

Attachment J

C-1, C-2, OT-R/GC and CM-LA Zones Allowed Uses Comparison

Allowed Uses in C-1, C-2, OT-R/GC, and CM-LA

Use Type ¹	Allowed use, no permit required (Exempt) Permitted use, Land Use or Coastal Permit required Minor Conditional Use Permit required Conditional Use Permit required Permit determined by Specific Use Regulations Use Not Allowed	Current Zone			Proposed CM-LA Zone
		C-2 Zone	C-1 Zone	OT-R/GC Zone	
E	Allowed use, no permit required (Exempt)				
P	Permitted use, Land Use or Coastal Permit required				
MCUP	Minor Conditional Use Permit required				
CUP	Conditional Use Permit required				
S	Permit determined by Specific Use Regulations				
—	Use Not Allowed				
AGRICULTURAL, MINING, & ENERGY FACILITIES					
	Agricultural accessory structure	—	—	—	—
	Agricultural processing	—	—	—	—
	Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	—	—
	Animal keeping (except equestrian facilities - see RECREATION below)	S	S	S	S
	Cultivated agriculture, orchard, vineyard	—	—	—	—
	Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	—
	Mining - Surface less than 1,000 cubic yards	P	P	P	—
	Mining - Surface 1,000 cubic yards or more	CUP	CUP	CUP	—
	Oil and gas uses	S	—	—	—
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING					
	Bakery and baked goods production and distribution	—	—	—	—
	Furniture/fixtures manufacturing, cabinet shops	MCUP	—	—	MCUP
	Handcraft industry, small scale manufacturing	MCUP	—	—	MCUP
	Laundry, dry cleaning plant	MCUP	—	—	—
	Media production	—	—	—	—
	Metal products fabrication, machine and welding shops	—	—	—	—
	Printing and publishing	—	—	—	—
	Recycling - Small collection center	MCUP	P	—	—

¹ See Article 35.11 (Glossary) of the Land Use Development Code for land use definitions.

Use Type ¹	E	Allowed use, no permit required (Exempt)	Current C-2 Zone	Current C-1 Zone	Current OT-R/GC Zone	Proposed CM-LA Zone
	MCUP	Conditional Use Permit required	CUP	CUP	CUP	CUP
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
Museum			CUP	CUP	CUP	CUP
Park, playground			—	—	—	—
Recreational vehicle (RV) park			—	—	—	—
School			CUP	CUP	CUP	CUP
School - Business, Professional, or Trade			P	CUP	P	P
Sports and outdoor recreation facility			CUP	CUP	CUP	—
Sports or entertainment assembly facility			—	—	CUP	—
Studio - Art, dance, martial arts, music, etc.			—	—	—	P
Theater - Indoor			P	—	—	P
Theater - Outdoor			CUP	—	—	—
Trail for hiking or riding			—	—	—	—
RESIDENTIAL USES						
Caretaker/Manager dwelling			—	—	—	—
Dwelling, one-family			—	P	CUP	P
Dwelling, two-family			—	—	CUP	P
Dwelling, multiple			—	—	CUP	P
Emergency shelter			MCUP	—	—	MCUP
Mixed use project residential component			MCUP	P	—	P
Monastery			CUP	CUP	CUP	—
Residential accessory use or structure			MCUP	P	P	P
Residential use existing as of July 19, 1982			—	—	—	—
Single room occupancy facility (SRO)			P	—	P	—
Special care home, 7 to less than 15 clients			MCUP	P	P	MCUP

Use Type ¹	E	P	MCUP	CUP	S	—	Allowed use, no permit required (Exempt)	Permitted use, Land Use or Coastal Permit required	Minor Conditional Use Permit required	Conditional Use Permit required	Permit determined by Specific Use Regulations	Use Not Allowed	Current C-2 Zone	Current C-1 Zone	Current OT-R/GC Zone	Proposed CM-LA Zone
													—	—	—	—
Shopping center - Convenience													—	—	—	—
Swap meet													CUP	—	—	CUP
Truck stop													—	—	—	—
Truck, trailer, construction, farm, heavy equipment sales/rental													MCUP	—	—	—
Visitor-serving commercial													P	—	P	—
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL																
Bank, financial services - Branch facility													P	P	P	P
Bank, financial services - Complete facility													P	—	P	P
Business support service													P	—	P	P
Medical services - Animal hospital, small animals													MCUP	CUP	—	CUP
Medical services - Clinic													CUP	CUP	CUP	CUP
Medical services - Doctor office													CUP	P	P	P
Medical services - Extended care													P	CUP	CUP	CUP
Medical services - Hospital													CUP	CUP	CUP	—
Office - Business/service													P	P	P	P
Office - Professional/administrative													P	—	P	P
SERVICES - GENERAL																
Cemetery, mausoleum													CUP	CUP	CUP	—
Charitable or philanthropic organization													CUP	CUP	CUP	CUP
Large family day care home													P	P	—	P
Small family day care home													E	E	E	E
Child care center, Non-residential													P	P	MCUP	P
Child care center, Non-residential, accessory													—	—	—	P
Child care center, Residential													MCUP	P	MCUP	MCUP

Use Type ¹	E P MCUP CUP S —	Allowed use, no permit required (Exempt) Permitted use, Land Use or Coastal Permit required Minor Conditional Use Permit required Conditional Use Permit required Permit determined by Specific Use Regulations Use Not Allowed	Current Zone				Proposed CM-LA Zone
			C-2 Zone	C-1 Zone	OT-R/GC Zone	CUP	
Electrical transmission line			CUP	CUP	CUP	CUP	CUP
Flood control project less than 20,000 sf total area			P	P	P	P	P
Flood control project 20,000 sf or more total area			MCUP	MCUP	MCUP	MCUP	MCUP
Heliport			CUP	CUP	CUP	CUP	—
Parking facility, public or private			P	—	P	P	MCUP
Pier, dock			—	—	—	—	—
Pipeline - Oil and gas			P	P	P	P	P
Public utility facility			CUP	CUP	CUP	CUP	CUP
Public works or private service facility			MCUP	MCUP	MCUP	MCUP	MCUP
Road, street less than 20,000 sf total area			P	P	P	P	P
Road, street 20,000 sf or more total area			MCUP	MCUP	MCUP	MCUP	MCUP
Sea wall, revetment, groin, or other shoreline structure			—	—	—	—	—
Telecommunications facility			S	S	S	S	S
Transit station or terminal			CUP	—	—	—	—
Utility service line with less than 5 connections			—	—	—	—	P
Utility service line with 5 or more connections			—	—	—	—	MCUP
Vehicle dispatch facility			—	—	—	—	—
Vehicle storage			MCUP	—	—	—	—
Wind turbines and wind energy systems			S	S	S	S	—
WATER SUPPLY & WASTEWATER FACILITIES							
Bulk water importation facilities			—	—	—	—	—
Desalination facility less than 15 connections			—	—	—	—	—
Desalination facility 15 to less than 200 connections			—	—	—	—	—
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf			P	P	P	P	P

Development Plan Review Authorities Comparison Between C-1, C-2, OT, and CM-LA

Zone Type		Role of Review Authority			
Gross floor area of 10,000 square feet or less	Director	Zoning Administrator	Planning Commission	Board of Supervisors	
C-1	Approve		Appeal	Appeal	
C-2	Approve		Appeal	Appeal	
OT	Approve		Appeal	Appeal	
CM-LA	Approve		Appeal	Appeal	
Gross floor area greater than 10,000 square feet but less than 15,000 square feet	Director	Zoning Administrator	Planning Commission	Board of Supervisors	
C-1		Approve	Appeal	Appeal	
C-2		Approve	Appeal	Appeal	
OT		Approve	Appeal	Appeal	
CM-LA	Approve		Appeal	Appeal	
Gross floor area greater than 15,000 square feet	Director	Zoning Administrator	Planning Commission	Board of Supervisors	
C-1			Approve	Appeal	
C-2			Approve	Appeal	
OT			Approve	Appeal	
CM-LA			Approve	Appeal	