

ATTACHMENT 6

Ordinance 661 Consistency Rezone Phase II Project LAND USE COMPARISON TABLE

The table below identifies the land uses *currently* available to a property owner for land zoned AG, AL, U, R-A, or A-I-X under Ordinance 661 compared to land uses available in the Land Use Development Code (LUDC). The table illustrates that a significant number of discretionary land uses (e.g. conditional use permit or development plan) are no longer available under Ordinance 661 since the permit procedures and conditionally permitted uses were repealed from the ordinance in 1984.

LEGEND

Use allowed under either ordinance at the same permit level

 Use allowed with a lesser permit in this zone district

PERMIT TYPES

E = Exempt, P = Permitted Use, S = Specific Use Regulations, MCUP = Minor Conditional Use Permit, CUP = Major Conditional Use Permit, “-“ Not Allowed

Land Use	Ordinance 661						LUDC				
	AG	AL	U	R-A	A-I-X	AG-II	AG-I	RMZ	RR	R-1/E-1	
Uses Allowed without a Land Use Permit											
Growing of plants (exclusive of structures)	E	E	E	P	E	E	E	CUP ¹	E	E	
Raising and keeping of animals (exclusive of structures)	E	E	E	-	P	S	S	S	S	S	
Sale of agricultural products	P	P	P	-	P	P	P	-	P	MCUP	
Private kennel	-	-	-	-	-	E	E	E	MCUP	MCUP	
Public kennel	-	-	-	-	-	E	MCUP	-	CUP	CUP	
Uses Permitted with a Land Use Permit											
Aquaculture (exclusive of structures)	P	P	P	-	-	CUP	-	CUP	CUP	-	
Single family dwelling or mobile home on a foundation system	P	P	P	P	P	P	P	P	P	P	
Guest house	P	P	P	-	-	P	P	P	P	P	
Residential second units	-	-	-	-	-	-	P ²	-	P	P	
Artist studio	P	-	P	-	-	P	P	MCUP	P	P	
Farm labor camp, boarding, lodging house for employees	-	-	-	-	-	CUP	CUP	-	-	-	
Farm employee housing (up to 4 units) working <i>on premises</i>	P	-	-	-	P	P	P	-	-	-	

¹ MCUP based on slope or historic use.

² Permitted only in AG-I-5, AG-I-10, & AG-I-20

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	AG	AL	U	R-A	A-I-X		AG-II	AG-I	RMZ	RR	R-1/E-1
Tier 1 Winery	P	P	P	-	-		S	S	-	-	-
Equestrian facilities	P	-	-	-	-		P	CUP	CUP	CUP	CUP
Greenhouses	-	-	-	-	P		P	P	-	CUP > 300 sf	P < 300 sf
Animal hospital	P	-	-	-	P		P	MCUP	-	-	-
Home occupation	P	P	P	-	-		P	P	P	P	P
Onshore oil exploration and production	P	-	P	-	-		P	P	P	CUP	-
Special care home, small	-	-	-	-	-		P	P	P	P	P
Uses, buildings and structures accessory and customarily incidental to the uses	P	P	P	-	P		P	P	-	P	P
Uses Permitted with a Major Conditional Use Permit³											
Facility for the sorting, cleaning, packing, freezing, storage of horticultural & agricultural produce in their natural form on or off-premises	Not allowed under Ordinance 661						CUP	CUP	-	-	-
Family care home, large	Not allowed under Ordinance 661						MCUP	MCUP	P	P	P
Guest ranch	Not allowed under Ordinance 661						CUP	-	CUP	-	-
Recreational facilities (camps, hostels)	Not allowed under Ordinance 661						CUP	-	CUP	-	-
Rifle range	Not allowed under Ordinance 661						CUP	-	CUP	-	-
Shooting farm, duck	Not allowed under Ordinance 661						CUP	-	CUP	-	-
Trout Farm	Not allowed under Ordinance 661						CUP	-	CUP	-	-
Onshore oil & gas treatment & processing	Not allowed under Ordinance 661						CUP	-	CUP	-	-
Excavation or quarrying of building or construction material	Not allowed under Ordinance 661						CUP	CUP	CUP	CUP	-
Uses Permitted with a Minor Conditional Use Permit											
Special care home, large	Not allowed under Ordinance 661						MCUP	MCUP	MCUP	MCUP	MCUP
Commercial composting facility	Not allowed under Ordinance 661						MCUP	MCUP	-	-	-

³ Conditional use may previously have been permitted in Ordinance 661 prior to 1984.