

Cannabis Outlets: Commercial vs. Industrial Zones and TPA vs. Non-TPA		
No. of Outlets	Percentage	Zone
17	52%	Commercial
16	48%	Industrial
33 Total	100%	
No. of Outlets	Percentage	TPA Status
6	18%	No
27	82%	Yes
33 Total	100%	

Cannabis Outlet Locations with Zoning and Transit Priority Area Information

Address No.	Address Street	Zone	TPA
658	E. San Ysidro Boulevard	CC-2-3	Yes
995	Gateway Center Way	IL-3-1	No
1028	Buenos Avenue	CC-3-7	Yes
1215	West Nutmeg Street	IS-1-1	Yes
1233	Camino Del Rio South	CR-2-1	Yes
2281	Fairmount Avenue	IL-3-1	Yes
2335	Roll Drive	IL-2-1	Yes
2405	Harbor Drive	BLPD-SUBD-D	Yes
2555	Kettner Boulevard	IS-1-1	Yes
2605	Camino Del Rio South	CO-1-2	Yes
2835	Camino Del Rio South	CO-1-2	Yes
3385	Sunrise Street	IL-2-1	No
3452	Hancock Street	CC-3-8*	Yes
3455	Camino Del Rio South	CO-2-2	Yes
3500	Estudillo Street	CC-3-8*	Yes
3703	Camino Del Rio South	CO-2-2	Yes
3940	Home Avenue	IL-3-1	No
4337	Home Avenue	CC-1-3/IL-3-1	Yes
4645	De Soto Street	IS-1-1	Yes
4909	Pacific Highway	IL-3-1	Yes
5125	Convoy Street	CC-2-5	Yes
6220	Federal Boulevard	CO-2-1	No
7128	Miramar Road	CC-4-2	No
7625	Carroll Road	IL-3-1	No
7850	Mission Center Court	EMX-1-2*	Yes
8039	Balboa Avenue	CC-2-5	Yes
8863	Balboa Avenue	IL-3-1	Yes
10150	Sorrento Valley Road	IL-3-1	Yes
10671	Roselle Street	IL-3-1	Yes
10715	Sorrento Valley Road	IL-3-1	Yes
11330	Sorrento Valley Road	IL-3-1	Yes
13510	Sabre Springs Parkway	CC-2-3	Yes
16375	Bernardo Center Drive	CC-2-3	Yes

*Zoning may have changed since outlet was approved

Data pulled from ZAPP on 5/22/2023.

DRAFT Article 3: Supplemental Development Regulations**Division XX: Cannabis Social Equity and Economic Development (SEED) Permit Program Regulations***(Added XX-XX-20XX by O-XXXXX N.S.; effective XX-XX-20XX.)***§143.0XXX Purpose and Intent of SEED Permit Program Regulations**

It is the intent of this Division to promote and protect the public health, safety, and welfare of the citizens of San Diego by allowing but regulating the retail sale of cannabis at cannabis outlets, and the raising, harvesting, manufacturing, processing, wholesaling, distributing, storing, and production of cannabis and cannabis products at cannabis production facilities in accordance with state law and to ensure that cannabis is not diverted for illegal purposes, and to limit its use to those persons authorized under state law. It is further the intent of this Division to set forth the regulations for the Cannabis Social Equity and Economic Development (SEED) Permit Program to help heal the adverse effects caused by the War on Drugs that affected members of our community by providing incentives and reduced costs in the process to acquire the necessary permits to operate a cannabis business.

As discussed in the City of San Diego's Cannabis Equity Assessment, adopted by the City Council on October 11, 2022, during the era of cannabis prohibition in California, the burdens of arrests, convictions, and long-term collateral consequences arising from a conviction fell disproportionately on Black and Latinx people, even though people of all races used and sold cannabis at nearly identical rates. The California Department of Justice data shows that from 2006 to 2015, inclusive, Black Californians were two times more likely to be arrested for cannabis misdemeanors and five times more likely to be arrested for cannabis felonies than White Californians. During the same period, Latinx Californians were 35 percent more likely to be arrested for cannabis crimes than White Californians. The collateral consequences associated with cannabis law violations, coupled with generational poverty and a lack of access to resources, make it extraordinarily difficult for persons with convictions to enter the newly regulated industry.

It is therefore the intent of these equity-focused regulations to bolster residents who have been disproportionately impacted, and to provide the regulatory tools and support to communities and residents who have been harmed by the War on Drugs, and to implement the following as of the date of this section's passage: California Cannabis Equity Act of 2018 (Stats. 2018, Ch. 794), the recommendations found in the City of San Diego Equity Report, the Compassionate Use Act (California Health and Safety Code section 11362.5), the Medical Marijuana Program Act (California Health and Safety Code sections 11362.7-11362.83), the Medicinal and Adult-Use Cannabis Regulation and Safety Act, and the Adult Use of Marijuana Act.

§14X.0X02 Definitions

For the purpose of this Division the following definitions shall apply and appear in italicized letters:

Cannabis has the same meaning as in California Health and Safety Code section 11018, as amended.

Cannabis outlet means a retail establishment operating with a Conditional Use Permit in accordance with section 141.0504, where cannabis, cannabis products, and cannabis accessories as defined in California Health and Safety Code sections 11018, 11018.1, and 11018.2, respectively, are sold to the public in accordance with dispensary or retailer licensing requirements contained in the California Business and Professions Code sections governing cannabis and medical cannabis. A cannabis outlet shall not include clinics licensed by the State of California pursuant to Chapters 1, 2, 3.01, 3.2, or 8 of Division 2 of the California Health and Safety Code.

Cannabis processing means the creation or manufacturing of cannabis concentrate or an edible or topical product containing concentrated cannabis and other ingredients.

Cannabis products has the same meaning as in California Health and Safety Code section 11018.1, as amended.

Equity share means an ordinary share, including fraction or part ownership, in which a shareholder, as a fractional owner, undertakes the maximum entrepreneurial risk associated with the business venture, with full membership in the company and full voting rights.

Responsible person has the same meaning as in San Diego Municipal Code section 11.0210, and includes a corporate director or officer, manager or member manager, partner, trustee, or sole proprietor of an entity or trust operating or owning a cannabis outlet or a cannabis production facility, and persons responsible for the operation, management, direction, or policy of a cannabis outlet or a cannabis production facility.

SEED equity applicant means a person meeting the requirements in SDMC Section 143.0XXX(a).

SEED cannabis incubator means an existing regulated cannabis business in the City of San Diego that assists with the startup of a *SEED equity applicant* by employing them, or providing financial support, real estate, cannabis knowledge, or legacy market transitioning assistance.

SEED cannabis outlet means a cannabis outlet owned and/or operated by an individual identified as being qualified to participate in the City of San Diego’s Cannabis SEED equity program.

SEED cannabis production facility means a cannabis production facility owned and/or operated by a *responsible person* identified as being qualified to participate in the City of San Diego’s Cannabis SEED equity program.

SEED Cultivator means an existing Regulated Cannabis business in the City of San Diego that incubates, employs, or provides financial, real estate, cannabis knowledge, or legacy market transitioning support to a SEED Equity Applicant.

§143.0XXX When SEED Regulations Apply

This Division applies to any cannabis *development* where the applicant meets the following criteria.

- (a) Equity Criteria. A *SEED equity applicant* must satisfy the following criteria:
 - (1) Have been as an individual or have had an immediate family member, (i.e. parent, sibling, spouse, or child), or a legal guardian convicted or arrested, after January 1, 1980, for a crime involving the sale, possession, use, manufacture, or cultivation of *cannabis*.
 - (2) An eligible applicant must also meet two of the five of the following criteria:
 - A. Be a current or former resident of the City of San Diego who has lived in the following community plan areas for at least five years cumulative residency between 1980 and 2016: Barrio Logan, Linda Vista, Southeastern San Diego, Encanto Neighborhoods, Greater Golden Hill, Greater North Park, City Heights, College Area, Eastern Area, or San Ysidro.
 - B. Have a household income below 80% of the Area Median Income in San Diego County, as defined by the U.S. Department of Housing and Urban Development for the San Diego Standard Metropolitan Statistical Area, in either the preceding year or current year of submitting an equity verification application or is eligible to get financial aid through a program like CalFresh, MediCal, CalWORKS, Supplemental security income, or Social Security disability.
 - C. Have lost housing in the City of San Diego through eviction, foreclosure, or subsidy cancellation any time after 1994.
 - D. Have attended school in San Diego County for at least five years between 1971 and 2016.
 - E. Have been placed in the foster care system in San Diego County between 1971 and 2016.

(b) Review of SEED Equity Program Eligibility.

- (1) Proof of conviction of a crime after January 1, 1980, involving the sale, possession, use, manufacture, or cultivation of *cannabis* shall be demonstrated through federal or state court records indicating the disposition of the criminal matter.
- (2) Proof of income to demonstrate a household income below 80% of the Area Median Income in San Diego County, shall be supported with federal tax returns and at least one of the following documents:
 - Two months of pay stubs,
 - Current profit and loss statement if Sole Proprietor,
 - Previous Federal tax year's 1099-Miscellaneous Income Form showing proof of income,
 - Supplemental Nutrition Assistance Program (SNAP) program eligibility,
 - Medical/CALWORKS, or
 - Supplemental Security Income or Social Security Disability (SSI/SSDI).

To establish residency, a minimum of two of the documents below, evidencing five years of residency, shall be considered acceptable proof of residency. All residency documents must list the applicant's first and last name, and the City of San Diego residence address, (no P.O. boxes):

- A. California driver's record;
- B. California identification card; or
- C. Property tax billing and payments; or
- D. Verified copies of state or federal income tax returns where a City of San Diego address within the corresponding community planning areas is listed as a primary address; or
- E. TK-12 San Diego Unified School District transcripts; or
- F. San Diego Housing Commission records; or
- G. Utility, cable or internet company billing and payment covering any month in each of the five (5) years.

(c) SEED Equity Ownership and Transfer of Cannabis Outlet Conditional Use Permits

(1) Equity Ownership.

- A. SEED Equity Tier 1 Applicant: one or more equity applicants shall own no less than 100% ownership of cannabis business to whom the Conditional Use Permit is issued.
- B. SEED Equity Tier 2 Applicant: one or more SEED equity applicants shall own no less than 51% equity share in the cannabis business to whom the Conditional Use Permit is issued. *SEED Cultivators* shall own no more than 49% equity share in the cannabis business to whom the Conditional Use Permit is issued.

Transfer of SEED Equity Cannabis Outlet Conditional Use Permits - Permits may be transferable to other equity applicants via the conditional use permit 2 or 3 amendment process. This will allow Equity Applicant Tier 1 to transition to Tier 2 or *cannabis outlet*. This will also allow additional Tier 1 Applicants to merge into stronger market positions.

(d) SEED Equity Permits Additional Requirements

- (1) Profits, Dividends and Distribution - "Equity Share" means an ordinary share, including fraction or part ownership, in which a shareholder, as a fractional owner, undertakes the maximum entrepreneurial risk associated with the business venture, with full membership in the company and full voting rights.
- (2) Successors - The Equity Share shall not be subject to arrangements causing or potentially causing ownership benefits in the SEED Equity Applicant Equity Applicant or Licensee will continue to qualify under this section with the requisite Equity Shares so long as the surviving spouse or successor in interest of the deceased SEED Equity Applicant inherits or otherwise acquires all of such Individual's ownership interest in the SEED Equity Applicant or Licensee.
- (3) All SEED Equity Owners Shall:
 - A. Comply in all respects with the Equity Share criteria and requirements in section XXX(a) above ("Equity Share Requirements") in dealings with one another;
 - B. Keep records evidencing their compliance with the Equity Share Requirements; and
- (4) Any action or inaction taken by a SEED equity applicant, or any other shareholders in violation of the Equity Share Requirements shall entitle the other party to initiate a legal action in the Superior Court of San Diego, including, but not limited to, an action for specific performance, declaratory relief, and/or injunctive relief, to enforce the Equity Share Requirements against the other party.
- (5) The annual business tax certificate issued to a SEED Equity Applicant may be suspended or revoked, or a business tax certificate renewal denied, if it can be shown, to the City's satisfaction, that any provision in an operating agreement, contract, business formation document, or any other agreement between Owners of the SEED Equity Applicant violates any of the Equity Share Requirements and is not cured within

the time allotted by the City of San Diego.

- (6) All SEED Equity owners are required to incorporate the following addendum into operating agreement documents to evidence compliance with Equity Share Requirements: "To the extent that any provision of this agreement, or part thereof, is or may be construed to be inconsistent with or in violation of the "Equity Share" requirements set forth in Chapter 14 of the San Diego Municipal Code provision(s) shall be ineffective, unenforceable, and null and void."

§143.0XXX SEED Cannabis Incubator Regulations

To qualify as a *SEED cannabis incubator*, a cannabis business operator shall provide an Equity applicant with three (3) years free rent, access to a minimum of 1,000 square feet to conduct its business operations, and any required security measures, including camera systems, safes, and alarm systems for the space utilized by the *SEED equity applicant*. This space may be located either at the cannabis business operator's place of business or in another location in commercial and industrial zones approved for cannabis activity. A cannabis business operator may provide a minimum of xx-square-feet of counter or shelf space and check-out area for a smaller rebate of \$xx on their annual operator's fees.

§143.0XXX SEED Equity Applicant Pre-Approval

SEED equity applicants selected as pre-approved shall have a maximum of one (1) calendar year from the date of their selection to complete the permit application process using a site in conformance with SDMC 143.0XXX. *SEED equity applicants* shall submit a pre-application record through the [Accela CBD Portal?], including all documents as required by the City's Project Submittal Manual, for the Conditional Use Permit review of the site pursuant to SDMC 143.0XXX. Pre-application records shall be processed by the order filed. All permit processing fees for the SEED equity applicant shall be waived. A *SEED equity applicant* whose location is not permitted per SDMC 143.0XXX shall be permitted to submit new pre-application record(s) identifying new cannabis operation location(s) and provided that the new location(s) is submitted within the original one (1) calendar year time limitation. If the pre-application is deemed eligible for further processing, the *SEED equity applicant* shall submit an application for a Conditional Use Permit through the [Accela CBD Portal?], including all information, forms, and documents, required in the Project Submittal Manual, within one (1) calendar year of the date *SEED equity applicant* is notified by electronic mail that the pre- application record is deemed eligible for further processing.

Pre-application for *SEED equity applicants* will take place at a designated time and applications will be taken on a first-come, first-served basis until nine (9) *SEED equity applicants* are determined to be eligible.

§143.0XXX SEED Cannabis Outlet Development Regulations

SEED cannabis outlets that are consistent with the requirements for retailer or dispensary license requirements in the California Business and Professions Code may be permitted with a Conditional Use Permit decided in accordance with Process Three in all commercial zones in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), in areas within the *transit priority area* (TPA) overlay zone. No more than 36 *SEED cannabis outlets*, issued at a rate of nine (9) new permits per calendar year, are permitted City-wide, subject to continued compliance with this section. In addition to permit conditions pertaining to landscaping, trash removal, and graffiti removal, all *SEED cannabis outlet* Conditional Use Permits shall be conditioned to provide a community beautification plan to reduce illegal dumping, littering, graffiti and blight and promote beautification of the adjacent community, including the planting and maintenance of shade producing street trees and other landscaping improvements, within fifty (50) feet of the *SEED cannabis outlet* premises. *SEED cannabis outlets* are subject to the following regulations.

- (a) *SEED cannabis outlets* shall maintain the following minimum separation:
 - (1) 600 feet from childcare centers, minor-oriented facilities, and schools. For purposes of this section, school means any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes. The distance shall be measured horizontally in a straight line between the two closest points of the property lines without regard to topography or structures that would interfere with a straight-line measurement.
- (b) Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
- (c) Security shall be provided at the *SEED cannabis outlet* which shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
- (d) Primary signs shall be posted on the outside of the *SEED cannabis outlet* and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way are not permitted.

- (e) The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.
- (f) The cannabis outlet shall operate only between the hours of 6:00 a.m. and 10:00 p.m., seven days a week.
- (g) The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
- (h) A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
- (i) A Conditional Use Permit for a *SEED cannabis outlet* shall expire no later than ten years from the date of issuance.
- (j) Deliveries shall be permitted as an accessory use only from *SEED cannabis outlets* with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.
- (k) The *SEED cannabis outlet*, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.
- (l) The *SEED cannabis outlet* shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
- (m) Consultations by medical professionals shall not be a permitted accessory use at a cannabis outlet.
- (n) A Conditional Use Permit for a *SEED cannabis outlet* may be amended in accordance with a Process Two decision as described in Section 112.0503, subject to this Section 143.0XXX(n).
 - (1) The separation requirements in Section 143.0XXX(a) shall not be considered in making the findings required for amendments processed in accordance with Section 143.0XXX(n).
 - (2) A change in zoning after the approval date of the current Conditional Use Permit shall not be considered in making the findings required for amendments processed in accordance with Section 143.0XXX(n).

- (3) The *SEED cannabis outlet* shall be subject to Section 143.0XXX(a) if expanded beyond the premises identified in the current Conditional Use Permit.
- (4) A Conditional Use Permit for a *SEED cannabis outlet* may be amended one or more times as follows:
 - (A) An application for an amendment may include a request to extend the expiration date for a period not to exceed ten years.
 - (B) An amendment application to extend the expiration date of a Conditional Use Permit must be submitted and deemed complete prior to the Conditional Use Permit expiration date. The Conditional Use Permit shall automatically be extended until a decision on the amendment request is final, and all available administrative appeals of the project decision have been exhausted. This automatic extension does not apply to development permit applications that are closed in accordance with Section 126.0115.
- (5) SEED equity ownership Conditional Use Permit renewal regulations are as follows:
 - (A) SEED Equity Tier 1 Applicant: Renewal allows reducing to 51% SEED Applicant Equity and increasing to 49% general equity ownership to allow for market participation. If Equity is reduced to 51/49, SEED Equity Applicant is set to Tier 2.
 - (B) SEED Equity Tier 2 Applicant: Must provide proof that it continues to satisfy Equity Criteria established in the City’s Cannabis Equity Assessment SEED Equity Tier 1 criteria, but meets all Cannabis Operating regulations, the applicant shall be entitled to convert to a standard Cannabis Outlet.
- (o) *SEED cannabis outlet* Permit Transference - A Conditional Use Permit for a *SEED cannabis outlet* may be transferable to other equity applicants in accordance with a Process Two decision as described in Section 112.0503, subject to Section 143.0XXX(n). This will allow Equity Applicant Tier 1 to transition to Tier 2 or a standard Cannabis Outlet as defined in Section 141.0504.

§143.0XXX

SEED Cannabis Production Facility Development Regulations

A *SEED cannabis production facility* may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a “C” in

the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), provided that no more than 40 *SEED cannabis production facilities* are permitted in the City of San Diego. *SEED cannabis production facilities* are subject to the following regulations.

SEED cannabis production facilities shall maintain the following minimum separation: 600 feet from childcare centers, minor-oriented facilities, and schools. For purposes of this section, school means any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes. The distance shall be measured horizontally in a straight line between the two closest points of the property lines without regard to topography or structures that would interfere with a straight-line measurement.

- (a) All operations, including equipment and storage, shall be conducted indoors within a secured *structure*. Greenhouses are prohibited.
- (b) Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
- (c) Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the *premises* during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
- (d) The name and emergency contact phone number of the designated responsible managing operator shall be posted outside the *SEED cannabis production facility* in a location visible to the public from the *public right-of-way* in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The designated responsible managing operator shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a *cannabis production facility* shall limit signage on the exterior of the property visible from the *public right-of-way* to the address.
- (e) A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.
- (f) A Conditional Use Permit for a *SEED cannabis production facility* shall expire no later than ten years from the date of issuance.
- (g) A Conditional Use Permit for a *SEED cannabis production facility* may be amended in accordance with a Process Two decision as described in Section 112.0503, subject to this section.
 - (1) The separation requirements in Section 141.1004(a) shall not be considered in making the findings required for amendments processed in accordance with Section 141.1004(h).
 - (2) A change in zoning after the approval date of the current Conditional Use Permit shall not be considered in making the findings required for

- amendments processed in accordance with Section 141.1004(h)(1).
- (3) The *SEED cannabis production facility* shall be subject to Section 141.1004(a) if expanded beyond the *premises* identified in the current Conditional Use Permit.
 - (4) A Conditional Use Permit for a *SEED cannabis production facility* may be amended one or more times as follows:
 - (A) An application for an amendment may include a request to extend the expiration date for a period not to exceed ten years.
 - (B) An amendment application to extend the expiration date of a Conditional Use Permit must be submitted and *deemed complete* prior to the Conditional Use Permit expiration date and the Conditional Use Permit shall automatically be extended until a decision on the amendment request is final and all available administrative appeals of the project decision have been exhausted.
 - (h) The sale of *cannabis* and *cannabis* products shall only be conducted by a *cannabis outlet* in accordance with Section 141.0504 or a *SEED cannabis outlet* in accordance with Section 143.0XXX. A *SEED cannabis production facility* is prohibited from providing *cannabis* and *cannabis* products to any person other than another *cannabis production facility*, *SEED cannabis production facility*, a testing lab, a *cannabis outlet*, or a *SEED cannabis production outlet*.
 - (i) The *SEED cannabis production facility*, adjacent public sidewalks, and areas under the control of the *cannabis production facility* shall be maintained free of litter and graffiti at all times.
 - (j) The *SEED cannabis production facility* shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
 - (k) SEED equity ownership Conditional Use Permit renewal regulations are as follows:
 - (A) SEED Equity Tier 1 Applicant: Renewal allows reducing to 51% SEED Applicant Equity and increasing to 49% general operator equity ownership to allow for market participation. If Equity is reduced to 51/49, SEED Equity Applicant is set to Tier 2.
 - (B) SEED Equity Tier 2 Applicant: Must provide proof to the City of San Diego, that it continues to satisfy Equity Criteria established by the SEED Commission. If Tier 2 Applicant is no longer compliant with criteria, but meets all Cannabis Operating regulations, shall be entitled to convert to a standard Cannabis Production Facility.
 - (l) *SEED cannabis production facility* Permit Transference - A Conditional Use Permit for a *SEED cannabis production facility* may be transferable to other equity applicants in accordance with a Process Two decision as described in

Section 112.0503, subject to Section 143.0XXX(n). This will allow Equity Applicant Tier 1 to transition to Tier 2 or a standard Cannabis Production Facility as defined in Section 141.0504.

§131.0522 Use Regulations Table for Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B

Symbol in Table 131-05B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**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(1)-					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-		2-		3-		1-	1-		
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Open Space																		
Active Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Passive Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Natural Resources Preservation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Park Maintenance Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture																		
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dairies																		
Horticulture Nurseries & Greenhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Raising & Harvesting of Crops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Raising, Maintaining & Keeping of Animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Separately Regulated Agriculture Uses																		
Agricultural Equipment Repair Shops	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
Commercial Stables	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	
Community Gardens	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residential																		
Mobilehome Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multiple Dwelling Units	P(2)	P(2)	-	-	-	-	P(2)	-	P(2)	-	-	-	P(2)	P(2)	P(2)	-	-	
Rooming House [See Section 131.0112(a)(3)(A)]	P(2)	P	-	-	-	-	P	-	P	-	-	-	P	P(2)	P(2)	-	-	
Shopkeeper Units	P(2)	P(2)	-	-	-	-	P(2)	-	P(2)	-	-	-	P(2)	P(2)	P(2)	-	-	
Single Dwelling Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Separately Regulated Residential Uses																		
Accessory Dwelling Units	L	L	-	-	-	-	L	-	L	-	-	-	L	L	L	-	-	
Continuing Care Retirement Communities	L	L	-	-	-	-	L	-	L	-	-	-	L	L	L	-	-	
Employee Housing:																		
6 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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 >> 3rd >> 4th >>	CN(1)-					CR-		CO-					CV-		CP-		
		1-					1-	2-	1-		2-	3-			1-	1-		
		1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories		C(2)					C	-	C					-	C(2)	-		
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guest Quarters		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupations		L	L	L	L	L	L	-	L	-	L	L	L	L	L	L	L	-
Interim Ground <i>Floor Residential</i>		N(18)					N(18)	-	N(18)					-	N(18)	N(18)	-	
<i>Junior Accessory Dwelling Units</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Live/Work Quarters		L	L	L	L	L	L	L	L	-	L	L	L	L	L ¹⁸	L	L	-
Low Barrier Navigation Center		L	L	L	L	L	L	-	L	-	L	L	L	L	L	L	L	-
<i>Movable Tiny Houses</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Permanent Supportive Housing</i>		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(2)					P	-	P					-	P	P(2)	-	
7 or More Persons		C(2)					C	-	C					-	C	C(2)	-	
Transitional Housing:																		
6 or Fewer Persons		P(2)					P	-	P					=P	P	P(2)	-	
7 or More Persons		L(2)					L	-	L					L	L	L(2)	-	
Watchkeeper Quarters		-	-	-	-	-	-	L	-	-	-	-	-	-	-	-	-	-
Institutional																		
Separately Regulated Institutional Uses																		
Airports		-	-	-	-	-	C	C	C	C	C	C	-	C(10)	-	-	-	-
Botanical Gardens & Arboretums		-	-	-	-	-	P	P	C	C	C	C	-	P	-	-	-	-
Cemeteries, Mausoleums, Crematories		-	-	-	-	-	C	C	C	C	C	C	-	C(10)	-	-	-	-
Correctional Placement Centers		-	-	-	-	-	C	C	C	C	C	C	-	C(10)	-	-	-	-
Educational Facilities:																		
Kindergarten through Grade 12		C(10)					L	L	C	C	C	C	C	C(10)	-	-	-	-
Colleges / Universities		-	-	-	-	-	C	C	C	C	C	C	C	C(10)	-	-	-	-
Vocational / Trade School		-	-	-	-	-	P	P	P	P	C	C	-	-	-	-	-	-
Electric Vehicle Charging Stations		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Energy Generation & Distribution Facilities		C(10)					P	C	P	P	C	C	C	P(10)	-	-	-	-
Exhibit Halls & Convention Facilities		-	-	-	-	-	P	P	C	C	-	-	-	P	-	-	-	-
<i>Flood Control Facilities</i>		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	-
<i>Historical Buildings</i> Used for Purposes Not		C(10)					C	C	C	C	C	C	C	C(10)	-	-	-	-

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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(1)-					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-		2-	3-			1-	1-		
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Otherwise Allowed																		
Homeless Facilities:																		
Congregate Meal Facilities		C					C	-	C	C	C	C	C	C	C	C		-
Emergency Shelters		C					C	-	C	C	C	C	C	C	C	C		-
Homeless Day Centers		C					C	-	C	C	C	C	C	C	C	C		-
Hospitals, Intermediate Care Facilities & Nursing Facilities		-					P	P	C	C	C	C	C	C	P(10)			-
Interpretive Centers		-					-	-	-	-	-	-	-	-	-	-		-
Museums		-					P	P	C	C	C	C	C	C	P			-
Major Transmission, Relay, or Communications Switching Stations		-					C	C	C	C	C	C	C	C	C(10)			-
<i>Placemaking on Private Property</i>		L					L	L	L	L	L	L	L	L	L	L		L
Outdoor Dining on Private Property		L					L	L	L	L	L	L	L	L	L	L		-
Satellite <i>Antennas</i>		L					L	L	L	L	L	L	L	L	L	L		L
<i>Social Service Institutions</i>		-					C	C	C	C	C	C	C	C	C(10)			-
Solar Energy Systems		L					L	L	L	L	L	L	L	L	L	L		L
<i>Wireless Communications Facilities</i>		See Section 141.0420																
Retail Sales																		
Building Supplies & Equipment		p(11)					p(11)	p(11)	-	-	-	-	-	-	-	-		-
Food, Beverages and Groceries		p(11)					p(11)	p(11)	p(11)	p(11)	p(11)	p(11,19)	p(11)	p(11)	-			-
Consumer Goods, Furniture, Appliances, Equipment		p(11)					p(11)	p(11)	p(3,11)	p(3,11)	p(3,11,19)	p(3,11,19)	p(13)	-			-	
Pets & Pet Supplies		p(11)					p(11)	p(11)	-	-	-	-	-	-	-	-		-
Sundries, Pharmaceutical, & Convenience Sales		p(11)					p(11)	p(11)	p(11)	p(11)	p(11)	p(11,19)	p(11)	-			-	
Wearing Apparel & Accessories		p(11)					p(11)	p(11)	-	-	-	p(11,19)	p(11)	-			-	
Separately Regulated Retail Sales Uses																		

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(1)-					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-	2-	3-	1-	1-					
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Agriculture Related Supplies & Equipment		-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Alcoholic Beverage Outlets		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	-
<i>Cannabis Outlets</i>		-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-
Farmers' Markets																		
Weekly Farmers' Markets		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Daily Farmers' Market Stands		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	-
Plant Nurseries		P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Retail Farms		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	-
Retail Tasting Stores		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	-
SEED Cannabis Outlets		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	-	-	C	C	-	-	-	-	-	-	-	C(10)	-	-
Commercial Services																		
Building Services		-	-	-	-	-	P	P	p(6)	p(6)	p(6)	p(6)	p(6)	p(6)	p(6)	-	-	-
Business Support		P	P	P	P	P	P	P	p(5)	p(7)	p(7)	p(7)	p(7)	p(7)	p(7)	-	-	-
Eating & Drinking Establishments		p(4)(16)	p(4)(16)	p(4)(16)	p(4)(16)	p(4)(16)	p(16)	p(16)	p(5,16)	p(5,16)	p(5,16)	p(5,16)	p(5,16)	p(5,16)	p(5,16)	p(16)	-	-
Financial Institutions		P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-
Funeral & Mortuary Services		-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Instructional Studios		P	P	P	P	P	P	P	P	P	P	P	P	P	P	p(12)	-	-
Maintenance & Repair		P	P	P	P	P	P	P	p(6)	p(6)	p(6)	p(6)	p(6)	p(6)	p(6)	-	-	-
Off-site Services		-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Personal Services		P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	-
Radio & Television Studios		-	-	-	-	-	P	P	-	-	-	-	P	P	P	-	-	-
Tasting Rooms		-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Visitor Accommodations		P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-
Separately Regulated Commercial Services Uses																		
<i>Adult Day Care Facility</i>		L	L	L	L	L	L	L	-	L	-	L	L	L	L	L	L	-
Adult Entertainment Establishments:																		
Adult Book Store		L	L	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	L	L	-	-	-	-	-	-	L	L	L	-
Adult <i>Motel</i>		-	-	-	-	-	L	L	-	-	-	-	-	-	L	L	L	-
Adult Motion Picture Theater		-	-	-	-	-	L	L	-	-	-	-	-	-	L	L	L	-

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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(1)-					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-		2-	3-			1-	1-		
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
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	-			
Assembly and Entertainment Uses, Including Places of Religious Assembly		L ⁽¹⁰⁾					L	L	L	L	L	L	L	L ⁽¹⁰⁾	-			
Boarding Kennels/Pet Day Care		L					L	L	N	N	-	-	-	N ⁽¹⁰⁾	-			
Camping Parks		-					C	C	C	C	-	-	-	C	-			
<i>Child Care Facilities:</i>																		
Child Care Centers		L					L	-	L	L	L	L	L	L ⁽¹⁰⁾	-			
Large Family Child Care Homes		L					L	-	L	L	L	L	L	L ⁽¹⁰⁾	-			
Small Family Child Care Homes		L					L	-	L	L	L	L	L	L	-			
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	C	-	-	-			P	P	P	-	-	P	-			
Fairgrounds		-					C	C	-	-	-	-	-	C	-			
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-					C	C	C	C	-	-	-	C	-			
Helicopter Landing Facilities		-					C	C	C	C	C	C	C	C ⁽¹⁰⁾	-			
Massage Establishments, Specialized Practice		L					L	L	-	-	-	-	-	L ⁽¹⁴⁾	-			
Mobile Food Trucks		L ⁽¹⁵⁾					L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾			
Nightclubs & Bars Over 5,000 Square Feet in Size		-					C	C	C	C	C	C	C	C	-			
<i>Parking Facilities as a Primary Use:</i>																		
Permanent Parking Facilities		-					P	P	C	C	-	-	-	C	P			
Temporary Parking Facilities		-					N	N	C	C	C	C	C	C	N			
Private Clubs, Lodges and Fraternal Organizations		p ⁽¹⁰⁾					P	P	P	P	P	P	P	p ⁽¹⁰⁾	-			
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁹⁾		-					P	P	C	C	-	-	-	C	-			
Pushcarts on Private Property		L					L	L	L	L	L	L	L	L	-			
<i>Recycling Facilities:</i>																		
Large Collection Facility		N					N	N	N	N	N	-	-	N ⁽¹⁰⁾	-			
Small Collection Facility		L					L	L	L	L	L	-	-	L ⁽¹⁰⁾	-			

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 ⁽¹⁾ -					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-	2-	3-			1-	1-			
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Large Construction & Demolition Debris Recycling Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Small Construction & Demolition Debris Recycling Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drop-off Facility		L	L	L	L	L	L	L	L	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	L	L	L	L	L	L	L	L
Tire Processing Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Cafes, Streetaries, and Active Sidewalks		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Sports Arenas & Stadiums		-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C
Theaters that are Outdoor or Over 5,000 Square Feet in Size		-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C
Urgent Care Facilities		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N ⁽¹⁰⁾	-
Veterinary Clinics & Animal Hospitals		L	L	L	L	L	L	L	N	N	N	N	N	N	N	N	N	-
Zoological Parks		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Offices																		
Business & Professional		p ⁽⁷⁾	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Government		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Medical, Dental & Health Practitioner		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Regional & Corporate Headquarters		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-

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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(1)-					CR-		CO-					CV-		CP-		
	3rd >>	1-					1-	2-	1-	2-	3-	1-	1-					
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2
Separately Regulated Office Uses																		
Real Estate Sales Offices & Model Homes		L	L	-	L	L	L	L	L	L	L	L	L	L	-			
<i>Sex Offender</i> Treatment & Counseling		L	L	L	L	L	L	L	L	L	L	L	L	L ⁽¹⁰⁾	-			
Vehicle & Vehicular Equipment Sales & Service																		
Commercial Vehicle Repair & Maintenance		-	P	P	-	-	-	-	-	-	-	-	-	-	-			
Commercial Vehicle Sales & Rentals		-	P	P	-	-	-	-	-	-	-	-	-	-	-			
Personal Vehicle Repair & Maintenance		-	P	P	-	-	-	-	-	-	-	-	-	-	-			
Personal Vehicle Sales & Rentals		-	P	P	-	-	-	-	-	-	-	-	-	-	-			
Vehicle Equipment & Supplies Sales & Rentals		-	P	P	-	-	-	-	-	-	-	-	-	-	-			
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																		
Automobile Service Stations		-	N	N	C	C	C	C	C	C	C	C	C	C	-			
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-	C	C	-	-	-	-	-	-	-	-	-	-	-			
Vehicle Storage Facilities as a <i>Primary Use</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Distribution and Storage																		
Equipment & Materials Storage Yards		-	-	P	-	-	-	-	-	-	-	-	-	-	-			
Moving & Storage Facilities		-	-	P	-	-	-	-	-	-	-	-	-	-	-			
Distribution Facilities		-	-	P ⁽⁸⁾	-	-	-	-	-	-	-	-	-	-	-			
Separately Regulated Distribution and Storage Uses																		
Junk Yards		-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Temporary Construction Storage Yards Located Off-site		L	L	L	L	L	L	L	L	L	L	L	L	L	-			
Industrial																		
Heavy Manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Light Manufacturing		-	-	P ⁽⁸⁾	-	-	-	-	-	-	-	-	-	-	-			
Marine Industry		-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Research & Development		-	P	P	P	P	P	P	P	P	P	P	P	-	-			
Testing Labs		-	-	P	-	P	-	P	-	-	-	-	-	-	-			
Trucking & Transportation Terminals		-	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 >>	CN ⁽¹⁾ -					CR-		CO-					CV-		CP-			
	3rd >>	1-					1-	2-	1-	2-	3-			1-	1-				
	4th >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1	2	1
Separately Regulated Industrial Uses																			
Artisan Food and Beverage Producer		N					-	-	-	-	-	-	L	-	-				
<i>Cannabis Production Facilities</i>		-					-	-	-	-	-	-	-	-	-				
<i>Hazardous Waste</i> Research Facility		-					-	-	-	-	-	-	-	-	-				
<i>Hazardous Waste</i> Treatment Facility		-					-	-	-	-	-	-	-	-	-				
Marine Related Uses Within the Coastal Overlay Zone		-					C	C	C	L	-	-	C	-					
Mining and Extractive Industries		-					-	-	-	-	-	-	-	-	-				
Newspaper Publishing Plants		-					C	C	C	C	-	-	C ⁽¹⁰⁾	-					
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-					-	-	-	-	-	-	-	-	-				
Very Heavy Industrial Uses		-					-	-	-	-	-	-	-	-	-				
Wrecking & Dismantling of Motor Vehicles		-					-	-	-	-	-	-	-	-	-				
Signs																			
Allowable Signs		P					P	P	P	P	P	P	P	P	P				
Separately Regulated Signs Uses																			
Community Entry <i>Signs</i>		L					L	L	L	L	L	L	L	L	L				
Neighborhood Identification <i>Signs</i>		-					-	-	-	-	-	-	-	-	-				
Comprehensive <i>Sign</i> Program		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				
<i>Signs</i> with Automatic Changing Copy		N					N	N	N	N	N	N	N	N	N				
Theater <i>Marquees</i>		-					N	N	-	-	-	-	N	-					

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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	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	
Open Space																													
Active Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Passive Recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Natural Resources Preservation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Maintenance Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Agriculture																													
Agricultural Processing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Aquaculture Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Dairies		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Horticulture Nurseries & Greenhouses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Raising & Harvesting of Crops		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Separately Regulated Agriculture Uses																													
Agricultural Equipment Repair Shops		P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Commercial Stables		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Community Gardens		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		
Equestrian Show & Exhibition Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Residential																													
<i>Mobilehome Parks</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Multiple Dwelling Units</i>		P(2)	-	-	-	-	-	-	-	P(2)	-	-	-	-	-	-	-	-	-	-	P(2)	-	-	-	-	-	-		
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]		P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-		
<i>Shopkeeper Units</i>		P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-		
<i>Single Dwelling Units</i>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Separately Regulated Residential Uses																													
<i>Accessory Dwelling Units</i>		L	-	-	-	-	-	-	-	L	-	-	-	-	-	-	-	-	-	-	L	-	-	-	-	-	-		
Continuing Care Retirement Communities		L	-	-	-	-	-	-	-	L	-	-	-	-	-	-	-	-	-	-	L	-	-	-	-	-	-		
Employee Housing:																													
6 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Fraternities, Sororities and Student Dormitories		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																													
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	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6				
Guest Quarters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Home Occupations	L	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-	-	-	-	L	-	-	-	-	-	L	-			
Interim Ground <i>Floor Residential</i>	N ⁽¹⁸⁾	-	-	-	-	-	-	-	-	N ⁽¹⁸⁾	-	-	-	-	N ⁽¹⁸⁾	-	-	-	-	-	N ⁽¹⁸⁾	-	-	-	-	-	N ⁽¹⁸⁾	-			
<i>Junior Accessory Dwelling Units</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Live/Work Quarters	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Low Barrier Navigation Center	L	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-			
<i>Movable Tiny Houses</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<i>Permanent Supportive Housing</i>	L	L	L	L	L	L	L	L	L	L	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	-	-			
7 or More Persons	C	-	-	C	-	-	-	-	-	C	-	-	-	-	C	-	-	-	-	-	C	-	-	-	-	C	-	-			
Transitional Housing:																															
6 or Fewer Persons	P	-	-	P	-	-	-	-	-	P	-	-	-	-	P	-	-	-	-	-	P	-	-	-	-	P	-	-			
7 or More Persons	L	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-			
Watchkeeper Quarters	-	L	L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Institutional																															
Separately Regulated Institutional Uses																															
Airports	C	C	C	C	C	C	C	C	C	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	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	C	C	C	C	C	C	C	C	C			
Correctional Placement Centers	C	C	C	C	C	C	C	C	C	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	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Colleges / Universities	C	C	C	C	C	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	P	P	P	P	P			
Electric Vehicle Charging Stations	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
Energy Generation & Distribution Facilities	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			
Exhibit Halls & Convention Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
<i>Flood Control Facilities</i>	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			
<i>Historical Buildings</i> Used for Purposes Not Otherwise Allowed	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
Homeless Facilities:																															
Congregate Meal Facilities	C	-	-	C	-	-	-	-	-	C	-	-	-	-	C	-	-	-	-	-	C	-	-	-	-	C	-	-			
Emergency Shelters	L	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-	-	-	-	L	-	-	-	-	L	-	-			
Homeless Day Centers	C	-	-	C	-	-	-	-	-	C	-	-	-	-	C	-	-	-	-	-	C	-	-	-	-	C	-	-			
Hospitals, Intermediate Care Facilities &	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			

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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	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5
Nursing Facilities																											
Interpretive Centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Museums	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	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	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Placemaking on Private Property	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Outdoor Dining on Private Property	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Satellite Antennas	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Social Service Institutions	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Solar Energy Systems	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Wireless Communication Facilities	See Section 141.0420																										
Retail Sales																											
Building Supplies & Equipment	P(11)	P(11)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Food, Beverages and Groceries	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	
Consumer Goods, Furniture, Appliances, Equipment	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	
Pets & Pet Supplies	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	
Sundries, Pharmaceutical, & Convenience Sales	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	
Wearing Apparel & Accessories	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	P(11)	
Separately Regulated Retail Sales Uses																											
Agriculture Related Supplies & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Alcoholic Beverage Outlets	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Cannabis Outlets	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmers' Markets																											
Weekly Farmers' Markets	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Daily Farmers' Market Stands	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Plant Nurseries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Retail Farms	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
Retail Tasting Stores	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
SEED Cannabis Outlets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	
Commercial Services																											
Building Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Business Support	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Eating & Drinking Establishments	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	P(16)	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																												
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	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6													
Financial Institutions		P			P			P			P			P			P			P																										
Funeral & Mortuary Services		P			P			P			P			P			P			P																										
Instructional Studios		P			P			P			P			P			P			P																										
Maintenance & Repair		P			P			P			P			P			P			P																										
Off-site Services		-			-			-						P			P			P																										
Personal Services		P			P			P			P			P			P			P																										
Radio & Television Studios		P			P			P			P			P			P			P																										
Tasting Rooms		-(17)			-(17)			-(17)			-(17)			-(17)			-(17)			-(17)																										
Visitor Accommodations		P			P			P			P			P			P			P																										
Separately Regulated Commercial Services Uses																																														
<i>Adult Day Care Facility</i>		L			-			L			L			L			L			L																										
Adult Entertainment Establishments:																																														
Adult Book Store		L			L			L			L			L			L			L																										
Adult Cabaret		L			L			L			L			L			L			L																										
Adult Drive-In Theater		L			L			L			L			L			L			L																										
Adult Mini-Motion Picture Theater		L			L			L			L			L			L			L																										
Adult Model Studio		L			L			L			L			L			L			L																										
Adult Motel		L			L			L			L			L			L			L																										
Adult Motion Picture Theater		L			L			L			L			L			L			L																										
Adult Peep Show Theater		L			L			L			L			L			L			L																										
Adult Theater		L			L			L			L			L			L			L																										
Body Painting Studio		L			L			L			L			L			L			L																										
Massage Establishment		L			L			-			-			-			-			-																										
Sexual Encounter Establishment		L			L			L			L			L			L			L																										
Assembly and Entertainment Uses, Including Places of Religious Assembly		L			L			L			L			L			L			L																										
Boarding Kennels/Pet Day Care		L			L			L			L			L			L			L																										
Camping Parks		C			C			C			C			C			C			C																										
<i>Child Care Facilities:</i>																																														
Child Care Centers		L			-			L			L			L			L			L																										
Large Family Child Care Homes		L			-			L			L			L			L			L																										
Small Family Child Care Homes		L			-			L			L			L			L			L																										
Eating and Drinking Establishments with a Drive-in or Drive-through Component		P			P			C			C			C			C			C																										
Fairgrounds		C			C			-			-			-			-			-																										

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Golf Courses, Driving Ranges, and Pitch & Putt Courses		C			C					C					C					C					C										
Helicopter Landing Facilities		C			C					C					C					C					C										
Massage Establishments, Specialized Practice		L			L					L					L					L					L										
Mobile Food Trucks		L ⁽¹⁵⁾			L ⁽¹⁵⁾					L ⁽¹⁵⁾					L ⁽¹⁵⁾					L ⁽¹⁵⁾					L ⁽¹⁵⁾										
Nightclubs & Bars Over 5,000 Square Feet in Size		C			C					C					C					C					C										
Parking Facilities as a <i>Primary Use</i> :																																			
Permanent Parking Facilities		P			C					P					P					P					P										
Temporary Parking Facilities		N			C					N					N					N					N										
Private Clubs, Lodges and Fraternal Organizations		P			P					P					P					P					P										
Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size ⁽⁹⁾		C			C					C					C					C					C										
Pushcarts on Private Property		L			L					L					L					L					L										
Recycling Facilities:																																			
Large Collection Facility		N			N					N					N					N					N										
Small Collection Facility		L			L					L					L					L					L										
Large Construction & Demolition Debris Recycling Facility		-			-					-					-					-					-										
Small Construction & Demolition Debris Recycling Facility		-			-					-					-					-					-										
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										
Small Processing Facility Accepting All		-			-					-					-					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	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6
Types of Traffic																											
Reverse Vending Machines	L			L					L						L						L						L
Tire Processing Facility	-			-					-						-						-						-
Sidewalk Cafes, Streetaries, and Active Sidewalks	L			L					L						L						L						L
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	L			L					L						L						L						L
Zoological Parks	-			-					-						-						-						-
Offices																											
Business & Professional	P			P					P						P						P						P
Government	P			P					P						P						P						P
Medical, Dental & Health Practitioner	P			P					P						P						P						P
Regional & Corporate Headquarters	P			P					P						P						P						P
Separately Regulated Office Uses																											
Real Estate Sales Offices & Model Homes	L			-					L						L						L						L
<i>Sex Offender</i> Treatment & Counseling	L			L					L						L						L						L
Vehicle & Vehicular Equipment Sales & Service																											
Commercial Vehicle Repair & Maintenance	-			-					-						P						P						P
Commercial Vehicle Sales & Rentals	-			-					-						P						P						P
Personal Vehicle Repair & Maintenance	P			P					P						P						P						P
Personal Vehicle Sales & Rentals	P			P					P						P						P						P
Vehicle Equipment & Supplies Sales & Rentals	P			P					P						P						P						P
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																											
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	
Vehicle Storage Facilities as a <i>Primary Use</i>	-			-					-						-						-						-
Distribution and Storage																											

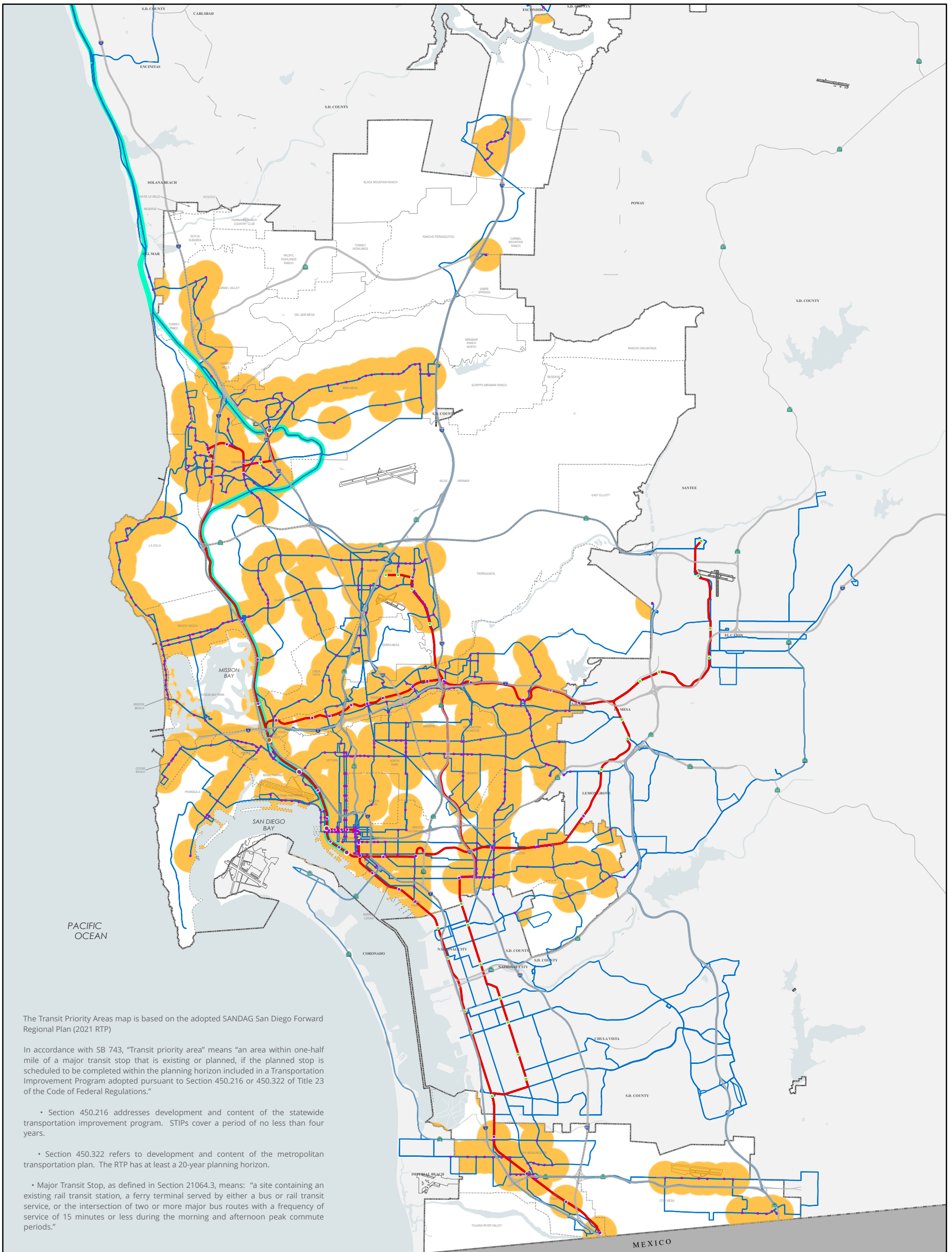
(10-2022)

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	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5
Equipment & Materials Storage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moving & Storage Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P
Distribution Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)
Separately Regulated Distribution and Storage Uses																											
Junk Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Temporary Construction Storage Yards Located Off-site	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Industrial																											
Heavy Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Light Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)
Marine Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Research & Development	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Testing Labs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trucking & Transportation Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Separately Regulated Industrial Uses																											
Artisan Food and Beverage Producer	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
<i>Cannabis Production Facilities</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Hazardous Waste Research Facility</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Hazardous Waste Treatment Facility</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Newspaper Publishing Plants	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Heavy Industrial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wrecking & Dismantling of Motor Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Signs																											
Allowable Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Separately Regulated Signs Uses																											
Community Entry Signs	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Neighborhood Identification Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comprehensive Sign Program	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Revolving Projecting Signs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Signs with Automatic Changing Copy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Theater Marquees	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N



Transit Priority Areas per SB 743

Current as of:
5/16/2022



The Transit Priority Areas map is based on the adopted SANDAG San Diego Forward Regional Plan (2021 RTP)

In accordance with SB 743, "Transit priority area" means "an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations."

- Section 450.216 addresses development and content of the statewide transportation improvement program. STIPs cover a period of no less than four years.

- Section 450.322 refers to development and content of the metropolitan transportation plan. The RTP has at least a 20-year planning horizon.

- Major Transit Stop, as defined in Section 21064.3, means: "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service of 15 minutes or less during the morning and afternoon peak commute periods."

Document Path: L:\GIS\GIS\Transportation\SB 743\TPA - 2021 RTP\TPA - 2021 RTP.aprx

Long Term through 2035

- Major Transit Stops
- Trolley Stations
- Coaster Station
- High Frequency Routes
- Trolley Lines
- Coaster Line
- Transit Priority Areas
- Community Planning Areas

