

**Permitted Land Use**

Main Street, East Fair Oaks Boulevard, Manzanita, and South Gateway Districts each have variations in allowable uses that were identified by the community in the planning process. The following table identifies permitted uses and the type of permit process required for each district.

**Key for Land Use Table**

1. Allowable Use – Allowable or Permitted uses are allowed by right without the need for discretionary review by the Planning and Community Development Director, Community Planning Commission, or Board of Supervisors.
2. Conditionally Allowable Use – Conditionally allowable uses would include uses that are permitted under certain circumstances such as size or scale of the use. Some of these uses would be allowable upon the approval of a Minor Use Permit approved or disapproved by the Planning and Community Development Director. Other uses would be allowable upon the approval of a discretionary Use Permit approved by the Community Planning Commission. The Community Planning Commission shall conduct a public hearing on an application for a Use Permit prior to a decision on the application. Uses requiring special permits (e.g., business selling alcoholic beverage or itinerant vendors) must follow detailed requirements described in the Zoning Ordinance.
3. Not Allowed – Uses not allowed under any condition within the district identified.

<b>Land Use</b>	<b>Main Street District</b>	<b>East Fair Oaks Boulevard District</b>	<b>Manzanita District</b>	<b>South Gateway District</b>
<b>Retail Trade Uses</b>				
Accessory retail uses	1	1	1	1
Liquor Store	2	2	2	2
Art Gallery, Art Studio	1	1	1	1
Auto and vehicle sales, new and used	3	3	3	3
Auto parts sales with no installation services	3	1	3	3
Auto/utility trailer rental or lease agency	1	2	3	3
Building/landscape materials sales	2	2	2	2
Construction and heavy equip. sales & rental	3	3	3	3
Convenience store	2	2	2	2
Drive-through retail	3	2	2	2
Drug store, pharmacy	1	1	1	1
Gunshop-Gunsmith	3	3	3	3
Furniture, furnishings and appliance store	1	1	1	1
General retail	1	1	1	1
Groceries, specialty foods	1	1	1	1
Itinerant Vendor	2	2	2	2
Mobile home, boat, or RV sales	3	2	3	3
Motorcycle, sports cycle, trail bike sales	3	2	3	3
Office-supporting retail	1	1	1	1
Restaurant, café, coffee shop	1	1	1	1
Retail complex	1	1	1	1
Service station/Fuel dealer (propane)	3	2	2	3
Vending machines	3	3	3	3
Warehouse retail	3	3	2	3
<b>Services–Business, Financial, Professional</b>				
ATM	1	1	1	1

<b>Land Use</b>	<b>Main Street District</b>	<b>East Fair Oaks Boulevard District</b>	<b>Manzanita District</b>	<b>South Gateway District</b>
Bank, financial services	1	1	1	1
Business support service	1	1	1	1
Medical services - MD office, clinic, urgent care	1	2	2	1
Medical services – Laboratory	2	2	2	2
Office	1	1	1	1
<b>Services–General</b>				
Adult day care	3	3	3	3
Catering service	2	2	2	2
Car Wash	3	2	2	2
Child day care center	2	2	2	2
Drive-through service	3	2	2	2
Equipment rental	3	3	2	2
Kennel, animal boarding, unless incidental to a veterinary hospital	3	3	3	3
Lodging - Bed & breakfast inn (B&B)	1	1	1	1
Lodging - Hotel or motel	2	1	1	1
Massage Parlor, unless incidental to health and fitness services	3	3	3	3
Mortuary, funeral home	3	2	2	2
Personal services (i.e. cleaners, beauty salon)	1	1	1	1
Public facilities	2	2	2	2
Repair service - Equip., large appliances, etc.	3	2	2	2
Vehicle services - Major repair/body work	3	2	3	3
Vehicle services - Minor service/repair/replacement	3	2	3	3
Veterinary clinic, animal hospital, including kennels	3	2	2	2
<b>Manufacturing and Processing</b>				
Artisan/craft product manufacturing	2	2	2	2
Building Trades Service Yard/workshop	3	2	3	3
Food & beverage product manufacturing	2	2	2	2
Furniture & fixtures manufacturing, cabinet shop (with showroom)	1	1	1	1
Industrial research and development	2	2	2	2
Laboratory - Analytical, testing	2	2	2	2
Media production	1	1	1	1
Printing and publishing	2	2	2	2
Recycling Center	3	2	3	3
<b>Recreation, Education and Public Assembly Uses</b>				
Bar/tavern/ brew pub	2	2	2	2
Commercial rec. facility – Indoor	2	2	2	2
Commercial rec. facility – Outdoor	3	3	2	3
Conference/convention facility	2	2	2	2
Fitness/health facility, including spas	1	1	1	1
Library, museum	1	2	2	2
Meeting facility, public or private	2	2	2	2
Night club	2	2	2	2
Park, playground	1	1	1	1
School - College, university	2	2	2	2

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School - Elementary, middle, secondary	2	2	2	2
School - Specialized education/training	3	2	2	2
Sports & entertainment assembly facility	2	2	2	2
Studio - Art, dance, music, etc.	1	1	1	1
Theater	1	3	2	3
<b>Transportation, Communications and Infrastructure</b>				
Broadcasting studio	2	2	2	2
Parking facility, public or comm., surface	1	1	1	1
Parking facility, public or comm., structured	1	1	1	1
Pipeline, utility transmission or distribution line	2	2	2	2
Telecommunications facility	2	2	2	2
Transit station or terminal	2	2	2	2
Utility facility	2	2	2	2
<b>Residential</b>				
Home occupation	1	1	1	1
Live/work unit	1	1	1	1
Residential component of mixed use project	1	1	1	1
Multi-family housing in a mixed-use structure	1	1	1	1
Multi-family dwelling (stand alone)	2	2	2	2
Congregate Care Facilities	2	2	2	2
Social Rehabilitation Facilities	2	2	2	2