

EXISTING

Table 3-4: Allowed Uses

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

a. Residential

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Single Family Dwelling	-	-	-	-	p	p	p	p	p	-	-	-	-
Secondary Dwelling ⁽¹⁾	-	-	-	-	p	p	p	(1)	(1)	-	-	-	-
Accessory Buildings	-	-	-	p	p	p	p	p	p	p	p	-	-
Guest House	-	-	-	-	p	p	p	p	p	c	-	-	-
Farmworker Housing	-	-	-	-	p	-	-	-	-	-	-	-	-
Home Occupation	-	-	-	-	p	p	p	p	p	-	-	-	-
Live-Work	-	-	-	-	p	p	p	p	p	-	-	-	-
Day Care Center: Child, Adult (up to 8 persons)	-	-	-	-	-	c	-	p	p	c	-	-	-

b. Recreation, Education and Public Assembly

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Health/Fitness facility	-	-	-	-	-	-	-	c	-	p	-	-	-
Community Trails ⁽²⁾	-	p	p	p	-	-	-	-	-	-	-	-	-
Trailhead/Comfort Stations	-	p	-	-	-	-	-	-	-	p	c	-	-
Interpretive facility (1000 sf max.)	-	p	-	-	-	-	-	-	c	p	c	-	-
Library	-	-	-	-	-	-	-	-	c	p	c	-	c
Community Assembly	-	-	-	-	-	-	-	c	c	p	c	p	c
Nursery School (up to 12 children)	-	-	-	-	-	-	-	c	-	p	-	-	-
School (Private, Max 100 Students)	-	-	-	-	-	-	-	c	-	p	-	-	-
Sports Fields	-	p	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation ⁽³⁾	-	p	c	-	-	-	-	-	-	p	-	-	-
Teaching Studio – art, dance, fitness, music (1500 sf max.)	-	-	-	-	-	-	-	c	p	p	-	-	p

c. Public Serving

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Fire Station	-	-	-	-	-	-	-	-	-	c	p	-	-
Police Station	-	-	-	-	-	-	-	-	-	c	p	-	-
Public Utility	-	-	-	-	-	-	-	-	-	-	p	-	-
Post Office	-	-	-	-	-	-	-	-	p	p	p	-	p

d. Agricultural/Tourist Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Agricultural Accessory Structure	-	p	p	p	p	p	-	-	-	-	-	p	-
Animal Keeping/Grazing	-	-	p	p	p	p	-	-	-	-	-	p	-
Crop production, horticulture, orchard, vineyard	-	p	-	p	p	p	-	-	-	-	-	p	-
Farmers Market	-	p	-	-	-	-	-	-	p	p	-	p	p
Community Garden	-	p	-	p	-	-	-	-	-	p	p	-	-
Agricultural Processing Facility	-	-	-	-	-	-	-	-	-	-	-	p	-
Agricultural Processing with complimentary agricultural tourist support facilities ⁽⁴⁾	-	-	-	-	-	-	-	-	-	-	-	p	-
Winery, small	-	-	-	-	p	-	-	-	-	-	-	p	-
Winery, large	-	-	-	-	-	-	-	-	-	-	-	p	-
Agriculture tourist commercial (co-op tasting rooms, farm stand, local crafts and related office support)	-	-	-	-	-	-	-	c	p	-	-	p	-
Lodging- Small Inn (25 room max)	-	-	-	-	-	-	-	-	-	-	-	p	-
Lodging- Bed and Breakfast (up to 6 guest rooms)	-	-	-	-	-	c	-	c	p	p	-	p	p
Commercial Nursery	-	-	-	p	-	-	-	-	-	p	-	p	-

e. Neighborhood Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Local serving/ convenience (1500 sf max)	-	-	-	-	-	-	-	-	p	-	-	-	p
Café, Restaurant, Coffee Shop (1500 sf max)	-	-	-	-	-	-	-	-	p	-	-	-	p
General Store (2000 sf max)	-	-	-	-	-	-	-	-	p	-	-	-	p
Gallery	-	-	-	-	-	-	-	c	p	-	-	-	p
Bank	-	-	-	-	-	-	-	-	p	-	-	-	p
Tasting Room	-	-	-	-	-	-	-	c	p	-	-	-	p
Local retail/craft (creation and sale)	-	-	-	-	-	-	-	c	p	-	-	-	p

f. Office/Business Services

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Office: Business, services (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p
Office: Professional, administrative (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p
Office: Real Estate (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p

(1) Refer to specific Building Type requirements for permitted Secondary Units, Section 5.4.1.

(2) Trail improvements are to comply with all applicable state and federal permits.

(3) Passive Recreation uses include walking, sitting, picnicking, organized games or events.

(4) Complimentary tourist facilities include tasting rooms, gift shops, galleries, restaurants, cafes, facilities for the sale of local produce, and ancillary offices for the support of agricultural tourism.

p – Permitted Uses

c – Conditional Use Permit Required

-- Uses not allowed

Proposed

Table 3-4: Allowed Uses

A land use that is not listed in Table 3-4 is not allowed within the Specific Plan area. A land use that is listed in the Table, but not within a particular zone, is not allowed within that zone. Similar or compatible uses may be allowed subject to review and approval of applicable CRC and County review processes. Refer to Chapter 4.0 for information regarding administrative modifications and procedures as applicable. Refer to Appendix A and/or the County Zoning Ordinance for definitions of land uses.

a. Residential

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Single Family Dwelling	-	-	-	-	p	p	p	p	p	-	-	-	-
Accessory Dwelling (1)	-	-	-	-	p	p	p	(1)	(1)	-	-	-	-
Accessory Structure	-	-	-	p	p	p	p	p	p	p	p	-	-
Farmworker Housing	-	-	-	-	p	-	-	-	-	-	-	-	-
Home Occupation	-	-	-	-	p	p	p	p	p	-	-	-	-
Live-Work Unit	-	-	-	-	p	p	p	p	p	-	-	-	-
Community Care Facility	-	-	-	-	-	c	c				-	-	-

b. Recreation, Education and Public Assembly

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Health/Fitness facility	-	-	-	-	-	-	-	c	-	p	-	-	-
Community Trails (2)	-	p	p	p	-	-	-	-	-	-	-	-	-
Trailhead/Comfort Stations	-	p	-	-	-	-	-	-	-	p	m	-	-
Interpretive facility (1000 sf max.)	-	p	-	-	-	-	-	-	c	p	m	-	-
Library	-	-	-	-	-	-	-	-	c	p	c	-	c
Community Assembly	-	-	-	-	-	-	-	c	c	p	m	p	c
Nursery School (up to 12 children)	-	-	-	-	-	-	-	m	-	p	-	-	-
School (Private, Max 100 Students)	-	-	-	-	-	-	-	c	-	p	-	-	-
Sports Fields	-	p	-	-	-	-	-	-	-	-	-	-	-
Passive Recreation (3)	-	p	c	-	-	-	-	-	-	p	-	p	-
Teaching Studio - art, dance, fitness, music (1500 sf max.)	-	-	-	-	-	-	-	c	p	p	-	-	p

c. Public Serving

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Fire Station	-	-	-	-	-	-	-	-	-	c	p	-	-
Police Station	-	-	-	-	-	-	-	-	-	c	p	-	-

Public Utility	-	-	-	-	-	-	-	-	-	-	p	-	-
Post Office	-	-	-	-	-	-	-	-	p	p	p	-	p
Wireless Communication Facilities													
Co-locations	-	-	-	m	m	m	m	m	m	m	p	-	-
New towers	-	-	-	c	c	c	c	c	c	c	m	-	-

d. Agriculture

d(1) Agricultural Production, Processing and Accessory Uses

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Agricultural Accessory Structure (barns, farm offices, greenhouses, coolers, storage houses, hullers, silos)	-	p	p	p	p	p	-	-	-	-	-	p	-
Animal Keeping/Grazing	-	-	p	p	p	p	-	-	-	-	-	p	-
Stable, private	-	-	-	p	p	p	-	-	-	-	-	-	-
Crop production, horticulture, orchard, vineyard	-	p	-	p	p	p	-	-	-	-	-	p	-
Community Garden	-	p	-	p	-	-	-	-	-	p	p	p	-
Agricultural Processing Facility	-	-	-	m	m	-	-	-	-	p	-	p	-
Agricultural Processing with complimentary agricultural tourist support facilities (4)	-	-	-	-	-	-	-	-	-	p	-	p	-
Agricultural Processing Facility with special events (6)													
6 per year max, and 150 persons or less	-	-	-	p	p	-	-	-	-	p	-	p	-
12 per year max, and 150 persons or less	-	-	-	m	m	-	-	-	-	m	-	m	-
More than 12 per year, or more than 150 persons	-	-	-	c	c	-	-	-	-	c	-	c	-
Winery, small	-	-	-	c	p	-	-	-	-	p	-	p	-
Winery, large	-	-	-	c	c	-	-	-	-	p	-	p	-
Winery with Special Events (6)													
6 per year max, and 150 persons or less	-	-	-	p	p	-	-	-	-	p	-	p	-
12 per year max, and 150 persons or less	-	-	-	m	m	-	-	-	-	m	-	m	-
More than 12 per year, or more than 150 persons	-	-	-	c	c	-	-	-	-	c	-	c	-

d(2) Agritourism - Agriculture Tourist Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Seasonal Sales Lot (temporary agritourism)	-	p	-	p	m	m	-	-	m	p	p	p	-
Roadside Stand (max 2,500 sf)	-	p	-	-	m	m	-	-	p	p	p	p	p
Farmers Market/Certified Farmers Market	-	p	-	-	-	-	-	-	p	p	-	p	p

Commercial kitchens, catering facilities and culinary classes	-	-	-	-	m	m	-	-	p	p	-	m(5)	m
Community Garden	-	p	-	p	-	-	-	-	-	p	p	-	-
Lodging - Small Inn (25 room max)	-	-	-	-	-	-	-	-	-	p	-	p	-
Lodging - Bed and Breakfast (up to 6 guest rooms)	-	-	-	-	-	c	-	c	p	p	-	p	p
Commercial Nursery	-	-	-	p	-	-	-	-	-	p	-	p	-
Special Events or Special Event Facilities (6)													
6 per year max, and 150 persons or less	-	p	-	-	p	-	-	-	-	p	p	p	-
12 per year max, and 150 persons or less	-	m	-	-	m	-	-	-	-	m	m	m	-
More than 12 per year, or more than 150 persons	-	c	-	-	c	-	-	-	-	c	c	c	-
Local Products Store	-	-	-	-	-	-	-	m	p	p	-	p (5)	p
Restaurants and bakeries	-	-	-	-	-	-	-	-	p	p	-	m(5)	m

e. Neighborhood Commercial

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Local serving/convenience (1500 sf max)	-	-	-	-	-	-	-	-	p	p	-	-	p
Restaurant (1500 sf max)	-	-	-	-	-	-	-	-	p	p	-	m(5)	p
General Store (2000 sf max)	-	-	-	-	-	-	-	-	p	p	-	-	p
Gallery	-	-	-	-	-	-	-	m	p	-	-	-	p
Bank	-	-	-	-	-	-	-	-	p	-	-	-	p
Tasting Room	-	-	-	-	-	-	-	c	p	p	-	p (5)	p
Local Products Store	-	-	-	-	-	-	-	m	p	p	-	p (5)	p

f. Office/Business Services

Land Use Designation	Open Lands		Agriculture			Residential				Community		Overlays	
	OL-N	OL-R	AG-WS	AG-P	AG-R	RF	RM	RN	RC	CS	PS	ATO	NCO
Office: Business, service (1500 sf max)	-	-	-	-	-	-	-	m	p	-	-	-	p
Office: Professional, administrative (1500 sf max)	-	-	-	-	-	-	-	m	p	-	-	-	p
Office: Real Estate (1500 sf max)	-	-	-	-	-	-	-	c	p	-	-	-	p

(1) Refer to specific Building Type requirements for permitted Secondary Units, Section 5.4.1

(2) Trail improvements are to comply with all applicable state and federal permits.

(3) Passive Recreation uses include walking, sitting, picnicking, organized games or events.

(4) Complimentary tourist facilities include tasting rooms, gift shops, galleries, restaurants, cafes, facilities for the sale of local produce, and ancillary offices for the support of agricultural tourism.

p - Allowed by Right

m - Minor Use Permit Required

c - Use Permit Required

- - Use not allowed

(5) Use must be ancillary to the primary agricultural use

(6) Parking for special events, weddings, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Limitations on the number of guests may be based on availability of off-street parking. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is