

ZONING

TO LEARN THE ZONING FOR A SPECIFIC ADDRESS

1) CONTACT THE PLANNING DEPARTMENT AT (530) 274-4330

OR

2) VISIT: [HTTPS://GIS.NEVCOUNTY.NET/MYNEIGHBORHOOD/](https://gis.nevcounty.net/myneighborhood/)

- SEARCH BY ADDRESS
- CLICK ON THE [REPORT LINK](#)
- THE ZONING IS LISTED IN THE BOTTOM LEFT CORNER

ZONING SYMBOL	NAME OF ZONE
C-1	COMMUNITY BUSINESS DISTRICT
C-2	CENTRAL BUSINESS DISTRICT
C-3	HEAVY COMMERCIAL
OP	OFFICE PROFESSIONAL
CPB	COMMERCIAL BUSINESS PARK
M-1	LIGHT INDUSTRIAL
M-2	GENERAL INDUSTRIAL
TC	TOWN CORE
NC	NEIGHBORHOOD CENTER
NC-FLEX	NEIGHBORHOOD CENTER FLEX
NG-3	NEIGHBORHOOD GENERAL 3 - TRANSITIONAL
NG-2	NEIGHBORHOOD GENERAL 2 - TRADITIONAL
RESIDENTIAL ZONES	
RE	RESIDENTIAL ESTATE
R-1	SINGLE-FAMILY RESIDENTIAL
R-2	TWO-FAMILY RESIDENTIAL
R-2A	MEDIUM DENSITY RESIDENTIAL
R-3	MULTIPLE DWELLING RESIDENTIAL
SPECIAL PURPOSE ZONES	
OS	OPEN SPACE
REC	RECREATION
P	PUBLIC
SP	SPECIFIC PLAN (CONTACT THE CITY)

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
	Permit Required by Zone							Specific Use Regulations
LAND USE TYPE (1)	C-1	C-2	C-3	OP	CBP	M-1	M-2	

AGRICULTURAL & RESOURCE USES

Agricultural accessory structure	P	P	P	—	—	P	P	
Animal keeping	MUP	MUP	MUP	—	—	MUP	MUP	
Crop production, horticulture, orchard, vineyard	P	P	P	—	P	P	P	
Mining operations, surface or underground	—	—	—	—	—	—	UP	

INDUSTRY, MANUFACTURING & PROCESSING

Concrete, gypsum, and plaster product manufacturing	—	—	—	—	—	—	P	
Furniture and fixtures manufacturing, cabinet shop	—	—	—	—	—	P	P	
Laboratory - Medical, analytical	—	—	—	P	P	—	—	
Laundry, dry cleaning plant	—	UP	UP	—	—	P	P	
Lumber and wood product manufacturing	—	—	—	—	—	—	P	
Manufacturing/processing - Heavy	—	—	—	—	—	—	UP	
Manufacturing/processing - Light	—	—	—	—	P	P	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	P	P	
Media production	—	UP	P	—	P	P	P	
Metal products fabrication, machine or welding shop	—	—	—	—	—	P	P	
Petroleum product storage and distribution	—	—	—	—	—	P	P	
Printing and publishing	—	P	P	—	—	P	P	
Recycling - Large collection facility	—	—	—	—	—	P	P	
Recycling - Processing facility	—	—	—	—	—	UP	UP	
Recycling - Reverse vending machine	—	P	P	—	—	P	P	
Recycling - Scrap or junk yard	—	—	—	—	—	UP	UP	
Recycling - Small collection facility	—	—	P	—	—	P	P	
Research and development	—	—	—	P	P	P	P	
Stockyard	—	—	—	—	—	—	UP	
Storage - Contractor storage yard	—	—	—	—	—	P	P	
Storage - Outdoor	—	—	—	—	—	UP	UP	17.44.170
Storage - Personal storage facility	—	—	—	—	—	P	—	
Storage - Warehouse, indoor storage	—	—	P	—	—	P	P	
Wholesaling and distribution	—	—	P	—	—	P	P	

Notes:

(1) See Article 10 (Glossary) for land use definitions.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
	Permit Required by Zone							Specific Use Regulations
LAND USE TYPE (1)	C-1	C-2	C-3	OP	CBP	M-1	M-2	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Campground, recreational vehicle (RV) park	—	—	—	—	UP	—	—	
Commercial recreation facility - Indoor	—	UP	P	—	—	P	P	
Commercial recreation facility - Outdoor	—	UP	UP	—	UP	—	—	
Conference/convention facility	—	UP	—	—	UP	—	—	
Equestrian facility	—	—	—	—	UP	—	—	
Fitness/health facility	MUP	MUP	MUP	—	P	—	—	
Golf course, country club	—	—	—	—	UP	—	—	
Guest ranch	—	—	—	—	UP	—	—	
Library, museum, art gallery	P/UP	P/UP	P/UP	UP	—	—	—	
Meeting facility, public or private	UP	UP	P	UP	UP	P	P	
Park, playground	P/UP	P/UP	P/UP	—	UP	—	—	
School, private	UP	UP	UP	UP	UP	—	—	
School, public	P/UP	P/UP	P/UP	UP	UP	—	—	
School, specialized education and training	UP	P	P	P	UP	P	P	
Shooting range, gun club	—	—	—	—	UP	—	—	
Sports and active recreation facility	—	—	—	—	UP	—	—	
Sports and entertainment assembly	—	—	—	—	UP	—	—	
Studio - Art, dance, martial arts, music, etc.	P	P	P	P	—	P	P	
Theater, cinema or performing arts	—	MUP	MUP	—	—	P	P	
Trail	UP	UP	UP	UP	UP	—	—	

RESIDENTIAL

Dwelling - Caretaker	—	—	—	—	P	—	—	
Emergency Shelters	—	UP	P	—	—	UP	—	
Home occupation	P	P	P	UP	—	—	—	17.44.100
Live/work unit	P	P	P	P	—	—	—	17.44.130
Mixed use project residential component	P	P	—	P	UP	—	—	17.44.140
Residential accessory use or structure	P	P	P	UP	—	—	—	17.44.020
Residential care, 6 or fewer clients, in a home	P	P	P	UP	—	—	—	
Residential care, 7 or more clients	UP	UP	UP	UP	UP	—	—	
Rooming or boarding house	UP	UP	UP	UP	—	—	—	
Second unit or carriage house	UP	UP	—	—	—	—	—	17.44.190
Transitional and Supportive housing	UP	UP	UP	UP	UP	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
	Permit Required by Zone							Specific Use Regulations
LAND USE TYPE (1)	C-1	C-2	C-3	OP	CBP	M-1	M-2	

RETAIL

Adult oriented business	—	—	—	—	—	UP	UP	
Antique or collectable store	—	P	P	P	—	P	P	
Artisan shop	—	P	P	MUP	—	P	P	
Auto and vehicle sales and rental	—	UP	P	—	—	P	P	
Bar, tavern, night club	—	UP	—	—	—	—	—	
Building and landscape materials sales - Indoor	—	P	P	—	—	P	P	
Building and landscape materials sales - Outdoor	—	UP	UP	—	—	UP	UP	
Farm supply and feed store	—	—	P	—	—	P	P	
Fuel dealer	—	—	UP	—	—	UP	UP	
Furniture, furnishings, and appliance store	—	P	P	—	—	—	—	
Gas station	UP	UP	P	—	—	P	P	17.44.200
General retail, except with any of the following features:	P	P	P	—	—	P	P	
Alcoholic beverage sales	MUP	MUP	MUP	—	—	—	—	
Drive-through facility	—	UP	UP	—	—	—	—	17.44.090
Floor area (single tenant) over 10,000 sf	UP	UP	UP	—	—	—	—	17.44.220
On-site production of items sold	MUP	MUP	MUP	—	—	—	—	
Operating between 9:00 pm and 7:00 am	UP	UP	UP	—	—	—	—	
Second hand or thrift store	—	P	P	—	—	P	P	
Neighborhood market	P	P	P	—	P	P	P	
Office-supporting retail	P	P	P	UP	P	P	P	
Pharmacy	P	P	P	P	—	P	P	
Restaurant, café, coffee shop	P	P	P	UP	P	P	P	
Warehouse retail	—	—	—	—	P	—	—	17.44.220

Notes:

(1) See Article 10 (Glossary) for land use definitions.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
	Permit Required by Zone							Specific Use Regulations
LAND USE TYPE (1)	C-1	C-2	C-3	OP	CBP	M-1	M-2	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	
Bank, financial services	—	P	P	—	—	P	P	
Business support service	—	P	P	P	—	P	P	
Catering service	—	—	P	—	—	P	P	
Medical services - Clinic, urgent care	P	P	P	P	P	P	P	
Medical services - Doctor office	P	P	P	P	P	P	P	
Medical services - Extended care	UP	—	—	UP	UP	—	—	
Medical services - Hospital	—	—	—	UP	UP	—	—	
Office - Business, service	P	P	P	P	P	P	P	
Office - Government	P	P	P	P	P	P	P	
Office - Headquarters	—	—	—	P	P	—	—	
Office - Processing	—	—	P	P	P	P	P	
Office - Professional, administrative	P	P	P	P	P	P	P	

SERVICES - GENERAL

Day care - Child or adult day care center	UP	UP	—	P	UP	—	—	17.44.060
Day care - Large family day care home	—	—	—	—	—	—	—	
Day care - Small family day care home	—	P	—	—	—	—	—	
Kennel, animal boarding	—	UP	UP	—	—	UP	P	6.20.010
Lodging - Bed & breakfast inn (B&B)	—	P	P	—	—	P	P	
Lodging - Hotel	UP	P	P	UP	UP	P	P	
Maintenance service - Client site services	—	—	—	—	—	P	—	
Mortuary, funeral home	—	P	P	UP	—	P	P	
Personal services	P	P	P	UP	UP	P	P	
Personal services - Restricted	—	—	MUP	—	—	—	—	
Public safety facility	UP	UP	UP	UP	UP	UP	UP	
Repair service - Equipment, appliances, etc., as primary use	—	—	P	—	—	P	P	
Social service organization	—	P	—	P	—	—	—	
Vehicle services - Major repair/body work	—	UP	UP	—	—	P	P	
Vehicle services - Minor maintenance/repair	—	UP	P	—	—	P	P	
Veterinary clinic, animal hospital - Small animals	—	UP	UP	—	—	P	P	

Notes:

(1) See Article 10 (Glossary) for land use definitions.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed							
	Permit Required by Zone							Specific Use Regulations
LAND USE TYPE (1)	C-1	C-2	C-3	OP	CBP	M-1	M-2	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Ambulance, taxi, or limousine storage	—	—	UP	—	—	UP	UP	
Freight terminal	—	—	—	—	—	P	P	
Parking facility, public or commercial	UP	UP	UP	—	—	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Wireless telecommunications facility	UP	UP	UP	UP	UP	UP	UP	17.46

Notes:

(1) See Article 10 (Glossary) for land use definitions.

Table 2.1: Town Core (TC) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Commercial recreation facility:	MUP	
Indoor		
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
Park, playground	UP	
School, public or private	UP ²	
Studio: art, dance, martial arts, music, etc.	P	
Theater, cinema, or performing arts	MUP	
Residential		
Home occupation	P	17.44.100
Live/work unit	P	17.44.130
Mixed use project residential component	P ²	17.44.140

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).
² Allowed only on second or upper floors, or behind ground floor use for that area on Mill Street between Neal and West Main Streets and on West Main Street from Church to South Auburn Streets.

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
Bar, tavern, night club	UP	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	MUP	
Antiques and collectables, including vintage clothing	MUP	
Floor area over 10,000 sf	UP	
On-site production of items sold	MUP	
Operating between 9pm and 7am	UP	
Neighborhood market	P	
Restaurant, café, coffee shop	P	
Services: Business, Financial, Professional		
ATM	P	
Bank, financial services	P	
Business support service	P ²	
Medical services: Clinic, urgent care	P ²	
Medical services: Doctor office	P ²	
Office: Business, service	P ²	
Office: Processing	P ²	
Office: Professional, administrative	P ²	
Services: General		
Day care center: Child or adult	P ²	17.44.060 17.44.110
Day care center: Large family	P	17.44.060
Day care center: Small family	P	
Lodging: Bed & breakfast inn (B&B)	P	
Lodging: Hotel	MUP	
Personal services, except:	P	
Tattoo and Body Piercing Services	P ²	
Public safety facility	UP	
Transportation, Communications, Infrastructure		
Parking facility, public or commercial	UP	
Wireless telecommunications facility	UP	17.46

Table 2.2: Neighborhood Center (NC) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Commercial recreation facility:	MUP	
Indoor		
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
Park, playground	P	
School, public or private	UP ²	
Studio: Art, dance, martial arts, music, etc.	P	
Residential		
Home Occupation	P ²	17.44.100
Mixed use project residential component	P ²	17.44.140
Residential accessory use or structure	P ²	17.44.020
Residential care, 7 or more clients	UP	
Second unit or carriage house	P	17.44.190

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).
² Allowed only on second or upper floors, or behind ground floor use.

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
Bar, tavern, night club	UP	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	MUP	
Antiques and collectables, including vintage clothing	P	
Floor area over 10,000 sf	UP	
On-site production of items sold	MUP	
Operating between 9pm and 7am	UP	
Neighborhood market	MUP	
Restaurant, café, coffee shop	MUP	
Services: Business, Financial, Professional		
ATM	P	
Bank, financial services	P	
Business support service	P	
Medical services: Clinic, urgent care	MUP	
Medical services: Doctor office	P	
Medical services: Extended care	UP	
Office: Business, service	P	
Office: Professional, administrative	P	
Services: General		
Day care center: Child or adult	MUP	17.44.060 17.44.110
Day care center: Large family	P	17.44.060
Day care center: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	
Lodging: Hotel	MUP	
Public safety facility	UP	
Personal services	P	
Transportation, Communications, Infrastructure		
Parking facility, public or commercial	UP	
Wireless telecommunications facility	UP	17.46

Table 2.3: Neighborhood Center-Flex (NC-Flex) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Health/fitness facility	MUP	
Library, museum	P	
Meeting facility, public or private	UP	
Park, playground	P	
School, public or private	UP	
Studio: Art, dance, martial arts, music, etc.	P	
Residential		
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.160
Dwelling: Multi-family - Rowhouse	P	17.44.140
Dwelling: Single family	P	17.44.210
Home occupation	P	17.44.100
Live/work unit	P	17.44.130
Mixed use project residential component	P	17.44.140
Residential accessory use or structure	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	
Residential care, 7 or more clients	UP	
Second unit or carriage house	P	17.44.190

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
Bar, tavern, night club	UP	
General retail, except with any of the following features:	P	
Alcoholic beverage sales	MUP	
Floor area over 10,000 sf	UP	
On-site production of items sold	MUP	
Operating between 9pm and 7am	UP	
Neighborhood market	MUP	
Restaurant, café, coffee shop	MUP	
Services: Business, Financial, Professional		
ATM	P	
Business support service	P	
Medical services: Clinic, urgent care	P	
Medical services: Doctor office	P	
Medical services: Extended care	UP	
Office: Business, service	P	
Office: Professional, administrative	P	
Services: General		
Day care center: Child or adult	MUP	17.44.060 17.44.110
Day care center: Large family	P	17.44.060
Day care: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	
Lodging: Hotel	MUP	
Personal Services	P	
Public Safety facility	UP	
Transportation, Communications, Infrastructure		
Parking facility, public or commercial	UP	
Wireless telecommunications facility	UP	17.46

Table 2.4: Neighborhood General 3 (NG-3) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Library, museum	P	
Park, playground	P	
Meeting facility, public or private	UP	
Residential		
Dwelling: Multi-family - Duplex, triplex, fourplex	P	17.44.160
Dwelling: Multi-family - Rowhouse	P	17.44.160
Dwelling: Single family	P	17.44.210
Home occupation	P	17.44.100
Residential accessory use or structure	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	
Second unit or carriage house	P	17.44.190

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
	NA	
Services: Business, Financial, Professional		
Medical services: Extended care	UP	
Services: General		
Day care center: Large family	MUP	17.44.060
Day care center: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	
Public safety facility	UP	
Transportation, Communications, Infrastructure		
	NA	

Key

P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).

Table 2.5: Neighborhood General 2 (NG-2) Zone Allowed Land Uses and Permit Requirements

Land Use Type ¹	Permit Required	Specific Use Regulations
Recreation, Education & Public Assembly		
Library, museum	P	
Park, playground	P	
Meeting facility, public or private	UP	
Residential		
Dwelling: Multi-family - Duplex	P	17.44.160
Dwelling: Single family	P	17.44.210
Home occupation	P	17.44.100
Residential accessory use or structure	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	
Residential care, 7 or more clients	UP	
Second unit or carriage house	P	17.44.190

Land Use Type ¹	Permit Required	Specific Use Regulations
Retail		
Neighborhood market	UP	
Services: Business, Financial, Professional		
Medical services: Extended care	UP	
Services: General		
Day care center: Large family	MUP	17.44.060
Day care center: Small family	P	
Lodging: Bed & breakfast inn (B&B)	MUP	
Public safety facility	UP	
Transportation, Communications, Infrastructure		
	NA	

Key

P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
NA	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Article 10 (Glossary).

TABLE 2-7 Allowed Land Uses and Permit Requirements for Residential Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed					
	Permit Required by Zone					Specific Use Regulations
LAND USE TYPE (1)	R-E	R-1	R-2	R-2A	R-3	

AGRICULTURAL & RESOURCE USES

Agricultural accessory structure	P	P	—	—	—	
Animal keeping	UP	UP	UP	UP	—	
Backyard Chickens	P	P	—	—	—	17.44.030
Crop production, horticulture, orchard, vineyard	P	P	P	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Equestrian facility	UP	—	—	—	—	
Golf course, country club	UP	UP	UP	UP	UP	
Library, museum, art gallery	P/UP	P/UP	P/UP	P/UP	P/UP	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P/UP	P/UP	P/UP	P/UP	P/UP	
School, private	UP	UP	UP	UP	UP	
School, public	P/UP	P/UP	P/UP	P/UP	P/UP	

RESIDENTIAL

Dwelling - Multi-family - Duplex, triplex, fourplex	—	—	P	P	P	17.44.160
Dwelling - Multi-family - Rowhouse	—	—	—	P	P	17.44.160
Dwelling - Single	P	P	P	P	P	17.44.210
Home occupation	P	P	P	P	P	17.44.100
Mobile Home Parks	—	UP	UP	UP	UP	17.44.150
Residential accessory use or structure	P	P	P	P	P	17.44.020
Residential care, 6 or fewer clients, in a home	P	P	P	P	P	
Residential care, 7 or more clients	UP	UP	UP	UP	UP	
Rooming or boarding house	—	UP	UP	UP	MUP	
Second unit or carriage house	P	P	P	P	P	17.44.190
Transitional and Supportive housing	P	P	P	P	P	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Medical services - Extended care	UP	UP	UP	UP	UP	
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SERVICES - GENERAL

Day care - Child or adult day care center	UP	UP	UP	UP	UP	17.44.060
Day care - Large family day care home	MUP	MUP	MUP	MUP	MUP	17.44.060
Day care - Small family day care home	P	P	P	P	P	
Public safety facility	P/UP	P/UP	P/UP	P/UP	P/UP	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Utility facility	UP	UP	UP	UP	UP	
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Notes:

(1) See Article 10 (Glossary) for land use definitions.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zones	P	Permitted Use		
	MUP	Minor Use Permit required		
	UP	Use Permit required		
	P/UP	Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise		
	S	Permit requirement determined by specific use regulations		
	—	Use not allowed		
LAND USE TYPE (1)	Permit Required by Zone			Specific Use Regulations
	OS	REC	P	

AGRICULTURAL AND RESOURCE USES

Agricultural accessory structure	MUP	—	—	
Crop production, horticulture, orchard, vineyard	MUP	P	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Campground, recreational vehicle (RV) park	—	UP	—	
Commercial recreation facility - Outdoor	—	UP	—	
Conference/convention facility	—	UP	—	
Equestrian facility	UP	UP	—	
Golf course, country club	UP	UP	—	
Guest ranch	—	UP	—	
Library, museum, art gallery	—	—	UP	
Meeting facility, public or private	—	UP	P	
Park, playground	P	UP	UP	
School, public	—	—	UP	
School, specialized education and training	—	—	UP	
Sports and active recreation facility	—	UP	UP	
Sports and entertainment assembly	—	UP	UP	
Studio - Art, dance, martial arts, music, etc.	—	P	UP	
Shooting range, gun club	—	UP	—	

RESIDENTIAL

Dwelling - Caretaker	UP	P	UP	
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RETAIL

Restaurant, café, coffee shop	UP(3)	UP(3)	UP(3)	
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SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	P	—	
Medical services - Hospital	—	—	UP	
Office - Government	—	—	P	

Notes:

- (1) See Article 10 (Glossary) for land use definitions.
- (2) May be approved only on a second or upper floor.
- (3) Must be accessory to a primary open space, recreational, and/or public facility use on the same site.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zones	P Permitted Use MUP Minor Use Permit required UP Use Permit required P/UP Permitted use if shown in the General Plan or applicable specific plan, Use Permit required otherwise S Permit requirement determined by specific use regulations — Use not allowed		
	Permit Required by Zone		
LAND USE TYPE (1)	OS	REC	P

SERVICES - GENERAL

Day care - Child or adult day care center	—	UP	—	17.44.050
Personal services	—	UP	—	
Public safety facility	—	UP	P	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Heliport	—	—	UP	
Maintenance facility	—	—	P	
Parking facility, public or commercial	—	—	UP	
Utility facility	—	UP	UP	
Wireless telecommunications facility	UP	UP	UP	17.46

Notes:

(1) See Article 10 (Glossary) for land use definitions.