Appendix A
Proposed Zoning Amendment

Information Copy
REVISED 04/22/2016

(Underline indicates addition)
(~~Strikeout~~ indicates deletion)
(Double Underline indicates existing language moved to new section)

PRELIMINARY DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE AGRICULTURE PROMOTION PROGRAM

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the Zoning Ordinance should be amended to update and revise regulations for agricultural uses. The amendments made by this ordinance are intended to set forth reasonable standards and procedures for agricultural uses with a series of tiers for permitting including ministerial and discretionary levels of review for some use types. The County desires to allow flexibility for permitting of agricultural uses while minimizing development impacts and protecting environmental resources. This ordinance provides reasonable standards for agricultural uses in order to achieve a balance between the private, public or recreational uses on a property in the county and the impacts of these uses on surrounding properties.

Section 2. The Table of Contents of the Zoning Ordinance is amended to read as follows

TABLE OF CONTENTS

PART ONE: BASIC PROVISIONS

[no changes]

PART TWO: USE REGULATIONS

[no changes]

PART THREE: ANIMAL REGULATIONS

[no changes]

PART FOUR: DEVELOPMENT REGULATIONS

[no changes]

PART FIVE: SPECIAL AREA REGULATIONS

[no changes]

PART SIX: GENERAL REGULATIONS

6000 General Provisions
6100 Temporary Use Regulations
6150 Accessory Use Regulations
6200 Off-Premise Sign Regulations
6250 On-Premise Sign Regulations
6300 Performance Standards
6350 Density Bonus Program
6400 Resort Services Regulations
6450 Recreational Vehicle Park Regulations
6500 Mobilehome (Manufactured Home) Regulations
6550 Extractive Use Regulations
6600 Planned Development Standards
6700 Fencing & Screening Regulations
6750 Parking Regulations
6800 Enclosure Regulations
6850 Nonconformity Regulations
6900 Miscellaneous General Regulations

- 6900 Ambulance Service
- 6901 Cemeteries
- 6902 Animal Waste Processing
- 6903 Lot Line Locations
- 6904 Explosive Storage
- 6905 Fire Protection and Law Enforcement Services
- 6906 Requirements for Farm Labor Camps
- 6907 Crematoriums
- 6908 Columbaria
- 6909 Mini-Warehouses
- 6910 Wholesale Limited, Boutique and Small Wineries
- 6911 Emergency Shelters
- 6912 Community Gardens
- 6913 Aquaponics
- 6920 Cottage Industries
- 6930 Adult Entertainment Establishments
- 6935 Medical Marijuana Collective Facilities
- 6940 Trailer Coaches Outside Mobilehome Parks
- 6950 Renewable Energy
- 6951 Small Wind Turbine
- 6952 Large Wind Turbine
- 6954 Solar Energy System
- 6960 Nudist Facilities
- 6970 Recycling Collection Facility
- 6976 Marijuana Dispensaries -Non-Medical (Not Authorized Under State Law)
- 6975 Recycling Processing Facility
- 6980 Wireless Facilities

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PART SEVEN: PROCEDURES

[no changes]

PART EIGHT: ~~FALLBROOK~~ VILLAGE REGULATIONS

8000	Fallbrook Village Regulations
8100	Village 1 Zone
8200	Village 2 Zone
8300	Village 3 Zone
8400	Village 4 Zone
8500	Village 5 Zone
8600	Use Matrix
8700	Ramona Village Center Regulations
8900	Alpine Village Core Regulations

Section 3. Section 1110, DEFINITIONS (A), of the Zoning Ordinance is amended to amend the definitions of "Agricultural Homestay", "Agricultural Tourism", "Animal Regulations", "Animal, Specialty", Animal Waste Processing and Aquaculture and to add the definitions of "Agricultural Microbrewery", Agricultural Micro-Distillery" and "Aquaponics" in their appropriate alphabetical locations, to read as follows:

Agricultural Microbrewery: see Microbrewery, Agricultural

Agricultural Micro-Distillery: see Micro-Distillery, Agricultural

Agricultural Homestay: A working farm or ranch on which bedrooms are made available for rent ~~in a farm or ranch house occupied by the farmer or rancher or in a single cabin or other small detached structure measuring no more than 500 square feet~~ and where lodging and overnight sleeping accommodations are provided ~~for a stay of no more than 14 days, either with or without meals~~. (see Section 6157.c)

Agricultural Stand: (see Stand, Agricultural)

Agricultural Store: A structure for the display and sale of agricultural and horticultural products raised on the premises. (see Section 6157.a)

Agricultural Tourism (also Agri-tourism or Ag-tourism): An accessory agricultural use, which includes the act of visiting a commercial agricultural enterprise for the purpose of enjoyment, education or active involvement in the activities of the farm, ranch or agricultural operation. (see Section 6157.b)

Animal Regulations: That element of a zone which indicates, by means of a letter designator, the regulations pertaining to the keeping of animals. (see Section 3000)

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Animal, Specialty: Including, but not limited to, fish (not related to aquaponics), furbearing animals, wild or undomesticated animals, amphibians, insects and birds, other than large or small animals.

Animal Waste Processing: The processing of animal waste and byproducts including but not limited to animal manure, animal bedding waste, a similar byproduct of an animal raising agricultural operation, for use as a commercial fertilizer or soil amendment and including composting operations. (see Section 6902)

Aquaculture: A form of agriculture devoted to the controlled growing and harvesting of fish, shellfish, and plants in marine, brackish, and fresh water and as defined in Food and Agriculture Code section 25.5.

Aquaponics: A form of agriculture which combines aquaculture (raising of fish) with hydroponics (growing plants in water) in a symbiotic, closed-loop system. (see Section 6913)

Section 4. Section 1110, DEFINITIONS (C), of the Zoning Ordinance is amended to amend the definition of "Commercial Agriculture" and add the definition of "Creamery" in its appropriate alphabetical location, to read as follows:

Commercial Agriculture: Shall mean a routine and ongoing enterprise associated with a farm, grove, dairy, or other agricultural business, and shall include:

1. The cultivation and tillage of soil; crop rotation; fallowing for agricultural purposes; the production, cultivation, growing, replanting and harvesting of any agricultural commodity including viticulture, vermiculture, apiculture, or horticulture;

2. The raising of livestock, bees, fur bearing animals, fish or poultry, and dairying for sale;

3. Any practices performed by a farmer on a farm as incident to or in conjunction with ~~those~~ farming ~~or grove~~ operations, including the preparation for retail sale ~~market~~, delivery to storage or to market, or delivery to carriers for transportation to market; and

4. Ordinary pasture maintenance and renovation and dry land farming operations consistent with rangeland management and soil disturbance activities.

All such activities must be consistent with the economics of commercial agricultural operations and other similar agricultural activities. Commercial Agriculture does not include animal raising, crops or agriculture for personal consumption.

Creamery: A milk products plant, as defined in Food and Agricultural Code Section 32513, in which a person engages in the business of handling, receiving, manufacturing, freezing, processing or packaging milk, or any product of milk. (see Section 6157.e)

Section 5. Section 1110, DEFINITIONS (D) of the Zoning Ordinance is amended to add the definition of Dairy as follows:

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Dairy or Dairy Farm: An agricultural establishment raising large animals primarily for milking, including cattle, goats or sheep and as defined in Food and Agricultural Code Section 32505.

Section 6. Section 1110, DEFINITIONS (F) of the Zoning Ordinance is amended to amend the definition of "Food Sales Push Cart", to read as follows:

Food Sales Push Cart: A mobile food ~~establishment~~facility on/in which food is prepared, stored or displayed for the purpose of sale or given away without charge. This does not include self propelled or motorized vehicles or trailers which are designed so as to allow a person to be within such mobile food ~~establishment~~ facility. This does not include agricultural stands or agricultural stores related to commercial agriculture operations.

Section 7. Section 1110, DEFINITIONS (H) of the Zoning Ordinance is amended to amend the definition of "Host Home" and to add the definition of "Hydroponics" in its appropriate alphabetical location, to read as follows:

Host Home: A single-family dwelling in which no more than two bedrooms are made available for rent on a less than weekly basis to provide lodging, including overnight sleeping accommodations and breakfast. (see Section 6156.hh)

Hydroponics: A form of agriculture in which plants are grown in water or an inert supportive medium and as defined in Food and Agricultural Code Section 14538.

Section 8. Section 1110, DEFINITIONS (M) of the Zoning Ordinance is amended to add the definitions of "Micro-brewery, Agricultural, "Micro-Distillery, Agriculture", "Mobile Commercial Butchering" and "Mobile Custom Butchering" in their appropriate alphabetical locations, to read as follows:

Micro-brewery, Agricultural: A Microbrewery allowed as an accessory use to active Commercial Agriculture operation producing hops, barley or grain grown on the premises for brewing on-site. (see Section 6157.d)

Micro-Distillery, Agricultural: A distillery allowed as an accessory use to an active Commercial Agriculture operation producing grains or vegetables the premises for distilling on-site. (see Section 6157.d)

Mobile Commercial Butchering: A motor vehicle or trailer, licensed by the Department of Motor Vehicles that is a self-contained United States Department of Agriculture(USDA)-approved and inspected mobile slaughter facility that can travel to approved sites and is associated with a local USDA-certified slaughterhouse/ butcher for processing and packing. Also known as Mobile Slaughtering. (see Section 6126).

Mobile Custom Butchering: A motor vehicle or trailer, licensed by the Department of Motor Vehicles that is a self-contained United States Department of Agriculture (USDA)-approved and inspected mobile slaughter facility providing a service to farmers under the CFDA custom exemption for the consumption of the animal by the owner, the owner's family, farm workers and non-paying guests. Subject to all USDA restrictions. (see Section 6126)

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Section 9. Section 1110, DEFINITIONS (P) of the Zoning Ordinance is amended to amend the definition of "Poultry", to read as follows:

Poultry: Chicken~~s~~, turkey~~s~~, duck~~s~~, ~~and geese.~~ goose, fowl, pheasant and quail.

Section 10. Section 1110, DEFINITIONS (S) of the Zoning Ordinance is amended to amend the definition of "Stand" to read as follows:

Stand, Agricultural: A structure for the display and sale of farm products with no space for customers within the structure itself. (see Section 6156.q)

Section 11. Section 1110, DEFINITIONS (U) of the Zoning Ordinance is amended to amend the definition of "U-Pick", to read as follows:

U-Pick or Pick-Your-Own Operations: An accessory use as part of a Commercial Agriculture operation such as a farm, orchard or grove where the customers themselves harvest the products grown on-site. (see Section 6157.b)

Section 12. Section 1415, AGRICULTURAL AND HORTICULTURAL SALES of the Zoning Ordinance is amended to read as follows:

1415 AGRICULTURAL AND HORTICULTURAL SALES.
The Agricultural and Horticultural Sales use type refers to a business establishment with retail sale ~~from the premises~~ of agricultural and horticultural goods not cultivated on the premises.

a. Agricultural Sales. Sale of feed, grain, fertilizers, pesticides and similar goods. Typical items include nurseries, hay, feed and grain stores.

b. Horticultural Sales. Retail sale only of horticultural and floricultural specialties and related nursery items. Typical items include flowers, shrubs, trees and garden tools and supplies.

Section 13. Section 1420, AGRICULTURAL SERVICES of the Zoning Ordinance is amended to read as follows:

1420 AGRICULTURAL SERVICES.
The Agricultural Services use type refers to a property, establishment~~s~~ or place~~s~~ of business engaged in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include crop dusting or tree service firms.

Section 14. Section 1425, ANIMAL SALES AND SERVICES of the Zoning Ordinance is amended to read as follows:

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1425 ANIMAL SALES AND SERVICES.

Animal Sales and Services refers to a property, establishment~~s~~ or place~~s~~ of business primarily engaged in animal related sales and services. The following are animals sales and services use types:

a. Animal Sales and Services: Auctioning. Auctioning of livestock on a wholesale or retail basis with incidental storage of animals produced off property not exceeding 48-hour periods. The auctioning of miscellaneous related items may be conducted in conjunction with animal auctioning, if the auctioning of miscellaneous related items is conducted by the same operator as the animal auction, the number of days and hours of operation do not exceed those in which animal auctions are held, and the impacts resulting from the miscellaneous items auction activity do not exceed those of the animal auction. Typical uses include animal auctions or livestock auction yards.

b. Animal Sales and Services: Grooming. Grooming of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.

c. Animal Sales and Services: Horse Stable~~s~~. Boarding, breeding, raising, rehabilitation, riding training or performing of horses for commercial purposes. This does not include the private use of horses owned by the owners or the occupants of the premises allowed under section 1725 Animal Raising, such as Horsekeeping. Typical uses include boarding stables or public stables.

d. Animal Sales and Services: Kennels. Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, dog daycare or dog training centers.

e. Animal Sales and Services: Stockyards. Stockyard services involving the temporary keeping of transient livestock for slaughter, market or shipping. Typical uses include stockyards or animal sales yards.

f. Animal Sales and Services: Veterinary (Large Animals). Veterinary services for large animals. Typical uses include animal hospitals (large animals) or veterinary hospitals (large animals). Boarding of animals or grooming of animals may be allowed as accessory to the veterinary use.

g. Animal Sales and Services: Veterinary (Small Animals). Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals (small animals). Boarding of animals or grooming of animals may be allowed as accessory to the veterinary use.

Section 15. Section 2703, PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follows:

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

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a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery "22" (see Section 6910)
Packing and Processing: Boutique Winery "22" (see Section 6910)
Packing and Processing: Wholesale Limited Winery "22" (see Section 6910)
Packing and Processing: General "23" (see Section 6157)

Section 16. Section 2705, PERMITTED USES SUBJECT TO A MAJOR USE PERMIT of the Zoning Ordinance is amended to read as follows:

2705 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)

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Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Packing and Processing: Winery
~~Packing and Processing: General~~
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

Section 17. Section 2723, PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follows:

2723 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery “22” (see Section 6910)
Packing and Processing: Boutique Winery “22” (see Section 6910)
Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)
<u>Packing and Processing: General “23” (see Section 6157)</u>

Section 18. Section 2725, PERMITTED USES SUBJECT TO A MAJOR USE PERMIT of the Zoning Ordinance is amended to read as follows:

2725 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

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Group Residential

b. Civic Use types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
~~Packing and Processing: General~~
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

Section 19. Section 2883, PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follows:

2883 PERMITTED USES SUBJECT TO LIMITATIONS.
Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Material "3"

b. Agricultural Use Types.

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Packing and Processing: General “23”

Section 20. Section 2883, PERMITTED USES SUBJECT TO MAJOR USE PERMIT of the Zoning Ordinance is amended to read as follows:

2885 USES SUBJECT TO A MAJOR USE PERMIT.
Until a Specific Plan applicable to the property is adopted, the following use types are permitted by the S88 Use Regulations upon issuance of a Major Use Permit.

a. Agricultural Use Types.

Packing and Processing: Winery
~~Packing and Processing: General~~
Packing and Processing: Support

b. Extractive Use Types.

Site Preparation

Section 21. Section 2923, PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follows:

2923 PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the S92 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Wood and Green Materials "3"

b. Agricultural Use Types.

Packing and Processing: Small Winery “22” (see Section 6910)
Packing and Processing: Boutique Winery “22” (see Section 6910)
Packing and Processing: Wholesale Limited Winery “22” (see Section 6910)
Packing and Processing: General “23” (see Section 6157)

Section 22. Section 2926, PERMITTED USES SUBJECT TO MAJOR USE PERMIT of the Zoning Ordinance is amended to read as follows:

2926 USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the S92 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

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Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
~~Packing and Processing: General~~
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

Section 23. Section 2980, LIMITATIONS ON PERMITTED USES of the Zoning Ordinance is amended to read as follows:

2980 LIMITATIONS ON PERMITTED USES.
The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

"1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

"2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.

"3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.

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"4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.

"5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.

"6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.

"7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.

"8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.

"9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences less than 6 feet in height.

"10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.

"11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.

"12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.

"13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

"14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.

"15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.

"16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.

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"17" Cottage Industries. Permitted subject to the provisions of Section 6920.

"18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.

"19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.

"20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.

"21" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section 6158.j.

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section 2566, the provisions of "10" apply, however for additional area see Section 6158.j.

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section 6910.

<u>"23" Packing and Processing: General, Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section 6157.g. Allowed as a primary use of a property upon issuance of a Major Use Permit.</u>

Section 24. Section 2990, USE MATRIX of the Zoning Ordinance is amended to read as follows:

[Insert matrix pages 1 - 6 here]

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Section 25. Section 3100, ANIMAL SCHEDULE of the Zoning Ordinance is amended to read as follows:

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (*See Note 4*)	**Restrictions and Density Range**	**DESIGNATOR**																							
		A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**Q**	**R**	**S**	**T**	**U**	**V**	**W**	**X**
ANIMAL SALES AND SERVICES:																									
HORSE STABLE (see Section 3130)	Permitted							X	X	X						X								X	X
	Boarding of up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X		
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X		
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X		
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X		
KENNELS (*see Note 1*)	Permitted															X			X		X				
	Permitted provided fully enclosed							X	X	X															
	MUP required												X	X	X								X	X	
	ZAP required				X	X	X	X	X	X															
	One acre + by MUP	X	X	X																					
ANIMAL RAISING *(see Note 6)*																									
(a) Animal Raising Projects (*see Section 3115*)	Permitted							X	X	X															X
	½ acre+ by ~~ZAP~~ AD				X	X	X				X		X	X	X	X	X						X	X	
	1 acre+ by MUP	X	X	X																					
(b) Small Animal Raising (includes Poultry) (See Note 8)	Permitted													X	X	X	X							X	
	½ acre+ permitted							X	X	X															
	100 maximum											X													
	25 maximum				X	X	X				X		X					X	X				X		X
	½ acre+: 10 max	X	X	X																					
	Less than ½ acre: 100 Maximum							X	X	X															
	½ acre+ 25 max by ZAP	X	X	X																					
Chinchillas (*See Note 5*)	100 max by ZAP				X	X	X						X												X
	~~MUP required~~												~~X~~												
(c) Large Animal Raising (Other than	~~4~~ 1 acre~~s~~ + permitted															X								X	
	8 acres + permitted							X	X	X	X	X	X	X	X										X

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(Underline indicates addition)
(~~Strikeout~~ indicates deletion)
(Double Underline indicates existing language moved to new section) REVISED 04/22/2016

ANIMAL USE TYPE (*See Note 4*)	Restrictions and Density Range	DESIGNATOR																							
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
horsekeeping)	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X
	animals plus 4 for each ½ acre over ½ acre							X	X	X															
	1 ~~½~~ acre~~s~~ or less: 2 animals											X	X	X	X	X								X	
	1 ~~½~~ to ~~4~~ 8 acres: ~~1~~ 4 per ½ acre											X	X	X	X	~~X~~								~~X~~	
	~~4 acres+, 8 animals + 1 animal per 1 acre over 4 acres~~											~~X~~	~~X~~	~~X~~	~~X~~										
	2 animals										X						X	X	X				X		~~X~~
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					~~X~~
(*See Note 2*)	Grazing Only																			X	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X																		
(e) Specialty Animal Raising: Bees (*See Title 6, Division 2, Chapter 9, County Code*) (*See Note 7*)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (*See Note 3*)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X	
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X
	25 maximum by ZAP	X	X	X																					
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X
	Permitted							X	X	X					X	X								X	
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X						X					X	X	X	X	X			
	100 maximum							X	X	X	X	X					X						X		
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X		
	Permitted													X	X	X								X	X
(i) Racing Pigeons	100 Maximum										X	X											X		
	100 Max 1/acre plus																	X							
	Permitted												X	X	X	X	X							X	X
ANIMAL ENCLOSURE SETBACKS (*See Section 3112*)																									
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																
Least Restrictive				X			X			X															X

AD = Administrative Permit MUP = Major Use Permit + = plus ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.

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2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a ~~MUP~~ZAP may be approved for more than 25 chinchillas on property with the "L" Designator~~.~~
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

Section 26. Section 3115, ANIMAL RAISING PROJECTS of the Zoning Ordinance is amended to read as follows:

3115 ANIMAL RAISING PROJECTS.
In addition to the regulations imposed by Section 3112, animal raising projects shall be subject to the following regulations:

a. Limits. Such project is limited to the keeping, raising and breeding of domesticated animals for 4-H, FFA or other similar youth organization projects. Animal raising projects are a permitted use (by-right) provided the total number and the type(s) of animals on the premises are allowed by the applicable zone animal designator.

b. ~~Minor Use Permit.~~Administrative Permit. If the total number of animals on the premises would exceed the number allowed by the zone animal designator an ~~Minor Use Permit~~ Administrative Permit pursuant to Section 7050 shall be obtained to permit the animal raising project as provided in the Animal Schedule in Section 3100, subject to the findings below (or a waiver may be obtained pursuant to subsection e. below). ~~The use permit application fee is waived pursuant to Section 7602 d.2.~~

1. That the location size and design of the animal enclosure(s) will be compatible with adjacent uses, residences, buildings or structures, with consideration given to:

(a) The suitability of the site for the number of animals proposed on the premises.

(b) The harmful effect, if any, upon desirable neighborhood character.

(c) Any other relevant impact of the proposed use.

c. Under Auspices of Youth Organizations. The keeping of said animals shall be in connection with animal raising projects under auspices of 4-H, FFA or other similar youth organizations.

d. Other Conditions. An ~~Minor Use Permit~~Administrative Permit for an animal raising project may impose other conditions pertaining to the type, number, and locations of animals as are reasonable and necessary for the protection of the public health and welfare and for the protection of the health and welfare of the animals. A ~~use~~ permit time limit may also be imposed.

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e. Waiver of ~~Minor Use Permit.~~Administrative Permit. The Director of Planning and Development Services may waive the requirement for an ~~Minor Use Permit~~Administrative Permit for animal raising projects upon submittal of written consent to the granting of the waiver. Such consent shall be signed by all owners of each developed lot or parcel that is wholly or in part within a 300 foot radius of the perimeter of the property where the animal raising project is to be conducted. Such consent and any other material required, including plot plan and the number and types of animals, shall be on the forms or in the format required by the Department of Planning and Development Services. The waiver may be granted for a period not to exceed five years and may be revoked by the Director if the animal raising project does not comply with the requirements specified in the granting of the waiver or is in violation of any applicable County ordinances. At the end of five years an additional waiver may be applied for.

Section 27. Section 4620, PERMITTED EXEMPTIONS FROM HEIGHT LIMITS of the Zoning Ordinance is amended to read as follows:

4620 PERMITTED EXEMPTIONS FROM HEIGHT LIMITS.
The following structures shall be exempt from the maximum height provisions of an applicable height designator:

a. Radio and television receiving antennas no more than 200 feet in height of the type customarily used for home radio and television receivers.

b. Transmitting antennas no more than 200 feet in height used by licensed amateur (ham) or citizens band radio operators.

c. Flagpoles no more than 50 feet in height; provided, however, that flagpoles used as signs or attention-attracting devices shall be subject to the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250

d. Signs no more than 50 feet in height except as otherwise limited by the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.

e. Grain elevators, silos and water tanks functionally used for commercial agriculture, boarding and breeding stables or public stables which are located in agricultural zones or S92 Use Regulations; provided that no such structure shall be more than 50 feet in height.

f. Chimneys no more than 100 feet in height located in industrial zones; and all other chimneys extending no more than 3 feet above the highest point on the roof of the building to which they are attached.

g. Any structure for which a Major Use Permit is granted pursuant to other provisions of this ordinance, when the Major Use Permit authorizes an exemption to the height regulations.

h. Any structure used primarily to contain or support an Essential Services or Fire Protection Services use.

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i. A Photovoltaic Solar Energy System extending not more than 5 feet above the highest point of the roof.

j. Wind turbines, windmills, wind-driven water pumps and appurtenant structures required for the function thereof.

k. Meteorological Testing (MET) Facility of less than 200 feet in height permitted in accordance with Section 6123.

l. Brewery and associated structures, including water tanks or silos, not more than 50 feet in height, located in industrial or commercial zones.

Section 28. Section 4622, EXCEPTIONS TO HEIGHT LIMITS WITH MINOR USE PERMIT of the Zoning Ordinance is amended to read as follows:

4622 EXCEPTIONS TO HEIGHT LIMITS WITH MINOR USE PERMIT.
Except as otherwise provided by Section 4620, the following structures may be erected and maintained above the maximum height permitted by an applicable height designator upon the issuance of a minor use permit therefore; provided, however, no such structure above such height limit shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building:

a. Radio and television receiving antennas greater than 200 feet in height of the type customarily used for home radio and television receivers.

b. Transmitting antennas greater than 200 feet in height used by licensed amateur (ham) radio operators; and all transmitting antennas used by other than licensed amateur (ham) or citizens band radio operators

c. Flagpoles greater than 50 feet in height; provided, however, that flagpoles used as signs or attention-attracting devices shall be subject to the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.

d. Signs greater than 50 feet in height except as otherwise limited by the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.

e. Provided the principle use of the property is commercial agriculture, a boarding and breeding stable or a public stable, grain elevators, silos and water tanks greater than 50 feet in height, and barns and all other structures greater than the permitted height limit of the zone, functionally used for commercial agriculture, a boarding and breeding stable or a public stable, which are located in agricultural zones or S92 Use Regulations; grain elevators, silos, and water tanks not located in agricultural zones or S92 Use Regulations, functionally used for commercial agriculture, boarding and breeding stables or public stables.

f. Chimneys greater than 100 feet in height located in industrial zones; and all other chimneys extending more than 3 feet above the highest point on the roof of the building to which they are attached.

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g. Towers, gables, spires, steeples, sundecks, scenery lofts, cupolas, and similar structures and necessary mechanical appurtenances; provided, however, that no such structure may extend more than 20 feet above the maximum height specified by the applicable height designator if of combustible materials.

h. Penthouse; provided, however, that no penthouse shall exceed 28 feet in height above the roof when used as an enclosure for tanks or for elevators which run to the roof and in all other cases shall not extend more than 12 feet in height above the roof; and further provided, however, that the aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.

i. A Photovoltaic Solar Energy System.

j. Wireless Telecommunications Facilities.

k. Brewery and associated structures, including water tanks and silos, greater than 50 feet in height located in industrial and commercial zones.

Section 29. Section 6102, IDENTIFICATION OF PERMITTED TEMPORARY USES of the Zoning Ordinance is amended to read as follows:

6102 IDENTIFICATION OF PERMITTED TEMPORARY USES.
The following temporary uses shall be permitted as specified by these regulations:

a. Circus, Carnival, or Other Outdoor Entertainment Event. The temporary gathering of people for a circus, carnival, or other outdoor entertainment event.

b. Antique or Art Show on Public Property. The temporary use of public property for antique or art shows.

c. Civic, Fraternal or Religious Assembly. The temporary gathering by an organization listed in Section 1348 on public or private property that is not the regular gathering place for that organization.

d. Construction Support. Temporary building and structures supporting residential development and major construction.

e. Reversible Uses of Future Highway Rights-of-Way. Temporary uses on land required for a future County or State Highway.

f. Travel Trailer Park. The temporary operation of a travel trailer park.

g. Uses in New Subdivisions. Temporary uses in new subdivisions and other residential developments which support the sale of dwellings and lots within the same subdivision or residential development.

h. Use of Trailer Coach. Temporary use of a trailer coach for certain purposes.

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i. Use of Public School Sites. Temporary use of a public school site for certain specified purposes.

j. Certified Farmers' Market. Temporary use of certain public or commercial property for a Certified Farmers' Market.

k. Meteorological Testing (MET) Facility. Temporary use of a Meteorological Testing (MET) Facility permitted in accordance with Section 6123.

l. Temporary Outdoor Sales. Temporary outdoor sales, incidental to the existing commercial uses on a site, in certain commercial or industrial zones.

m. Commercial Filming. Temporary use of public or private property (not including public road rights-of-way) for commercial motion picture production, television production, still photography and related activities.

n. Mobile Butchering. Temporary use of commercial, industrial, agricultural or special purpose zoned private property for butchering of livestock on a limited basis.

o. Fishermen's Market. Temporary use of certain public or commercial property for a Certified Fisherman's Market.

Section 30. Section 6126, MOBILE BUTCHERING of the Zoning Ordinance is added to read as follows:

6126 MOBILE BUTCHERING

a. Location.

1. Mobile Commercial Butchering operations shall be located within commercial, industrial, agricultural or special purpose zones where either the Food and Beverage Retail Sales use type is allowed or where the Packing and Processing: Limited or General use types are allowed.

2. Mobile Custom Butchering operations shall be located on a property where the livestock was raised, or another nearby property under the same ownership, where the Packing and Processing: Limited or General use types are allowed.

b. Setback. The trailer or vehicle where the mobile butchering occurs shall be located outside the setback requirements of the zone or at least 25 feet from the nearest property line, whichever is greater.

c. Duration. Mobile butchering shall not operate on more than 6 times per year and not more than 3 consecutive days on the same property or property within 1 mile of another property used for mobile butchering by the same owner.

d. Hours of Operation. No activities, including setup, preparation, and slaughtering or butchering shall begin before 7 a.m. or continue after than 8:00 p.m. on Monday through Saturday. On Sunday the applicable hours shall be 9 a.m. and 6:00 p.m. respectively.

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e. The Mobile Butchering operation shall be registered with the USDA and shall comply with all applicable federal and state laws and/or guidelines.

f. All remains (carcasses, blood, etc.) of animals slaughtered shall be disposed of off-site in compliance will all applicable state and local laws. No accumulation of animal matter in which fly larvae exist or any accumulation of filth or source of foulness hazardous to health or comfort of people is allowed,

Section 31. Section 6128, FISHERMAN'S MARKET of the Zoning Ordinance is added to read as follows:

6128 FISHERMEN'S MARKET
A Fishermen's Market is allowed on a legal lot provided the following conditions are met:

a. Location. A Fishermen's Market shall be located on public property, property owned by a school district which is developed with a school use, within the C31, C32, C34, C35, C36, C37, C40 or C42 use regulations, or within the S88 use regulations and designated commercial in the Specific Plan. A Fishermen's Market shall not be located within a private road easement or on vacant or unimproved land.

b. Duration. A Fishermen's Market shall not operate on more than two days per week.

c. Hours of Operation. No activities, including setup, preparation, sales and close up, shall begin before 6:30 a.m. or continue after than 10:00 p.m. on Monday through Saturday. On Sunday the applicable hours shall be 7:30 a.m. and 6:00 p.m. respectively.

d. The sales area shall not disrupt the flow of traffic onto and off of the site.

e. The market shall comply with all applicable laws, including the applicable provisions of the Food and Agricultural Code and the Health and Safety Code, and all applicable requirements of the Department of Environmental Health.

f. A Fishermen's Market may operate at the same time and location as a Certified Farmers' Market, provided each Market meets all applicable requirements of state codes and local ordinances.

Section 32. Subsection q. (Roadside Sales of Agricultural Products) of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance amended to read as follows:

q. Roadside Sales of Agricultural Products. (see Section 6157.a) ~~Operation of an agricultural stand for the display and sale of agricultural products produced on the premises shall be permitted only as follows:~~

~~1. Agricultural stands are permitted only in the RR Use Regulations on lots one acre or larger, and in the A70, A72, S90 and S92 Use Regulations.~~

~~2. Said stand shall be located no nearer than 15 feet from the edge of any street or highway right-of-way.~~

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~~3. Said stand shall be operated by the owner or tenant of the property upon which the stand is located,~~

~~4. Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold from said stand.~~

~~5. The total roofed area of said stand, including all areas used for display or storage for all products, shall not exceed 300 square feet.~~

~~6. No agricultural produce shall be sold from a motorized vehicle.~~

~~7. Cold storage shall be allowed only when accessory to the on-site farming operation and used only for storage of crops grown by the person(s) farming the parcel.~~

~~8. Incidental sale of items related to the sale or use of agricultural products (not to exceed 10% of the stand area), including horticultural products, may also take place provided any applicable health regulations are complied with.~~

~~9. No commodities other than those listed above may be sold from a produce stand except as allowed by Food and Agricultural Code section 47050.~~

~~10. A produce stand may sell only those ornamental plants that are grown on the same lot as such stand is located.~~

Section 33. Subsection u. (Farm Employee Housing) of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance amended to read as follows:

u. Farm Employee Housing. (see Section 6157.f) ~~In the RR, A70, A72, S80, S87, S88, S90, and S92 Use Regulations, farm employee housing is an allowed accessory use to Commercial Agriculture on the same parcel on which the housing is located or on another parcel under the same ownership, provided that:~~

~~1. The number of living units is reasonably related to the number of farm employees required for commercial agriculture on the parcel on which the farm employee housing is located and, where applicable, on other land owned or leased and farmed by the applicant.~~

~~2. Consideration shall be given to surrounding land uses when determining the location, size and design of Farm Employee Housing.~~

~~3. Farm employee housing shall be occupied only by farm employees (and their families) engaged in Commercial Agricultural labor and shall not be otherwise occupied or rented.~~

~~4. If Commercial Agriculture is not in progress at the time of application for an Administrative Permit, the Permit shall be conditioned to require review to ensure that bona-fide commercial agriculture commences within a reasonable time.~~

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~~5. Farm employee housing shall be removed or converted to another allowed use at such time as the commercial agriculture to which it relates ceases operation for more than twelve consecutive months following the date of occupancy on the building permit issued for the farm employee housing.~~

~~6. Contract. For any application for farm employee housing which is subject to the waiver of fees pursuant to Section 7602.d.5, prior to the approval issuance of the Administrative Permit, the property owner shall enter into a contract with the County agreeing to specific rental terms and conditions which make low cost housing available to farm employees and will allow for periodic inspections of the housing by County employees. The form of the contract shall have been approved by the Board of Supervisors.~~

~~7. On an annual basis, the property owner must file a certificate with the Director of the Department of Planning and Development Services stating that the commercial agricultural operation is still taking place on the property and that the tenants are employed as farm employees and thereby renew the agricultural certificate for the farm employee housing. Failure to file the certificate will be interpreted as indicating the commercial agriculture has ceased operation and may be the basis for building permit revocation.~~

~~8. Contract. Prior to the issuance of a Building Permit, the property owner shall enter into a contract with the County agreeing to specific terms and conditions limiting farm employee housing to bona-fide farm employees and their families in conjunction with on-going agricultural operations. The form of the contract shall have been approved by the Board of Supervisors.~~

~~9. Evidence of Commercial Agriculture. Prior to submittal of the Building Permit application for Farm Employee Housing the property owner shall provide appropriate evidence to the satisfaction of the Director of Planning and Development Services of an active Commercial Agricultural Operation. A Horse Stable or Horsekeeping are not considered evidence of Commercial Agriculture for Farm Employee Housing.~~

~~10. In the RS, RD, RM, RV, RU, RMH, RRO, RC, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46, M50, M52, M54, M58, S82, S86, and S94 Use Regulations, farm employee housing is allowed upon issuance of an Administrative Permit, provided that it complies with the provisions of 6156 u. 1 through 8, and before an Administrative Permit may be granted or modified, it shall be found:~~

~~a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:~~

~~1) Harmony in scale, bulk and coverage;~~

~~2) The availability of public facilities, services and utilities;~~

~~3) The harmful effect, if any, upon desirable neighborhood character;~~

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~~4) The generation of traffic and the capacity and physical character of surrounding streets;~~

~~5) The suitability of the site for the type and intensity of use or development which is proposed; and to~~

~~6) Any other relevant impact of the proposed use.~~

~~b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.~~

~~c. That the requirements of the California Environmental Quality Act have been complied with.~~

~~d. That notice shall be pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.~~

Section 34. Subsection v. (Horticultural Sales) of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance is amended to read as follows:

v. Horticultural Sales. (see also 6157.a) In all residential~~, agricultural,~~ and S88~~, and S92~~ Use Regulations, the retail sale of horticultural and floricultural products and their related gardening items in conjunction with and upon the premises of a growing nursery is permitted upon issuance of a Minor Use Permit.

Section 35. Subsection dd. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance is amended to read as follows:

dd. Poultry Manure Management. (see Section 6157.g) ~~Poultry manure management practices involving drying and disposal of manure produced on site or brought to a poultry ranch from another poultry ranch owned or operated by the same person(s), provided the receiving site is zoned with an animal regulations designator which allows unlimited number of poultry.~~

Section 36. Subsection hh. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance is amended to read as follows:

hh. Agricultural Homestay. (See 6157.c)~~An Agricultural Homestay is a permitted accessory use upon issuance of a Minor Use Permit provided the following criteria are met:~~

~~1. Located in a zone subject to the A70, A72, or S92 Use Regulations.~~

~~2. A maximum of three bedrooms in a farmer or rancher occupied residence shall be made available for rent. If a detached cabin is used in lieu of the ranch or farmhouse, it shall not exceed 500 square feet. Mobile homes and trailers are not permitted to be used for guest bedrooms.~~

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~~3. The facility shall be on a working farm or ranch. Proof of a continuous agricultural enterprise on the property shall be provided to the satisfaction of the Department of Agricultural Weights and Measures and the Department of Planning and Development Services.~~

~~4. The working farm or ranch shall be located on a parcel or adjoining parcels totaling at least 4 acres in size and under the same ownership. The Agricultural Homestay activity shall cease if a subdivision or conveyance of land results in a reduction of the site to less than 4 acres or if agricultural activity ceases.~~

~~5. No Agricultural Homestay shall be located on a site containing a Bed and Breakfast or Host Home operation.~~

~~6. The farmer or rancher shall reside on the site of the agricultural operation or on an adjoining parcel under the same ownership.~~

~~7. One off street parking space for each room rented shall be provided in addition to adequate off-street parking for the permanent residents and full-time employees.~~

~~8. Services shall be limited to the rental of rooms, activities traditionally associated with farms and ranches and the optional provision of meals for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom or cabin made available for rent.~~

~~9. Signs shall be limited to one on premise sign not to exceed two square feet.~~

~~10. An adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health, for use by the proposed Agricultural Homestay or letters from the appropriate water and sewer agencies indicating there is sufficient water supply and sewage treatment capacity for the proposed use shall be submitted by the applicant.~~

~~11. The owner of the facility shall keep records of the number of guests and lengths of stay and shall retain said records for five (5) years.~~

~~12. All Minor Use Permits shall be subject to review by the Department at five (5) year intervals.~~

Section 37. Subsection kk. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance is amended to read as follows:

kk. Agricultural Tourism. (see Section 6157.b) ~~Agricultural Tourism may be allowed as an accessory use to a Commercial Agriculture operation in the RR, A70, A72, S90 and S92 Use Regulations provided the following criteria are met:~~

~~1. Allowed activities. U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises.~~

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~~2. Parking. Adequate off street parking shall be provided to accommodate all employee and customer parking needs on the premises, entirely outside of public rights-of-way other than designated parking spaces. No parking on private roads is allowed.~~

~~3. No amplified sound is permitted.~~

~~4. Agricultural tourism does not include uses that are otherwise regulated by this Ordinance or for which a temporary special event permit is required by the Department of Environmental Health or Sheriff Department.~~

Section 38. Section 6157, COMMERCIAL AGRICULTURE of the Zoning Ordinance is added to read as follows:

6157 COMMERCIAL AGRICULTURE OPERATIONS
Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Commercial Agriculture operations are permitted. The Commercial Agriculture use must be the principle use of the property.

a. On-Site Agricultural and/or Horticulture Sales. The on-site agricultural and horticultural sales use type is an accessory use on premises with a principle Commercial Agricultural operation where horticulture, tree crops, row and field crops are produced or animals raised for the production of milk, honey, wool, fleece or fur, and incidental retail or wholesale sales of the products produced on the premises or items related to the products raised are allowed, as specified herein:

1. Roadside Sales of Agricultural Products. Operation of an agricultural stand for the display and sale of agricultural products produced on the premises shall be permitted only as follows:

a) Agricultural stands are permitted only in the RR Use Regulations on lots one acre or larger, and in the A70, A72, S88,S90 and S92 Use Regulations.

b) Said stand shall be located no nearer than 15 feet from the edge of any street or highway right-of-way.

c) Said stand shall be operated by the owner or tenant of the property upon which the stand is located,

d) Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold from said stand.

e) The total roofed area of said stand, including all areas used for display or storage for all products, shall not exceed 300 square feet.

f) No agricultural produce shall be sold from a motorized vehicle.

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g) Cold storage shall be allowed only when accessory to the on-site farming operation and used only for storage of crops grown by the person(s) farming the parcel.

h) Incidental sale of items related to the sale or use of agricultural products (not to exceed 10% of the stand area), including horticultural products, may also take place provided any applicable health regulations are complied with.

i) No commodities other than those listed above may be sold from a produce stand except as allowed by Food and Agricultural Code section 47050.

j). A produce stand may sell only those ornamental plants that are grown on the same lot as such stand is located.

2. Agricultural Store, Small. Operation of a Small Agricultural Store for the display and sale of horticulture or agriculture products produced on the premises shall be permitted with a Zoning Verification Permit, as follows:

a) A Small Agricultural Store is permitted only in the RR Use Regulations on lots of 2 acres or larger, and in the A70, A72, S88,S90 and S92 Use Regulations. The Agricultural Store provisions shall not be used to increase the size of a production facility, tasting area and/or retail sales area of a Wholesale Limited Winery, Boutique Winery or Small Winery, as limited by Section 6910.

b) The store shall be incidental to primary agricultural, horticultural or animal husbandry use, as follows:

i. At least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;

ii. At least fifty percent of the area in a) above (i.e., 25 percent of the total gross area of the premises) shall be in actual active agricultural, horticultural, or animal husbandry use. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.

c) The store shall be operated by the owner or tenant of the property upon which the store is located. Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold.

d) Only one agricultural store shall be permitted per legal lot. A small store is not allowed on a lot with an existing Agricultural stand or Large Agricultural Store.

e) Building size: the floor area of the building and all open, roofed areas used for display of products for sale shall not exceed a total of 1,500

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square feet. The structure shall conform to all setbacks pursuant to Section 4810. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health. No other structures on the property shall be used for on-site sales.

f) Retail sales activities including sale of products related to the agricultural products produced, cut flowers, prepackaged food, bottled or canned beverages, and sundries is allowed only in conjunction with the sale of produce, animal products and/or shell eggs raised on the property. All applicable regulations of the Department of Environmental Health and Department of Agriculture, Weights and Measures shall be met.

g) A retail sales area for items other than the agricultural products raised on the property shall be limited to a maximum of 200 square feet of the building area. This shall include any refrigeration cases for prepared foods,

h) Parking: A minimum of six parking spaces shall be provided for patrons using the Agricultural Store. The on-site parking area used for the Agricultural Store may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes. Any disabled access parking stalls, access aisles, and accessible routes provided shall be in compliance with California Building Code chapter 11B and shall be stable, firm and slip-resistant.

i) Hours of operation: The store is allowed to operate to the public from 10 a.m. until legal sunset seven days a week.

j) Signage: One on-premise sign, not to exceed four square feet, is allowed

k) Events, such as weddings or concerts, are prohibited. However, on site instruction related to the products produced or raised on the site is allowed.

3. Agricultural Store, Large. Operation of a Large Agricultural Store for the display and sale of products produced on the premises shall be permitted with an Administrative Permit, as follows:

a). A Large Agricultural Store is permitted only in the RR Use Regulations on lots of 4 acres or larger, and in the A70, A72, S88, S90 and S92 Use Regulations. The Agricultural Store provisions shall not be used to increase the size of a production facility, tasting area and/or retail sales area of a Wholesale Limited Winery, Boutique Winery or Small Winery, as limited by Section 6910.

b) The store shall be incidental to primary agricultural, horticultural or animal husbandry use, as follows:

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i. At least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;

ii. At least fifty percent of the area in a) above (i.e., 25 percent of the total gross area of the premises) shall be in actual active agricultural, horticultural, or animal husbandry use. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.

c) The store shall be operated by the owner or tenant of the property upon which the store is located. Agricultural products produced on other premises owned or leased by the same property owner or tenant may be displayed and sold.

d) Only one agricultural store shall be permitted per legal lot or premises as specified in the Administrative Permit. A large store is not allowed on a lot with an existing Agricultural Stand or Small Agricultural Store.

e) Building size: the floor area of the building and all open, roofed areas used for display of products for sale shall not exceed a total of 3,000 square feet. The structure shall conform to all setbacks pursuant to Section 4810. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health. No other structures on the property shall be used for on-site sales.

f) Retail sales activities including sale of products related to the agricultural products produced, cut flowers, sundries, prepackaged food, bottled or canned beverages and freshly prepared food and beverages is allowed only in conjunction with the sale of produce, animal products and/or shell eggs raised on the property. All applicable requirements of the Departments of Environmental Health and Agriculture, Weights and Measures shall be met.

g) A retail sales area for items other than the agricultural products raised on the property shall be limited to a maximum of 30% of the floor area of the building area. This shall include any refrigeration cases, food service counters, and seating areas for consumption of prepared foods,

h) On-Site Food Preparation area is allowed in addition to the retail sales area for the preparation of agricultural products or animals and preparation of those products at the farm location into food for retail sale or for onsite consumption may be allowed. Typically the use type is related to organic farming, sustainable agriculture and community supported agriculture. The use type may include limited cooking related to the on-site agriculture.

i) Food preparation and kitchen areas are allowed within the Large Ag. Store and shall conform to all applicable requirements of the state Health

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and Safety Code, Food and Agriculture Code and Department of Environmental Health for a Retail Food Facility. The kitchen and food preparation areas are in addition to the square footage for the retail area.

j) Preparation of food grown on site which includes canning, bottling, or similar packaging and/or preservation shall be subject to all applicable state regulations and permits, including a state Processor Permit and all applicable requirements of the Department of Environmental Health

k) Seating area for patrons to consume products grown on the premises or the prepared foods shall be within the Large Agricultural Store area and shall not exceed 15% of the floor area of the structure.

l) Parking: The required number of parking spaces shall comply with the requirements for Commercial Retail pursuant to Section 6762. The on-site parking area uses for the Agricultural Store may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes. Any disabled access parking stalls, access aisles, and accessible routes provided shall be in compliance with California Building Code chapter 11B and shall be stable, firm and slip-resistant.

m) A store may operate seven days a week. The hours of operation shall be specified in the Administrative Permit.

n) Signage: One on-premise sign, not to exceed four square feet, is allowed

o) Events, such as classes, harvest related activities, and which are related to the agricultural operations on the site, are allowed as specified in the Administrative Permit.

p) An Administrative Permit is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:

i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

(a) Harmony in scale, bulk, coverage and density.

(b) The availability of public facilities, services and utilities.

(c) The harmful effect, if any, upon desirable neighborhood character.

(d) The generation of traffic and the capacity and physical character of surrounding streets.

(e) The suitability of the site for the type and intensity of use or development which is proposed.

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(f) Any other relevant impact of the proposed use.

ii. That the impacts, as described in paragraph "i" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.

iii. That the requirements of the California Environmental Quality Act have been complied with.

q) A Large Agricultural Store shall demonstrate compliance with the emergency travel times specified in Safety Element, Table S-1.

r) Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.

b. Agricultural Tourism. Agricultural Tourism may be allowed as an accessory use to a Commercial Agriculture operation in the RR, A70, A72, S88, S90 and S92 Use Regulations provided the following criteria are met:

1. The Agricultural Tourism uses shall be incidental to primary agricultural, horticultural or animal husbandry use.

a) At least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;

b) At least fifty percent of the area in a) above (i.e., 25 percent of the total gross area of the premises) shall be in actual active agricultural, horticultural, or animal husbandry use. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or horticultural use.

~~1~~2. Allowed activities. U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises.

3. Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings (other than the allowed activities specified in b.2, above), including any activities or gatherings that are advertised or promoted.

Pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

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2.4. Parking. Adequate off street parking shall be provided to accommodate all employee and customer parking needs on the premises, entirely outside of public rights-of-way other than designated parking spaces. No parking on private roads is allowed.

5. One on-premise sign, not to exceed four square feet, is allowed.

3.6. No outdoor amplified sound is permitted.

4.7. Agricultural tourism does not include uses that are otherwise regulated by this Ordinance or for which a temporary special event permit is required by the Department of Environmental Health or Sheriff Department

c. Agricultural Homestay. An Agricultural Homestay is a permitted accessory use upon issuance of a Minor Use Permit Zoning Verification Permit provided all of the following criteria are met:

1. Located in a zone subject to the RR, A70, A72, S90 or S92 Use Regulations.

2. A maximum of three five bedrooms in a farmer or rancher occupied residence shall be made available for rent. If a detached cabin is used in lieu of the ranch or farmhouse, it shall not exceed 500 square feet. Mobile homes and trailers are not permitted to be used for guest bedrooms. All guest rooms, detached cabins, areas used for the provision of meals or for use by the guests, shall be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health.

3. The number of guests shall not exceed the maximum occupancy of the rooms as determined by the building code. However, in no case shall there be more than ten (10) adult guests, children accompanied by an adult guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons.

4. Lodging and overnight accommodations shall be for no more than 14 days, either with or without meals. Meals shall be provided to registered guests only, in compliance with California Retail Food Code section 113893.

35. The facility shall be on a working farm or ranch. Proof of a continuous agricultural enterprise Commercial Agriculture operation on the property shall be provided to the satisfaction of the Department of Agricultural Weights and Measures and the Department of Planning and Development Services.

46. The working farm or ranch shall be located on a parcel or adjoining parcels totaling at least 4 acres in size and under the same ownership. The Agricultural Homestay activity shall cease if a subdivision or conveyance of land results in a reduction of the site to less than 4 acres or if agricultural activity ceases.

57. No Agricultural Homestay shall be located on a site containing a Bed and Breakfast or Host Home operation.

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~~6~~8. The farmer or rancher shall reside on the site of the agricultural operation or on an adjoining parcel under the same ownership.

~~7~~9. One off street parking space for each room rented shall be provided in addition to adequate off-street parking for the permanent residents and full-time employees.

~~8~~10. Services shall be limited to the rental of rooms, activities traditionally associated with farms and ranches and the optional provision of meals for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom or cabin made available for rent. Activities that involve more than ten (10) adult guests of the homestay are prohibited. Events, including but not limited to weddings and parties, are prohibited.

However, pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

~~9~~11. Signs shall be limited to one on premise sign not to exceed ~~two~~four square feet.

~~10~~12. An adequate water well and sewage disposal system shall be available, satisfactory to the County Department of Environmental Health, for use by the proposed Agricultural Homestay or letters from the appropriate water and sewer agencies indicating there is sufficient water supply and sewage treatment capacity for the proposed use shall be submitted by the applicant.

~~11~~13. The owner of the facility shall keep records of the number of guests and lengths of stay and shall retain said records for five (5) years.

~~12. All Minor Use Permits shall be subject to review by the Department at five (5) year intervals.~~

d. Agricultural Microbrewery or Micro-Distillery

1. Microbrewery or Micro-Distillery, Agricultural, Small. A Small Agricultural Microbrewery or Micro-Distillery accessory to a Commercial Agriculture operation may be allowed with a Zoning Verification Permit and shall comply with the following provisions:

a) Prior to the occupancy of the Microbrewery or Micro-Distillery structures and the production of beer or spirits, the Microbrewery or Micro-Distillery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau. A Microbrewery shall have a current Type 23 Small Beer Manufacturer license issued by the California Department of Alcoholic Beverage Control. A Micro-Distillery shall have a current Type 04 Distilled Spirits Manufacturer license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

b) Beer production or distilled spirit production shall be no more than 2,000 beer barrels or 62,000 gallons annually.

c) A minimum of one acre of the premises shall be planted with hops, barley or other grain and/or shall be used for the production of honey or other ingredients used in the on-site production of beer or planted with grains or vegetables used in the on-site production of distilled spirits.

d) Of the total ingredients used in brewing or distilling, at least 25% shall be grown within San Diego County, with up to 75% may be grown outside of San Diego County.

e) The maximum floor area of non-residential structure(s) used to process the hops or other crops grown on the site and to produce beer or distilled spirits and store the beer or distilled spirits is limited to a maximum floor area of 2,000 square feet is allowed where the lot is up to two acres gross, and 3,000 square feet of floor area is allowed where the lot is two to four acres gross. Additional area is allowed on lots over four acres; however the maximum floor area of structure(s) combined shall not exceed 5,000 square feet. The structure(s) shall conform to all setbacks pursuant to Section 4810.

f) The structures permitted in Subsection d) above may contain one tasting/retail sales area in addition to the Microbrewery or Micro-Distillery structures. The tasting/retail sales area shall be accessory to beer or spirits production, and shall not exceed 30% of the total square footage of all permitted Microbrewery or Micro-Distillery production facility structures and shall comply with the following:

i. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act;

ii. Barns and agricultural storage buildings on the premises which are not permitted as part of the Boutique Winery production facility shall not be included for purposes of calculating the allowed area of the tasting/retail sales area;

iii. For the purposes of this Section, a tasting/retail sales area is defined as a room, cave, trellis and/or outdoor patio area (covered or uncovered) that is dedicated for beer or spirits tasting and sales of beer or spirits produced on-site and food related items;

iv. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes.

v. Internet, phone and mail-order sales are allowed.

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g) Parking. A minimum of six parking spaces shall be provided for patrons using the Microbrewery or Micro-Distillery, and a minimum of three spaces shall be provided for Microbrewery or Micro-Distillery operations and employees. No parking for a Microbrewery or Micro-Distillery is allowed off the premises.

h) The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.

i) Signage: One on-premise sign, not to exceed four square feet, is allowed.

j) All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.

k) For properties which are reliant on groundwater, a groundwater study shall be submitted to demonstrate that there is adequate groundwater at the site to support the agricultural and brewing operations on the site.

l) Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings (other than beer or distilled spirits production, beer or distilled spirits sales, beer or distilled spirits tasting, agricultural instruction and educational tours), including any activities or gatherings that are advertised or promoted.

Pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

m) The California Retail Food Code and the food provisions of the County Code apply as provided in those codes. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Small Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.

i. One mobile food facility may be allowed on the Small Winery premises to serve the patrons during the approved hours of operation;

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ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;

iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.

n) An Agricultural Microbrewery or Micro-Distillery shall demonstrate compliance with the emergency travel times specified in Safety Element, Table S-1.

2. Microbrewery or Micro-Distillery, Agricultural, Large. A Large Agricultural Microbrewery or Micro-Distillery accessory to a Commercial Agriculture operation may be allowed with an Administrative Permit and shall comply with the following provisions:

a) Prior to the occupancy of the Microbrewery or Micro-Distillery structures and the production of beer or spirits, a Microbrewery or Micro-Distillery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, and a current Type 23 Small Beer Manufacturer license issued by the California Department of Alcoholic Beverage Control. A Micro-Distillery shall have a current Type 04 Distilled Spirits Manufacturer license issued by the California Department of Alcoholic Beverage Control. Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

b) A minimum of two acres of the premises must be planted with hops, barley or other grain, and/or shall be used for the production of honey or other ingredients used in the on-site production of beer or planted with grains or vegetables used in the on-site production of distilled spirits.

c) Beer production or distilled spirit production shall be up to 8,000 beer barrels or 124,000 gallons annually.

d) Of the total ingredients used in brewing or distilling, a minimum of 25% shall be grown within San Diego County and a maximum of 75% may be grown outside of San Diego County.

e) The production facilities, tasting area/retail sales area shall operate only during the days and hours specified in the Administrative Permit. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act;

f) Parking. For the purposes of calculating parking, the brewing areas shall be considered manufacturing and the cold and warm storage shall be

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considered warehousing, pursuant to Section 6750. All required parking for employees and patrons shall be accommodated on the property, no off-site parking shall be permitted.

g) The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.

h) For properties which are reliant on groundwater, a groundwater study shall be submitted to demonstrate that there is adequate groundwater at the site to support the agricultural and brewing operations on the site.

i) All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.

j) Events, including but not limited to weddings and parties, may be allowed as specified in the Administrative Permit upon the making of the findings in Section 6157.d.2.m. Events shall comply with the requirements of Section 21.201 et seq. of the County Code.

Pursuant to Section 6106 of the Zoning Ordinance, Community Events as defined in and as limited by Chapter 2 of Division 1 of Title 2 of the San Diego County Code (sections 21.201 – 21.208) are allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections 21.101 – 21.117).

k) The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Boutique Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.

i. One mobile food facility may be allowed on the Boutique Winery premises to serve the patrons of the tasting room during the approved hours of operation as specified in b.8;

ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;

iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.

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l) Signage: One on-premise sign, not to exceed four square feet, is allowed

m) An Administrative Permit is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:

i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

1) Harmony in scale, bulk, coverage and density.

2) The availability of public facilities, services and utilities.

3) The harmful effect, if any, upon desirable neighborhood character.

4) The generation of traffic and the capacity and physical character of surrounding streets.

5) The suitability of the site for the type and intensity of use or development which is proposed.

6) Any other relevant impact of the proposed use.

ii. That the impacts, as described in paragraph "i" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.

iii. That the requirements of the California Environmental Quality Act have been complied with.

n) An Agricultural Microbrewery or Micro-Distillery shall demonstrate compliance with the emergency travel times specified in Safety Element, Table S-1.

o) Notice shall be provided pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.

e. Creamery. The Creamery use type refers to an accessory use to a dairy on premises where cattle, goats, sheep or other animals are fed and kept for milking operations. The Creamery use may include the production of milk, butter, cream, cheese or other products made from milk or cream, for wholesale or on-site limited retail direct to consumers.

A Creamery shall comply with the following provisions:

1. A Dairy shall have a valid permit issued by the U.S. Department of Agriculture, and a current dairy license issued by the California Department of Food & Agriculture. The production and/or sale of any butter, cream, cheese or other

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products shall conform to all applicable requirements of the U.S. Department of Agriculture (USDA), California Food & Agriculture Code, Health & Safety Code, and shall obtain any other applicable permits.

2. A minimum of 50 percent of the milk/cream used at creamery must be produced by the animals raised and milked on the premises.

3. The maximum floor area of non-residential structure(s) used to for a creamery is limited to a maximum of 2,000 square feet where the lot is less than one gross acre. A maximum floor area of 3,000 square feet is allowed where the lot is one acre or more but less than two acres gross, and a maximum of 4,000 square feet of floor area is allowed where the lot is two to four acres gross. Additional area is allowed if the lot is over four acres. The structure shall conform to all setbacks pursuant to Section 4810. All areas accessed by the public must be permitted and constructed in compliance with the applicable commercial building code and shall comply with all applicable requirements of the Department of Environmental Health. No other structures on the property shall be used for on-site sales.

4. One retail sales room is allowed for the sale of dairy and creamery products produced on the premises subject to all applicable permits required by the Department of Environmental Health and the California Department of Food and Agriculture. The retail sales room shall be accessory to the operation and shall not exceed 30% of the total square footage of the structure used for the Creamery. All areas accessed by the public must comply with all permitting requirements and shall be constructed in compliance with the applicable commercial building code, including the requirements of the Americans with Disabilities Act.

5. The sale of pre-packaged food is allowed on the premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is not allowed.

6. A minimum of six parking spaces shall be provided for customers and a minimum of three spaces shall be provided for employees and operations. No parking for a Creamery is allowed off the premises.

7. The on-site driveway and parking area shall not be dirt. The on-site driveway and parking area may be surfaced with Chip Seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.

8. Signage: One on-premise sign, not to exceed four square feet, is allowed.

9. Amplified sound is not allowed outside any building.

10. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control.

f. Farm Employee Housing. In the RR, A70, A72, S80, S87, S88, S90, and S92 Use Regulations, farm employee housing is an allowed accessory use to Commercial

Agriculture on the same parcel on which the housing is located or on another parcel under the same ownership, provided that:

1. The number of living units is reasonably related to the number of farm employees required for commercial agriculture on the parcel on which the farm employee housing is located and, where applicable, on other land owned or leased and farmed by the applicant.

2. Consideration shall be given to surrounding land uses when determining the location, size and design of Farm Employee Housing.

3. Farm employee housing shall be occupied only by farm employees (and their families) engaged in Commercial Agricultural labor and shall not be otherwise occupied or rented.

4. If Commercial Agriculture is not in progress at the time of application for an Administrative Permit, the Permit shall be conditioned to require review to ensure that bona-fide commercial agriculture commences within a reasonable time.

5. Farm employee housing shall be removed or converted to another allowed use at such time as the commercial agriculture to which it relates ceases operation for more than twelve consecutive months-following the date of occupancy on the building permit issued for the farm employee housing.

6. Contract. For any application for farm employee housing which is subject to the waiver of fees pursuant to Section 7602.d.5, prior to the approval issuance of the Administrative Permit, the property owner shall enter into a contract with the County agreeing to specific rental terms and conditions which make low cost housing available to farm employees and will allow for periodic inspections of the housing by County employees. The form of the contract shall have been approved by the Board of Supervisors.

7. On an annual basis, the property owner must file a certificate with the Director of the Department of Planning and Development Services stating that the commercial agricultural operation is still taking place on the property and that the tenants are employed as farm employees and thereby renew the agricultural certificate for the farm employee housing. Failure to file the certificate will be interpreted as indicating the commercial agriculture has ceased operation and may be the basis for building permit revocation.

8. Contract. Prior to the issuance of a Building Permit, the property owner shall enter into a contract with the County agreeing to specific terms and conditions limiting farm employee housing to bona-fide farm employees and their families in conjunction with on-going agricultural operations. The form of the contract shall have been approved by the Board of Supervisors.

9. Evidence of Commercial Agriculture. Prior to submittal of the Building Permit application for Farm Employee Housing the property owner shall provide appropriate evidence to the satisfaction of the Director of Planning and Development Services of an active Commercial Agricultural Operation. A Horse

Stable or Horsekeeping are not considered evidence of Commercial Agriculture for Farm Employee Housing.

10. In the RS, RD, RM, RV, RU, RMH, RRO, RC, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46, M50, M52, M54, M58, S82, S86, and S94 Use Regulations, farm employee housing is allowed upon issuance of an Administrative Permit, provided that it complies with the provisions of 6156 u. 1 through 8, and before an Administrative Permit may be granted or modified, it shall be found:

a. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

1) Harmony in scale, bulk and coverage;

2) The availability of public facilities, services and utilities;

3) The harmful effect, if any, upon desirable neighborhood character;

4) The generation of traffic and the capacity and physical character of surrounding streets;

5) The suitability of the site for the type and intensity of use or development which is proposed; and to

6) Any other relevant impact of the proposed use.

b. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.

c. That the requirements of the California Environmental Quality Act have been complied with.

d. That notice shall be pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.

g. Packing and Processing, General. In the A70, A72 and S92 Use Regulations, a Packing and Processing operation or facility, accessory to a Commercial Agriculture operation, may be allowed with an Administrative Permit and shall comply with the following provisions:

1. The operation shall be incidental to primary agricultural, horticultural or animal husbandry use, such that at least 50 percent of the total gross area of the premises shall be suitable and available for agricultural, horticultural, animal husbandry or open space use;

2. The packing and processing operation or facility may be conducted within a structure or outdoors as required by the

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3. For operations with a total area greater than 200 acres, at least 40 acres must be actual active agricultural, horticultural, or animal husbandry use.

4. Signage: One on-premise sign, not to exceed four square feet, is allowed.

5. Before an Administrative Permit may be granted or modified, it shall be found:

i. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:

1) Harmony in scale, bulk and coverage;

2) The availability of public facilities, services and utilities;

3) The harmful effect, if any, upon desirable neighborhood character;

4) The generation of traffic and the capacity and physical character of surrounding streets;

5) The hours of operation and generation of noise of the proposed use;

6) The suitability of the site for the type and intensity of use or development which is proposed; and to

7) Any other relevant impact of the proposed use.

ii. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.

iii. That the requirements of the California Environmental Quality Act have been complied with.

iv. That notice shall be pursuant to Section 7060.c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060.d.

h. Poultry Manure Management. Poultry manure management practices involving drying and disposal of manure produced on site or brought to a poultry ranch from another poultry ranch owned or operated by the same person(s), provided the receiving site is zoned with an animal regulations designator where the small animal raising animal use type is permitted without a limit on the number of poultry allowed.

Section 39. Section 6160, MANUFACTURING AND INDUSTRIAL ZONES of the Zoning Ordinance is amended to read as follows:

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6160 MANUFACTURING AND INDUSTRIAL ZONES.
Single-family dwellings or a single mobilehomes shall be permitted as follows in zones subject to the M50, M52, M54, M58, and S82 Use Regulations:

a. Caretaker or Superintendent. On a lot or building site with a permitted industrial use, and occupied exclusively by a caretaker or superintendent of such industrial use and his family; or

b. Farm Owner or Operator. On a lot or building site ~~having a net area of at least 5 acres~~ which is being farmed with Commercial Agriculture, and occupied exclusively by the owner or operator thereof; or

c. Kennel Owner or Operator. On a lot or building site with a kennel, and occupied exclusively by the owner or operator thereof and his family.

Section 40. Section 6754, ADDITIONAL PARKING REQUIREMENTS FOR ACCESSORY AND SPECIAL USES of the Zoning Ordinance is amended to read as follows:

6754 ADDITIONAL PARKING REQUIREMENTS FOR ACCESSORY AND SPECIAL USES.
Parking standards for the following accessory and special uses shall be required as specified in the following sections of the Zoning Ordinance:

Section 6156:	Second Dwelling Units
	Family Day Care Home for Children, Large (9-14 Children)
	Bed & Breakfast Home
	Host Home
	~~Agricultural Homestay~~
Section 6157:	On-Site Agricultural and/or Horticulture Sales
	Agricultural Tourism
	Agricultural Homestay
	Agricultural Microbrewery or Micro-Distillery
	Creamery
Section 6370:	Senior Projects and Density Bonus Projects
Section 6910:	Wineries
Section 6911:	Emergency Shelters
Section 6912:	Community Gardens
Section 6970:	Recycle Facilities

Parking standards for accessory uses not listed above shall be determined pursuant to the Parking Schedule of the County Parking Regulations and shall be required in addition to the parking requirements for the primary use.

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Section 41. Section 6877, HERD SIZE FOR SPECIFIED DAIRIES of the Zoning Ordinance is amended to read as follows:

6877 HERD SIZE FOR SPECIFIED DAIRIES

Dairies that were in operation and whose herd size exceeds current zoning limitations, as of December 15, 1986 shall be permitted to maintain the following numbers of bovine animals on site:

Owner Site Address	Assessor's Parcel Number	Site Acreage	Permitted Herd Size
~~Ed Brower~~ ~~15691 Rockwood Rd.~~ ~~(Escondido Area)~~	~~242-010-05~~ ~~241-060-09~~ ~~241-090-16~~	~~119.51 acres~~	~~750 head~~
~~Arie DeRaadt~~ ~~Harmony Grove Rd.~~	~~235-010-16,17,21~~ ~~235-031-11~~	~~30.66 acres~~	~~650 head~~
~~Eden Vale Dairy (Kesting)~~ ~~Harmony Grove Rd.~~	~~235-011-01,02~~	~~50.61 acres~~	~~550 head~~
~~John Konyn~~ ~~27918 Valley Center Rd.~~	~~186-240-11,12~~	~~69.65 acres~~	~~1,140 head~~
~~Simon Vander Woude~~ ~~3588 Twin Oaks Valley Rd.~~ ~~(San Marcos Area)~~	~~178-170-01,11~~	~~38.98 acres~~	~~400 head~~
Gerritt Van Ommering 15055 Willow Rd. (Lakeside)	390-040-03,23,26	125.16 acres	1,400 head
~~Ellen Whelan (Estate)~~ ~~3850 North River Rd.~~ ~~(Oceanside)~~	~~157-020-41~~ ~~158-010-02,03,07~~	~~323.68 acres~~	~~385 head~~

~~These dairies~~This dairy shall be required to obtain approval of a Major Use Permit, prior to expansion of the herd size to a number greater than that permitted above or prior to a reduction in site area without a proportionate decrease in herd size, unless said dairy is reclassified to a zone permitting such expansion.

Section 42. Section 6912, COMMUNITY GARDENS of the Zoning Ordinance is amended to read as follows:

6912 COMMUNITY GARDENS

Community Gardens are allowed in all zones where Tree Crops or Row and Field Crops are permitted, subject to the following regulations:

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a. Hours of Operation. Hours of operation shall be limited to the hours between sunrise and sunset.

b. Permitted structures. Accessory structures, such as storage sheds for tools and other supplies, greenhouses and/or an Agricultural Stand, may be allowed in a community garden pursuant to Section 6156.

c. Parking. A minimum of 2 parking spaces shall be provided on the lot when there is no on-street parking allowed adjacent to the community garden property.

d. Water Use. Wasting water is prohibited pursuant to County Code Section 86.725. Water efficient irrigation techniques such as drip irrigation and timers to control watering times are encouraged. All hoses shall be equipped with a trigger nozzle. Mulching of planted areas is encouraged to retain plant moisture.

e. Composting. Composting may be performed onsite within a composting container subject to all of the following:

1. Composted materials shall be only those materials generated onsite or contributed by active members of the community garden.

2. Composting containers shall be located a minimum of three feet from property lines.

3. Odors and/or fly-breeding shall not be greater than customarily found at a well-maintained residence.

f. Organic Gardening. Organic gardening is strongly encouraged.

g. Trash/Recycling Receptacles. Trash and recycling receptacles shall be provided onsite for the proper disposal of refuse. The receptacles shall be screened from adjacent properties by six-foot high solid fencing. Refuse shall be removed from the site regularly so that the receptacle area and the lot are kept free from litter.

h. Sale of Produce and Plants. Sale of produce or plants raised on the site is allowed only from a permitted Agricultural Stand, subject to all provisions of 6156.q. Otherwise, on-site sales of produce, plants or any other items are prohibited.

i. Prohibited plants. Planting illegal or invasive plants, as defined in County Code Section 86.701 et seq., shall be prohibited.

All other applicable codes and ordinances shall apply to Community Gardens, including but not limited to Groundwater Ordinance, Grading Ordinance and Noise Ordinance. Applicable permits from other departments or agencies may be required.

Section 43. Section 6913, AQUAPONICS of the Zoning Ordinance is added to read as follows:

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6913 AQUAPONICS

The Aquaponics use type refers to a form or agriculture combining the cultivation of plants in water (Hydroponics) and raising of fish (Aquaculture) in a symbiotic, closed-loop system. Aquaponics uses shall comply with the following provisions:

a. The limitation on the number of animals allowed on a property pursuant to Section 3100 (g) Specialty Animal Raising: Other, shall not apply to the number of fish raised as part of an Aquaponics use provided all requirements of this section are met.

b. The use is conducted within a permitted, enclosed greenhouse(s) and/or agricultural structure(s) and any additional required permits are obtained from the Building Division.

c. Structures shall comply with the setback regulations of the zone in Section 4810 and with the Animal Enclosure Setback Table, Section 3112. The most restrictive setback shall apply.

d Odors shall not be detectable from surrounding properties.

e. All operations, including equipment such as exhaust fans, circulating pumps and/or generators shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code of Regulatory Ordinances relating to Noise Abatement and Control. Noise barriers shall be installed around any noise generating equipment if necessary to meet the required limitations.

f. Comply with all applicable requirements of California Department of Fish and Game for fish species that are raised for human consumption, comply with all applicable requirements of California Department of Food and Agriculture and all applicable permit requirements with the Department of Environmental Health.

Section 44. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____ a newspaper of general circulation published in the County of San Diego.

DRAFT

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	RESIDENTIAL					CIVIC																			Use Regulations	
	Family Residential	Group Residential		Mobilehome Residential		Enclosed	Open	Drive-in	Administrative Services	Ambulance Services (see Sec. 6900)	Clinic Services	Community Recreation	Cultural Exhibits and Library Services	Child Care Center	Emergency Shelters (see Sec. 6911)	Essential Services	Fire Protection Services (see Sec. 6905)	Group Care	Law Enforcement Services	Civic, Fraternal or Religious Assembly	Major Impact Services and Utilities	Minor Impact Utilities	Parking Services	Postal Services	Small Schools		
	1250	1260	1265	1280	1300	See Section 6816			1310	1315	1320	1325	1330	1332	1334	1335	1340	1345	1346	1348	1350	1355	1360	1365	1375		
																										RESIDENTIAL
RS	●		18			●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RS	Single-Family Residential
RD	●		18			●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RD	Duplex/Two-Family Residential
RM	●		18			●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RM	Multi-Family Residential
RV	●		18			●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RV	Variable Family Residential
RU	●	●	18			●	●		M	M	M	M	m	M		●	S	M		M	M	m	M	M	m	RU	Urban Residential
RMH			18			●	●		M		M	M	M	M		●	S	M		M	M	m	M	M	m	RMH	Mobilehome Residential
RR	●	M	18			●	●	m	M	M	M	M	M	M		●	S	M	M	M	M	m	M	M	m	RR	Rural Residential
RRO*	●	M	18			●	●	m	M	M	M	M	M	M		●	S			M	M	m	M	M	m	RRO*	Recreation-Oriented Residential
RC	●	●	18			●	●		M	M	●	M	●	●		●	S	●		●	M	m	M	M	●	RC	Residential-Commercial
																										COMMERCIAL
C30						●	●		●	●	●	M	●	●		●	S		●	M	M	m	●	M	●	C30	Office-Professional
C31	●	●				●	●		●	●	●	M	●	●		●	S	●	M	M	M	m	●	M	●	C31	Residential/Office Professional
C32	1					●	●		M	M	M	M	M	●		●	S		●	M	M	m	M	M	●	C32	Convenience Commercial
C34*	●	●				●	●		●	●	●	●	●	●		●	S	●	●	●	M	m	●	●	●	C34*	Gen. Commercial/Residential
C35	M					●	●		●	●	●	●	●	●		●	S	●	●	●	M	m	●	●	●	C35	Gen. Comm.//Ltd. Residential
C36	1	M				●	●		●	●	●	●	●	●		●	S		●	●	M	●	●	●	●	C36	General Commercial
C37	1	M				●	●	●	●	●	●	●	●	●		●	S	●	●	●	M	●	●	●	●	C37	Heavy Commercial
C38	1					●	●	●	●	●	M	●	●	●		●	S		●	M	M	●	●	●	●	C38	Service Commercial
C40	1					●	●	●	●	●	●	●	●	●		●	S		●	●	M	m	●	●	●	C40	Rural Commercial
C42*	20					●	●									●						m	●			C42*	Visitor Serving Commercial
C44						●	●	●	M	M	M	M	M	●		●	S		●	M	M	m	M	M	●	C44	Freeway Commercial
C46*						●	●		M	M	●	M	M	●		●	S	●	●	M	M	m	●	M	●	C46*	Medical Center
																										INDUSTRIAL
M50						●	●		M	●	M	●	M	M	●	●	S		●	M	M	m	●	●	m	M50	Basic Industrial
M52						●	●		M	●	M	●	M	M	●	●	S		●	M	M	m	●	●	m	M52	Limited Impact Industrial
M54						●	●		M	●	M	●	M	M	●	●	S		●	M	M	●	●	●	m	M54	General Impact Industrial
M56+									M	●	M		M	M		●	S		●	M	M	●	●	●	m	M56+	Mixed Industrial
M58						●	●		M	●	M	●	M	M	●	●	S		●	M	M	●	●	●	m	M58	High Impact Industrial
																										AGRICULTURAL
A70	●	M	18			●	●	m	M	M	M	M	M	M		●	S	M	m	M	M	m	M	M	m	A70	Limited Agriculture
A72	●	M	18			●	●	m	M	M	M	M	M	M		●	S	M	S	M	M	m	M	M	m	A72	General Agriculture
																										SPECIAL PURPOSE
S80*	●					●	●		M	M	M	M	M	M		●	S			M	M	m	M	M	m	S80*	Open Space
S81													O			O										S81	Ecological Resource Area
S82						●	●		M	M	M	M	M			●	S		m	M	M	m	M	M		S82	Extractive
S86						●	●									●	S		m			m	●			S86	Parking
S88+	●					●	●	●								●	S		m			m				S88+	Specific Plan Area
S90+	●	M				●	●	m	M	M	M	M	M	M		●	S	M	m	M	M	m	M	M	m	S90+	Holding Area
S92	●	M				●	●	m	M	M	M	M	M	M		●	S	M	S	M	M	m	M	M	m	S92	General Rural
S94+						●	●	m	M	M		M	M			●	S		m		M	m	m	M		S94+	Transportation & Utility Corridor
SWF																					●					SWF	Solid Waste Facility

MATRIX LEGEND

- ● Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

1-~~22~~23 Subject to Limitations (See Section 2980)

* May Be Subject to Site Plan Approval

\+ Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)

O Subject to Limitations (See Sections 2812 and 2818)

E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES / COMMERCIAL	Enclosed	Semi-Enclosed	Open	Drive-In	Administrative and Professional Services	Adult Entertainment Establishments	Agricultural & Horticultural Sales	a) Agricultural Sales	b) Horticultural Sales [E]	Agricultural Services	Animal Sales and Services:	a) Auctioning	b) Grooming	c) Horse Stables	d) Kennels	e) Stockyards	f) Veterinary [Large Animal]	g) Veterinary [Small Animal]	Automotive and Equipment:	a) Cleaning	b) Fleet Storage	c) Parking [E]	d) Repairs [Heavy Equipment]	e) Repairs [Light Equipment]	f) Sales/Rentals [Heavy Equipment]	g) Sales/Rentals [Farm Equipment]	h) Sales/Rentals [Light Equipment]	i) Storage [Nonoperating Vehicles] [E]	j) Storage [Recreation Vehicles & Boats]	Use Regulations
	1400	See Section 6816			1410	6930	1415			1420	1425								1430											
RESIDENTIAL																														
RS					P			P	P					16	16							P								RS Single-Family Residential
RD					P			P	P					16	16							P								RD Duplex/Two-Family Residential
RM					P			P	P					16	16							P								RM Multi-Family Residential
RV					P			P	P					16	16							P								RV Variable Family Residential
RU					P			P	P					16	16							P								RU Urban Residential
RMH					P			P	P													P								RMH Mobilehome Residential
RR	●	●	●											16	16															RR Rural Residential
RRO*	●	●	●		P			P	P					16	16			P				P								RRO* Recreation-Oriented Residential
RC	●	m	m		4			m	m				m	16	16			P				P								RC Residential-Commercial
COMMERCIAL																														
C30	●			m	●									16	16							m								C30 Office-Professional
C31	●			m	●									16	16							m								C31 Residential/Office Professional
C32	●			m										16	16							m								C32 Convenience Commercial
C34*	●	m	M	m	●			●	●				●	16	16			M				●				m	●		M	C34* Gen. Commercial/Residential
C35	●	m	M	m	●			●	●				●	16	16			M				●				m	●		M	C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●	●			●	●	9			●	16	16			●		M		●	8	●		●	●		M	C36 General Commercial
C37	●	●	●	●	●			●	●	●			●	16	16			●		●	●	●	●	●	●	●	●	M	●	C37 Heavy Commercial
C38	●	●	●	●	●			●	●	●				16	16		●	●		●	●	●		●	●	●	●	M	●	C38 Service Commercial
C40	●	●	●	●	●			●	●	●		M	●	16	16	M	●	●		●	●	●	●	●	●	●	●	M	●	C40 Rural Commercial
C42*	●	●	●	●	20																									C42* Visitor Serving Commercial
C44	●	●	●	●										16	16														M	C44 Freeway Commercial
C46*	●													16	16															C46* Medical Center
INDUSTRIAL																														
M50	●	m	M	m	5	19								16	16							●								M50 Basic Industrial
M52	●	m	M	m	●	19		8	8					16	16					8		●	8	8	9	9	9			M52 Limited Impact Industrial
M54	●	●	●	●	●	19		●	●	14				16	16		●			●	●	●	●	●	●	●	●	M	●	M54 General Impact Industrial
M56+																					●	●	●	●	●	●	●			M56+ Mixed Industrial
M58	●	●	●	●	●	19		●	●	14				16	16	M	●			●	●	●	●	●	●	●	●	9	●	M58 High Impact Industrial
AGRICULTURAL																														
A70	●	●	●					M	M					16	16		6	6												A70 Limited Agriculture
A72	●	●	●					M	M			M		16	16		6	6												A72 General Agriculture
SPECIAL PURPOSE																														
S80*	●	S	M											16	16							M								S80* Open Space
S81																														S81 Ecological Resource Area
S82	●	●	●											16	16													M		S82 Extractive
S86	●	●	●	●										16	16							●								S86 Parking
S88+	●	●	●	●										16	16															S88+ Specific Plan Area
S90+	●	●	●	●				M	M	M																				S90+ Holding Area
S92	●	●	●					M	M					16	16		6	6												S92 General Rural
S94+	●	●	●	●				M	M	M												m								S94+ Transportation & Utility Corridor
SWF																														SWF Solid Waste Facility

Commercial continued on next page

MATRIX LEGEND

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- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- [E] Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES / COMMERCIAL (cont.)	Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Construction Sales and Services (See Sec. 6300)	Convenience Sales and Personal Services	Cottage Industries (See Sec. 6920)	Eating and Drinking Establishments	Explosive Storage (See Sec. 6904)	Financial, Insurance and Real Estate	Food and Beverage Retail Sales [E]	Funeral and Internment Services: a) Cremating	b) Interring	c) Undertaking	Gasoline Sales [E]	Laundry Services	Medical Services	Use Regulations
	1400	See Section 6816			1435	1440	1445	1450	1455	1460	1463	1465	1470	1475	1480	1485				1490	1495	1500	
																							RESIDENTIAL
RS							P			P		P		P	P							P	RS Single-Family Residential
RD							P			P		P		P	P							P	RD Duplex/Two-Family Residential
RM							P			P		P		P	P							P	RM Multi-Family Residential
RV							P			P		P		P	P							P	RV Variable Family Residential
RU							P			P		P		P	P							P	RU Urban Residential
RMH							P			P		P		P	P							P	RMH Mobilehome Residential
RR	●	●	●								17												RR Rural Residential
RRO*	●	●	●				P			M		M		P	M							P	RRO* Recreation-Oriented Residential
RC	●	m	m				P	P		m		m		11	m					P		4	RC Residential-Commercial
																							COMMERCIAL
C30	●			m			●	m		10		10		●	10				M			●	C30 Office-Professional
C31	●			m			●	m		10		10		●	10				M			●	C31 Residential/Office Professional
C32	●			m						●		●			●					M			C32 Convenience Commercial
C34*	●	m	M	m		7	●	●	8	●		●		●	●		M	M	M	12	13	●	C34* Gen. Commercial/Residential
C35	●	m	M	m		7	●	●	8	●		●		●	●		M	M	M	12	13	●	C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		7	●	●	8	●		●		●	●		M	M	●	12	13	●	C36 General Commercial
C37	●	●	●	●	●	●	●	●	●	●		●		●	●		M	M	●	●	●	●	C37 Heavy Commercial
C38	●	●	●	●	●	●	●	●	●	m		m			10		M			●	●		C38 Service Commercial
C40	●	●	●	●	●	●	●	●	9	●		●		●	●		M	M	●	●	●	●	C40 Rural Commercial
C42*	●	●	●	●			20			●		●		20						M			C42* Visitor Serving Commercial
C44	●	●	●	●								●								12			C44 Freeway Commercial
C46*	●									10		10			10							●	C46* Medical Center
																							INDUSTRIAL
M50	●	m	M	m						m		m			m								M50 Basic Industrial
M52	●	m	M	m	8	●	●	●	8	m		21			10		M			12	●		M52 Limited Impact Industrial
M54	●	●	●	●	●	●	●	●	●	m		21	M		10		M			●	●		M54 General Impact Industrial
M56+					●				●			21			10								M56+ Mixed Industrial
M58	●	●	●	●	●	●	●	●	●	m		21	M		10		M			●	●		M58 High Impact Industrial
																							AGRICULTURAL
A70	●	●	●								17		M										A70 Limited Agriculture
A72	●	●	●								17		M							M			A72 General Agriculture
																							SPECIAL PURPOSE
S80*	●	S	M										M										S80* Open Space
S81																							S81 Ecological Resource Area
S82	●	●	●										M										S82 Extractive
S86	●	●	●	●																			S86 Parking
S88+	●	●	●	●																			S88+ Specific Plan Area
S90+	●	●	●	●							17		M										S90+ Holding Area
S92	●	●	●								17		M										S92 General Rural
S94+	●	●	●	●																			S94+ Transportation & Utility Corridor
SWF																							SWF Solid Waste Facility

Commercial continued on next page

MATRIX LEGEND

- ● Permitted
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- [E] Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

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USE TYPES / COMMERCIAL (cont.)	Enclosed	Semi-Enclosed	Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services [General]	Recycling Collection Facility (See Sec. 6970)	a)Small	b) Large	Recycling Processing Facility (See Sec. 6975)	a) Light	b) Heavy	c) Wood and Green Materials	Repair Services [Consumer]	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations (See Section 6300)	Spectator Sports and Entertainment:	a) Limited	b) General	Swap Meets	Use Regulations
1400	See Section 6816				1505			1510	1512			1513				1515	1520	1525			1530	1535			1540	
																										RESIDENTIAL
RS						P	P	P		2									P	P			P			RS Single-Family Residential
RD						P	P	P		2									P	P			P			RD Duplex/Two-Family Residential
RM						P	P	P		2									P	P			P			RM Multi-Family Residential
RV						P	P	P		2									P	P			P			RV Variable Family Residential
RU						P	P	P		2									P	P			P			RU Urban Residential
RMH						P	P	P		2									P	P			P			RMH Mobilehome Residential
RR	●	●	●				M			2																RR Rural Residential
RRO*	●	●	●			P	M	P		2									P	P			P			RRO* Recreation-Oriented Residential
RC	●	m	m			P	P	P		2									m	m			P			RC Residential-Commercial
																										COMMERCIAL
C30	●			m				●		2	2		3	M			M									C30 Office-Professional
C31	●			m				●		2	2		3	M			M									C31 Residential/Office Professional
C32	●			m		m		●		2	2		3	M												C32 Convenience Commercial
C34*	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M		C34* Gen. Commercial/Residential
C35	●	m	M	m		m		●		2	2		3	M		●	M		●	●			M	M		C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		●		●		2	2		3	M		●	M		●	●			●	M		C36 General Commercial
C37	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●			●	●	M	C37 Heavy Commercial
C38	●	●	●	●		M				2	2		3	3	15	●	●				M			M	M	C38 Service Commercial
C40	●	●	●	●		●		●		2	2		3	3	15	●	●		●	●	M		●	M	M	C40 Rural Commercial
C42*	●	●	●	●		●	●													●			M	M		C42* Visitor Serving Commercial
C44	●	●	●	●						2			3	M												C44 Freeway Commercial
C46*	●									2			3	M												C46* Medical Center
																										INDUSTRIAL
M50	●	m	M	m						2	2		3	M	●		●									M50 Basic Industrial
M52	●	m	M	m		●	M			2	2		3	M	●		●									M52 Limited Impact Industrial
M54	●	●	●	●		●	M			2	2		3	3	●		●				M				M	M54 General Impact Industrial
M56+										2	2		3	M	●		●									M56+ Mixed Industrial
M58	●	●	●	●		●	M			2	2		3	3	●		●				M				M	M58 High Impact Industrial
																										AGRICULTURAL
A70	●	●	●				M			A					m											A70 Limited Agriculture
A72	●	●	●				M			A					m											A72 General Agriculture
																										SPECIAL PURPOSE
S80*	●	S	M				M			2	m				m											S80* Open Space
S81																										S81 Ecological Resource Area
S82	●	●	●				M			2	m				m						M					S82 Extractive
S86	●	●	●	●						2	m				m											S86 Parking
S88+	●	●	●	●						2	m				m											S88+ Specific Plan Area
S90+	●	●	●	●			M			2	m				m											S90+ Holding Area
S92	●	●	●				M			2	m				m											S92 General Rural
S94+	●	●	●	●			M			2	m				m											S94+ Transportation & Utility Corridor
SWF																										SWF Solid Waste Facility

Commercial continued on next page

MATRIX LEGEND

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- 1-~~22~~23 Subject to Limitations (See Section 2980)
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USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES / COMMERCIAL (cont.)	1400	See Section 6816			1545				1550				1600	See Section 6816			1610	1620	1630	Use Regulations
		Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground (See Section 6450)	b) Lodging	c) Resort (See Section 6400)	Wholesaling, Storage and Distribution	a) Mini Warehouse (See Section 6909)	b) Light	c) Heavy	INDUSTRIAL	Enclosed	Semi-Enclosed	Open	Custom Manufacturing	General Industrial	Heavy Industrial
RESIDENTIAL																				
RS																				RS Single-Family Residential
RD																				RD Duplex/Two-Family Residential
RM										M										RM Multi-Family Residential
RV										M										RV Variable Family Residential
RU																				RU Urban Residential
RMH																				RMH Mobilehome Residential
RR	●	●	●			M		M		M										RR Rural Residential
RRO*	●	●	●			M		M												RRO* Recreation-Oriented Residential
RC	●	m	m				m			M				●			m			RC Residential-Commercial
COMMERCIAL																				
C30	●			m																C30 Office-Professional
C31	●			m																C31 Residential/Office Professional
C32	●			m										●			m			C32 Convenience Commercial
C34*	●	m	M	m		M	●							●			●			C34* Gen. Commercial/Residential
C35	●	m	M	m		M	●							●			●			C35 Gen. Comm.//Ltd. Residential
C36	●	m	M	●		M	●			M	M			●			●			C36 General Commercial
C37	●	●	●	●		M	●			●	8	M		●	●	●	●	15		C37 Heavy Commercial
C38	●	●	●	●						●	8	M		●	●	●	●	15		C38 Service Commercial
C40	●	●	●	●		M	●			●	8	M		●	●	●	●	15		C40 Rural Commercial
C42*	●	●	●	●		●	●	●												C42* Visitor Serving Commercial
C44	●	●	●	●		M	●													C44 Freeway Commercial
C46*	●																			C46* Medical Center
INDUSTRIAL																				
M50	●	m	M	m							8	M		●	m	M	●	14		M50 Basic Industrial
M52	●	m	M	m		M				●	8	M		●	m	M	●	14		M52 Limited Impact Industrial
M54	●	●	●	●		M				●	8	14		●	●	●	●	14		M54 General Impact Industrial
M56+										●	●	●					●	●		M56+ Mixed Industrial
M58	●	●	●	●						●	8	14		●	●	●	●	14	M	M58 High Impact Industrial
AGRICULTURAL																				
A70	●	●	●			M		M						●	●	m				A70 Limited Agriculture
A72	●	●	●			M		M						●	●	m				A72 General Agriculture
SPECIAL PURPOSE																				
S80*	●	S	M																	S80* Open Space
S81																				S81 Ecological Resource Area
S82	●	●	●																	S82 Extractive
S86	●	●	●	●																S86 Parking
S88+	●	●	●	●										●	●	●				S88+ Specific Plan Area
S90+	●	●	●	●		M		M						●	●	●				S90+ Holding Area
S92	●	●	●			M		M						●	●	m				S92 General Rural
S94+	●	●	●	●		M								●	●	●				S94+ Transportation & Utility Corridor
SWF																				SWF Solid Waste Facility

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SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES	AGRICULTURAL																								
	Enclosed	Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (see Section 6902)	Packing and Processing	a) Limited	b) General	c) Support	d) Winery	e) Small Winery (see Section 6910)	f) Boutique Winery (see Section 6910)	g) Wholesale Limited Winery (See 6910)	Agricultural Equipment Storage	Farm Labor Camp	EXTRACTIVE	Mining and Processing (See Section 6550)	Site Preparation		
1700	See Section 6816			1710			1715	1720	1725	1730	1735								1740	1750	1800	1810	1820	**Use Regulations**	
																								RESIDENTIAL	
RS	m	m	●		●		●	●	16														M	RS	Single-Family Residential
RD	m	m	●		●		●	●	16														M	RD	Duplex/Two-Family Residential
RM	m	m	●		●		●	●	16														M	RM	Multi-Family Residential
RV	m	m	●		●		●	●	16														M	RV	Variable Family Residential
RU	m	m	●		●		●	●	16														M	RU	Urban Residential
RMH	m	m	●		●		●	●	16														M	RMH	Mobilehome Residential
RR	●	●	●		●	●	●	●	16			M			M					m		M		RR	Rural Residential
RRO*	m	m	●		●		●	●	16			M			M								M	RRO*	Recreation-Oriented Residential
RC	m	m	●		●		●	●	16						M								M	RC	Residential-Commercial
																								COMMERCIAL	
C30									16														M	C30	Office-Professional
C31									16														M	C31	Residential/Office Professional
C32	A	A	●		●	m	●	●	16														M	C32	Convenience Commercial
C34*	A	A	●		●	●	●	●	16														M	C34*	Gen. Commercial/Residential
C35	A	A	●		●	●	●	●	16														M	C35	Gen. Comm.//Ltd. Residential
C36	A	A	●		●	●	●	●	16														M	C36	General Commercial
C37	A	A	●		●	●	●	●	16													M		C37	Heavy Commercial
C38	A	A	●		●	●	●	●	16														M	C38	Service Commercial
C40	A	A	●		●	●	●	●	16														M	C40	Rural Commercial
C42*	A	A	●		●	●	●	●															M	C42*	Visitor Serving Commercial
C44	A	A	●		●	●	●	●	16														M	C44	Freeway Commercial
C46*	A	A	●		●		●	●	16														M	C46*	Medical Center
																								INDUSTRIAL	
M50	A	A	●		●	●	●	●	16			●	●		●								M	M50	Basic Industrial
M52	A	A	●		●	●	●	●	16			●	●		●								M	M52	Limited Impact Industrial
M54	A	A	●		●	●	●	●	16			●	●		●								M	M54	General Impact Industrial
M56+												●	●	●	●									M56+	Mixed Industrial
M58	A	A	●		●	●	●	●	16	M		●	●		●							M	M	M58	High Impact Industrial
																								AGRICULTURAL	
A70	●	●	●		●	●	●	●	16			●	~~M~~A	M	M	22	22	22	M	m		M		A70	Limited Agriculture
A72	●	●	●		●	●	●	●	16	M		●	~~M~~A	M	M	22	22	22	M	m		M		A72	General Agriculture
																								SPECIAL PURPOSE	
S80*	A	A	●		●	●	●	●	16			●								m		M		S80*	Open Space
S81									M														M	S81	Ecological Resource Area
S82	●	●	●		●	●	●	●	16													M		S82	Extractive
S86																							M	S86	Parking
S88+	●	●	●		●	●	●	●	16			●	M	M	M					m			M	S88+	Specific Plan Area
S90+	●	●	●		●	●	●	●	16			●								m		M		S90+	Holding Area
S92	●	●	●		●	●	●	●	16	M		●	M	M	M	22	22	22		m		M		S92	General Rural
S94+	●	●	●		●	●	●	●	16													M		S94+	Transportation & Utility Corridor
SWF																								SWF	Solid Waste Facility

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