

Table 17.04-1 Residential Land Uses and Permit Requirements

Land Use ¹	RE	R1	R2	R3	R4	R4-20	PZ (16)	OT-M	OT-H	RWF
Residential Uses										
<u>Accessory Structures - Less than 15 feet in height</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Structures – Greater than 15 feet in height</u>	<u>CUP</u>	<u>CUP</u>	<u>CU</u> <u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
Agricultural Employee Housing										
1-4 Employees	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
4+ Employees	CUP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Apartments	NP	NP	NP <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>
Condominiums (4 <u>15</u>)	NP	NP	NP	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	NP
Duets	NP	NP	NP	S&A <u>P</u>	S&A <u>P</u>	NP	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>
Duplex	NP	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	NP	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	P(4)
Home Occupation (1)	P	P	P	P	P	P	P	P	P	P
Manufactured Home (<u>1</u> 2)	P	P	P	P	NP	NP	P	P	P	P
Mobile Home (<u>1</u> 3)	P	P	P	P	NP	NP	P	P	P	P
Mobile Home Parks	<u>P</u>	<u>P</u>	NP	NP	NP	NP	NP	NP	NP	NP
Residential Accessory Uses and Structures										
Less than 120 sq. ft. (13)	P	P	P	P	P	P	P	P	P	P
More than 120 sq. ft. (14)	CUP	CUP	CU <u>P</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Higher than 15 feet										
Residential Care Homes										
6 or fewer	P	P	P	P	P	P	P	P	P	P
7 or more	CUP	CUP	CU <u>P</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Accessory Dwelling Units (6)	<u>ADU</u> <u>P</u>	<u>ADU</u> <u>P</u>	<u>ADU</u> <u>U</u> See Note 7	<u>ADU</u> See Note 7	<u>ADU</u> See Note 7	<u>ADU</u> NP	<u>ADU</u> <u>P</u>	<u>ADU</u> See Note 7	<u>ADU</u> See Note 7	<u>ADU</u> <u>P</u>
Single-Family—Attached	NP	NP	NP	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	S&A <u>P</u>	NP

Single-Family— Detached	P	P	NP (<u>3</u> 8)	P	NP (<u>3</u> 8)	NP	P	P (<u>8</u>)	CUP (<u>3</u> 8)	P
Supportive Housing Facility 7 or fewer 8 or more										
Triplex, Fourplex	NP	NP	NP	<u>S&A</u> <u>P</u>	<u>S&A</u> <u>P</u>	<u>S&A</u> <u>P</u>	<u>S&A</u> <u>P</u>	<u>S&A-P</u> (<u>2</u> <u>5</u>)	<u>S&A-P</u> (<u>2</u> <u>5</u>)	<u>S&A</u> <u>P</u> (<u>4</u>)
Retail Uses										
Bed and Breakfast Inns (9)	NP	NP	NP	NP	NP	NP	CUP	CUP	CUP	NP
Animal Kennels and Boarding	CUP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Small Neighborhood Market and Convenience	CUP	CUP	CU P	CUP	CUP	CUP	CUP	CUP	CUP	NP
Services, Public and Semipublic Uses										
Ambulance Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Clubs and Lodges	CUP	CUP	NP	NP	NP	NP	CUP	CUP	CUP	NP
Community Care Facility 6 or fewer 7 or more	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CU</u> <u>P</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>CUP</u>
Convalescent Hospitals/Nursing Homes (10)	CUP	CUP	CU P	CUP	CUP	NP	CUP	CUP	CUP	CUP
Cultural Institutions (Library, Museum)	CUP	APR	NP	NP	NP	NP	CUP	CUP	CUP	NP
Child Day Care Small Family Large Family (11)	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>	<u>P</u> <u>APR</u>
Child Day Care Centers (lot size greater than one acre)	CUP	CUP	CU P	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Family Day Care	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Medical Services - Hospitals (10)	CUP	CUP	NP	NP	NP	NP	NP	NP	NP	NP
Libraries, Museums	CUP	CUP	CU P	CUP	CUP	NP	CUP	CUP	CUP	CUP
Park and Recreation Facilities	CUP	CUP	CU P	CUP	CUP	NP	CUP	CUP	CUP	CUP
Parking Lots and Structures	NP	NP	NP	S&A	S&A	NP	S&A	S&A	S&A	NP

Public Utility or Safety Facility	<u>CUP</u>	<u>CUP</u>	<u>CU</u> <u>P</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
Religious Assembly (12)	P	P	P	P	P	NP	P	P	P	P
Supportive Housing 6 or fewer 7 or more	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>
Transitional Housing 6 or fewer 7 or more	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>	<u>P</u> <u>CUP</u>
Schools—College and University	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Schools-Primary	CUP	CUP	CU P	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools – Secondary	CUP	CUP	CU P	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools – Specialized Education and Training	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Schools – Vocational and Trade	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Schools—Public/Private	CUP	CUP	CU P	CUP	CUP	NP	CUP	CUP	CUP	CUP
Telecommunications Facilities										
Major Telecommunication Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Minor	P	P	P							
Public Utility or Safety Facilities (10)	CUP	CUP	CU P	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utilities—Minor	P	P	P	P	P	P	P	P	P	P

± Permit Requirement	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements.
AP	Administrative Permit issued at Development Services Department.
ADU	<u>Accessory Dwelling Unit Permit and approval by the Community Development Director with review by the Development Review Committee (DRC) for compliance with Chapter 17.32, Accessory Dwelling Units.</u>
APR	Administrative Permit Review and approval by the Community Development Director with review by the Development Review Committee (DRC) for compliance with standards without a public hearing.
mTUP	Minor Temporary Use Permit.
MTUP	Major Temporary Use Permit.

CUP	Conditional Use Permit required with Planning Commission approval.
S&A	Site and Architectural Review required with Planning Commission approval.
NP	Not Permitted.

Additional Use Regulations and Notes:

- ~~(1) See Section 17.22.130 (Home Occupations) for uses allowed and permit requirements.~~
- ~~(2) Manufactured homes permitted on a permanent foundation subject to standards for the applicable district.~~
- (13) Manufactured and** Mobile homes are required to be **permitted** on a permanent foundation where the development and must comply **complies** with the **residential development** standards **of the zoning district in which the property is located** and the minimum development density **identified in the General Plan** ~~for the applicable district.~~
- ~~(4) These types of housing are permitted in the RWF zoning district provided the overall density standards for the Specific Plan are met.~~
- (2 5)** On corner lots, an entrance shall be oriented to each street frontage. On interior lots, the unit shall be designed to maintain a single-family residential appearance from the street frontage with access to the second unit, parking and utilities concealed from the street.
- ~~(6) Accessory dwelling units are permitted where performance standards in Chapter 17.32 (Accessory Dwelling Units) can be met. Accessory dwelling units are permitted only on lots occupied by one existing or proposed detached single family dwelling.~~
- ~~(7) Permitted where a single family residence was established on a legal lot that is less than 8,000 square feet in size and the accessory second unit complies with the standards in Chapter 17.32 (Accessory Dwelling Units) and there is future multifamily development on the parcel or lot consolidation with adjoining parcels to accommodate future multifamily development.~~
- (3 8)** An existing single-family home that is the only dwelling on a parcel that was lawfully constructed and involuntarily damaged or destroyed by fire or other calamity may be rebuilt.
- ~~(9) See Section 17.22.080 for bed and breakfast requirements.~~
- ~~(10) Establishment of the land use is prohibited if the property is located in the Flood Hazard Overlay zone.~~
- ~~(11) See Section 17.22.140 (Large Family Child Care Homes) requirements.~~
- ~~(12) Places of religious worship allowed provided all the conditions in Section 17.22.180 (Religious Assembly) are met.~~
- ~~(13) Setback is 18 inches for structures less than 120 square feet or eight feet high.~~
- ~~(14) Setback is five feet for accessory structures more than 120 square feet or eight feet high. A three-foot setback may be allowed for a structure with a fire wall that complies with the California Building Code.~~
- (4 15)** See Chapter 16.17 "Conversion of multifamily rental units" for information on condominium conversion requirements.
- ~~(16) All projects within the performance overlay (PZ) zoning district which utilize the standards of the performance overlay which do not meet the standards of the base zoning district, shall be subject to conditional use permit approval by the planning commission in addition to any other entitlement requirements.~~