-	-	-	-	
Single Room Occupancy	-	-	P/C(1)	-	-	-	C	-	C	C	-	-	-	-	See Section TBD, Single Room Occupancy (SRO)
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.														
Transitional Housing															
Public/Semi-Public Uses															
Cemeteries and Columbariums	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Colleges and Trade Schools	-	-	-	-	-	-	M	-	P(5)	-	M	P	-	-	
Community Assembly	C	C	C	-	-	C	C	C	C	C	-	P	P	-	
Community Garden	P	P	P	-	P	-	-	-	-	-	-	P	P	-	
Cultural Institutions	-	-	-	-	-	M	M	P	P	-	-	P	P	-	In Commercial Zones, adequate space for loading and unloading children shall be available or shall be provided on site
Day Care Centers	-	-	-	-	M	P/M(9)	P	-	M	-	-	P	-	-	
Emergency Shelter	-	-	-	-	-	-	P	-	P	-	-	P	-	-	
Government Offices	-	-	-	-	-	P/M(9)	P	-	P	-	-	P	-	-	
Hospitals and Clinics	See subclassifications below														
<i>Clinics</i>	-	-	-	-	P	-	P	-	P	P	-	P	-	-	
<i>Hospitals</i>	-	-	-	-	-	-	C	-	C	-	-	P	-	-	
<i>Skilled Nursing Facilities</i>	-	-	C	-	-	-	C	-	-	-	-	P	-	-	
Instructional Services	-	-	-	-	P/M(7)	P/M(7)	P	P	P	P	-	P	-	-	
Parking Lots and Structures	-	-	P	-	P	C	P	P	P	P	-	P	-	-	
Park and Recreation Facilities	P	P	P	-	-	P	-	P	P	-	-	P	P	P	
Public Safety Facilities	P	P	-	-	-	P/M(9)	P	-	-	-	-	P	-	-	
Schools	C	C	-	-	-	P/M(9)	M(5)	-	-	-	-	P	-	-	
Social Service Facilities	-	-	-	-	-	P/M(9)	P	-	-	-	-	P	-	-	
Commercial Uses															
Adult Businesses	-	-	-	-	-	-	C	-	C	C	-	-	-	-	See Section TBD, Adult Businesses
Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Services	See subclassifications below														
<i>Animal Daycare</i>	-	-	-	-	-	-	M	-	-	M	-	-	-	-	
<i>Animal Shelter and Boarding</i>	-	-	-	-	-	-	C	-	-	M	-	P	-	-	
<i>Veterinary Services</i>	-	-	-	-	-	-	P	-	P	P	-	-	-	-	
Architects Studio	-	-	-	-	P	P/M(9)	P	P(2)	P	-	P	-	-	-	
Artist Studio	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
Automobile/Vehicle Sales and Services	See subclassifications below														
<i>Automobile/Vehicle Rental</i>	-	-	-	-	-	-	P	-	C	P	-	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	-	-	-	-	P	-	C	P	-	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	-	-	-	C	-	-	M	C	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Repair, Major</i>	-	-	-	-	-	-	C	-	-	M	C	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
<i>Large Vehicle and Equipment Sales, Service, and Repair</i>	-	-	-	-	-	-	-	-	-	M	-	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
<i>Service Stations</i>	-	-	-	-	-	-	C	-	C	C	-	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
<i>Towing and Impound</i>	-	-	-	-	-	-	-	-	-	C	-	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services

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<i>Washing</i>	-	-	-	-	-	-	C	-	C	C	-	-	-	-	See Section TBD, Automobile/Vehicle Sales and Services
Banks and Financial Institutions	-	-	-	-	-	P	P	-	P	-	-	-	-	-	
Business Services	-	-	-	-	P	P	P	P(2)	P	P	-	-	-	-	
Commercial Entertainment and Recreation	See subclassifications below														
<i>Cinema/Theater</i>	-	-	-	-	-	M	M	P	P	-	-	P	-	-	
<i>Indoor Entertainment and Recreation</i>	-	-	-	-	-	M	M	P	P	M	-	P	-	-	
<i>Outdoor Entertainment</i>	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
<i>Outdoor Recreation</i>	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Convention Facility	-	-	-	-	-	-	M	C	P	-	-	P	-	-	
Drive-Through Facilities	-	-	-	-	-	-	C	-	C	C	-	-	-	-	
Eating and Drinking Establishments	See subclassifications below														
<i>Bars/Night Clubs/Lounges</i>	-	-	-	-	-	C	C	C	C	C	-	-	-	-	See Section TBD, Alcoholic Beverage Sales
<i>Food and Beverage Tasting</i>	-	-	-	-	P	P	P	P	P	P	-	-	-	-	
<i>Restaurant</i>	-	-	-	-	P/C(4)	P/C(4)	P/C(4)	P/C(4)	P/C(4)	M/C(4)	-	-	-	-	See Section TBD, Alcoholic Beverage Sales and Section TBD, Restaurants
Farmer's Markets	-	-	-	-	P	P	P	P	P	-	-	P	-	-	See Section TBD, Farmer's Markets
Food Preparation	-	-	-	-	-	P	P	-	P	P	-	-	-	-	
Funeral Parlors and Internment Services	-	-	-	-	-	P/M(9)	P	-	-	-	-	-	-	-	
Lodging	See subclassifications below														
<i>Hotels</i>	-	-	-	-	-	P(10)	P	P	P	-	-	-	-	-	
<i>Short Term Vacation Rentals</i>	-	-	-	-	-	P	P	P	P	P	-	-	-	-	Limited to nonconforming residential dwellings. See Section TBD, Short Term Vacation Rentals
Maintenance and Repair Services	-	-	-	-	P	P	P	P(2)	P	P	P	-	-	-	
Offices	-	-	-	-	P	P/M(9)	P	P(2)	P	-	-	-	-	-	
Parcel Delivery Terminal	-	-	-	-	P(6)	P/M(9)	P	-	P	-	-	-	-	-	
Personal Services	See subclassifications below														
<i>General Personal Services</i>	-	-	-	-	P/C(8)	P/C(8)	P/C(8)	P/C(8)	P/C(8)	P/C(8)	-	-	-	-	See Section TBD, Personal Services
<i>Massage Therapy Business</i>	-	-	-	-	-	C	C	C	C	C	-	-	-	-	
<i>Tattoo or Body Piercing Studio</i>	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Retail Sales	See subclassifications below														
<i>Building Materials Sales and Services</i>	-	-	-	-	-	-	P	-	P	P	-	-	-	-	
<i>Food and Beverage Sales</i>	-	-	-	-	P/C(4)	P/C(4)	P/C(4)	P/C(4)	P/C(4)	P/C(4)	-	-	-	-	See Section TBD, Alcoholic Beverage Sales
<i>General Retail</i>	-	-	-	-	P	P	P	P	P	P	-	-	-	-	
<i>Nurseries</i>	-	-	-	-	P	P	P	P	P	P	-	-	-	-	
Industrial Uses															
Construction and Material Yard	-	-	-	-	-	-	-	-	-	C	P	-	-	-	
Custom Manufacturing	-	-	-	-	-	-	P	-	-	P	P	-	-	-	
Food and Beverage Manufacturing	See subclassifications below														
<i>Limited/Small Scale</i>	-	-	-	-	-	-	P	-	-	P	P	-	-	-	
<i>General/Large Scale</i>	-	-	-	-	-	-	C	-	-	C	P	-	-	-	
General Industrial	-	-	-	-	-	-	C	-	-	C	C	-	-	-	
Light Industrial	-	-	-	-	-	-	P	-	-	P	P	-	-	-	
Research and Development	-	-	-	-	-	-	P	P(2)	P	P	-	-	-	-	
Salvage and Wrecking	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Warehousing and Storage	See subclassifications below														
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	-	C	-	-	C	P	-	-	-	
<i>Outdoor Storage</i>	-	-	-	-	-	-	-	-	-	C	-	-	-	-	
<i>Self Storage</i>	-	-	-	-	-	-	-	-	-	C	-	-	-	-	
<i>Vehicle Storage</i>	-	-	-	-	-	-	-	-	-	C	-	-	-	-	
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	C	P	-	-	-	
Transportation, Communication, and Utility Uses															
Broadcasting Studio	-	-	-	-	-	-	M	-	M	M	P	-	-	-	
Freight/Truck Facilities	-	-	-	-	-	-	-	-	-	C	C	P	-	-	
Light Fleet-Based Services	-	-	-	-	-	P	P	-	P	P	-	P	-	-	
Public Works and Utilities	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Recycling Facility	See subclassifications below														
<i>Reverse Vending Machine</i>	-	-	-	-	-	C	C	-	-	P	-	P	-	-	See Section TBD, Recycling Facilities
<i>Small Recycling Collection Facility</i>	-	-	-	-	-	-	C	-	-	C	-	P	-	-	See Section TBD, Recycling Facilities

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Other Uses	
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	In the M-1 Zone, accessory uses, including, but not limited to offices, retail sales, and food and beverage tasting, are limited to a maximum of 10 percent of the gross floor area of the primary use and shall not attract or generate excessive auto or foot traffic in excess of that which is customary for the primary use. See Section TBD, Accessory Uses and Activities and Section TBD, Accessory Structures
Accessory Uses, Activities, and Structures	
<i>Home Occupations</i>	See Section TBD, Home Occupations
<i>Live Entertainment</i>	See Section TBD, Live Entertainment
<i>Outdoor Dining and Seating</i>	See Section TBD, Outdoor Dining and Seating
<i>Outdoor Display and Sales</i>	See Section TBD, Outdoor Display and Sales
Alcoholic Beverage Sales	See Section TBD, Alcoholic Beverage Sales
Cannabis	Commercial cannabis activities and cannabis cultivation are prohibited. See Section TBD, Cannabis.
Condominiums, Stock Cooperatives, and Community Apartments	See Chapter TBD, Condominiums, Stock Cooperatives, and Community Apartments
Nonconforming Uses	See Chapter TBD, Nonconforming Uses, Sites, and Structures
Temporary Uses	See Section TBD, Temporary Uses
Wind Energy Systems	See Section TBD, Wind Energy Systems

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Auto or foot traffic in excess of that which is customary for the primary use. See Section TBD, Accessory Uses and Activities and
Home Occupations
Live Entertainment
Outdoor Dining and Seating
Outdoor Display and Sales
Alcoholic Beverage Sales
Gambling activities and cannabis cultivation are prohibited. See Section TBD, Cannabis.
Condominiums, Stock Cooperatives, and Community Apartments
Nonconforming Uses, Sites, and Structures
Temporary Uses
Wind Energy Systems