AGENDA
RIO DELL CITY COUNCIL
RIO DELL PLANNING COMMISSION
JOINT MEETING/STUDY SESSION
OCTOBER 6, 2015 – 5:30 P.M.
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME *. . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in City meetings often.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility.

THE TYPE OF COUNCIL BUSINESS IS IDENTIFIED IMMEDIATELY AFTER EACH TITLE IN BOLD LETTERS.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL

E. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not intended. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3rds of the Councilmembers present that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

F. STUDY SESSION MATTERS

1) 2015/1006.01 - Review draft version of Land Use Matrix and Definitions and recommended changes to the Zoning and General Plan Land Use Designations **(DISCUSSION)**

G. OTHER COUNCIL/PLANNING COMMISSION BUSINESS

H. ADJOURNMENT

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532

For Meeting of: October 6, 2015

To: City Council & Planning Commission

From: Kevin Caldwell, Community Development Director

Through: Kyle Knopp, City Manager

Date: October 2, 2015

Subject: Land Use Matrix Study Session

Recommendation:

That the City Council & Planning Commission:

1. Receive a brief staff report from staff regarding the Use Matrix; and

2. Open the public hearing, receive public input and discuss any concerns and/or recommendations.

Background and Discussion

At your meeting of September 1st, staff presented a PowerPoint presentation, included as Attachment 1, regarding the Planning Commission's work on the Land Use Matrix. Staff distributed the draft Land Use Matrix at the Council meeting of September 22nd, and scheduled a Joint Study with the Planning Commission for October 6th. Staff recommended that the Council review the Land Use Matrix and identify any concerns or recommendations they would like to discuss with the Planning Commission and staff. The Planning Commission completed their review and recommendations at their meeting of September 24th. Very minor changes were made at the Planning Commission's meeting of September 24th.

The Planning Commission's final version of the Land Use Matrix, including definitions, is included as Attachment 2. Attachment 3 is the Land Use Matrix without the definitions. Again, one of the primary reasons for creating the Land Use Matrix is to identify and expand allowed use types. In addition, the Matrix can be used as a handout. Staff's intent is to expand on the Matrix and identify those use types and locations that already exist within the City and those that are not in the City. Those use type that are not in the City could be should be considered "Targets of Opportunity".

Attachments

Attachment 1: September 1st PowerPoint Presentation.

Attachment 2: Land Use Matrix with Definitions.

Attachment 3: Land Use Matrix without Definitions.

Land Use Matrix

- Background

  Identify allowable land uses in a user friendly format

  Expand allowable uses

  Update and expand definitions

  A tool for economic development

ATTACHMENT 1

Land Use Matrix

- Residential Land Use Designations
  - Urban Residential (UR), 6,000 sq. ft. – 315+/- acres
  - Residential Multifamily (RM), 6,000 sq. ft. – 9+/- acres
  - Suburban Residential (SR), 12,000 sq. ft. – 6+/- acres
  - Suburban (S), 1 acre – 188+/- acres
  - Rural (R), 5 acre – 330+/- acres

Land Use Matrix

- Commercial Land Use Designations
  - Town Center (TC), 2,500 sq. ft. – 6+/- acres

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

Land Use Matrix

- Commercial Land Use Designations
  - Community Commercial (CC), 5,000 sq. ft. – 33+/- acres

The purpose of the community commercial or CC zone is to provide for large-scale commercial uses.

There are only 5 vacant CC parcels – Only the Albin (3+/- acres), Todd (20+/- acres) and Moschetti (.75+/- acres) parcels are suitable for large-scale commercial uses.

Land Use Matrix

- Commercial Land Use Designations
  - Neighborhood Center (NC), 2,000 sq. ft. – 6+/- acres

The neighborhood center or NC zone is intended to provide for small-scale shopping centers located within neighborhoods which will provide convenient sales and service facilities to residential areas, without detracting from the residential desirability of such areas.

There are only 3 vacant NC parcels. The Dazzi parcel located at the Eeloa and Scenic intersection is the largest at 1.2+/- acres.

Land Use Matrix

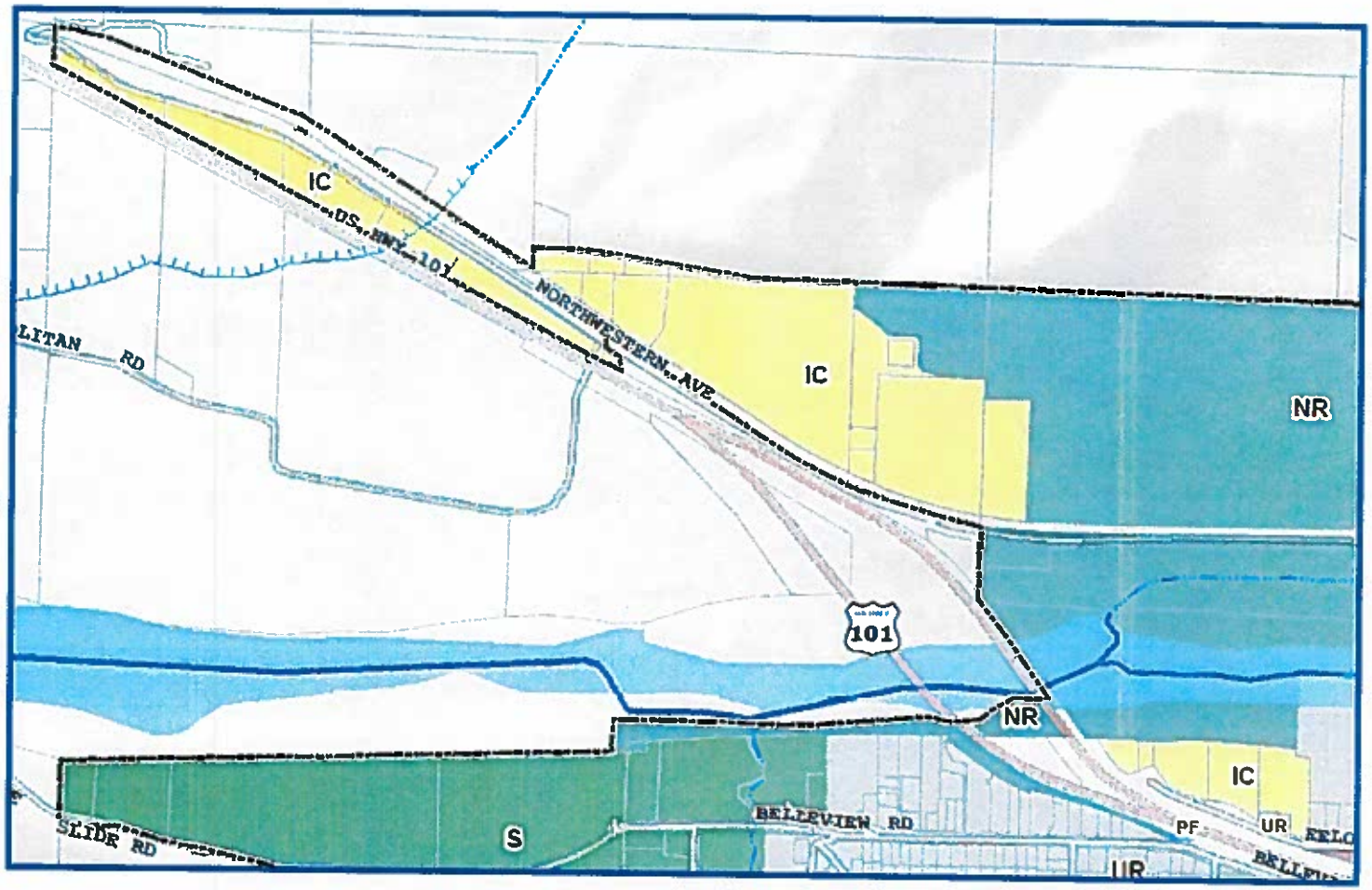
- Industrial Land Use Designations
  - Industrial (I), 1 acre – 0 acres

    The purpose of the industrial zone is to provide for large-scale industrial uses.

  - Industrial Commercial (IC), 20,000 sq. ft. – 65+/- acres

    The purpose of the Industrial Commercial (IC) zone is to provide for industrial and commercial uses.

Land Use Matrix



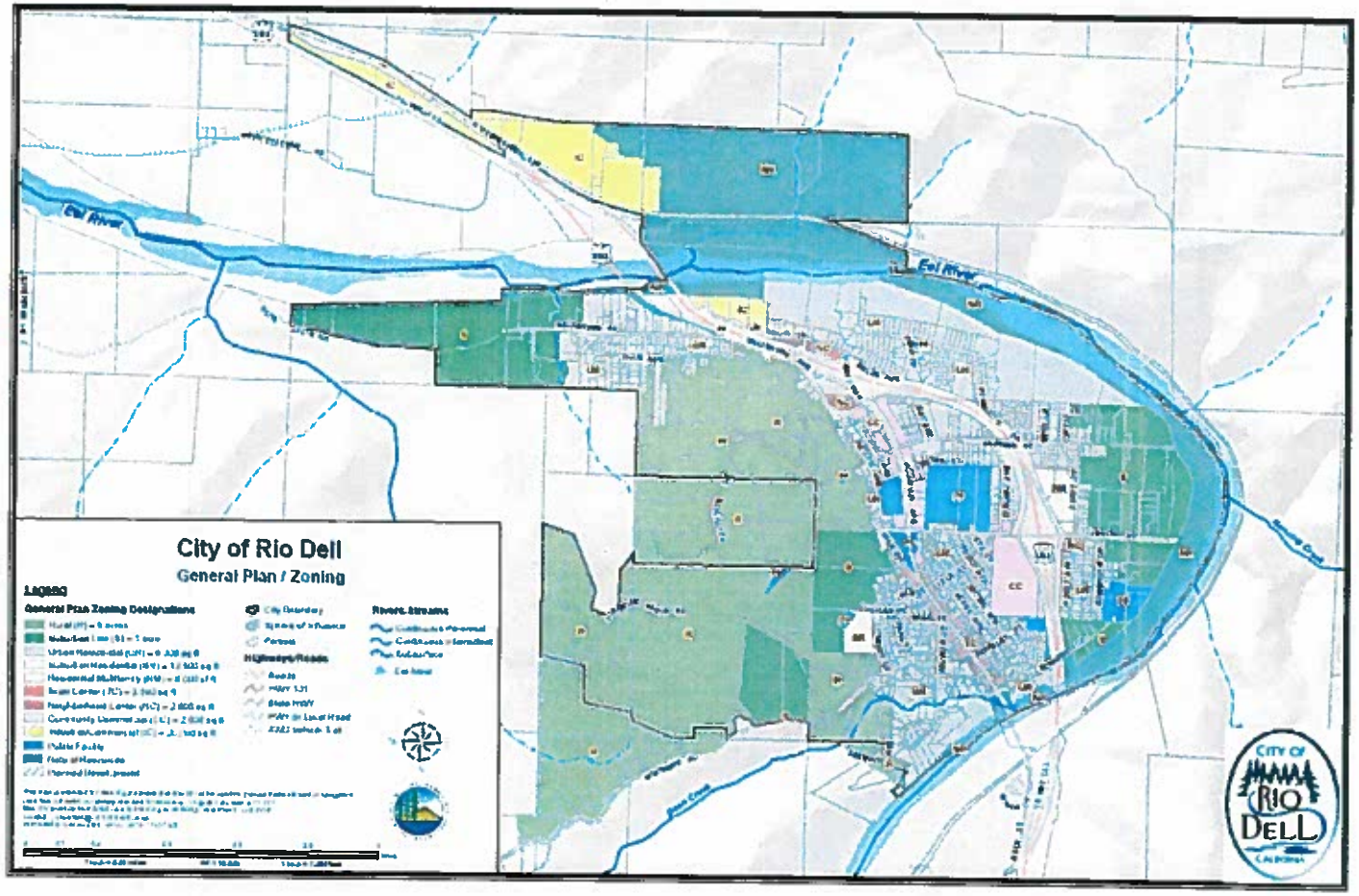
Land Use Matrix

- Natural Resource Designation (NR) 285+/- acres
  - Minimum parcel size not identified.

The primary purpose of the natural resource zone is to provide natural resource protection.

Principally permitted uses include resource protection and restoration, public recreation where compatible with resource management and protection, aggregate resources production, general agriculture and timber production.

Land Use Matrix



Land Use Matrix

- Public Facility (PF) Designation - 50+/- acres
  - Minimum parcel size not identified.

The Public Facility or PF zone is intended to be applied to lands owned by public agencies or to lands upon which such agencies operate public facilities.

Permitted uses include schools, playgrounds, parks, public building including City Hall, police and fire stations, water tank sites, water treatment facilities, corporation yards, etc.

Land Use Matrix

Land Use Matrix

Planning Commission Recommendations August 2015

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Adult Entertainment Note: Staff does not recommend that adult entertainment uses be allowed in the Town Center zone. It is staff's understanding that the City must allow adult entertainment uses somewhere within the City. Staff would recommend the Industrial Commercial zone.	N	N	N	N	N	C N	N	N	N	N C	N	N
Adult Day Care Facility *State-licensed facility that provides non-medical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.*	C	C	C	C	C	N	N	N	N	N	N	N
Adult Day Care Home *Pursuant to definitions of state law, a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own residence, on a less than 24-hour basis. Homes serving more than six adults are included in "Adult Day Care Facility".*	C	C	C	C	C	N	N	N	N	N	N	N
Agricultural Products Processing *The act of changing an agricultural crop, subsequent to harvest in order to prepare it and package it for market.*	N	N	N	N	N	N	N	N	P	C	N	N
Aggregate Resources Processing *Aggregate processing is the storing, crushing, washing, milling and screening, as well as the batching and blending of mineral aggregate into asphalt and concrete.*	N	N	N	N	N	N	N	N	C	N	N	N
Amusement Arcades *Establishments containing devices commonly known as pinball machines, video games, games of skill of whatever kind or nature, whether electronically activated or not.*	N	N	N	N	N	P	P	P	N	N	N	N

Land Use Matrix

Planning Commission Recommendations September 3, 2015

N= Not Allowed; C = Conditionally Permitted; P = Principally Permitted

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Adult Entertainment Note: Staff does not recommend that adult entertainment uses be allowed in the Town Center zone. It is staff's understanding that the City must allow adult entertainment uses somewhere within the City. Staff would recommend the Industrial Commercial zone.	N	N	N	N	N	N	N	N	N	C	N	N
Adult Day Care Facility *State-licensed facility that provides non-medical care and supervision for more than six adults for periods of less than 24 hours, with no overnight stays.*	C	C	C	C	C	N	N	N	N	N	N	N
Adult Day Care Home *Pursuant to definitions of state law, a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own residence, on a less than 24-hour basis. Homes serving more than six adults are included in "Adult Day Care Facility".*	C	C	C	C	C	N	N	N	N	N	N	N
Agricultural Products Processing *The act of changing an agricultural crop, subsequent to harvest in order to prepare it and package it for market.*	N	N	N	N	N	N	N	N	P	C	N	N
Aggregate Resources Processing *Aggregate processing is the storing, crushing, washing, milling and screening, as well as the batching and blending of mineral aggregate into asphalt and concrete.*	N	N	N	N	N	N	N	N	C	N	N	N
Amusement Arcades *Establishments containing devices commonly known as pinball machines, video games, games of skill of whatever kind or nature, whether electronically activated or not.*	N	N	N	N	N	P	P	P	N	N	N	N

UR = Urban Residential; RM = Residential Multifamily; S = Suburban; SR = Suburban Residential; R = Rural
TC = Town Center; CC = Community Commercial; NC = Neighborhood Center
I = Industrial; IC = Industrial Commercial; NR = Natural Resources; PF = Public Facilities

ATTACHMENT 2

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Animal Sales and Grooming (Pet Stores) ***Retail sales of domestic and/or exotic animals, bathing, grooming and trimming services conducted entirely within an enclosed building with no outdoor use.***	N	N	N	N	N	P	P	P	N	N	N	N
Apartments on Upper Floors of Multistory Mixed-Use Buildings	N	N	N	N	N	P	P	P	N	N	N	N
Appliance, Furniture and Furnishings Stores ***Stores engaged primarily in selling the following products and related services, including incidental repair services; draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, including but not limited to pianos, cellos and harps, movable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture refrigerators, etc.***	N	N	N	N	N	P	P	P	N	N	N	N
Art, Antique Collectable Sales ***Antique shops, art galleries, curio, gift and souvenir shops and the sales of collectible items including sport cards, coins, stamps and comic books.*** Note: The Planning Commission's recommendation is to encourage art galleries and antique/collectable shops in the Town Center.	N	N	N	N	N	P	C	C	N	N	N	N
Artisan Shops ***Retail stores selling art, glass, ceramics, jewelry, weaving, quilts and other handcrafted items.*** Note: The Planning Commission's recommendation is to encourage artisan shops in the Town Center.	N	N	N	N	N	P	C	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Artisan/Craft Product Manufacturing ***Establishments manufacturing and/or assembling products primarily by hand, including jewelry, pottery and other ceramics, as well as glass and metal art and craft products.*** Note: The Planning Commission's recommendation is to encourage artisan craft manufacturing in the Town Center.	N	N	N	N	N	P	C	C	N	N	N	N
Automobile Washing and Detailing ***Permanent, drive-through, self service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services.***	N	N	N	N	N	C	P	P	N	N	N	N
Automobile/Vehicle Detailing ***Establishments providing automobiles, trucks (non-commercial), boats and recreational vehicle cleaning, waxing, polishing, interior cleaning/vacuuming etc. services.***	N	N	N	N	N	P	P	P	N	N	N	N
Automobile Gas Stations, including charging stations, without vehicle service ***A retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories.***	N	N	N	N	N	C	P	P	N	P	N	N
Automobile Gas Stations, including charging stations, with minor vehicle service ***A retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and accessories.***	N	N	N	N	N	C	P	P	N	P	N	N
Automobile and Vehicle Sales/Rentals ***Retail establishments selling and/or renting automobiles, trucks, vans, motorcycles, recreation vehicles and/or boats. May also include repair shops and the sales of parts and accessories incidental to the vehicle dealership.***	N	N	N	N	N	C	P	C	N	P	N	N
Automobile and Vehicle Services, Major Repair/Body Work ***Establishments providing general repair, rebuilding, reconditioning, removal and replacement of engines, transmissions, drive-trains, collision repair including body, frame or fender straightening of automobiles, trucks, boats, recreational vehicles, etc.***	N	N	N	N	N	N	N	N	P	C	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Automobile and Vehicle Services, Maintenance and Minor Repair *Establishments providing the adjustment, replacement or maintenance of parts, including tires, brakes, headlights, oil changes, alignments, tune-ups, etc. It shall not include complete engine or transmission replacement or rebuilding, body and frame repairs or painting.*	N	N	N	N	N	C	C	C	N	N	N	N
Banks and Financial Services *Financial institutions including: banks, credit unions trust companies, lending and thrift institutions, other investment companies and securities/commodity contract brokers.*	N	N	N	N	N	P	P	P	N	C	N	N
Bars and Nightclubs *Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (music and/or dancing, comedy, etc.) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or micro-brewery.*	N	N	N	N	N	P	P	C	N	N	N	N
Bed and Breakfast Inn *Residential structures with one family in permanent single-family residence with not more than four (4) bedrooms rented for overnight lodging, and may only serve food to its registered guests. The food service is restricted to breakfast or a similar early morning meal, and light food or snacks. The price of food must be included in the price of the overnight accommodation.*	C	N	C	P	P	C	N	N	N	N	N	N
Boarding and Rooming Houses *A dwelling or part thereof with one family in permanent residence, with not more than three rented bedrooms and where meals or meals and lodging are provided for compensation.*	P	N	P	P	P	N	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Building Materials Stores and Yards *Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. (Includes paint, wallpaper, glass and fixtures.) Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." Hardware stores are listed in the definition of "General Retail Stores", even if they sell some building materials, as long as there is no outdoor lumberyard.*	N	N	N	N	N	N	P	C	N	P	N	N
Business Support Services *Establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes: blueprinting business; equipment repair services (except vehicle repair, see "Vehicle Services"); commercial art and design (production); computer-related services (rental, repair); copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing"); equipment rental businesses within buildings (rental yards are "Storage Yards"); film processing laboratories; heavy equipment repair services where repair occurs on the client site; janitorial services; mail advertising services (reproduction and shipping); mail box services; other "heavy service" business services; outdoor advertising services; photocopying and photofinishing; protective services (other than office related); soils and materials testing laboratories; window cleaning.*	N	N	N	N	N	P	P	P	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Café/Specialty Shop *A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption as well as offering specialty food and beverage products in a distinct category of merchandise generally not prepared for immediate consumption, such as seafood or meat, imported ethnic products, wine, or other specialty foods. This use is distinct from other food or beverage stores in that the type or selection of products offered is not readily available at a convenience market, liquor store, or grocery store.*	N	N	N	N	N	P	P	P	N	N	N	N
Caretaker Housing *A residence that is accessory to a non-residential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facility, equipment, or other conditions on the site.*	N	N	N	N	N	C	C	C	P	P	N	C
Caterers *Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.*	N	N	N	N	N	P	P	P	N	P	N	N
Cemeteries, Mausoleums *Land used for the burial of the dead, and dedicated for cemetery purposes, including crematories, columbariums and mausoleums. Also see "Funeral Homes and Mortuaries".*	N	N	N	C	C	N	N	N	N	N	C	N
Civic Center *A prominent land area that allows for a government facility which may include a Police and/or Fire Station, City Hall, parking facilities and incidental community centers.*	N	N	N	N	N	N	N	N	N	N	N	P

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Clubs, Lodges and Meeting Halls ***Permanent, head-quarters-type and meeting facility for organizations operating on a membership basis for the promotion of the interests of the members, including a facility for: business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations, and/or other membership organizations.*** Note: Use type was listed under Civic Uses and Cultural Organizations.	C	N	C	C	C	C	N	C	N	N	N	N
Coffee House ***An establishment providing coffee, tea, smoothies, etc as well as light snacks, ranging from baked goods to soups and sandwiches, other casual meals and light desserts.***	N	N	N	N	N	P	P	P	N	P	N	N
Contractors Storage Yards ***Storage yards for contractor's equipment and supplies.***	N	N	N	N	N	N	N	N	P	C	N	N
Convenience Stores ***Easy access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers' shopping needs. These stores may be a part of a service stations or an independent facility. Also see "Neighborhood Market" and "Grocery Store/Supermarket" for larger stores or stores oriented towards the daily shopping needs of residents.***	N	N	N	N	N	P	P	P	N	N	N	N
Emergency Shelter ***Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, which does not deny emergency shelter because of an inability to pay.***	N	P	N	N	N	N	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Equestrian Facilities, Commercial *A commercial horse, donkey pony and/or mule facility including horse ranches, boarding stables, riding schools and academies, hose exhibition facilities (for shows or other competitive events), pack stations and barns, corrals and paddocks accessory and incidental to these uses.*	C	N	C	C	C	N	N	N	N	N	N	N
Equestrian Facility, Hobby *Stables, corrals, paddocks used by the individual residents of related property and their animals.*	P	P	P	P	P	N	N	N	N	N	N	N
Equipment Sales and Rental *Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment, party supplies (tents, tables, chairs, etc.)*	N	N	N	N	N	N	P	P	N	P	N	N
Family Day Care Center *Family Day Care Center refers to any facility which provides, to more than twelve (12) persons, non-medical care or personal services, supervisions or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than 24 hour basis. Such Day Care Centers are a residential use of the property. A Conditional Use Permit (CUP) shall be required for the establishment of such a center. See also "Community Care Facility" and "Family Day Care Home".*	C	C	C	C	C	N	N	N	N	N	N	N
Family Day Care Home *Family Day Care Home refers to any facility which provides, to twelve (12) or fewer children (including children who reside at the home), non-medical care, personal services, supervision or assistance for sustaining the activities of daily living or for the protection of the individual on a less than 24 hour basis. See also "Community Care Facility" and "Family Day Care Center".*	P	P	P	P	P	N	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Funeral Homes and Mortuaries ***Funeral homes and parlors where the deceased are prepared for burial or cremation and in which funeral services may occur.***	N	N	N	N	N	N	N	C	N	N	N	N
Furniture and Fixtures Manufacturing, Cabinet Shops ***Manufacturers producing household furniture, office furniture and partitions, shelving, store furniture, cabinets, drapery hardware, window blinds and shades, countertops.*** Note: Due to the limited amount of commercial property within the City, staff recommends that this use type be limited to the Industrial (I) and Industrial Commercial (IC) zones as principally permitted uses.	N	N	N	N	N	N	N	N	P	C	N	N
Garden Center/Plant Nursery ***Establishments providing for the cultivation and sale of ornamental trees, shrubs and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment, including but not limited to lawn mowers, tillers and edgers, shovels, hoes, rakes, hoses, wheelbarrows, etc.***	N	N	N	N	N	N	P	P	N	P	N	N
Grocery Stores – Supermarkets ***A retail business where the majority of the floor area open to the public is occupied by food products packaged for the preparation and consumption away from the site of the store. These full service businesses do not typically have limited hours of operation. See separate but related listings for "Neighborhood Market" and Convenience Store".***	N	N	N	N	N	C	P	C	N	C	N	N
Hostel ***Hostels provide budget-oriented, sociable accommodation where guests can rent a bed, usually a bunk bed, in a dormitory and share a bathroom, lounge and sometimes a kitchen. Rooms can be mixed or single-sex, although private rooms may also be available***	N	N	N	N	N	C	N	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Hotels and Motels *Facilities with guest rooms or suites provided with or without a kitchen facility, rented to the general public for transient lodging (less than 30 days). Generally, hotels provide access to most guest rooms from an interior walkway or hallway and typically include a variety of services in addition to lodging; for example restaurants, meeting facilities, personal services, etc. Generally motels provide access to most guest rooms from an exterior walkway*	N	N	N	N	N	C	P	N	N	C	N	N
Indoor Amusement/Entertainment Facility *Establishments providing indoor amusement and entertainment services for a fee or admission charge, including; dance halls and ballrooms and electronic game arcades, as stand-alone uses. Four or more electronic games or coin-operated amusements in any establishment, or a premise where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above.*	N	N	N	N	N	P	P	C	N	P	N	N
Indoor Sports and Recreation Facility *Predominantly participant sports and health activities conducted entirely within an enclosed building, with the exclusion of secondary uses such as a outdoor spa, pool, basketball court or tennis court. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, indoor soccer fields, athletic clubs and health clubs. Also see Outdoor Commercial Recreation for spectator venues and uses.*	N	N	N	N	N	P	P	C	N	P	N	N
Kennels, Commercial *Facility for the keeping, boarding and/or maintaining of 5 or more dogs, or 5 or more cats. This definition does not include animals for sale in pet shops, or patients in animal hospitals. This definition includes a kennel where the animals are kept for commercial purposes, including boarding, breeding, buying, selling, renting, exhibiting, or training. Does not include a veterinary facility, pet shop, or animal shelter.*	N	N	N	N	C	N	N	N	C	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Kennels, Hobby ***Facility for the keeping, boarding and/or maintaining of 5 or more dogs (4 months of age or older), or 5 or more cats when the animals are owned or kept by an occupant for personal, non-commercial purposes including: hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, enhancing or perpetuating a given breed. This definition does not apply to non-domestic animals used in conjunction with an agricultural operation.***	C	C	C	C	C	N	N	N	N	N	P	N
Laundries and Dry Cleaning Plants ***Service establishments engaged primarily in high volume laundry and garment services, including: laundries; garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and on-site carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment. (see "Personal Services").***	N	N	N	N	N	N	N	N	P	N	N	N
Live-Work Units ***Means an integral working space and residential space occupied within a single unit or multi-unit structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity and which:*** ***(a) Is regularly used for such purposes by one or more persons residing in the unit;*** ***(b) Includes complete kitchen space and sanitary facilities in compliance with the building code;*** ***(c) Allows employees with associated required amenities as consistent with the building code; and*** ***(d) Includes working space reserved and regularly used by one or more occupants of the unit.***	N	N	N	N	N	P	N	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Lumber and Wood Product Manufacturing ***Manufacturing, processing, and sales uses involving the milling of new or used forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. Includes the following processes and products: containers, pallets and skids, milling operations, trusses and structural beams, turning and shaping of wood products, wholesaling of basic wood products, and wood product assembly. Craft-type shops are included in "Handcraft Industries and Small Scale Manufacturing." Other wood and cabinet shops are included under "Furniture and Fixture Manufacturing." The indoor retail sale of building materials, construction tools and equipment is included under cabinet shops under "Building Materials Stores and Yards."***	N	N	N	N	N	N	N	N	P	N	N	N
Machinery Manufacturing ***The manufacturing of machinery and equipment used: for the manufacturing of other products; as parts in the assembly of other products; and for end-use purposes, including the following: construction equipment, conveyors, cranes, die casting, dies, dredging, engines and turbines, farming and gardening, food products manufacturing, gear cutting, heating, ventilation, air conditioning, industrial trucks and tractors, industrial furnaces and ovens, industrial molds, laundry and dry cleaning, materials handling, mining, oil field equipment, paper manufacturing, passenger and freight elevators, pistons, printing, pumps, refrigeration equipment, textile manufacturing.***	N	N	N	N	N	N	N	N	P	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Maintenance and Repair, Large Equipment *Establishments providing on-site repair and accessory sales of supplies for industrial and/or agricultural machines conducted entirely within an enclosed building. This classification includes maintenance, repair, and overhauling of light and heavy vehicles and equipment such as fire engines and pump systems, fire trucks including large trailer aerial ladder trucks, gang mowers, aerial work platforms, and construction equipment such as loaders, graders, dump trucks, back hoes, asphalt trucks, trailers, rollers, street sweepers, air compressors, and off road equipment.*	N	N	N	N	N	N	N	N	P	N	N	N
Maintenance and Repair, Small Equipment *Establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.*	N	N	N	N	N	P	P	P	N	P	N	N
Medical Services – Clinics, Offices, and Laboratories *A facility primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals, including: medical and dental laboratories, medical, dental and psychiatric offices, out-patient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under "Offices."*	N	C	N	N	N	P	P	P	N	N	N	N
Medical Services – Extended Care *A residential facility providing nursing and health related care as a primary use with in-patient beds, such as: board and care homes; convalescent and rest homes; extended care facilities; skilled nursing facilities; and rehabilitation facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Homes."*	C	C	C	C	C	N	C	C	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Medical Services – Hospitals *Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports (see the separate definition of "Accessory Retail Uses"). Does not include "Ambulance Services", which are defined separately.*	N	N	N	N	N	N	C	N	N	N	N	N
Metal Products Fabrication, Machine/Welding Shops *Establishments engaged primarily in the assembly of metal parts, including the following uses that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products, blacksmith and welding shops, sheet metal shops, machine shops and boiler shops.*	N	N	N	N	N	N	N	N	P	N	N	N
Metal Products Manufacturing *Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable.*	N	N	N	N	N	N	N	N	P	N	N	N
Miniature Golf Courses (Indoor & Outdoor) *A facility that provides on-site commercial entertainment in the form of a novelty version of golf played with a putter and golf ball on a miniature course and featuring obstacles such as alleys, bridges, and tunnels.*	N	N	N	N	N	P	P	C	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Museums *A public or quasi-public institution of a non-commercial nature that procures, cares for, studies and displays objects of lasting interest or value. Examples of museums include art and historical museums, aquariums, planetariums, botanical gardens. Arboretums and historical sites and exhibits.*	N	N	N	N	N	P	P	N	N	N	N	P
Neighborhood Market *A pedestrian oriented grocery/specialty market store offering food products packages for the preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see "Grocery Store/Supermarket". Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.*	N	N	N	N	N	P	N	P	N	N	N	N
Offices, Accessory *Offices that are incidental and accessory to a primary business, allowed as part of an approved primary use.*	N	N	N	N	N	P	P	P	P	P	N	N
Offices, Business and Professional *Offices of finance businesses providing direct services to consumers (companies, utility companies, etc.), government agency and service facilities (post office, civic center, etc.), professional offices (accounting, legal, employment, public relations, insurance, real estate, etc.), and offices engaged in the production of intellectual property (advertising, architectural, computer programming, photography studios, etc.). These do not include: medical offices (see "Medical Services – Clinics, Offices and Laboratories"); temporary offices (see "Offices, Temporary"), or offices that are incidental and accessory to another business that is the primary use (see "Offices, Accessory").*	N	N	N	N	N	P	C	P	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Offices, Temporary *A mobilehome, recreation vehicle or modular unit used as a temporary office facility. Temporary Offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.*	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Commercial Recreation *Facility for various outdoor participant sports and types of recreation where a fee is charged for use, including: amphitheaters, amusement and theme parks, golf courses and driving ranges, health and athletic club outdoor facilities, BMX parks, motocross tracks, skateboard parks, stadiums and coliseums, swimming pools and water parks, tennis clubs, tennis courts and zoos.*	C	C	C	C	C	C	C	C	C	C	C	C
Paper Product Manufacturing *The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.*	N	N	N	N	N	N	N	N	C	N	N	N
Paving/Roofing Material Manufacturing *The manufacture of various common paving and petroleum-based roofing materials, including bulk asphalt, paving blocks made of asphalt, creosote wood and various compositions of asphalt and tar. The manufacture of wood roofing materials (shingles, shakes, etc.) is included under "Lumber and Wood Product Manufacturing."*	N	N	N	N	N	N	N	N	C	N	N	N
Pawn Shops *Means a building or portion thereof where personal property is received and for which money is advanced, with the right of privilege granted to the person to whom said money is advanced to reclaim such property upon repayment of said money, together with all legal charges incident thereto.*	N	N	N	N	N	C	C	N	N	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Personal Services *A use that provides personal service that is non-medical and include accessory retail sales of products related to the services that are provided. Examples of personal services include, but are not limited to the following: barber and beauty shops, nail salons, massage establishments, day spas, tattoo and piercing shops, clothing and costume rental, dry cleaning pick-up stores, shoe repair shops and tailors.*	N	N	N	N	N	P	P	P	N	N	N	N
Plastics, Synthetics, Rubber Products Manufacturing *The manufacture of rubber products including: tires, rubber footwear including heels and soles, mechanical rubber goods, flooring, and other rubber products from natural, synthetic or reclaimed rubber, molding primary plastics for other manufacturers, manufacturing miscellaneous finished plastics products, and fiberglass manufacturing and fiberglass application services. Establishments engaged primarily in recapping and retreading automobile tires are classified in "Vehicle Services - Major Repair/Body Work."*	N	N	N	N	N	N	N	N	C	N	N	N
Printing and Publishing *Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing which are included in Business Support Services.*	N	N	N	N	N	N	N	N	P	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Recycling Facility, Large Collection Facility *A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that occupies more than 500 square feet and includes permanent structures, does not use power driven processing equipment except for compacting, balling, plastic shredding, and other activities necessary for efficient temporary storage and material shipment.*	N	N	N	N	N	N	N	N	C	N	N	N
Recycling Facility, Processing Facility *A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.*	N	N	N	N	N	N	N	N	C	N	N	N
Recycling Facility, Reverse Vending Machine *An automated mechanical device that accepts one or more types of empty beverage containers, including but not limited to, aluminum cans, glass bottles, plastic bottles, and uses a cash refund or redeemable credit clip with a value of not less than the container's redemption value as determined by the State.*	N	N	N	N	N	C[1]	C[1]	C[1]	P	N	N	N
Recycling Facility, Scrap and Dismantling Facility *Uses engaged in the assembling, breaking up, sorting, temporary storage and distributions of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal site.*	N	N	N	N	N	N	N	N	C	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Recycling Facility, Small Collection Facility *A recycling facility used for the acceptance by donation, redemption or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials.*	N	N	N	N	N	N	C	C	P	C	N	P
Religious Institutions *Facility operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc. and accessory uses on the same site, such as living quarters for clergy and staff, and child day care facilities.*	C	C	C	C	C	N	N	N	N	N	N	N
Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.) *A system or network generating energy that is derived from resources that are regenerative or for all practical purposes cannot be depleted.*	N	N	N	N	N	N	N	N	P	N	C	P
Research and Development *Indoor facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – Clinics, Offices, and Laboratories").*	N	N	N	N	N	C	C	C	P	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Residential Care Facility *Consistent with the definitions of State law, a residential care facility is a facility that provides 24-hour non-medical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, juvenile court residential facilities, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."*	C	C	C	C	C	N	N	C	N	N	N	N
Residential Care Home, Small *Consistent with the definitions of State law, a residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential, juvenile court residential facilities, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."*	P	P	P	P	P	N	N	N	N	N	N	N
Restaurants *A retail business selling food and beverages prepared on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses.*	N	N	N	N	N	P	P	P	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Restaurants, Fast Food/Drive-In *A restaurant that provides both sit down and take out service and has at least 2 of the following characteristics:* (A) *Food to be consumed on the premises is served with non-reusable tableware,* (B) *Food is not delivered to the table,* (C) *Orders are placed at a counter,* (D) *Orders are placed at a drive through and/or walk up window.*	N	N	N	N	N	P	P	P	N	P	N	N
Restaurants and Appurtenant Licensed Premises (Bars) *A restaurant with a valid Alcohol Beverage license that sells alcoholic drinks along with preparing and serving food. Also includes restaurants with breweries, subordinate to the restaurant use, that operate for the production of on-site consumption.*	N	N	N	N	N	P	P	P	N	P	N	N
Restaurants, with or without Appurtenant Licensed Premises (Bars) and Live Entertainment *A restaurant that includes live entertainment.*	N	N	N	N	N	P	P	C	N	C	N	N
Restaurants, With Outdoor Dining *A restaurant where tables and seating are provided and food and/or beverages are served in outdoor areas. (Also see Restaurants and Appurtenant Licensed Premises (Bars)).*	N	N	N	N	N	P[2]	P[2]	P[2]	N	P	N	N
Restaurants, Take-Out *A restaurant where food is prepared on-site for off-site consumption, other than those deemed to be fast food restaurants.*	N	N	N	N	N	P	P	P	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Retail, Accessory *The retail sales of various products (including food service) in a store or similar facility that is located within a health care facility, hotel, office, institutional or industrial complex. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes.*	N	N	N	N	N	P	P	P	P	P	N	N
Retail , General *Stores and shops selling multiple lines of merchandise including, but not limited to, artists' supplies, audio/video stores, bakeries (all production in support of on-site sales), bicycle sales, repairs and rentals, books, cameras and photographic supplies, clothing and accessories, collectibles (cards, coins, comics, stamps, etc.), department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florist and houseplant stores (indoor sales only, outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift and souvenir shops, hardware, hobby materials, jewelry, luggage and leather goods, musical instruments, newsstands, shoe stores and orthopedic supplies, pet supplies, religious goods, specialty shops, sporting goods, stationary, toys and games, variety stores and video rental stores.*	N	N	N	N	N	P	P	P	N	P	N	N
Service Stations, With Vehicle Service *A retail business selling gasoline and/or other motor vehicle fuels, which may also provide services which are incidental to fuel services. These secondary services may include vehicle engine maintenance and repair, towing and trailer rental services and the sale of limited vehicle parts/fluids and accessories. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.*	N	N	N	N	N	C	C	C	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Service Stations, Without Vehicle Service ***A retail business selling gasoline and/or other motor vehicle fuels and related parts, fluids and/or accessories.***	N	N	N	N	N	P	P	P	N	P	N	N
Storage Public Enclosed (Mini Storage) ***A building or group of buildings containing one or more rooms in which goods are stored or kept, normally unrelated or incidental to a business or commercial enterprise, and where access to the individual storage room or space is available to the tenant or lessee. Also known as mini-storage warehouses.***	N	N	N	N	N	C[3]	C[3]	C[3]	P	N	N	N
Storage Warehouses – Private ***A building or group of buildings containing one or more rooms in which merchandise or commodities are stored and kept, typically associated with retail sales and where access to the content of the storage room or space is restricted to the owner of the merchandise or commodities and/or their employees.***	N	N	N	N	N	N	N	N	C	N	N	N
Telecommunication Facilities ***Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not "telecommunication facilities".***	N	N	N	N	N	N	N	N	C	C	C	C

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Textile and Leather Product Manufacturing *Manufacturing establishments engaged in performing any of the following operations: coating, waterproofing, or otherwise treating fabric, dying and finishing fiber, yarn, fabric, and knit apparel, manufacture of knit apparel and other finished products from yarn, manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles, manufacturing of woven fabric, carpets and rugs from yarn, preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage, and upholstery manufacturing.*	N	N	N	N	N	N	N	N	P	N	N	N
Theaters and Auditoriums *Indoor facilities for public assembly and group entertainment, other than sporting events, including: civic theaters, and facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, public and semi-public auditoriums, similar public assembly uses. Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."*	N	N	N	N	N	P	P	P	N	P	N	N
Veterinary Facility *Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility primary use.*	N	N	N	N	N	N	C	C	N	C	C	N
Warehouse/Retail *Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.*	N	N	N	N	N	N	P	N	N	P	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Wholesaling and Distribution ***Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.***	N	N	N	N	N	N	N	N	P	C	N	N

Notes:

1. Permitted only as an accessory use to the primary use of the property.
2. Outdoor dining on public sidewalks requires an Encroachment Permit and must maintain a three (3) foot travelway.
3. Use must sited on the rear half of the lot and so as not preclude principally permitted uses.

Land Use Matrix

Planning Commission Recommendations September 3, 2015

N= Not Allowed; C = Conditionally Permitted; P = Principally Permitted

UR = Urban Residential; RM = Residential Multifamily; S = Suburban; SR = Suburban Residential; R = Rural
TC = Town Center; CC = Community Commercial; NC = Neighborhood Center
I = Industrial; IC = Industrial Commercial; NR = Natural Resources; PF = Public Facilities

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Adult Entertainment	N	N	N	N	N	N	N	N	N	C	N	N
Adult Day Care Facility	C	C	C	C	C	N	N	N	N	N	N	N
Adult Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N
Agricultural Products Processing	N	N	N	N	N	N	N	N	P	C	N	N
Aggregate Resources Processing	N	N	N	N	N	N	N	N	C	N	N	N
Amusement Arcades	N	N	N	N	N	P	P	P	N	N	N	N
Animal Sales and Grooming (Pet Stores)	N	N	N	N	N	P	P	P	N	N	N	N
Apartments on Upper Floors of Multistory Mixed-Use Buildings	N	N	N	N	N	P	P	P	N	N	N	N
Appliance, Furniture and Furnishings Stores	N	N	N	N	N	P	P	P	N	N	N	N
Art, Antique Collectable Sales	N	N	N	N	N	P	C	C	N	N	N	N
Artisan Shops	N	N	N	N	N	P	C	C	N	N	N	N
Artisan/Craft Product Manufacturing	N	N	N	N	N	P	C	C	N	N	N	N
Automobile Washing and Detailing	N	N	N	N	N	C	P	P	N	N	N	N
Automobile/Vehicle Detailing	N	N	N	N	N	P	P	P	N	N	N	N
Automobile Gas Stations, including charging stations, without vehicle service	N	N	N	N	N	C	P	P	N	P	N	N
Automobile Gas Stations, including charging stations, with minor vehicle service	N	N	N	N	N	C	P	P	N	P	N	N
Automobile and Vehicle Sales/Rentals	N	N	N	N	N	C	P	C	N	P	N	N
Automobile and Vehicle Services, Major Repair/Body Work	N	N	N	N	N	N	N	N	P	C	N	N

ATTACHMENT 3

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Automobile and Vehicle Services, Maintenance and Minor Repair	N	N	N	N	N	C	C	C	N	N	N	N
Banks and Financial Services	N	N	N	N	N	P	P	P	N	C	N	N
Bars and Nightclubs	N	N	N	N	N	P	P	C	N	N	N	N
Bed and Breakfast Inn	C	N	C	P	P	C	N	N	N	N	N	N
Boarding and Rooming Houses	P	N	P	P	P	N	N	N	N	N	N	N
Building Materials Stores and Yards	N	N	N	N	N	N	P	C	N	P	N	N
Business Support Services	N	N	N	N	N	P	P	P	N	N	N	N
Café/Specialty Shop	N	N	N	N	N	P	P	P	N	N	N	N
Caretaker Housing	N	N	N	N	N	C	C	C	P	P	N	C
Caterers	N	N	N	N	N	P	P	P	N	P	N	N
Cemeteries, Mausoleums	N	N	N	C	C	N	N	N	N	N	C	N
Civic Center	N	N	N	N	N	N	N	N	N	N	N	P
Clubs, Lodges and Meeting Halls	C	N	C	C	C	C	N	C	N	N	N	N
Coffee House	N	N	N	N	N	P	P	P	N	P	N	N
Contractors Storage Yards	N	N	N	N	N	N	N	N	P	C	N	N
Convenience Stores	N	N	N	N	N	P	P	P	N	N	N	N
Emergency Shelter	N	P	N	N	N	N	N	N	N	N	N	N
Equestrian Facilities, Commercial	C	N	C	C	C	N	N	N	N	N	N	N
Equestrian Facility, Hobby	P	P	P	P	P	N	N	N	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	P	P	N	P	N	N
Family Day Care Center	C	C	C	C	C	N	N	N	N	N	N	N
Family Day Care Home	P	P	P	P	P	N	N	N	N	N	N	N
Funeral Homes and Mortuaries	N	N	N	N	N	N	N	C	N	N	N	N
Furniture and Fixtures Manufacturing, Cabinet Shops	N	N	N	N	N	N	N	N	P	C	N	N
Garden Center/Plant Nursery	N	N	N	N	N	N	P	P	N	P	N	N
Grocery Stores – Supermarkets	N	N	N	N	N	C	P	C	N	C	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Hostel	N	N	N	N	N	C	N	N	N	N	N	N
Hotels and Motels	N	N	N	N	N	C	P	N	N	C	N	N
Indoor Amusement/Entertainment Facility	N	N	N	N	N	P	P	C	N	P	N	N
Indoor Sports and Recreation Facility	N	N	N	N	N	P	P	C	N	P	N	N
Kennels, Commercial	N	N	N	N	C	N	N	N	C	P	N	N
Kennels, Hobby	C	C	C	C	C	N	N	N	N	N	P	N
Laundries and Dry Cleaning Plants	N	N	N	N	N	N	N	N	P	N	N	N
Live-Work Units	N	N	N	N	N	P	N	C	N	N	N	N
Lumber and Wood Product Manufacturing	N	N	N	N	N	N	N	N	P	N	N	N
Machinery Manufacturing	N	N	N	N	N	N	N	N	P	N	N	N
Maintenance and Repair, Large Equipment	N	N	N	N	N	N	N	N	P	N	N	N
Maintenance and Repair, Small Equipment	N	N	N	N	N	P	P	P	N	P	N	N
Medical Services – Clinics, Offices, and Laboratories	N	C	N	N	N	P	P	P	N	N	N	N
Medical Services – Extended Care	C	C	C	C	C	N	C	C	N	N	N	N
Medical Services – Hospitals	N	N	N	N	N	N	C	N	N	N	N	N
Metal Products Fabrication, Machine/Welding Shops	N	N	N	N	N	N	N	N	P	N	N	N
Metal Products Manufacturing	N	N	N	N	N	N	N	N	P	N	N	N
Miniature Golf Courses (Indoor & Outdoor)	N	N	N	N	N	P	P	C	N	P	N	N
Museums	N	N	N	N	N	P	P	N	N	N	N	P
Neighborhood Market	N	N	N	N	N	P	N	P	N	N	N	N
Offices, Accessory	N	N	N	N	N	P	P	P	P	P	N	N
Offices, Business and Professional	N	N	N	N	N	P	C	P	N	N	N	N
Offices, Temporary	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Commercial Recreation	C	C	C	C	C	C	C	C	C	C	C	C
Paper Product Manufacturing	N	N	N	N	N	N	N	N	C	N	N	N
Paving/Roofing Material Manufacturing	N	N	N	N	N	N	N	N	C	N	N	N

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Pawn Shops	N	N	N	N	N	C	C	N	N	N	N	N
Personal Services	N	N	N	N	N	P	P	P	N	N	N	N
Plastics, Synthetics, Rubber Products Manufacturing	N	N	N	N	N	N	N	N	C	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N	P	N	N	N
Recycling Facility, Large Collection Facility	N	N	N	N	N	N	N	N	C	N	N	N
Recycling Facility, Processing Facility	N	N	N	N	N	N	N	N	C	N	N	N
Recycling Facility, Reverse Vending Machine	N	N	N	N	N	C[1]	C[1]	C[1]	P	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N	N	N	C	N	N	N
Recycling Facility, Small Collection Facility	N	N	N	N	N	N	C	C	P	C	N	P
Religious Institutions	C	C	C	C	C	N	N	N	N	N	N	N
Renewable Energy Development (i.e. commercial development, generation and sales of solar, wind energy.)	N	N	N	N	N	N	N	N	P	N	C	P
Research and Development	N	N	N	N	N	C	C	C	P	N	N	N
Residential Care Facility	C	C	C	C	C	N	N	C	N	N	N	N
Residential Care Home, Small	P	P	P	P	P	N	N	N	N	N	N	N
Restaurants	N	N	N	N	N	P	P	P	N	P	N	N
Restaurants, Fast Food/Drive-In	N	N	N	N	N	P	P	P	N	P	N	N
Restaurants and Appurtenant Licensed Premises (Bars)	N	N	N	N	N	P	P	P	N	P	N	N
Restaurants, with or without Appurtenant Licensed Premises (Bars) and Live Entertainment	N	N	N	N	N	P	P	C	N	C	N	N
Restaurants, With Outdoor Dining	N	N	N	N	N	P[2]	P[2]	P[2]	N	P	N	N
Restaurants, Take-Out	N	N	N	N	N	P	P	P	N	P	N	N
Retail, Accessory	N	N	N	N	N	P	P	P	P	P	N	N
Retail , General	N	N	N	N	N	P	P	P	N	P	N	N
Storage Public Enclosed (Mini Storage)	N	N	N	N	N	C[3]	C[3]	C[3]	P	N	N	N
Storage Warehouses – Private	N	N	N	N	N	N	N	N	C	N	N	N
Telecommunication Facilities	N	N	N	N	N	N	N	N	C	C	C	C

Use Type	UR	RM	S	SR	R	TC	CC	NC	I	IC	NR	PF
Textile and Leather Product Manufacturing	N	N	N	N	N	N	N	N	P	N	N	N
Theaters and Auditoriums	N	N	N	N	N	P	P	P	N	P	N	N
Veterinary Facility	N	N	N	N	N	N	C	C	N	C	C	N
Warehouse/Retail	N	N	N	N	N	N	P	N	N	P	N	N
Wholesaling and Distribution	N	N	N	N	N	N	N	N	P	C	N	N

Notes:

1. Permitted only as an accessory use to the primary use of the property.
2. Outdoor dining on public sidewalks requires an Encroachment Permit and must maintain a three (3) foot travelway.
3. Use must be sited on the rear half of the lot and so as not preclude principally permitted uses.