



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 30, 2009 **REPORT NO. PC-09- 87**  
**ATTENTION:** Planning Commission, Agenda of November 5, 2009  
**SUBJECT:** Zone Use Category Interpretation for Medical Marijuana Cooperatives and Collectives

### SUMMARY

**Issue:** To obtain a Planning Commission interpretation of the appropriate zoning use category and subcategory for medical marijuana cooperatives and collectives per Land Development Code (LDC) §131.0110 (b).

Does the LDC currently contain an appropriate use category and subcategory for medical marijuana cooperatives and collectives?

If so, what is the appropriate use category and subcategory?

**Staff Recommendation:** Affirm the Development Service Department Director's (City Managers) determination that no current LDC zoning use category or subcategory exists for medical marijuana cooperatives and collectives.

**Environmental Review:** This activity is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

**Fiscal Impact Statement:** The costs associated with this request are funded by the applicant.

**Code Enforcement Impact:** The interpretation of an appropriate use category and subcategory would not result in an impact on Neighborhood Code Enforcement.

**Housing Impact Statement:** The interpretation of an appropriate use category and subcategory would not affect provision of housing units.

### BACKGROUND

In 1996, California voters approved Proposition 215 which provided certain legal protections for qualified patients and primary caregivers cultivating and using marijuana for medicinal purposes. The law also allows qualified patients and primary caregivers to collectively or cooperatively cultivate medical marijuana but does not allow marijuana businesses to operate as dispensaries



for the drug [San Diego City Attorney opinion number 2007-3, pg 1].

Due to various legal challenges and uncertainty regarding the law, implementation and regulation for medical marijuana establishments has been delayed in many jurisdictions.

In 2001, the San Diego City Council passed an ordinance establishing the Medical Cannabis Voluntary Verification Card Program. The ordinance also contained limits on permissible amounts of marijuana that patients and caregivers may possess (Municipal Code §42.1308), however no enforcement mechanism was included in the ordinance. Since that time, no other regulations for the enforcement or operation of medical marijuana cooperatives or collectives in the City of San Diego have been established.

On July 29, 2009, the City Council Public Safety and Neighborhood Services Committee recommended to the City Council the creation of a Medical Marijuana Task Force. The Task Force was "...charged with making the following recommendations concerning medical marijuana:

1. Guidelines for patients and caregivers;
2. Guidelines for the structure and operation of cooperatives and /or collectives; and
3. Guidelines for police department enforcement."

On October 6, 2009, City Council appointed the task force members and charged them with making recommendations on land use regulations by the end of the year.

Currently the only oversight for establishing medical marijuana cooperatives or collectives in the City of San Diego is through the standard business tax certificate process administrated by the Treasurer's Office. The Development Services Department's (DSD) roll in this process is to review the proposed business description as entered into the Treasurer's Tax Certificate System (TTCS) and determine if the proposed use is permitted in the zone for the proposed business location. Denial of the zoning use approval prevents the issuance of the treasurer's business tax certificate.

Upon reviewing the TTCS application information and a San Diego City Attorney legal opinion for medical marijuana, DSD has determined that medical marijuana cooperatives or collectives do not fall within any existing LDC use category or subcategory.

Recent court decisions regarding medical marijuana laws have apparently fueled an increased interest for people wishing to open medical marijuana cooperatives or collectives in the City of San Diego. During this last year, the Treasurer's Office has seen a dramatic increase in the number of applications for medical marijuana business tax certificates.

One such application was submitted by Ms. Livia Williams, representing New Earth Beginning Inc., a medical marijuana cooperative. The applicant was informed that DSD could not recommend approval of the business tax certificate because the proposed used did not fall into any of the uses identified in the LDC and therefore medical marijuana cooperative or collectives are not currently permitted in any zone within the City. Ms. Williams disputes DSD's determination. As a result, the question of the appropriate use category and subcategory for a



medical marijuana cooperative or collective is being presented to the Planning Commission pursuant to LDC §131.0110 (Determination of Use Category and Subcategory). The Planning Commission may either determine that an existing use category and subcategory is appropriate or that there is no appropriate use category and subcategory and that an amendment to the use regulation tables of the LDC is necessary to accommodate medical marijuana cooperatives and collectives.

## **DISCUSSION**

The LDC lists and defines eleven major use categories and up to eleven subcategories in LDC §131.0112 (Attachment No. 1). The categories and subcategories most closely resembling the activity associated with medical marijuana collectives and cooperatives are:

- Retail Sales Use Category - under the Sundries, Pharmaceuticals, and Convenience Sales subcategory;
- Office Use Category - under the Medical, Dental, and Health Practitioner subcategory; and
- Commercial Services Use Category – under the Personal Services subcategory.

DSD has analyzed the operating requirements and characteristics of medical marijuana cooperatives and collectives and concluded that none of the above categories and subcategories is appropriate. The analysis for each follows.

### *Retail Sales Use Category / Sundries, Pharmaceuticals, and Convenience Sales Subcategory*

The Retail Sales Use Category includes uses involving the sale, lease or rental of new or used goods to the general public. The Sundries, Pharmaceuticals, and Convenience Sales Subcategory includes uses that provide goods for personal grooming, and for the day-to-day maintenance of personal health and well being.

Medical marijuana collectives and cooperatives allow patients and caregivers to collectively cultivate marijuana for their use but they may not dispense or sell marijuana to the general public or sell medical marijuana on a retail level. "...businesses that have operated as "dispensaries" are illegal under state (and federal) law." "Any sale or distribution by anyone other than qualified patients and primary caregivers remains illegal under state law." [San Diego City Attorney opinion number 2007-3, pg. 1]. Additionally, retail pharmacies only dispense regulated medications under the supervision of a state licensed pharmacist.

### *Office Use Category / Medical, Dental, and Health Practitioner*

The Office Use Category focuses on business, government, professional, medical or financial services conducted in a building. The Medical, Dental and Health Practitioner subcategory involves the diagnosis and treatment of human illnesses by a health professional, generally licensed by the State of California, which may be performed in an office setting. Typical uses would include medical, dental, physical therapy, and acupuncture offices.

Medical marijuana collectives and cooperatives provide marijuana for medicinal purposes to persons that have serious medical conditions. However, cooperatives and collectives do not provide medical diagnosis or treatment which is the primary component of a Medical, Dental and Health Practitioner Office Use.

Commercial Services Use Category / Personal Services

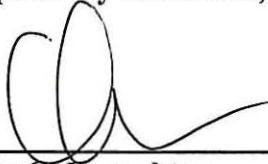
The Commercial Services Use Category includes uses that provide for consumer or business services, for the repair and maintenance of a wide variety of products, and for entertainment. The personal services subcategory includes services associated with personal grooming and the maintenance of health and well-being. Typical services would include such uses as estheticians, manicurists, barber shops and tanning salons.

Medical marijuana cooperatives and collectives are established to provide medical marijuana to persons who have serious medical conditions. Personal services are typically provided by technicians, other than medical professionals, to maintain a person's healthy condition. These services are more closely related to personal grooming and would not include the treatment of medically diagnosed illnesses or the cultivation and distribution of a controlled substance.

**Conclusion:**

Medical marijuana collectives and cooperatives do not conclusively fit into any existing LDC use category. Staff believes an amendment to the land use tables of the LDC would be necessary to accommodate medical marijuana cooperatives and collectives in the City of San Diego. City Council has appointed the Medical Marijuana Task Force to consider land use regulations by the end of the year. Should Planning Commission agree with the staff recommendation, any thoughts or recommendations about the type of regulations that should be considered could be provided by the Commission and forwarded to the Task Force.

**Respectfully submitted,**



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BROUGHTON/RD

Attachments: No. 1 - Land Development Code Chapter 13, Article 1, Division 1  
No. 2 - Commercial Use Table



**§131.0110 Determination of Use Category and Subcategory**

- (a) A use shall be identified as belonging to a use category and use subcategory based upon the descriptions in Section 131.0112 and the facility needs and operational characteristics of the use including type of use, intensity of use, and *development* characteristics of use. The Use Regulations Tables in the base zones shall be used to determine in which base zones the use is permitted. If a particular use could meet the description of more than one use subcategory, the subcategory with the most direct relationship to the specific use shall apply. The City Manager shall identify a particular uses's category and subcategory upon request of an *applicant* or a property owner.
- (b) If the *applicant* or property owner disputes the City Manager's determination, the City Manager may place the question of the appropriate use category and use subcategory for that particular use on the Planning Commission's agenda. The City Manager shall present the factors used in the determination and the position of the *applicant* or property owner. The Planning Commission shall recommend to the City Manager its interpretation of the appropriate use category or use subcategory for the particular use.
- (c) If an appropriate use category and use subcategory cannot be determined for a specific use by referring to the Use Regulations Tables, an amendment to the Use Regulations Table may be initiated in accordance with Chapter 12, Article 3, Division 1 (Zoning and Rezoning Procedures).

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0111 Grouping of Use Categories**

For the purpose of determining applicable development regulations, use categories shall be grouped according to the following:

- (a) Any use within the open space use category is considered an open space use or open space *development*.
- (b) Any use within the agricultural use category is considered an agricultural use or agricultural *development*.
- (c) Any use within the residential use category is considered a residential use or residential *development*.
- (d) Any use within the institutional, retail sales, commercial services, offices, and vehicle and vehicular equipment sales and services categories is considered a commercial use or commercial *development*.
- (e) Any use within the wholesale, distribution, storage, and industrial categories is considered an industrial use or industrial *development*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0112 Descriptions of Use Categories and Subcategories**

- (a) The following are descriptions of each use category and subcategory found in the Use Regulations Tables of each base zone. These descriptions shall be used to classify specific uses into use subcategories for the purpose of determining applicable use regulations, in accordance with Section 131.0110. A description of separately regulated uses is located in Section 131.0112(b).

**(1) Open Space Use Category**

This category includes uses that may occur on land that has been identified for public recreational uses or to be left in a generally natural state. The open space subcategories are:

- (A) Active Recreation — Public park facilities that require major land *development* for installation, require a high level of maintenance, and can accommodate large assemblages of people.



- (B) Natural Resources Preservation — Undeveloped land left in a natural state for specific use as visual open space or environmental mitigation.
- (C) Park Maintenance Facilities — Major *structures* or facilities used in conjunction with the maintenance of *public parks*.
- (D) Passive Recreation — Recreational facilities associated with pastimes that are incidental to natural open space. These facilities require minor land *development* for installation, require minimum maintenance, do not attract large assemblages of people, and have little impact on natural open space.

## (2) Agriculture Use Category

This category includes uses that involve the raising and harvesting of crops, the raising of animals, and the processing of plant and animal by-products. The agriculture subcategories are:

- (A) Agricultural Processing — Uses related to the processing or preparation of crops, animals, or animal by-products grown or raised on the same *premises* for consumption or transportation to markets.
- (B) Aquaculture Facilities — Uses that grow plants and animals in a water medium, either indoors or outdoors.
- (C) Dairies — Uses related to the milking of livestock and processing milk for consumption or transportation to markets.
- (D) Horticulture Nurseries and Greenhouses — Uses that propagate and grow plants in containers or in the ground and the associated sales of those plants.
- (E) Raising and Harvesting of Crops — Uses that involve the planting, maintaining, and harvesting of crops for consumption or for commercial purposes.
- (F) Raising, Maintaining, and Keeping of Animals — Uses that involve the feeding, housing, and maintenance of animals for private or commercial purposes.

## (3) Residential Use Category

This category includes uses that provide living accommodations for one or more persons. The residential subcategories are:

- (A) *Rooming houses.* Dwellings where rooms are rented, individually or separately, resulting in multiple, independent living units where tenants do not share common access or financial responsibility for use of the *dwelling unit* as a whole. Pursuant to Section 127.0102(d), all *previously conforming rooming houses* shall be unlawful three years from the effective date of Ordinance O-2008-61..
- (B) *Mobilehome Parks* — A *premises* with two or more mobilehomes used as dwelling units other than companion units or employee housing.
- (C) *Multiple Dwelling Units* — Dwelling units where more than one dwelling unit is located on a single *lot*.
- (D) *Single Dwelling Units* — Dwelling units where no more than one dwelling unit is located on a *lot*, usually detached, and occupied by a single household unit.

## (4) Institutional Use Category

This category includes uses that provide unique services that are of benefit to society as a whole. All of the uses in this use category are separately regulated uses. See Section 131.0112(b).

## (5) Retail Sales Use Category

This category includes uses involving the sale, lease or rental of new or used goods to the general public. The retail sales subcategories are:

- (A) *Building Supplies and Equipment* — Uses that provide goods to repair, maintain, or visually enhance a *structure* or *premises*.
- (B) *Consumer Goods, Furniture, Appliances, and Equipment* — Uses that provide goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics.
- (C) *Food, Beverages, and Groceries* — Uses that provide food for consumption off of the *premises*.
- (D) *Pets and Pet Supplies* — Uses that provide household pets and pet supplies for sale; grooming services.



- (E) Sundries, Pharmaceuticals, and Convenience Sales — Uses that provide goods for personal grooming and for the day-to-day maintenance of personal health and well-being.
  - (F) Wearing Apparel and Accessories — Uses that provide goods to cover, protect, or visually enhance the human form.
- (6) Commercial Services Use Category
- This category includes uses that provide for consumer or business services, for the repair and maintenance of a wide variety of products, and for entertainment. The commercial services subcategories are:
- (A) Building Services — Uses that provide maintenance and repair services for all structural and mechanical elements of *structures*, as well as the exterior spaces of a *premises*.
  - (B) Business Support — Uses that provide personnel services, printing, copying, and photographic services, or communication services.
  - (C) Eating and Drinking Establishments — Uses that prepare or serve food or beverages for consumption on or off the *premises*.
  - (D) Financial Institutions — Uses related to the exchange, lending, borrowing, and safe-keeping of money.
  - (E) Funeral and Mortuary Services — Uses that provide services related to the death of a human.
  - (F) Maintenance and Repair — Uses that provide maintenance, cleaning and repair services for consumer goods.
  - (G) Off-Site Services — Uses that provide for deliveries of a wide variety of products and that provide services that are used at a location separate from the business providing the delivery or service.
  - (H) Personal Services — Uses that provide a variety of services associated with personal grooming and the maintenance of health and well-being.

- (I) Assembly and Entertainment — Uses that provide gathering places for large numbers of people for recreation, physical fitness, entertainment, or other assembly.
- (J) Radio and Television Studios — Uses that provide for the production, recording, and broadcasting of radio and television shows and motion pictures.
- (K) Visitor Accommodations — Uses that provide lodging, or a combination of lodging, food, and entertainment, primarily to visitors and tourists. (Outside the Coastal Overlay Zone, includes single room occupancy hotels.)

## (7) Office Use Category

This category includes uses in an enclosed building that focus on business, government, professional, medical, or financial services. The offices subcategories are:

- (A) Business and Professional — Uses related to earning a livelihood through a commercial or mercantile endeavor or through the practice of a vocation requiring specialized training or education.
- (B) Government — Uses related to the administration of the regulations of local, state, or federal government.
- (C) Medical, Dental, and Health Practitioner — Uses related to diagnosis and treatment of human illness and physical malfunction that can be performed in an office setting. Medical and dental laboratories are included in this subcategory, unless otherwise indicated.
- (D) Regional and Corporate Headquarters — Uses related to the administration of large or geographically widespread businesses that may be located separately from the main activity of those businesses.

## (8) Vehicle and Vehicular Equipment Sales and Services Use Category

This category includes uses that provide for the sale, rental, maintenance, or repair of new or used vehicles and equipment. The Vehicle and vehicular equipment sales and services subcategories are:



- (A) Commercial Vehicle Repair and Maintenance — Uses that repair and maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
  - (B) Commercial Vehicle Sales and Rentals — Uses that provide for the sale or rental of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
  - (C) Personal Vehicle Repair and Maintenance — Uses that repair the mechanical components or the bodies of autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats or that wash, clean, or otherwise protect the exterior and interior surfaces of these vehicles.
  - (D) Personal Vehicle Sales and Rentals — Uses that provide for the sale or rental of new or used autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats.
  - (E) Vehicle Equipment and Supplies Sales and Rentals — Uses related to the sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles, including distribution of products from the same *premises* that sells, leases, or rents them.
- (9) Wholesale, Distribution, Storage Use Category
- This category includes uses that provide and distribute goods in large quantities, especially to retail sales establishments. Long-term and short-term storage of commercial goods and personal items is included. The wholesale, distribution, storage subcategories are:
- (A) Equipment and Materials Storage Yards — Uses related to outdoor storage of large equipment or products or large quantities of materials.
  - (B) Moving and Storage Facilities — Uses engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary storage of those same items.

- (C) Warehouse — Uses engaged in long-term and short-term storage of goods in bulk as well as storage by individuals in separate storage compartments.
  - (D) Wholesale Distribution — Uses engaged in the bulk storage and distribution of goods. Wholesale showrooms are also included.
- (10) Industrial Use Category

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. The industrial subcategories are:

- (A) Heavy Manufacturing — Uses that process or treat materials for the fabrication of large base-sector products. Assembly of large equipment and machines is included in this subcategory as well as manufacturing uses that typically produce noise, dust, or other pollutants capable of harming or annoying adjacent uses.
- (B) Light Manufacturing — Uses that process, fabricate, assemble, treat, or package finished parts or products without the use of explosive or petroleum materials. (This subcategory does not include the assembly of large equipment and machinery.)
- (C) Marine Industry — Uses that produce, distribute, and store commercial marine vessels and equipment.
- (D) Research and Development — Uses engaged in scientific research and testing leading to the development of new products and processes.
- (E) Trucking and Transportation Terminals — Uses engaged in the dispatching and long-term or short-term storage of large vehicles. Minor repair and maintenance of vehicles stored on the *premises* is also included.

(11) *Signs* Use Category

This category includes all *structures* that provide identification of businesses, products, services, or sites. The *sign* subcategory is: Allowable *Signs* — *Structures* that are placed on the ground, or on *building facades* or roofs, whose *sign copy* identifies a business, a *premises*, activities on a *premises*, or direction to a *premises*. See Section 142.1205.

- (b) Separately regulated uses are uses that may or may not meet the description of a use subcategory but are listed separately from any subcategory because in some or all zones they are regulated differently from other uses. Each use category contains a list of separately regulated uses, some of which may meet the description of a use subcategory within the same or another category. The use regulations identified for the separately regulated use shall supersede the use regulations for the use subcategory that may match the particular use.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)

§131.0120 **Applicable Overlay Zones in Base Zones**

In addition to the regulations of the base zones applied to property as described in this article, overlay zone regulations may also apply. Overlay zone regulations are located in Chapter 13, Article 2.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0121 **Applicable Planned Districts Using Base Zones**

In addition to the regulations of the base zones applied to property as described in this article, planned district regulations may also apply. Applicable planned district regulations are located in Chapter 15, Article 2.

(Amended 10-2-2000 by O-18853 N.S.)

§131.0125 **Accessory Use Regulations for All Base Zones**

- (a) When the Use Regulations Table in any base zone identifies a use as a limited use or requiring a Neighborhood Use Permit or Conditional Use Permit, that use shall be subject to the same use regulations and use permit requirements whether or not the use is deemed a *primary use* or an *accessory use* on the *premises*.
- (b) A use that belongs in a subcategory where the subcategory is identified as not permitted in a particular base zone may be permitted as an *accessory use* in that zone, subject to all of the following requirements:



- (1) The use must meet the definition of an *accessory use*, as specified in Section 113.0103;
  - (2) The use must be consistent with any use and development regulations applicable to that use in any other base zone in the same type of zone (open space, agricultural, residential, commercial, or industrial);
  - (3) The *floor* area of a single *accessory use* shall not exceed 25 percent of the *gross floor area* of the *structures* on the *premises*;
  - (4) At least 51 percent of the *gross floor area* on the *premises* shall be occupied by a *primary use* or combination of multiple allowed uses;
  - (5) When a *premises* contains multiple tenants, the determination of *accessory use* shall be based on the *gross floor area* of the individual tenant.
- (c) A separately regulated use that is identified as not permitted in a particular zone is not permitted as an *accessory use* in that zone.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

#### §131.0140 Use of Yards and Landscaped Areas in All Base Zones

The following regulations are related to other development regulations that are addressed in the Development Regulations Tables in each of the base zones and are applicable to all base zones. Except as specified by the applicable zone, *yards* and landscaped areas may be used only for the following items and purposes:

- (a) Living Landscape Material.
- (b) Incidental passage and use by occupants.
- (c) Landscape elements, constructed and installed to complement living landscape material, and not exceeding a height of 3 feet within front and street side yards.
- (d) *Fences* and walls as permitted in Chapter 14, Article 2, Division 3 (Fence Regulations).
- (e) Directional and other notification *signs* as permitted in Chapter 14, Article 2, Division 12 (Sign Regulations).

- (f) Walkways and paved driveways consistent with zone standards and applicable parking and landscape regulations.
- (g) Items that the City Manager may determine to be necessary to accommodate a temporary period of construction, site modification, or equipment change, when there is evidence of frequent and diligent physical effort to complete work.
- (h) Parking in accordance with Section 142.0510.
- (i) Storage of items when *screened* in accordance with Chapter 14, Article 2, Division 11 (Outdoor Storage and Display Regulations).

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

**Table 131-05B**  
**Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-
	3rd >>	1-			1-	2-	1-	1-		1-	
	4th >>	1	2	3	1	1	1	2	1	2	1
<b>Open Space</b>											
<b>Active Recreation</b>											
-											
<b>Passive Recreation</b>											
-											
<b>Natural Resources Preservation</b>											
-											
<b>Park Maintenance Facilities</b>											
-											
<b>Agriculture</b>											
<b>Agricultural Processing</b>											
-											
<b>Aquaculture Facilities</b>											
-											
<b>Dairies</b>											
-											
<b>Horticulture Nurseries &amp; Greenhouses</b>											
-											
<b>Raising &amp; Harvesting of Crops</b>											
-											
<b>Raising, Maintaining &amp; Keeping of Animals</b>											
-											
<b>Separately Regulated Agriculture Uses</b>											
Agricultural Equipment Repair Shops											
-											
Commercial Stables											
-											
Community Gardens											
-											
Equestrian Show & Exhibition Facilities											
-											
Open Air Markets for the Sale of Agriculture-related Products & Flowers											
-											
<b>Residential</b>											
<b>Mobilehome Parks</b>											
-											
<b>Multiple Dwelling Units</b>											
p <sup>(2)</sup>											



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-
	3rd >>	1-			1-	2-	1-	1-	1-	1-	
	4th >>	1	2	3	1	1	1	2	1	2	1
<b>Rooming House</b> [See Section 131.0112(a)(3)(A)]		P <sup>(2)</sup>			P	-	P	P <sup>(2)</sup>		-	
<b>Single Dwelling Units</b>		-			-	-	-	-		-	
<b>Separately Regulated Residential Uses</b>											
<i>Boarder &amp; Lodger Accommodations</i>		L <sup>(2)</sup>			L	-	L	L <sup>(2)</sup>		-	
Companion Units		-			-	-	-	-		-	
Employee Housing:											
6 or Fewer Employees		-			-	-	-	-		-	
12 or Fewer Employees		-			-	-	-	-		-	
Greater than 12 Employees		-			-	-	-	-		-	
Fraternities, Sororities and Student Dormitories		C <sup>(2)</sup>			C	-	C	C <sup>(2)</sup>		-	
Garage, Yard, & Estate Sales		-			-	-	-	-		-	
Guest Quarter		-			-	-	-	-		-	
Home Occupations		L			L	-	L	L		-	
Housing for Senior Citizens		C <sup>(2)</sup>			C	-	C	C <sup>(2)</sup>		-	
Live/Work Quarters		-			L	-	-	-		-	
Residential Care Facilities:											
6 or Fewer Persons		P <sup>(2)</sup>			P	-	P	P <sup>(2)</sup>		-	
7 or More Persons		C <sup>(2)</sup>			C	-	C	C <sup>(2)</sup>		-	
Transitional Housing:											
6 or Fewer Persons		P <sup>(2)</sup>			P	-	P	P <sup>(2)</sup>		-	
7 or More Persons		C <sup>(2)</sup>			C	-	C	C <sup>(2)</sup>		-	
Watchkeeper Quarters		-			-	L	-	-		-	
<b>Institutional</b>											
<b>Separately Regulated Institutional Uses</b>											
Airports		-			C	C	C	C <sup>(10)</sup>		-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-
	3rd >>	1-			1-	2-	1-	1-	1-	1-	
	4th >>	1	2	3	1	1	1	2	1	2	1
Botanical Gardens & Arboretums	-	P	P	C	P	-	-	-	-	-	
Cemeteries, Mausoleums, Crematories	-	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
<i>Churches</i> & Places of Religious Assembly	C <sup>(10)</sup>	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
Correctional Placement Centers	-	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
Educational Facilities:											
Kindergarten through Grade 12	C <sup>(10)</sup>	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
Colleges / Universities	-	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
Vocational / Trade School	-	P	P	P	-	-	-	-	-	-	
Energy Generation & Distribution Facilities	C <sup>(10)</sup>	P	C	P	P <sup>(10)</sup>	-	-	-	-	-	
Exhibit Halls & Convention Facilities	-	P	P	C	P	-	-	-	-	-	
<i>Flood Control</i> Facilities	L	L	L	L	L	-	-	-	-	-	
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	C <sup>(10)</sup>	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
Homeless Facilities:											
Congregate Meal Facilities	C <sup>(10)</sup>	C	-	C	C <sup>(10)</sup>	-	-	-	-	-	
Emergency Shelters	C <sup>(10)</sup>	C	-	C	C <sup>(10)</sup>	-	-	-	-	-	
Homeless Day Centers	C <sup>(10)</sup>	C	-	C	C <sup>(10)</sup>	-	-	-	-	-	
Hospitals, Intermediate Care Facilities & Nursing Facilities	-	P	P	C	P <sup>(10)</sup>	-	-	-	-	-	
Interpretive Centers	-	-	-	-	-	-	-	-	-	-	
Museums	-	P	P	C	P	-	-	-	-	-	
Major Transmission, Relay, or Communications Switching Stations	-	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
<i>Satellite Antennas</i>	L	L	L	L	L	-	-	-	-	-	
<i>Social Service Institutions</i>	-	C	C	C	C <sup>(10)</sup>	-	-	-	-	-	
<i>Wireless communication facility:</i>											
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>	L	L	L	L	L	L	L	L	L	L	
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>	N	N	N	N	N	N	N	N	N	N	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CN <sup>(1)</sup>			CR-		CO-		CV-		CP-
	3rd >>	1-			1-	2-	1-	1-	1-	1-	
	4th >>	1	2	3	1	1	1	2	1	2	1
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C			C	C	C	C	C	C	
<i>Wireless communication facility outside the public right-of-way</i>		L			L	L	L	L	L	L	
<b>Retail Sales</b>											
<b>Building Supplies &amp; Equipment</b>		P <sup>(11)</sup>			P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	
<b>Food, Beverages and Groceries</b>		P <sup>(11)</sup>			P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-	
<b>Consumer Goods, Furniture, Appliances, Equipment</b>		P <sup>(11)</sup>			P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(3,11)</sup>	-	-	-	
<b>Pets &amp; Pet Supplies</b>		P <sup>(11)</sup>			P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	
<b>Sundries, Pharmaceutical, &amp; Convenience Sales</b>		P <sup>(11)</sup>			P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-	
<b>Wearing Apparel &amp; Accessories</b>		P <sup>(11)</sup>			P <sup>(11)</sup>	P <sup>(11)</sup>	-	P <sup>(11)</sup>	-	-	
<b>Separately Regulated Retail Sales Uses</b>											
Agriculture Related Supplies & Equipment		-			P	P	-	-	-	-	
Alcoholic Beverage Outlets		L			L	L	L	L	L	-	
Plant Nurseries		P			P	P	-	-	-	-	
Swap Meets & Other Large Outdoor Retail Facilities		-			C	C	-	C <sup>(10)</sup>	-	-	
<b>Commercial Services</b>											
<b>Building Services</b>		-			P	P	P <sup>(6)</sup>	-	-	-	
<b>Business Support</b>		P			P	P	P <sup>(7)</sup>	-	-	-	
<b>Eating &amp; Drinking Establishments</b>		P <sup>(4)</sup>			P	P	P <sup>(5)</sup>	P	-	-	
<b>Financial Institutions</b>		P			P	P	P	-	-	-	
<b>Funeral &amp; Mortuary Services</b>		-			P	P	-	-	-	-	
<b>Maintenance &amp; Repair</b>		P			P	P	P <sup>(6)</sup>	-	-	-	



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-
	3rd >>	1-			1-	2-	1-		1-		1-
	4th >>	1	2	3	1	1	1	2	1	2	1
<b>Off-site Services</b>	-	P	P	-		-		-		-	
<b>Personal Services</b>	P	P	P	-		P		-		-	
<b>Assembly &amp; Entertainment</b>	-	P	P	-		P		-		-	
<b>Radio &amp; Television Studios</b>	-	P	P	-		-		-		-	
<b>Visitor Accommodations</b>	-	P	P	-		P		-		-	
<b>Separately Regulated Commercial Services Uses</b>											
Adult Entertainment Establishments:											
Adult Book Store	L	L	L	-		-		-		-	
Adult Cabaret	-	L	L	-		L		-		-	
Adult Drive-In Theater	-	L	L	-		L		-		-	
Adult Mini-Motion Picture Theater	-	L	L	-		L		-		-	
Adult Model Studio	L	L	L	-		L		-		-	
Adult Motel	-	L	L	-		L		-		-	
Adult Motion Picture Theater	-	L	L	-		L		-		-	
Adult Peep Show Theater	-	L	L	-		L		-		-	
Adult Theater	-	L	L	-		L		-		-	
Body Painting Studio	L	L	L	-		L		-		-	
Massage Establishment	L	L	L	-		-		-		-	
Sexual Encounter Establishment	L	L	L	-		L		-		-	
Bed & Breakfast Establishments:											
1-2 Guest Rooms	-	P	P	-		P		-		-	
3-5 Guest Rooms	-	P	P	-		P		-		-	
6+ Guest Rooms	-	P	P	-		P		-		-	
Boarding Kennels	-	C	C	C		C <sup>(10)</sup>		-		-	
Camping Parks	-	C	C	C		C		-		-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CN <sup>(1)-</sup>			CR-		CO-		CV-		CP-
	3rd >>	1-			1-	2-	1-	1-	1-	1-	
	4th >>	1	2	3	1	1	1	2	1	2	1
<i>Child Care Facilities:</i>											
Child Care Centers	L	L	-	L	L <sup>(10)</sup>	-					
Large Family Child Care Homes	L	L	-	L	L <sup>(10)</sup>	-					
Small Family Child Care Homes	L	L	-	L	L	-					
Eating and Drinking Establishments Abutting Residentially Zoned Property	L	L	L	L	L	-					
Fairgrounds	-	C	C	-	C	-					
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	C	C	C	-					
Helicopter Landing Facilities	-	C	C	C	C <sup>(10)</sup>	-					
Instructional Studios	P	P	P	C	C	-					
Massage Establishments, Specialized Practice	L	L	L	-	-	-					
Nightclubs & Bars over 5,000 square feet in size	-	C	C	C	C	-					
<i>Parking Facilities as a Primary Use:</i>											
Permanent Parking Facilities	-	P	P	C	C	P					
Temporary Parking Facilities	-	N	N	C	C	N					
Private Clubs, Lodges and Fraternal Organizations	C	C	P	P	P	-					
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>	-	C	C	-	C	-					
<i>Pushcarts:</i>											
Pushcarts on Private Property	L	L	L	L	L	-					
Pushcarts in Public Right of Way	N	N	N	N	N	-					
<i>Recycling Facilities:</i>											
Large Collection Facility	N	N	N	N	N <sup>(10)</sup>	-					
Small Collection Facility	L	L	L	L	L <sup>(10)</sup>	-					

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones										
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-	
	3rd >>	1-			1-	2-	1-	1-	1-	1-	1-	
	4th >>	1	2	3	1	1	1	2	1	2	1	
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-	-	-	-	-	-	-	-	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-	-	-	-	-	-	-	-	-	
Drop-off Facility		L	L	L	L	L	L	L	L	L	-	
Green Materials Composting Facility		-	-	-	-	-	-	-	-	-	-	
Mixed Organic Composting Facility		-	-	-	-	-	-	-	-	-	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-	-	-	-	-	-	-	-	-	
Large Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-	-	-	-	-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-	-	-	-	-	-	-	-	-	
Small Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-	-	-	-	-	
Reverse Vending Machines		L	L	L	L	L	L	L	L	L	-	
Tire Processing Facility		-	-	-	-	-	-	-	-	-	-	
Sidewalk Cafes		N	N	N	N	N	N	N	N	N	-	
Sports Arenas & Stadiums		-	C	C	C	C	C	C	C	C	-	



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones										
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-	
	3rd >>	1-			1-	2-	1-	1-	1-	1-		
	4th >>	1	2	3	1	1	1	2	1	2	1	
Theaters that are outdoor or over 5,000 square feet in size		-			C	C	C	C			-	
Urgent Care Facilities		N			N	N	N	N	N <sup>(10)</sup>		-	
Veterinary Clinics & Animal Hospitals		-			C	C	C				-	
Zoological Parks		-			-	-	-	-	-		-	
<b>Offices</b>												
<b>Business &amp; Professional</b>		P <sup>(7)</sup>			P	P	P					
<b>Government</b>		P			P	P	P					
<b>Medical, Dental, &amp; Health Practitioner</b>		P			P	P	P	P <sup>(10)</sup>				
<b>Regional &amp; Corporate Headquarters</b>		P			P	P	P					
<b>Separately Regulated Office Uses</b>												
Real Estate Sales Offices & Model Homes		L			L	-	L	L				
<i>Sex Offender</i> Treatment & Counseling		L			L	L	L	L <sup>(10)</sup>			-	
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>												
<b>Commercial Vehicle Repair &amp; Maintenance</b>		-			P	P	-	-			-	
<b>Commercial Vehicle Sales &amp; Rentals</b>		-			P	P	-	-			-	
<b>Personal Vehicle Repair &amp; Maintenance</b>		-			P	P	-	-			-	
<b>Personal Vehicle Sales &amp; Rentals</b>		-			P	P	-	-			-	
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		-			P	P	-	-			-	
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>												
Automobile Service Stations		-			N	N	C	C			-	
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-			C	C	-	-			-	
<b>Wholesale, Distribution, Storage</b>												
<b>Equipment &amp; Materials Storage Yards</b>		-			-	P	-	-			-	
<b>Moving &amp; Storage Facilities</b>		-			-	P	-	-			-	
<b>Warehouses</b>		-			-	P <sup>(8)</sup>	-	-			-	
<b>Wholesale Distribution</b>		-			-	P <sup>(8)</sup>	-	-			-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-						
	3rd >>	1-	1-	2-	1-	1-	1-	1-	1-	1-							
	4th >>	1	2	3	1	1	1	2	1	2	1						
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>																	
Impound Storage Yards												-	-	C	-	-	-
Junk Yards												-	-	-	-	-	-
Temporary Construction Storage Yards Located off-site												L	L	L	L	L	-
<b>Industrial</b>																	
<b>Heavy Manufacturing</b>												-	-	-	-	-	-
<b>Light Manufacturing</b>												-	-	P <sup>(8)</sup>	-	-	-
<b>Marine Industry</b>												-	-	-	-	-	-
<b>Research &amp; Development</b>												-	P	P	P	-	-
<b>Trucking &amp; Transportation Terminals</b>												-	P	P	-	-	-
<b>Separately Regulated Industrial Uses</b>																	
<i>Hazardous Waste</i> Research Facility												-	-	-	-	-	-
<i>Hazardous Waste</i> Treatment Facility												-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone												-	C	C	C	C	-
Mining and Extractive Industries												-	-	-	-	-	-
Newspaper Publishing Plants												-	C	C	C	C <sup>(10)</sup>	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises												-	-	-	-	-	-
Very Heavy Industrial Uses												-	-	-	-	-	-
Wrecking & Dismantling of Motor Vehicles												-	-	-	-	-	-
<b>Signs</b>																	
<b>Allowable Signs</b>												P	P	P	P	P	P
<b>Separately Regulated Signs Uses</b>																	
Community Entry Signs												L	L	L	L	L	L
Neighborhood Identification Signs												-	-	-	-	-	-
Reallocation of Sign Area Allowance												N	N	N	N	N	N

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones										
	1st & 2nd >>	CN <sup>(1)</sup> -			CR-		CO-		CV-		CP-	
	3rd >>	1-			1-	2-	1-		1-		1-	
	4th >>	1	2	3	1	1	1	2	1	2	1	
Revolving <i>Projecting Signs</i>		N			N	N	N		N		N	
<i>Signs</i> with Automatic Changing Copy		N			N	N	N		N		N	
Theater <i>Marquees</i>		-			N	N	-		N		-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-			2-			3-			4-			5-					
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>Open Space</b>																			
Active Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Resources Preservation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Agriculture</b>																			
Agricultural Processing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Aquaculture Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dairies		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-			2-			3-			4-			5-					
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>Horticulture Nurseries &amp; Greenhouses</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Raising &amp; Harvesting of Crops</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Raising, Maintaining &amp; Keeping of Animals</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Agriculture Uses</b>																			
Agricultural Equipment Repair Shops		P			P		-			P								P	
Commercial Stables		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Gardens		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equestrian Show & Exhibition Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Residential</b>																			
<i>Mobilehome Parks</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Multiple Dwelling Units</i>		P <sup>(2)</sup>			-		P <sup>(2)</sup>			P <sup>(2)</sup>								P <sup>(2)</sup>	
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]		P			-		P			P								P	
<i>Single Dwelling Units</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Residential Uses</b>																			
<i>Boarder &amp; Lodger Accommodations</i>		L			-		L			L								L	
Companion Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing:																			
6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories		C			-		C			C								C	
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																
	1st & 2nd >>		CC-																
	3rd >>		1-			2-			3-			4-			5-				
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4
Guest Quarters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupations	L	-	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Housing for Senior Citizens	C	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Live/Work Quarters	L	-	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Residential Care Facilities:																			
6 or Fewer Persons	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7 or More Persons	C	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transitional Housing:																			
6 or Fewer Persons	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7 or More Persons	C	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Watchkeeper Quarters	-	L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Institutional</b>																			
<b>Separately Regulated Institutional Uses</b>																			
Airports	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Botanical Gardens & Arboretums	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Cemeteries, Mausoleums, Crematories	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches & Places of Religious Assembly	L	L	C	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Correctional Placement Centers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Educational Facilities:																			
Kindergarten through Grade 12	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Colleges / Universities	C	C	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Vocational / Trade School	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Energy Generation & Distribution Facilities	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Exhibit Halls & Convention Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CC-																
	3rd >>	1-	2-	3-	4-	5-												
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4
<i>Flood Control Facilities</i>		L		L		L		L		L		L		L		L		L
<i>Historical Buildings Used for Purposes Not Otherwise Allowed</i>		C		C		C		C		C		C		C		C		C
Homeless Facilities:																		
Congregate Meal Facilities		C		-		C		C		C		C		C		C		C
Emergency Shelters		C		-		C		C		C		C		C		C		C
Homeless Day Centers		C		-		C		C		C		C		C		C		C
Hospitals, Intermediate Care Facilities & Nursing Facilities		C		C		C		C		C		C		C		C		C
Interpretive Centers		-		-		-		-		-		-		-		-		-
Museums		C		C		C		C		C		C		C		C		C
Major Transmission, Relay, or Communications Switching Stations		C		C		C		C		C		C		C		C		C
<i>Satellite Antennas</i>		L		L		L		L		L		L		L		L		L
<i>Social Service Institutions</i>		C		C		C		C		C		C		C		C		C
<i>Wireless communication facility:</i>																		
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>		L		L		L		L		L		L		L		L		L
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>		N		N		N		N		N		N		N		N		N
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C		C		C		C		C		C		C		C		C
<i>Wireless communication facility outside the public right-of-way</i>		L		L		L		L		L		L		L		L		L



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-			2-			3-			4-			5-					
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>Retail Sales</b>																			
<b>Building Supplies &amp; Equipment</b>	P <sup>(11)</sup>	P <sup>(11)</sup>	-	P <sup>(11)</sup>	P <sup>(11)</sup>														
<b>Food, Beverages and Groceries</b>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>														
<b>Consumer Goods, Furniture, Appliances, Equipment</b>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>														
<b>Pets &amp; Pet Supplies</b>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>														
<b>Sundries, Pharmaceutical, &amp; Convenience Sales</b>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>														
<b>Wearing Apparel &amp; Accessories</b>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>														
<b>Separately Regulated Retail Sales Uses</b>																			
Agriculture Related Supplies & Equipment	-	-	-	P	P														
Alcoholic Beverage Outlets	L	L	L	L	L														
Plant Nurseries	P	P	P	P	P														
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	-	C														
<b>Commercial Services</b>																			
<b>Building Services</b>	-	-	-	P	P														
<b>Business Support</b>	P	P	P	P	P														
<b>Eating &amp; Drinking Establishments</b>	P	P	P	P	P														
<b>Financial Institutions</b>	P	P	P	P	P														
<b>Funeral &amp; Mortuary Services</b>	P	P	P	P	P														
<b>Maintenance &amp; Repair</b>	P	P	P	P	P														
<b>Off-site Services</b>	-	-	-	P	P														
<b>Personal Services</b>	P	P	P	P	P														
<b>Assembly &amp; Entertainment</b>	P	P	P	P	P														
<b>Radio &amp; Television Studios</b>	P	P	P	P	P														

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																
	1st & 2nd >>		CC-																
	3rd >>		1-	2-	3-	4-	5-												
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4
<b>Visitor Accommodations</b>			P	P	P	P	P												
<b>Separately Regulated Commercial Services Uses</b>																			
Adult Entertainment Establishments:																			
Adult Book Store			L	L	L	L	L												
Adult Cabaret			L	L	L	L	L												
Adult Drive-In Theater			L	L	L	L	L												
Adult Mini-Motion Picture Theater			L	L	L	L	L												
Adult Model Studio			L	L	L	L	L												
Adult Motel			L	L	L	L	L												
Adult Motion Picture Theater			L	L	L	L	L												
Adult Peep Show Theater			L	L	L	L	L												
Adult Theater			L	L	L	L	L												
Body Painting Studio			L	L	L	L	L												
Massage Establishment			L	L	-	-	L												
Sexual Encounter Establishment			L	L	L	L	L												
Bed & Breakfast Establishments:																			
1-2 Guest Rooms			P	P	P	P	P												
3-5 Guest Rooms			P	P	P	P	P												
6+ Guest Rooms			P	P	P	P	P												
Boarding Kennels			C	C	C	C	C												
Camping Parks			C	C	C	C	C												
Child Care Facilities:																			
Child Care Centers			L	-	L	L	L												
Large Family Child Care Homes			L	-	L	L	L												

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CC-																
	3rd >>	1-	2-	3-	4-	5-												
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4
Small Family Child Care Homes		L	-	L	L	L												
Eating and Drinking Establishments Abutting Residentially Zoned Property		L	L	L	L	L												
Fairgrounds		C	C	-	C	C												
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C	C	C	C	C												
Helicopter Landing Facilities		C	C	C	C	C												
Instructional Studios		C	C	C	C	C												
Massage Establishments, Specialized Practice		L	L	-	-	L												
Nightclubs & Bars over 5,000 square feet in size		C	C	C	C	C												
Parking Facilities as a <i>Primary Use</i> :																		
Permanent Parking Facilities		P	C	P	P	P												
Temporary Parking Facilities		N	C	N	N	N												
Private Clubs, Lodges and Fraternal Organizations		P	C	P	P	P												
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>		C	C	-	C	C												
Pushcarts:																		
Pushcarts on Private Property		L	L	L	L	L												
Pushcarts in <i>public right-of-way</i>		N	N	N	N	N												
Recycling Facilities:																		
Large Collection Facility		N	N	N	N	N												
Small Collection Facility		L	L	L	L	L												
Large Construction & Demolition Debris <i>Recycling Facility</i>		-	-	-	-	-												
Small Construction & Demolition Debris <i>Recycling Facility</i>		-	-	-	-	-												



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																	
	1st & 2nd >>		CC-																	
	3rd >>		1-			2-			3-			4-			5-					
	4th >>		1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
Drop-off Facility			L			L			L			L			L			L		
Green Materials Composting Facility			-			-			-			-			-			-		
Mixed Organic Composting Facility			-			-			-			-			-			-		
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-			-			-			-			-		
Large Processing Facility Accepting All Types of Traffic			-			-			-			-			-			-		
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic			-			-			-			C			C			C		
Small Processing Facility Accepting All Types of Traffic			-			-			-			C			C			C		
Reverse Vending Machines			L			L			L			L			L			L		
Tire Processing Facility			-			-			-			-			-			-		
Sidewalk Cafes			N			N			N			N			N			N		
Sports Arenas & Stadiums			C			C			C			C			C			C		
Theaters That Are Outdoor or over 5,000 Square Feet in Size			C			C			C			C			C			C		
Urgent Care Facilities			N			N			N			N			N			N		
Veterinary Clinics & Animal Hospitals			C			C			C			C			C			C		
Zoological Parks			-			-			-			-			-			-		
<b>Offices</b>																				

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1st & 2nd >>	CC-																	
	3rd >>	1-			2-			3-			4-			5-					
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>Business &amp; Professional</b>		P			P			P			P			P			P		
<b>Government</b>		P			P			P			P			P			P		
<b>Medical, Dental, &amp; Health Practitioner</b>		P			P			P			P			P			P		
<b>Regional &amp; Corporate Headquarters</b>		P			P			P			P			P			P		
<b>Separately Regulated Office Uses</b>																			
Real Estate Sales Offices & Model Homes		L			-			L			L			L			L		
<i>Sex Offender</i> Treatment & Counseling		L			L			L			L			L			L		
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>																			
<b>Commercial Vehicle Repair &amp; Maintenance</b>		-			-			-			P			P			P		
<b>Commercial Vehicle Sales &amp; Rentals</b>		-			-			-			P			P			P		
<b>Personal Vehicle Repair &amp; Maintenance</b>		P			P			-			P			P			P		
<b>Personal Vehicle Sales &amp; Rentals</b>		P			P			-			P			P			P		
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		P			P			-			P			P			P		
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>																			
Automobile Service Stations		N			N			N			N			N			N		
Outdoor Storage & Display of New, unregistered Motor Vehicles as a <i>primary use</i>		C			C			-			C			C			C		
<b>Wholesale, Distribution, Storage</b>																			
<b>Equipment &amp; Materials Storage Yards</b>		-			-			-			-			-			-		
<b>Moving &amp; Storage Facilities</b>		-			-			-			P			P			P		
<b>Warehouses</b>		-			-			-			p <sup>(8)</sup>			p <sup>(8)</sup>			p <sup>(8)</sup>		
<b>Wholesale Distribution</b>		-			-			-			-			-			p <sup>(8)</sup>		

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CC-																
	3rd >>	1-	2-	3-	4-	5-												
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>																		
Impound Storage Yards		-	-	-				C						C				
Junk Yards		-	-	-				-						-				
Temporary Construction Storage Yards Located off-site		L			L			L			L			L				
<b>Industrial</b>																		
Heavy Manufacturing		-	-	-				-			-			-				
Light Manufacturing		-	-	-				-			-			P <sup>(8)</sup>				
Marine Industry		-	-	-				-			-			-				
Research & Development		P			P			-			P			P				
Trucking & Transportation Terminals		-	-	-				-			-			-				
<b>Separately Regulated Industrial Uses</b>																		
Extractive Industries		-	-	-				-			-			-				
Hazardous Waste Research Facility		-	-	-				-			-			-				
Hazardous Waste Treatment Facility		-	-	-				-			-			-				
Marine Related Uses Within the Coastal Overlay Zone		C			C			C			C			C				
Newspaper Publishing Plants		C			C			C			C			P				
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-	-				-			-			-				
Very Heavy Industrial Uses		-	-	-				-			-			-				
Wrecking & Dismantling of Motor Vehicles		-	-	-				-			-			-				
<b>Signs</b>																		
Allowable Signs		P			P			P			P			P				



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
		1st & 2nd >>	CC-																
	3rd >>	1-	2-	3-	4-	5-													
	4th >>	1	2	3	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
<b>Separately Regulated Signs Uses</b>																			
Community Entry <i>Signs</i>		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Neighborhood Identification <i>Signs</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reallocation of <i>Sign</i> Area Allowance		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Revolving <i>Projecting Signs</i>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<i>Signs</i> with Automatic Changing Copy		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Theater <i>Marquees</i>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Footnotes to Table 131-05B

- 1 Uses shall not begin operating before 6:00 a.m. or continue operating later than 12:00 midnight in CN zones.
- 2 See Section 131.0540.
- 3 Only office furniture, appliances, and equipment establishments are permitted. The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- 4 Drive-in and drive-through restaurants, live entertainment, and the sale of intoxicating beverages other than beer and wine are not permitted in the CN zones.
- 5 The sale of alcoholic beverages is not permitted as a *primary use*.
- 6 The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- 7 Hiring halls are not permitted.
- 8 These activities shall be located solely within an enclosed building that does not exceed 7,500 square feet of *gross floor area*. Activities that would require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District are not permitted.
- 9 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 10 This use is not allowed within the Coastal Overlay Zone.
- 11 *Development of a large retail establishment* is subject to Section 143.0302.