

**Table 9-1
Permitted and Conditional Uses
Nonresidential Zones**

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
AGRICULTURAL USES										
Animal Auction Yard	C							P		
Beekeeping	P	P								C
Domestic Crops for use of the Resident/Occupant	P	P								
Farmers Market			P	P	P	P				P
Field, Truck or Orchard Crops	P	P							P	
Fish Hatcheries	P	P								P
Grain Elevators/Silos	C	C				C	P	P		
Greenhouses (Commercial Growers)	P	P				C	P			
Horse Stables/Ranch (3 or more horses)	P	P							P	
Horticulture Specialties	P	P				C			P	
Limited Raising of Small Animals, Livestock and fowl on a domestic, noncommercial scale (2 cows, 4 sheep, goats, no pigs permitted on ½ acre or less)	P	P								
Pens, Coops, and Barns	P	P								
Raising of Livestock and Fowl, except stockyards (commercial)	C	P								
Riding Academies/Stables	P	C							P	
Stockyards, Hog Farms, Dairies										
Agricultural Industries and Services when incidental and secondary to the primary use of the premises for Agriculture.	C						P			

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T Temporary

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
ANIMAL SHELTERS/HUMANE SOCIETIES										
- Wildlife or nature preserve	P	P							P	P
AUDITORIUMS (See Theaters)										
AUTOMOTIVE, MOTOR VEHICLES										
Auto Dismantling/Wrecking							C	P		
Auto Leasing/renting			C			P	P			
Auto Machine Shops						P	P			
Auto Oil and Lube Shops			P	C		P	P			
Auto Repairs, Major Overhauling, rebuilding, body work, painting			C			P	P			
Automotive Supplies, Parts and Accessories excluding tire sales and major repair (see Tire Sales)			P	C	C	P	P			
Automotive Upholsterers			C			P	P			
Boat Sales/Service						P	P			
Auto Sales (new and used)										
- Excluding major service/repairs			C	C		P				
- Including major service/repairs			C			P				
Car Washing										
- Self Service			C			P				
- Automated			C			P				
Farm Equipment Sales						P	P			

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Table 9-1-2

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Gas Station - See Service Stations			C	P		C				
Mobile and Manufactured Home Sales						P	P			
Motorcycles Sales and Service			C			P	P			
Recreational Vehicles Sales and Service			C			P	P			
RV/Boat Storage Yards						P	P	P		
Tire Sales and Service (excluding major auto repairs) within shopping center			C			P				
Stand alone			C	C		P	P			
Towing/Road Service			C	C		P	P			
Truck Rental/Leasing			C			P	P			
Truck/trailer Sales and/or Service			C	C		P	P			
BANKS AND FINANCIAL INSTITUTIONS										
- Stand Alone Automatic Teller (ATM)			P		P	P				
- Bank without drive up			P		P	P				
- Bank with drive up			P		C	P				
- Located within the primary permitted uses on the site			P		P					
- Main Office					P					
Also See Offices										
BARBERS, HAIRSTYLISTS, TANNING SALONS AND COSMETICIANS										
- Stand Alone			P		P	C				
- Located within the primary permitted use on the site			P		P	C				
Tattooist and Piercing			C			C				

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Table 9-1-3

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
BED AND BREAKFAST ACCOMMODATIONS										
Traditional and Inns	C	C			P					
BOARDING/ROOMING HOUSES										
CHURCHES AND OTHER RELIGIOUS INSTITUTIONS										
- Up to 200 Seats	C	C	C		C					
- More than 200 Seats	C	C	C							
(Also See Institutions – Education)										
DAYCARE, LICENSED										
Adult										
- 8 or fewer adults					C					
- 14 or fewer adults					C					
- 15 or more adults					C					
Children										
- 8 or fewer Children Small Family Day Care					C					
- 14 or fewer Children Family Day Care					C					
- 15 or more Children					C					
In conjunction with Permitted Primary Use					C				P	
EATING & DRINKING ESTABLISHMENTS										
Bars, Taverns, Cocktail Lounges										
- Within 300 feet of any residence/public use					C	C				

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Table 9-1-4

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- Not within 300 feet of any residence/public use			C		C	C				
Within food services/Restaurant: brewing, limited bottling or packaging. Consumption on premises or distribution locally in kegs (not for resale)			C		P	P				
Cafeteria										
- As primary use			P		P		P			
- As secondary use within a permitted primary use			P		P		P		P	
Catering – within structure or within structure to event					P		P			
Catering Truck, Commercial Coach, Mobile Food Vendors (Also see Avenal Municipal Code Chapter 12)						C	C	C		
Food Store – general convenience										
- Convenience store 7,000 square feet or less			P	P	C	C	C			
- Convenience store with liquor sales, 7,000 square feet or less within 300 feet of a residential or public use			C	C	C	C				
- Convenience store with liquor sales, 7,000 square feet or less not within 300 feet of a residential or public use			C	C	C	P				
Food Store Specialty store 7,000 square feet or less (i.e.: bakery, delicatessen, butcher shop, meat market, health food, gourmet/imported food, etc.)										
- Not including sale of alcohol			P		P	C				
- Including sale of alcohol incidental to the primary use and within 300 feet of a residential or public use			C		C	C				
- Including sale of alcohol incidental to the primary use and in excess of 300 feet of a residential or public use			C		P	C				
Food Store – With Drive-in/thru			C	P						

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Table 9-1-5

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Food Store –Supermarket, grocery or specialty store in excess of 7,000 square feet but less than 40,000 square feet			P		C	C				
- Including sale of alcohol incidental to the primary use and within 300 feet of a residential or public use			P		C	C				
- Including sale of alcohol incidental to the primary use and in excess of 300 feet of a residential or public use			P		C	C				
Food Store –Supermarket, grocery, superstore (including department store items) or specialty store in excess of 40,000 square feet			P			C				
- Including sale of alcohol incidental to the primary use and within 300 feet of a residential or public use			P			C				
- Including sale of alcohol incidental to the primary use and in excess of 300 feet of a residential or public use			P			C				
Produce Stand										
- Temporary	T	T	T	T	T	T				
- Permanent	C	C				C				
Ice Cream/Dessert Shop/Coffee House			P		P	C				
Kiosk Vendor at fixed location									C	C
Liquor Store										
- Located within 300 feet of a residential zone or public use			C		C	C				
- Located in excess of 300 feet of a residential zone or public use			C	C	C	C				
Night Clubs/Discotheques										
- Full bar using less than 25% gross of floor area					P					

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Table 9-1-6

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- Full bar using greater than 25% gross of floor area					C					
Pizza/Sandwich Shops										
- Full bar using less than 25% gross of floor area			P	C	P	C	P			
- Full bar using greater than 25% gross of floor area			C		C	C	P			
Restaurant - Drive in			C	P			P			
Restaurant - Fast Food										
- With drive through			P	P			P			
- Without drive through			P	P	P		P			
- In conjunction with service station use			C	P		C	P			
Restaurant – Sit Down			P	P	P	C				
Sit Down Restaurant/Café w/full bar										
- Full bar using less than 25% gross of floor area			P	P	P	C				
- Full bar using greater than 25% gross of floor area			C	C	C					
FUEL STORAGE										
Propane/Butane - in excess of 50 feet from residential		C ₁		P		P	C			
Propane/Butane within 50 feet of residential		C ₁		C		C	C			
HOTELS AND MOTELS										
				P	P					
INSTITUTIONAL										
Art Gallery, public or nonprofit					P				P	
Auditorium, public - in conjunction w/primary use	C	C			C				P	
Cemetery, mausoleum or mortuary	C	C					C		P	P

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Table 9-1-7

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Charitable or public service organization	C	C			C		P		P	P
Club or lodge (public or private)	C	C			C	C				
Community or senior citizens center		C	P		P	C			P	
Convalescent hospital					C					
Crematory	C	C					C			
Education – General (public and private)										
- Preschool	C	C	C		C				C	P
- Elementary	C	C	C		C				C	P
- Junior High School	C	C	C		C				C	P
- High School	C	C	C		C				C	P
- College or University	C	C	C		C				C	P
Education – Specialized										
- Art, craft, dance, martial arts or music school			C		C	C	P			
- Business School			C		C					
- Trade or technical school	C	C	C	C	C	C	P		C	
- Driving School			C			C	P			
- Swim School			C			C	P			
Fire or police station	C	C	C	P	C	C	P		P	
Government office or building	C	C	P	C	C	C			P	P
Library			C		C				P	
Museum		C			P				P	P
Post Office	C	C	C		P	C			P	
Public Agency or public utility buildings and facilities	C	C	P	C	P	C	P		P	P
Sanitarium		C							P	P

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Table 9-1-8

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Zoo	C	C					C		C	P
KENNELS (located 500 or more feet from a residential zone)	C	C				C	P	P		
LAUNDRY/DRY CLEANERS										
Dry Cleaners (Cleaning Plant)			C			P	P			
- Pick up point			P		P					
- With drive up/through			C			C				
Dry Cleaners (cleaning plant including carpet/rug cleaning and dyeing)			C			C	P			
Diaper Supply Service						P	P			
Linen and Uniform Supply						P	P			
Self Service			P		C	P				
MANUFACTURING AND ASSEMBLING										
Building and Construction Trade										
- Building Materials Yards (Storage and Distribution)							P	P		
- Cabinet Maker and Carpenter Shops						P	P	P		
- Concrete & Ready mix Manufacture and Distribution								P		
- Contractors Equipment and Storage Yards						C	P	P		
- Drilling, Dredging and Ditching Service							C	P		
- Lumber Yard (also See Retail)						P	P	P		
- Sheet Metal Shop						P	P	P		

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Table 9-1-9

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
<i>Chemical Products (Manufacturing, Compounding, Packaging, Bottling)</i>										
- Agricultural Chemicals (insecticides, fertilizer, herbicides)								P		
- Batteries								P		
- Blending/Compounding Perfumes, Cosmetics, etc.								P		
- Industrial Chemicals and gasses (acids, alkalis, ammonia, acetylene, chlorine)								P		
- Ink Manufacture								P		
- Laboratories (i.e.: organic and inorganic)							P	P		
- Paint, Dye and Glue Manufacturing								P		
- Pharmaceuticals								P		
- Manufacture of Raw Plastic Materials, Colorants, liquids, powders, resins								P		
- Soap, Detergent and other Cleaning Preparations								P		
<i>Food & Beverage Preparation, Bottling, Packing and Distribution</i>										
- Animal and marine fats and oils (refining and rendering)								P		
- Beer and Ale Distributors						P	P	P		
- Breweries and Wineries	C1	C1					P	P		
- Commercial Bakeries						P	P	P		
- Dairy Products Processing and Packaging	C1	C1				P	P	P		
- Fruit and Vegetable Brokers and Shippers	C1	C1				P	P			
- Grain, Feed and flour Mills	C1	C1				P		P		
- Ice Manufacturers and Storage						P	P	P		
- Meat and Poultry Processing, including slaughtering								C		

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- Meat and Food Locker, Butchering, Packaging						P	P	P		
- Nut Processing (dehydrating, hulling and drying)	C1	C1						P		
- Packaging of previously prepared food items		C1					P	P		
- Packaging/processing of food items less than 5,000 square feet of gross floor area	C1	C1				C	P	P		
- Processing, canning and packing fruit and vegetables	C1	C1						P		
- Processing, canning and packing non-fruit and vegetable products	C1	C1						P		
- Refinery for food products, i.e.: sugar	C1	C1						P		
- Snack food preparation, packaging	C1	C1				C	P	P		
- Soft Drink bottling and distribution						C	P	P		
- Vegetable oil mills	C1	C1						P		
- Water processing and bottling						C	P	P		
<i>Flammable/Combustible Liquids</i> (must be approved by Fire Chief and comply with regulations of the Uniform Fire Code)								C		
Installation of Above Ground Tanks to dispense Class I, II and IIIA liquids (See Fuel Storage)							C	C		
<i>Heavy Equipment/Machine Manufacture/Assembly</i> (involving welding, fabrication, i.e.: agricultural equipment, aircraft equipment, parts and supplies, large appliances, auto/truck manufacturing, mobile homes/RV, industrial machinery)							C	P		

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
<i>Light Manufacturing/Assembly</i> (i.e.: computer hardware & parts, electric supplies, coils, wire, cable, etc.)						C	P	P		
<i>Printing and Publishing Industry</i>										
- Desktop, blueprint and photocopy					C	P				
- Publishing, printing and/or binding (newspapers, magazines, brochures, books, etc.)						P	P	P		
<i>Products Manufactured/Assembled from Previously Prepared Materials</i>										
- Manufacture of paper and plastic packaging and cartons							P	P		
- Clothing assembly/imprinting							P	P		
- Mattress factories and repair							P	P		
- Metal fabrication and die cutting							P	P		
- Rubber and plastic product manufacturing							P	P		
- Textile mills (dyeing, weaving, knitting, cutting)								P		
- Packaging/distribution of prepared materials (nonfood items)							P	P		
<i>Raw Materials Manufacture</i>										
- Asphalt, paving and roofing materials								P		
- Concrete, gypsum and plaster products manufacture								P		
- Cotton Processing/Cotton Gins	C1	C1						P		
- Glass manufacturers (crushing, melting, pressing, blowing, shaping)						P		P		
- Graphite Refractories								P		

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- Kiln works for clay products						P	P	P		
- Pottery Products						P	P			
- Tile and Brick Manufacturers								P		
- Metal reduction, smelting, refining (steel mills, blast furnaces)								P		
- Mineral Product Manufacture (crushing, grinding, pulverizing)	C	C						P		
- Paper Mills								P		
- Plastic and rubber compounds								P		
- Rubber products								P		
- Sawmills and planing Mills								P		
- Stone mills/monument yards								P		
- Stone product manufacturing and process (including abrasives, asbestos, sand)								P		
- Tar products								P		
- Wood product manufacture								P		
- Petroleum Product refining and related product manufacturing								P		
<i>Storage Tanks, nonfuel</i>										
- Above or below ground less than 500 gallons							P	P		
- Above or below ground greater than 500 gallons							C	C		
<i>Trucking and Warehousing</i>										

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- Automobile storage						T	C	P		
- Bottled Gas storage								P		
- Cargo Container Storage						C	P	P		
- Cold Storage, refrigerated warehouse/storage	C1					C	P	P		
- Combined office/warehouse type buildings						P	P			
- Contractors Storage Yard						C	P	P		
- Equipment and Material Storage Yard	C1					C	P	P		
- Feed and Fuel storage yard	C1						P	P		
- Freight Yard							P	P		
- General warehousing and storage							P	P		
- Local bus charter							P	P	C	
- Lumber storage yard						C	P	P		
- Moving companies, trucking and storage							P	P		
- School bus yards						C	P	P	C	
- Trucking and freight forwarding terminal							P	P		
- Wrecking/salvage yards within an allowed use								P		
MEDICAL FACILITIES/SERVICES										
Ambulance Services, Medical Transport				P		C	P			
Clinics (medical group, urgent care, walk-ins, dental, counseling, rehabilitation)					P					
Dialysis Centers										
Hospices										
Hospitals, Acute Care (general medical and surgical)					C					

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Laboratories (medical testing and diagnostic)							P			
Medical Marijuana Dispensary										
Psychiatric Hospitals including treatment of substance abuse										
Rehabilitation Hospitals										
OFFICES										
Banks, credit unions (See Financial Offices)			P		P	P	P			
Chiropractors			P		P	P				
Counseling/psychologist			P		P	P				
General Business, Professional and Medical										
- Less than 2,000 square feet			P		P	C				
- Up to 25% of the leased area for shopping center			P		P	C				
Other offices			P		P	C				
Medical equipment/Supplies (oxygen, prosthetics, walkers, etc)			P		P	C				
Opticians – Dispensing			C		P		P			
Real Estate			P		P	C	P			
Research and Development			C		P	C	P			
Residential Alcohol/substance abuse treatment facility					C					
Temporary onsite real estate offices for tract sales/construction trailers							P	PT		
PARCEL DELIVERY SERVICES/ PARCEL DISTRIBUTION (UPS, Federal Express, etc.)										
- Mobile marijuana dispensary						P	P			

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
PHOTOCOPY SERVICES/ DESKTOP PUBLISHING										
- With printing press					P	P	P			
- Without printing press					P	P	P			
- Commercial Photographers studio			P		P	P	P			
- Photography Labs (developing printing-no retail on site)					P	P	P			
- Photography Labs (developing printing with retail on site)			P		P	P	P			
- Retail drop off and pick up			P		P	P	P			
PLANNED UNIT DEVELOPMENTS										
PRIVATE POSTAL SERVICE (Mail boxes, mailing service, also see Parcel delivery Services)			P		P	P				
RECREATION, ENTERTAINMENT AND TOURISM FACILITIES										
Amusement Park				C		C	C		C	P
Athletic Playing fields									P	P
Athletic, swim and Health Clubs (gymnasiums, fitness centers, racquet clubs)										
- Indoor only					P	C	P			C
- Outdoor							P			C
Bingo Parlor					C	C				
Bowling Alleys					P	P				
Card Room						C	C			
Circus, carnivals, fairs, festivals, revivals and assemblies,				T	T	T	T	T		P

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MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Temporary										
Community Recreational Facilities	C				P				C	P
Country Club										P
Dance Hall or ballroom					C					
Equestrian Establishment	C	C					C			P
Golf Course , Miniature				P		C	P			
Golf Courses and driving ranges	C	C		P			P		P	P
Guest Ranch	C	C								C
Hiking or Equestrian Trail for non-motor driven vehicles	C	C		C			P		P	P
Pool halls/billiard parlors					C	C	P			
Private Club					C	C				
Public Parks/Playgrounds/State Parks	C	C		C	P	C	C		P	P
Public Restrooms and Shelters				C	P				P	P
Race Track, automobile, motorcycle or horse				C			C		C	C
Recreational Vehicle Park, Camps and campgrounds				C			C		C	C
Roads or trails for motor driven vehicles									C	C
Shooting Range or Gun Club	C						C			C
Skating Rink, roller or ice					C	C	P			
Sports Arena, indoor					C	C	C		C	P
Sports Arena, outdoor							C			P
Swimming Pools, public							C			P
Theater, live					C	C	P		C	
Theater, movie					P	C	P		C	
Video Machine/Coin operated games										

P Permitted

C Conditional

T Temporary

‡ In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- 1 to 4 machines			C1	P1	P1	P1	P1			
- 5 or more machines			C1		C1	C1	P1			
- Freestanding Arcade			C1		C					
RECYCLING FACILITIES										
- Heavy Processing						C	P	P		
- Light Processing						P	P	P		
- Large Collection			C			C	P	P		
- Small collection			P			P	P	P		
- Reverse Vending Machines (indoor only)			C		P	P	P			
- Temporary facilities (i.e.: recycling of Christmas trees, tree trimmings, etc.)	T	T	C			P	P		T	
- Household hazardous waste collection center							P	P	P	
- Storage, sorting, collection or bailing of iron, junk, paper, rags or scrap (not including auto dismantling)								P		
RESIDENTIAL (Also see residential zones)										
Apartment					C					
Boarding or Rooming House					C					
Community Care Facility										
Condominium										
Duplex										
Dwellings, when accessory or incidental to a permitted use	P	P			C					
Emergency/Temporary housing									C	

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Farm Labor housing	P	P								
Fraternity or sorority house										
Group/Foster homes, licensed										
- 1 to 6 individuals in addition to the residing family										
- More than 6 individuals in addition to the residing family										
Household Pets	P	P								
Logging camp										
Manager, caretaker or proprietor quarters	P	P			C	C	P	P		
Mobile Home	P	P							P	
Mobile Home, Temporary	T	T								
Quadruplex										
Residential accessory structures	P	P								
Residential Hotel					C					
Residential units new or expansions, which may or may not be associated with a commercial activity										
Retirement or rest home					C					
Secondary Residential Unit	C	C								
Single Family Dwelling	P	P							P	
SRO					C	C				
Townhouse										
Triplex										
RETAIL										
Antiques			P		P					

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C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Appliances										
- Small			P		P	P				
- Large			P		P	P				
Art Gallery			P		P	C				
Bicycle			P		P	P				
Bookstore, general			P		P	C				
Building/Landscape Materials										
- Excluding indoor/outdoor lumber yard			P			P				
- Including indoor/outdoor lumber yard			C			P				
Christmas Tree, Temporary	T	T	T	T	T	T				
Clothing and Apparel			P		P	C				
Costume Rental			P		P	P				
Department Stores/Discount Stores greater than 15,000 sq. ft.			P		P	P				
Department Stores/Discount Stores less than 15,000 sq. ft.			P		P	P				
Drug Store/Pharmacy			P		P	C				
- Including general retail merchandise			P		P	C				
Electric appliances and equipment (indoor only)			P		P	P				
Feed Stores					P	P	P			
Fencing Stores/yards						P	P			
Fireworks Stand, temporary			T			T	P	P		
Floor covering, drapery wall covering and upholstery			P		P	P	P	P		
Florist			P		P	C				
Furniture and Furnishings home or office)										
- New			P		P					

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
- Second hand			P		C					
Garden centers/Nurseries, Landscaping Supply										
- Located within primary use	C					P	P			
- Stand alone						P	P			
General Merchandise/Variety			P			C				
Gift and Card			P	P	P	C				
Glass Stores (windows, etc. for auto, residential, commercial)						P	P			
Gun Shops (with repair)										
- Within primary use			C		P	P				
- Stand alone			C		C	P				
Hardware stores less than 30,000 sq. ft.			P		C	P				
Other Hardware Stores including lumberyards			C			P	P	P		
Hardware stores greater than 30,000 sq. ft. not including lumber yards			C			P	P			
Hobby Stores			P		P	P	P			
Ice Vending Machine										
- Sales of machines			P			P	P	P		
- Located entirely within permitted use			P	P	P	P				
- Located outdoors ancillary to a permitted use						P ₁				
Jewelry and watches			P		P	C				
Lawnmower Sales			P		C	P	P			
Leather goods and luggage			P		P	P	P			
Locksmith or key and lock shop			P		P	P	P			
Military surplus			P		C	P	P			

P Permitted

C Conditional

T Temporary

¹ In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Music, sheet, record, CD, tape and video sales			P		P	P				
Musical Instruments			P		P	P				
Newspaper/Magazine sales (freestanding booth/stand/kiosk)										
- Indoor			P		P	P	P	P		
- Outdoor			C		C					
Outlet Stores										
- Bakery			P	P	P	P	P			
- Apparel			P	P	P	P	P			
- Furnishings			P	P	P	P	P			
Paint Stores			P		P	P	P			
Pawn Shops			P		C	P				
Pet Stores			P		C	C				
Photographic Supply or camera			P		P	C				
Picture Framing			P		P	C				
Plumbing Supply			P		C	P	P	P		
Pool/Spa/Supplies/Equipment			P			P	P			
Pottery			P		P	C				
Shoes			P		P	C				
Sporting goods and athletic equipment			P		P	C				
Stamps and coins			P		P	C				
Stationary and office supply			P		P	C				
Timber/Firewood	C		P							
Tobacco			P		P	C				
Toys			P		P	C				

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Video rental										
- Adult within 300 feet of residential zoning or public facilities						C				
- Adult in excess of 300 feet of residential zoning or public facilities						C				
Video Rental, general			P		P	C				
SERVICE COMMERCIAL										
Adult Entertainment Facility			C							
Air conditioning shops						P	P	P		
Ambulance Service				P		P	P	P		
Animal Hospital	C				C	P	P			
Appliance, electrical equipment, tools (disassemble and repair)										
- Small						P	P	P		
- Large						P	P	P		
Artist Studio					P	P	P	P		
Carpet Cleaning Service						P	P			
Check cashing service - Within primary use			C		P					
Chemical stripping/powder coating						P	P	P		
Chrome and anodizing shops							C	P		
Clinics and Laboratories See Medical and Offices					P	P	P			
Courier services					P	P	P			
Equipment and Machinery Rental						P	P	P		
Exterminators/Fumigators						P	P			

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Furniture cleaning, refinishing or upholstery						P	P	P		
Household maintenance services (other)						P	P			
Interior decorator					P	P				
Janitorial service						P	P			
Lawn Maintenance and Tree Trimming						P	P			
Locksmiths			P		P	P	P			
Mini warehouse						P	P			
Mortuary or funeral parlor						P	P			
Palm reader and fortune telling			C							
Pest control						P	P			
Pet Grooming					P	P	P			
Photography studio			P		P	P	P			
Picture Framing			P		P		P			
Printing Service (See Photocopy Services)					P		P			
Repair Shops										
- Small appliances/machinery					P	P	P			
- Large appliances/machinery					C	P	P			
Sharpening Service										
- Tools, knives, saw blades, lawn mowers, etc.						P	P			
- Small tools not including saw blades and lawn mowers						P	P			
Shoe repair shops			P		P					
Shoe shine stand incidental to primary use					P					
Sign painting and fabrication						P	P	P		
Tailor, dressmaking and alterations					P	P				

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Taxidermists						P	P			
Ticket Agency					P	P				
Upholstering shops						P	P			
Veterinary		C			C	C				
Wedding Chapel					C					
SERVICE STATIONS										
Gasoline service stations										
- Not including major auto repair services of any kind			C	P		P	P			
- Including major auto repair services				C		P	P			
- Fuel dispensing			C	P		P	P			
- Fuel dispensing including diesel fuel and or light servicing of trucks				P		P	P			
- With self serve or automated car wash			C	C		P	P			
SWAP MEETS AND/OR FLEA MARKETS										
							P	P		
THEATERS										
Auditoriums	C1				C				C	
Drive-in							C			
Movie					P		P		C	
Live Performance					C		P		C	
TRANSPORTATION										

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Airport										
- Private	C	C				P				
- Public Use	C	C							C	
Auto Parking (Not related to principle use)										
- Garage structure				P	C	P	P	P	C	
- Parking Lot	C ₁	C ₁		P	P	P	P	P	P	
- Park and Ride				C	P	P			P	
Bus Depot										
- Station (passenger service)				C	C	P	P	P	P	
- Repair and yard Shops						P	P			
- Public and Private Transfer Point						P	P		P	
Heliport	C	C		C			C	P	C	
Railroad										
- Freight Stations, Repair and Switching Yards				C			P	P		
- Passenger Stations				C	P		P			
Rest Area with or without washroom facilities				P					C	
Taxi depot				C		P	P	P		
TELECOMMUNICATIONS										
Business Office			P		P	P				
Communications equipment building	C	C		C	C	P	P			
Microwave relay station	C	C			C	P	P			
Payment centers			P		P	C				
Radio, television, or commercial communications transmitter,	C	C	C	C		P	C	P		

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T Temporary

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	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
receiver, translator or monopole structure										
Radio, TV and movie Studios										
- With broadcasting antenna offsite					P	P	P			
- With broadcasting antenna onsite					C	P	P			
UTILITIES AND RESOURCE EXTRACTION										
Accessory structures and storage for natural resource extraction or processing uses								P		
Administrative offices, accessory structures and attendant equipment storage for natural resource extraction or processing uses								P		
Cogeneration facility	P	C							C	
Concrete or asphalt batch plant	C	T						P		
Electric distribution Substations	P	P				P	P	P	C	
Electrical distribution stations	C	P				P	P	P	C	
Electrical power generating plant	C	C					C	C	C	
Elevated Pressure Tanks										
Explosives storage										
- Temporary	CT	CT								
- Permanent	C	C								
Gas regulator Stations	C	C				C	P	P		
Hazardous waste disposal facility										
Mineral exploration	P	P						P	C	
Mining and mineral extraction	C	C						C	C	

P Permitted

C Conditional

T Temporary

1 In conjunction w/primary permitted use

	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Non-hazardous oily waste disposal facility								C	C	
Oil or gas exploration and production	P	P					P	P	C	
Public Service Pumping Stations							P		C	
Public Utility Service Yards		C					P		P	
Rock, sand, gravel, or soils crushing, processing or distribution	C	C					C	P		
Sanitary landfill	C	C					C	C	C	
Septage disposal field	C	C					C	C	C	
Sewage treatment plant	C	C					C	C	C	
Solar energy electrical generators	P	P					P	P	C	
Transfer station, large volume	C	C					C	P	C	
Transfer station, small volume	C	C					C	P	C	
Transmission lines, towers, poles, pipelines, and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a California public utility company under the jurisdiction of the California Public Utilities Commission	P	P				C	P	P	P	
Utility Substation	P	C	C			C	P	P	C	
Waste-to-energy facility	C	C					C	C	C	
Water storage and groundwater recharge facilities		C							P	
Water well, domestic	P	P	P	P	P	P	P	P	P	
Wind driven electrical generators for onsite consumption of electricity	P	P							P	
VETERINARY SERVICES										
Animal Care Clinic (no boarding)					P	P	P			

P Permitted

C Conditional

T Temporary

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	Intensive Ag.	Exclusive Ag.	Community Comm.	Highway Comm.	Downtown Commercial	Service Comm.	Light Mfg.	Heavy Mfg.	Public Facilities	Open Space, Parks & Rec.
MASTER LIST ZONE DISTRICT	A-I	A-E	C-C	H-C	D-C	S-C	M-1	M-2	P-F	O
Hospitals/Clinics (located 500 feet from a residential zone including short term boarding of animals)	C	C			C	C				
WHOLESALE COMMERCIAL ESTABLISHMENT										
WAREHOUSE STORAGE										
- As primary use						P	P	P		
- As secondary use not to exceed 20% of gross floor area of the permitted use					P	P	P	P		
- As secondary use in excess of 20% of gross floor area of the permitted use					C	P	P	P		
Mini storage facilities						P	P	P		
OTHER										
Other uses similar in nature and intensity as determined by the Community Development Director	P	P	P	P	P	P	P	P	P	P
Other uses similar in nature and intensity as determined by the Community Development Director subject to the granting of a conditional use permit	C	C	C	C	C	C	C	C	C	C

P Permitted

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