



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

MEETING INFORMATION:

The Planning Commission meeting will be held in the City Council Chambers and in-person attendance will be available at that location.

HOW TO OBSERVE THE MEETING REMOTELY:

To observe remotely, residents can livestream the meeting on [Zoom](#). The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

<https://us02web.zoom.us/j/8325023811>

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at pc-comments@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the Planning Commission and made a part of the administrative record. **To ensure distribution to the Planning Commission before consideration of an item, please submit comments not later than 12:00 p.m. the day of the meeting.** All correspondence will be distributed to the Planning Commission, posted on the City's website, and be made part of the official public record of the meeting. **Please note, comments will not be read into the record.** Please be aware that communications sent to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

California Government Code section 84308 ("Levine Act") requires a party to or participant in a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, to disclose any contribution of more than \$500 that the party or participant (or their agent) has made to a member of the Planning Commission within the prior 12 months. The Planning Commission Member(s) who receive such a contribution are disqualified and not able to participate in the proceedings and are also required to disclose that fact for the official record of the subject proceedings. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Commission Member and may be made either in writing to the City Clerk before the agenda item or by verbal disclosure during consideration. The Levine Act also prohibits, during the proceeding and for 12 months following a final decision, a party to or participant in (or their agent) a proceeding involving a license, permit, or other entitlement, including all contracts other than competitively bid, labor, or personal employment contracts, from making a contribution of more than \$500 to any member of the Planning Commission or anyone running for City Council.

Planning Commission agendas and minutes may be viewed on the City's website:

www.atascadero.org/agendas

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection on our website, www.atascadero.org. Resolutions will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Commission meetings that are made a part of the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

Tuesday, April 21, 2026, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California

Pages

A. CALL TO ORDER

1. Pledge of Allegiance

B. ROLL CALL

Chairperson Anderson
Vice Chairperson Pennachio
Commissioner Ferrell
Commissioner Heath
Commissioner Jones
Commissioner Keen
Commissioner O'Malley

C. PUBLIC COMMENT

(This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

D. CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

1. **Draft Minutes Planning Commission 3-17-26**

Recommendation: Planning Commission approve the March 17, 2026 Minutes.

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E. PLANNING COMMISSION BUSINESS

None

F. COMMUNITY DEVELOPMENT STAFF REPORTS

1. **Zoning Code Update-Mixed-Use Zones and Standards**

Recommendation: Planning Commission receive an update on the Zoning Code Update project and receive information about next steps.

6

G. PUBLIC HEARINGS

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will

be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

H. COMMISSIONER COMMENTS AND REPORTS

On their own initiative, Commissioners may make a brief announcement or a brief report on their own activities.

I. DIRECTOR'S REPORT

J. ADJOURNMENT



**CITY OF ATASCADERO
PLANNING COMMISSION
DRAFT MINUTES**

**March 17, 2026, 6:00 p.m.
City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero, California**

A. CALL TO ORDER

Chairperson Keen called the meeting to order at 6:01 P.M.

1. Pledge of Allegiance

Chairperson Keen led the Pledge of Allegiance.

B. ROLL CALL

Present: Chairperson Keen, Vice Chairperson Anderson, Commissioners Ferrell, Jones, Pennachio

Absent: Commissioners Heath, O'Malley

Staff Present: Planning Manager Kelly Gleason, Recording Secretary Crystal Horn, Assistant Planner Sam Mountain

C. PUBLIC COMMENT

Chairperson Keen opened the Public Comment period.

The following person spoke on this item: None

Chairperson Keen closed the Public Comment period.

D. CONSENT CALENDAR

1. Draft Minutes Planning Commission 3-3-26

Recommendation: Planning Commission approve the March 3, 2026 Minutes.

Chairperson Keen opened the Public Comment period.

The following person spoke on this item: None

Chairperson Keen closed the Public Comment period.

MOTION BY: Commissioner Jones
SECOND BY: Commissioner Ferrell

1. Approve Consent Calendar

AYES (5): Chairperson Keen, Vice Chairperson Anderson, Commissioner Pennachio, Commissioner Jones, and Commissioner Ferrell

ABSENT (2): Commissioner Heath and Commissioner O'Malley

Passed (5 to 0)

E. PLANNING COMMISSION BUSINESS

1. PLANNING COMMISSION REORGANIZATION

a. Election of Chairperson and Vice Chairperson

The Commission will select a Chairperson and Vice Chairperson.

Chairperson Keen opened nominations for a Chairperson and Vice Chairperson.

MOTION BY: Commissioner Pennachio
SECOND BY: Commissioner Ferrell

1. Nominate Vice Chairperson Anderson for Chairperson

AYES (5): Chairperson Keen, Vice Chairperson Anderson, Commissioner Pennachio, Commissioner Jones, and Commissioner Ferrell

ABSENT (2): Commissioner Heath and Commissioner O'Malley

Passed (5 to 0)

MOTION BY: Chairperson Keen
SECOND BY: Vice Chairperson Anderson

2. Nominate Commissioner Pennachio for Vice Chairperson

AYES (5): Chairperson Keen, Vice Chairperson Anderson, Commissioner Pennachio, Commissioner Jones, and Commissioner Ferrell

ABSENT (2): Commissioner Heath and Commissioner O'Malley

Passed (5 to 0)

Vice Chairperson Anderson assumed the role of Chairperson and Commissioner Pennachio assumed the role of Vice Chairperson.

F. COMMUNITY DEVELOPMENT STAFF REPORTS

1. 2025 General Plan and Housing Element Annual Progress Reports

Recommendation: Planning Commission review the Annual General Plan and Housing Element Progress Report for 2025.

Planner Mountain provided the staff report and answered questions along with Planning Manager Gleason.

Planning Commission reviewed the Annual General Plan and Housing Element Progress Report for 2025.

G. PUBLIC HEARINGS

None

H. COMMISSIONER COMMENTS AND REPORTS

None

I. DIRECTOR'S REPORT

Planning Manger Gleason provided an update on current projects and events.

J. ADJOURNMENT

Chairperson Anderson adjourned the meeting at 6:35 PM

MINUTES PREPARED BY:

Crystal Horn, Recording Secretary
Administrative Assistant

APPROVED:



CITY OF ATASCADERO

PLANNING COMMISSION STAFF REPORT

Item F1

Department: Community Development
Date: 04/21/2026
Placement: Management Report

TO: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
FROM: KELLY GLEASON, PLANNING MANAGER
PREPARED BY: KELLY GLEASON, PLANNING MANAGER

SUBJECT: Zoning Code Update – Mixed-Use Zones and Standards

RECOMMENDATION:

Planning Commission receive an update on the Zoning Code Update project and receive information about next steps.

BACKGROUND:

The new General Plan replaces land use designations with new “placetypes” that will need to be reflected within the new zoning code for consistency. One of those placetypes includes a Mixed-Use designation. Mixed-use typically includes a mixture of commercial and residential uses on a single site, whether the residential use is above or alongside the commercial use. New zoning standards will implement the placetype by specifying property development standards (density, form) for up to four different mixed-use districts within areas. This report focuses “Mixed-Use standards and uses”.

DISCUSSION:

The General Plan designation for Mixed-Use will replace certain commercial designations with the option for mixed use. This designation would encourage infill and economic development outside of major commercial nodes. Four Mixed-Use zoning districts are proposed (see Attachment 1a for the proposed MU zoning map), each with varying characteristics that may warrant differentiation through development standards which can be applied to each district. Areas designated under the Mixed-Use placetype are generally:

- Del Rio Marketplace and Mission Oaks at Del Rio Road and El Camino Real
- South of Curbaril (Food-4-Less, Smart & Final, and surrounding parcels)
- Ramona Road south of Del Rio Road
- The Morro Road Corridor
- Locations surrounding the San Anselmo interchange
 - San Palo

- North-east quadrant of ECR and San Anselmo East
- Mid-Block areas fronting El Camino real to the north and south of Downtown
 - South of the Major retail center (Vons) on the east side of ECR
 - North of downtown to San Anselmo

The General Plan lists a density range of 20 to 36 dwelling units per acre, allowing for neighborhood compatibility and a transition between existing commercial and residential areas. The purpose of the designation is to provide opportunities for a mix of residential and non-residential uses to stimulate redevelopment of vacant or underutilized commercial strips, increase housing opportunities, and support economic strength throughout the City.

1. MIXED-USE CONCEPTS:

There are generally two forms of mixed-use: vertical and horizontal. Some sites may contain both.

- **Vertical mixed-use** requires commercial on the ground floor with residential uses on upper floors. Generally, some incidental residential areas can be located on the ground floor such as parking, entry lobbies and mail rooms, and bike storage areas, but commercial remains the primary ground floor use. Outdoor residential amenity spaces are generally shared with commercial tenants or located above the ground floor, such as a roof deck or upper floor courtyard.
- **Horizontal mixed-use** concepts allow for some residential on the ground floor, generally in the rear (behind street oriented commercial uses) or in areas of a site where a transition to residential uses is desired. Horizontal mixed-use projects may also include vertical mixed-use buildings along the main street frontage. Residential amenity areas may be incorporated into the site design for residential use only or may be shared spaces with the commercial tenants.

Development Standards:

The shift to “placetypes” from “land uses” in the General Plan increases the focus on building form, aesthetics, massing, and placement on a site. Incorporating these elements in the zoning code will implement the vision established in the General Plan by establishing site and building design parameters for new development. Development standards focus on the following key concepts:

- **Ground floor height:** Viable commercial tenant spaces require adequate height in order to be successful in accommodating a variety of tenants. Establishing standards for minimum ground floor height can ensure that commercial tenant spaces can be modified over time to accommodate a wide variety of uses. Most new commercial buildings have a ground floor height of 16 feet or greater to accommodate restaurants and other commercial uses.
- **Setbacks/Build-to lines:** How development interacts with the street is a key factor in encouraging pedestrian vibrancy and synergy. Setbacks are already in place to accommodate street trees for shading and layering, however, setting standards for a

maximum setback can ensure that buildings are oriented to the street and parking is located toward the middle or rear of the site.

- Minimum commercial standards: Similar to ground floor height, establishing standards for commercial spaces can ensure a successful commercial component. Standards can include minimum square-footage, minimum depth, and/or minimum width. When applying minimum commercial standards to horizontal mixed-use projects, placement of each use on the site becomes more critical.

Use Considerations:

Zoning districts will identify which uses are “Allowed” and “Conditionally Allowed” in each of the mixed-use districts. The list of uses can be tailored to the vision and goals for each area and can respond to the need for neighborhood compatibility. Each proposed zoning district listed below includes a brief overview of the types of uses that may be appropriate. A draft list of uses is included in Attachment 2.

The zoning code can also establish performance standards for uses to further ensure compatibility within a particular use designation. For example, artisan production or specialized machining type uses may only be appropriate in a mixed-use setting if odors, noise, and hours of operation are limited. Establishing performance standards for use categories will ensure viable mixed-use projects with minimized conflicts.

2. PROPOSED MIXED-USE ZONING DISTRICTS

- **MU-4:** *Del Rio Road and Curbaril Road (Marketplace, Mission Oaks, Food-4-Less and Smart & Final), and the San Jacinto Center.* (Attachment 1b)
This zone would be limited to vertical mixed-use and the focus would remain on commercial activity. This district would be applied to existing and new shopping centers, incorporating some surrounding areas. The purpose would be to support revitalization of existing centers, such as the Food-4-Less and Mission Oaks center and increase vibrancy and redevelopment opportunities.
- **MU-3:** *Morro Road corridor, San Palo Road and El Camino Real north of San Anselmo East (former Ford Dealership).* (Attachment 1c and 1d)
This zone would allow for horizontal mixed-use (some residential on ground floor) with a strong commercial presence along the primary street frontage. Standards in this district can also be tailored to respond to adjacent residential uses and double frontage parcels along Morro Road.
- **MU-2:** *Parcels fronting Ramona Road from Campo Road to the commercial property at the corner of Del Rio Rd and Ramona Rd.* (Attachment 1e)
This area was changed from Innovation/Flex to Mixed-Use during the October 28, 2025 City Council meeting to provide a transition from existing residential neighborhoods to commercial uses fronting the 101 freeway. This is proposed to be a distinct zone to accommodate a lower residential density and specific land uses, providing compatibility and transition to Apple Valley. Horizontal mixed use would be allowed in this zone.

- **MU-1:** *Mid-block locations on the east side of El Camino Real north and south of Downtown.* (Attachment 1f)

These areas are generally characterized by smaller parcels with limited depth. Many have gradual to moderate slopes, limiting their development potential due to access and site accessibility options. These areas have a mix of land uses, many underutilized sites, and many with existing residential uses, especially on El Camino Real north of Downtown. This zone may allow for horizontal mixed-use or in some cases, residential uses without commercial uses.

A. MU-4 (VERTICAL MU ZONE)

MU-4 is intended to be the highest intensity mixed-use zoning district with a focus on preserving commercial activity at key nodes. Areas proposed for this designation include existing shopping centers in addition to some surrounding parcels where continuing the strong commercial focus will support synergy and vibrancy. Specifically, this district includes:

- Del Rio Marketplace
- Mission Oaks Center (and parcels to the south abutting the Innovation/Flex zone)
- Food-4-Less and Smart & Final centers (and parcels directly across on the east side of ECR)
- San Jacinto Center

While allowing residential uses can provide opportunities for revitalization and increased vibrancy, requiring vertical mixed-use with minimal incidental residential spaces on the ground floor will maintain a strong commercial focus in these zones. These centers and surrounding properties can remain as anchors for commercial activity in the City outside of Downtown. Zoning standards can guide future development and redevelopment toward this vision. Proposed standards include:

Development Standard	MU - 4
Density	36 du/ac
Height	35 ft (plus 10 feet for architectural features)
Setbacks:	
<i>Front</i>	No minimum or maximum required except as needed to accommodate street tree setbacks.
<i>Side/Rear</i>	None required except transitions to adjacent single-family (existing standard) and 10 ft setback if adjacent to multi-family zoning district (proposed).
Floor to Ceiling Height for first floor	14 ft

Residential Use Requirements	Residential uses allowed only on upper stories (vertical mixed use only).
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B. MU-3 (HORIZONTAL MU ZONE: MORRO RD, SAN ANSELMO ADJACENT)

MU-3 is intended to allow for horizontal mixed-use with a strong commercial component along major streets. This district is focused along Morro Rd where parcels range from narrow to deep and some have double frontage on neighboring residential streets. The vision for this area in the General Plan is to create a corridor for office and supporting uses. Due to the depth of many lots and the double frontage condition, horizontal mixed-use presents an opportunity to incorporate transitions to adjacent residential neighborhoods and flexibility in use while maintaining a commercial focus along Morro Rd.

Similar to Morro Rd, the existing commercial and hotel area on San Palo Road, and the old Ford dealership site and adjacent vacant or underutilized parcels, offer similar characteristics and opportunities. Standards can be adopted to ensure that commercial components of development projects provide adequate space for the types of uses envisioned for these areas and that certain site design criteria be incorporated to enhance activation toward the street and provide for greater pedestrian orientation. Proposed standards include:

Standard	MU - 3
Density	36 du/ac
Height	35 ft (plus 10 feet for architectural features)
Setbacks:	
<i>Front</i>	Commercial: Maximum: 15 ft setback for commercial Minimum: As needed to accommodate street tree setbacks Residential: 12 ft minimum, no maximum
<i>Double Loaded Secondary Front</i>	12 ft minimum, no maximum
<i>Side/Rear</i>	None required except transitions to adjacent single-family (existing standard) and 10 ft setback if adjacent to multi-family zoning district (proposed).
Floor to Ceiling Ground Floor Height	14 ft
Commercial Requirement	Building frontage: 100% of the primary front ground floor building frontage must be commercial Commercial: 35 ft minimum depth

C. MU-2 (HORIZONTAL MU ZONE: RAMONA ROAD)

The MU-2 zoning district is proposed for the parcels fronting Ramona Road toward Del Rio Road. Ramona Road fronts the 101 freeway, providing visibility for commercial businesses and easy access from the Del Rio Road off ramps. This area was originally identified as an opportunity zone for development centered on employment and small business uses (Innovation/Flex Zone); however, during the October 28, 2025 City Council meeting, concerns related to adjacency to single-family neighborhoods were expressed and the designation was changed to mixed-use to provide for greater compatibility. While this area is envisioned to allow for horizontal mixed-use similar to the Morro Rd corridor, a unique zoning designation is proposed to set a lower residential density of 24 units/acre.

Parcels in this district tend to be relatively deep providing opportunities for commercial uses along the frontage and residential uses in the rear. This area also tends to have a more rural feel than parcels along El Camino Real or Morro Road. These differences have been incorporated into staff’s proposed standards, as follows:

Standard	MU - 2
Density	24 du/ac
Height	35 ft (plus 10 feet for architectural features)
Setbacks:	
<i>Front</i>	Minimum 15 ft
<i>Side/Rear</i>	Minimum 5 ft; unless adjacent to a zoning district other than MU-2 – then setbacks match the adjacent zoning district.
Floor to Ceiling Ground Floor Height	14 ft
Commercial Requirement	Building frontage: 100% of the primary front ground floor building frontage must be commercial Commercial: 35 ft minimum depth

D. MU-1 (MID BLOCK INFILL ON ECR)

The MU-1 zoning district would apply to parcels along the east side of El Camino Real north and south of Downtown. These parcels can be narrow in depth and width and can have slopes that limit development potential. As these parcels have limited potential for larger retail or entertainment type uses, they can provide an opportunity for infill development that supports commercial nodes by allowing for increased residential density. Although these parcels are currently zoned for commercial uses, many are underutilized or maintained as residential properties, creating a pattern of inefficient and disconnected shopping and activity areas. Leveraging these parcels for increased residential density may support redevelopment and may enhance the vibrancy of adjacent nodes by increasing demand for retail, personal service, and

entertainment uses at larger commercial nodes. In some cases, a parcel may be allowed to be developed with solely residential uses with the approval of a use permit.

General development standards would remain similar to other mixed-use zoning designations, as follows:

Standard	MU - 1
Density	36 du/ac
Height	35 ft (plus 10 feet for architectural features)
Setbacks:	
<i>Front</i>	Commercial: Maximum: 15 ft setback for commercial Minimum: As needed to accommodate street tree setbacks Residential: 12 ft minimum, no maximum
<i>Side/Rear</i>	None required except transitions to adjacent single-family per Section 9-4.130(j)
Floor to Ceiling Ground Floor Height	14 ft
Commercial Requirement	100% residential development allowed with approval of an AUP and specific findings.

CONCLUSION:

While mixed-use development has been allowed in certain commercial zoning districts for many years, implementation of the Mixed-Use General Plan placetype through the establishment of unique zoning districts allows for the adoption of tailored standards for each district. This can help achieve the City’s vision for development in each area and respond to varied site characteristics.

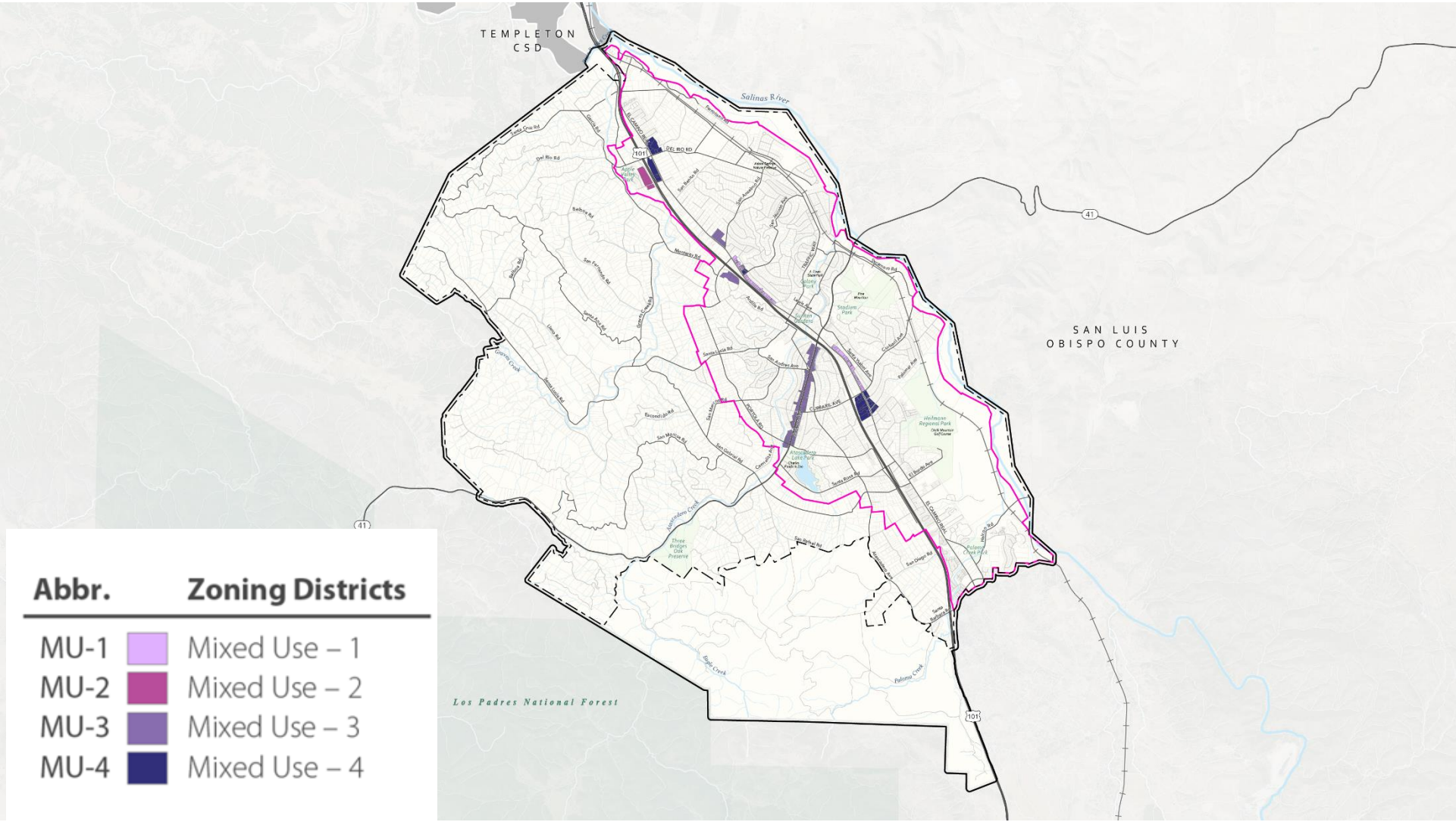
NEXT STEPS:

Staff will return to the Planning Commission for an overview of commercial zoning districts on May 5th. Final adoption of the Zoning Code Update is anticipated in late summer, with new standards taking full effect by November.

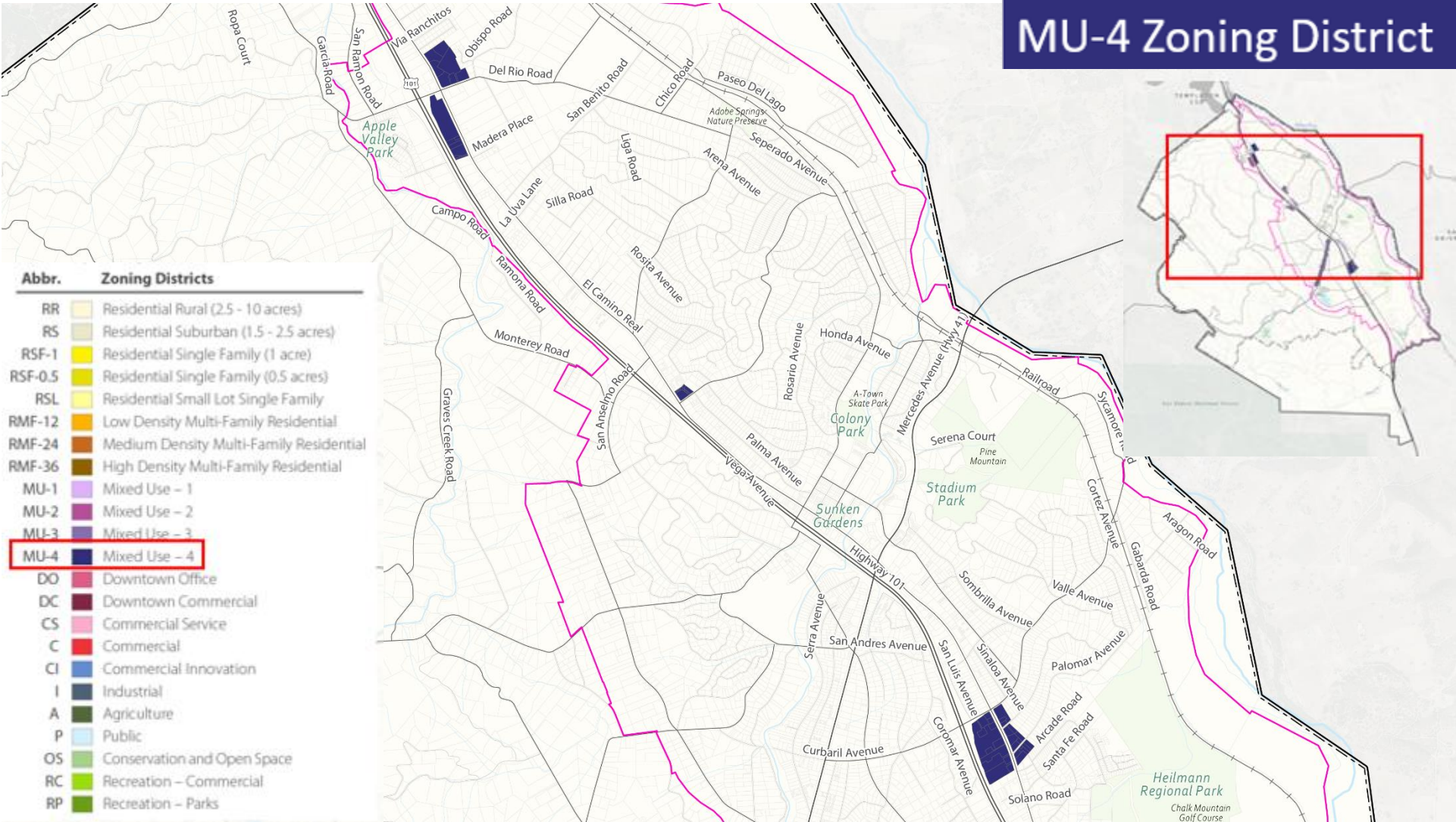
ATTACHMENTS:

1. Mixed Use Zone Maps
 - a. Combined MU zoning map

- b. MU-4
 - c. MU-3a
 - d. MU-3b
 - e. MU-2
 - f. MU-1
2. Mixed-Use Zones Use Table
 3. Draft Land Use Definitions



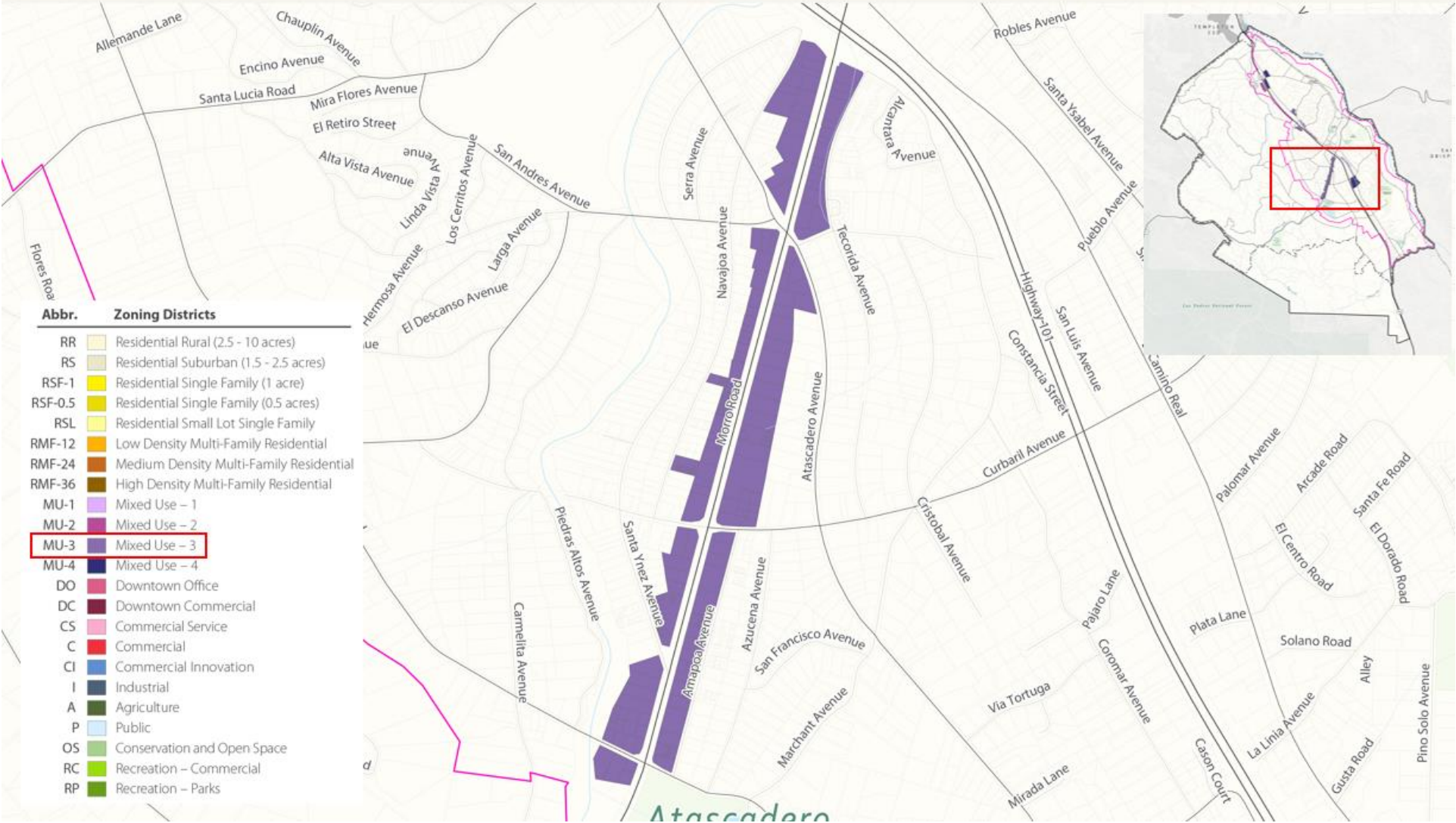
MU-4 Zoning District



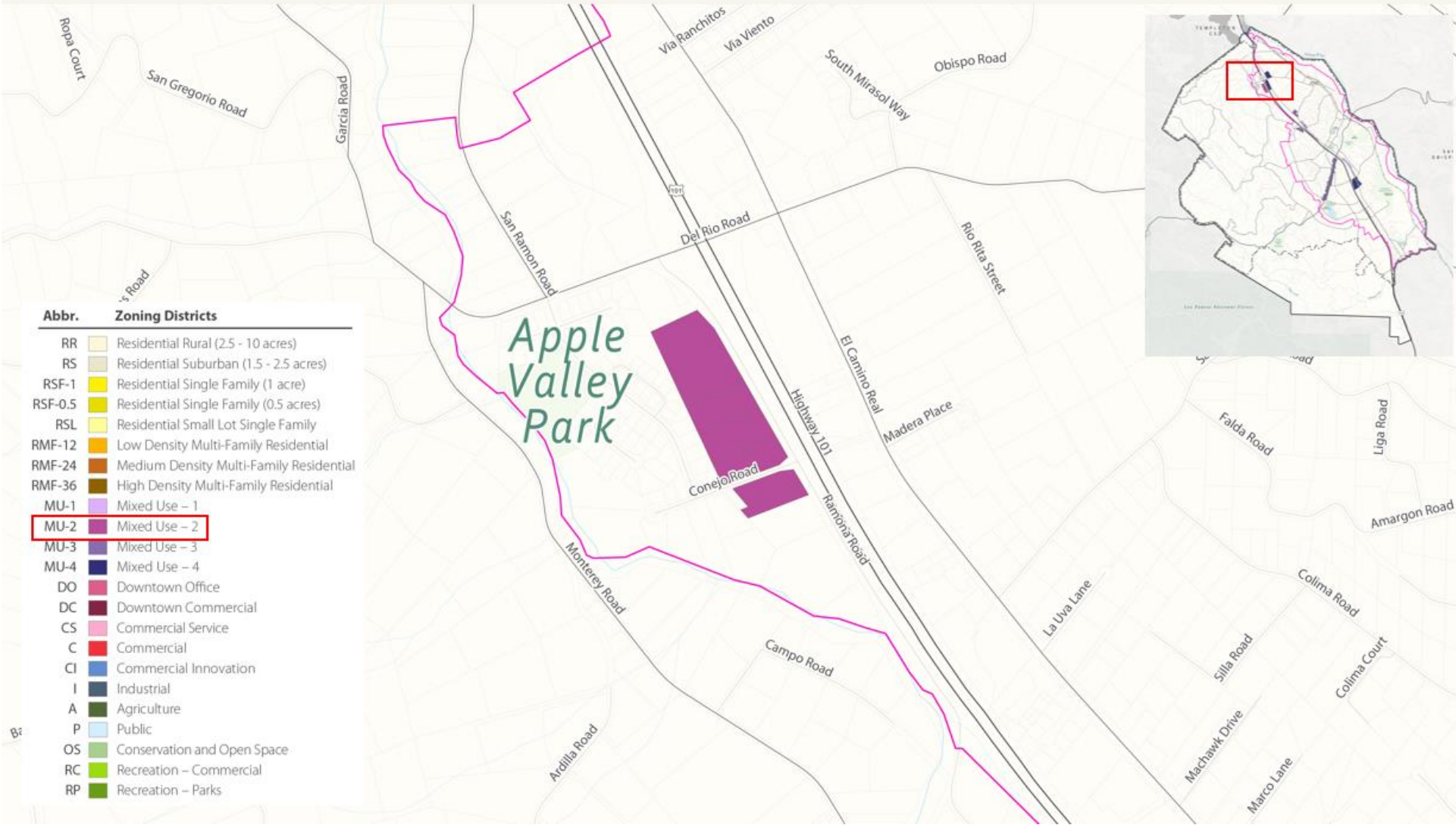
MU-3 Zoning District



MU-3 Zoning District



MU-2 Zoning District



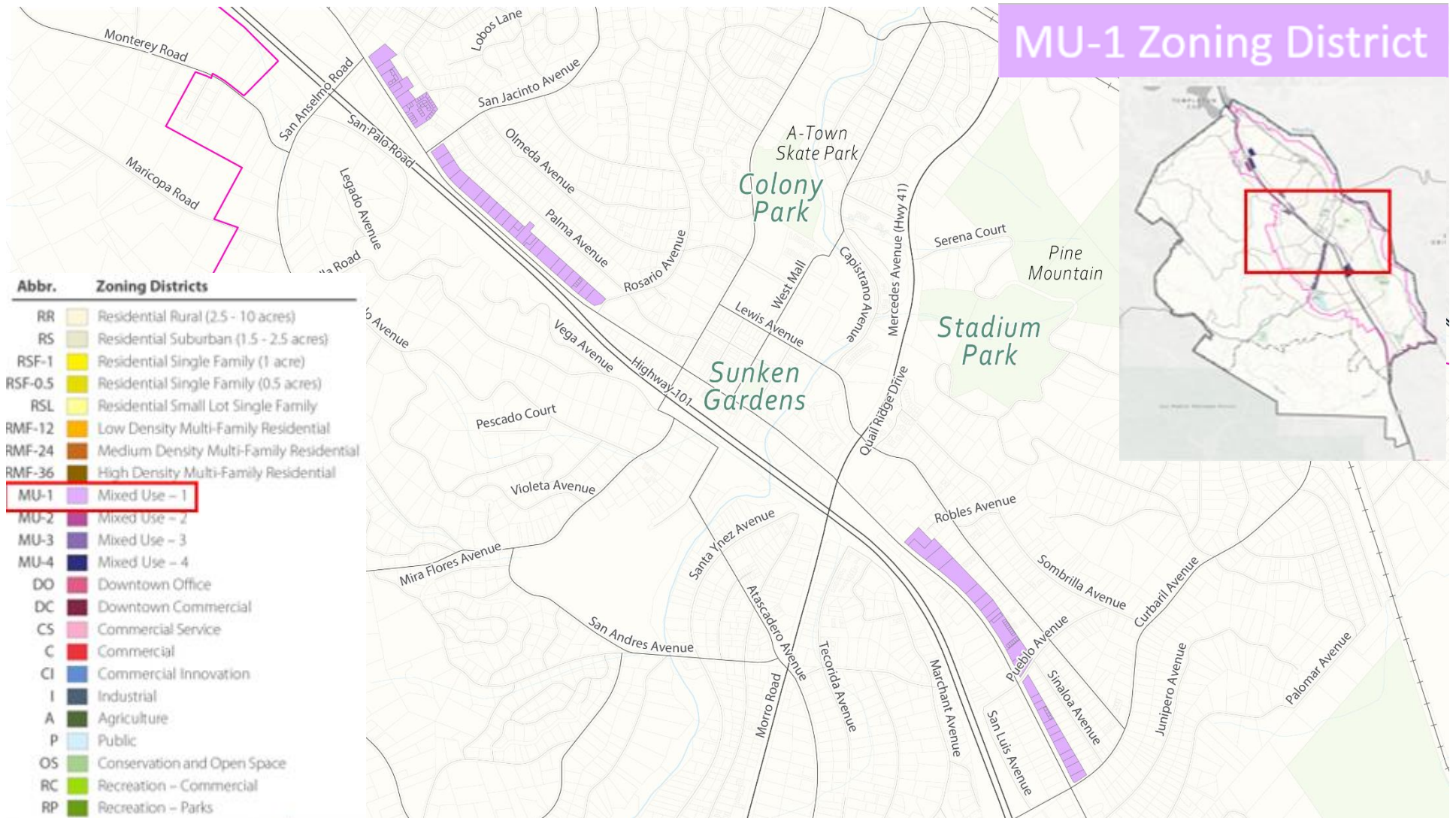


Table 9-2.06.020-1: Mixed-Use Districts Allowed Land Uses and Entitlement Requirements					
Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses By Zoning districts				Special Regulation(s)
	MU1	MU2	MU3	MU4	
Accessory Dwelling Unit	A	A	A	A	In conjunction with a permitted residential unit(s). See 9-4.02.
Accessory Storage	A ¹	A ¹	A ¹	A ¹	9-4.60
Adult Oriented Business	A	--	--	--	9-4.06
Animal Care Services – Grooming	A	A	A	A	
Animal Care Services – Kennel	--	CUP	--	--	9-4.10
Animal Care Services – Veterinarian	--	--	--	--	9-4.10
Assembly – Public and Entertainment	CUP	CUP	CUP	CUP	9-4.12
Assembly – Religious Facility	CUP	CUP	CUP	CUP	9-4.12
Assembly – Sports Facility	CUP	CUP	CUP	CUP	9-4.12
Bar/Tavern	A	A	A	A	
Brewery – Production	--	--	--	--	
Brewery – Micro-Brewery/Brewpub	A	A	A	A	
Broadcasting Studio	A	A	A	A	
Building Materials and Hardware Sales w/outdoor sales or storage area 10,000 SF or greater	CUP	CUP	CUP	CUP	9-4.42
Building Materials and Hardware Sales w/outdoor sales or storage area less than 10,000 SF	A	A	A	A	9-4.42.040
Business Support Services	A	A	A	A	
Commercial Kitchen	A	A	A	A	
Commercial Recreation and Entertainment – Indoor	A	A	A	A	
Commercial Recreation and Entertainment – Outdoor	CUP	CUP	CUP	CUP	9-4.44

Table 9-2.06.020-1: Mixed-Use Districts Allowed Land Uses and Entitlement Requirements					
Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses By Zoning districts				Special Regulation(s)
	MU1	MU2	MU3	MU4	
Contract Construction Services – Indoor	--	--	--	--	
Contract Construction Services – Outdoor	--	--	--	--	9-4.42
Composting – Green Waste Facility	--	--	--	--	
Data and Computer Services Center	--	--	--	--	
Day Care Center	A	A	A	A	9-4.18
Day Care – Family Day Care Home	A	A	A	A	As required by State law.
Drive-Through Sales or Services	AUP	AUP	AUP/ CUP	AUP	Drive-through sales and services limited to retail (pharmacy) or Financial Services and Banks in Mixed Use zoning districts except on Morro Rd between Atascadero Ave and El Camino Real where other drive-through uses are permitted with a CUP. See 9-4.22.
Eating and Drinking Establishment	A	A	A	A	
Emergency Shelter – Low Barrier Navigation Center	A	A	A	A	9-4.20
Farm Equipment and Supplies w/outdoor storage or sales area 10,000 SF or greater	CUP	CUP	CUP	CUP	9-4.42
Farm Equipment and Supplies w/outdoor storage or sales area less than 10,000 SF	A	A	A	A	
Financial Services and Banks	A	A	A	A	
Fitness Facility – Less than 4,000 SF	A	A	A	A	
Fitness Facility – 4,000 SF or Larger	CUP	CUP	CUP	CUP	
Government Offices and Facilities	A	A	A	A	
Home Occupation	A	A	A	A	9-4.34

Table 9-2.06.020-1: Mixed-Use Districts Allowed Land Uses and Entitlement Requirements					
Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses By Zoning districts				Special Regulation(s)
	MU1	MU2	MU3	MU4	
Horticultural Specialties w/outdoor storage or sales area 10,000 SF or greater	CUP	CUP	CUP	CUP	9-4.08.040
Horticultural Specialties w/outdoor sales or storage area less than 10,000 SF	A	A	A	A	9-4.08.040
Instructional Services	A	A	A	A	
Laundromat/Coin-Operated Laundry	CUP	CUP	CUP	CUP	
Libraries and Museums	A	A	A	A	
Lodging – Bed and Breakfast	A	A	A	A	
Lodging – Hotel and Motel	A	A	A	A	
Manufacturing and Processing – Artisan	A	A	A	A	
Manufacturing, Repair, and Processing – High Intensity	--	--	--	--	
Manufacturing, Repair, and Processing - Low Intensity	AUP ¹	AUP ¹	AUP ¹	AUP ¹	
Medical Services – Clinic	A	A	A	A	
Medical Services – Doctors Office	A	A	A	A	
Medical Services – Extended Care	CUP	CUP	CUP	CUP	9-4.50
Mixed-Use Development – Horizontal	A	A	A	--	9-4.38
Mixed-Use Development – Vertical	A	A	A	A	9-4.38
Mortuary Services	A	A	A	A	In a MU building, this use must not include crematory facilities or any equipment or activities used for the cremation of human or animal remains.
Multi-Family Dwelling	A	A	A	A	

Table 9-2.06.020-1: Mixed-Use Districts Allowed Land Uses and Entitlement Requirements					
Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses By Zoning districts				Special Regulation(s)
	MU1	MU2	MU3	MU4	
Office	A	A	A	A	
Parking Facility	AUP	AUP	AUP	AUP	
Personal Services – General	A	A	A	A	
Recycling Facility – Small Collection	A	A	A	A	9-6.130
Research and Development	A	A	A	A	
Residential Care – General	A	A	A	A	9-4.50
Residential Care – Limited	A	A	A	A	9-4.50
Residential Care – Assisted Living	A	A	A	A	9-4.50
Retail – General (50,000 SF or less)	A ¹	A ¹	A ¹	A ¹	
Retail – General (Greater than 50,000 SF)	CUP	CUP	CUP	CUP	
Sales Lot	--	--	CUP	--	9-6.139
Schools	A	A	A	A	9-6.125
Schools – Business and Vocational	A	A	A	A	9-6.125
Showroom	A	A	A	A	
Single-Family Dwelling	A	A	A	A	Single-family dwellings permitted in mixed-use zoning districts as part of a higher density cottage cluster.
Studio/Creative Workshop	A	A	A	A	
Tasting Room	A	A	A	A	
Tattoo and Body Piercing Services	AUP	AUP	AUP	AUP	
Temporary Event	A ²	A ²	A ²	A ²	9-4.66
Temporary or Seasonal Retail Sales	A	A	A	A	9-4.66
Towing Services	--	--	--	--	9-4.68

Table 9-2.06.020-1: Mixed-Use Districts Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses By Zoning districts				Special Regulation(s)
	MU1	MU2	MU3	MU4	
Transit Stations	CUP	CUP	CUP	CUP	
Vehicle Rental and Accessory Services	A	A	A	A	9-4.72
Vehicle Sales	CUP	CUP	CUP	CUP	9-4.72
Vehicle Services and Repair – Major Repair/Body Work	--	--	--	--	9-4.74
Vehicle Services and Repair – Minor Repair/Maintenance	AUP	AUP	AUP	AUP	9-4.74
Vehicle Service Station	CUP	--	CUP	--	9-4.76
Warehousing and Wholesaling	-	-	-	-	
Winery – Boutique	A ¹	A ¹	A ¹	A ¹	
Winery – Production	-	-	-	-	
Wireless Telecommunication Facility	CUP	CUP	CUP	CUP	Wireless communication facilities are allowed with an administrative use permit in the public right-of-way. See Article 9-4.70 (Wireless Communications Facilities)

Notes: (These notes apply only to Table 9-2.06.020-1).

- 1 Outdoor commercial and industrial sales and storage developments (as defined by Section 9-9.102) of 10,000 square feet or more require the approval of a conditional use permit (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.
- 2 Temporary events requiring more than 3 days for on-site setup and teardown require the approval of a conditional use permit (Section 9-2.110).
- 3 Outdoor storage of towing related vehicles, towed vehicles, or accessory storage (other than an approved parking lot for employees or fleet vehicles) over 8,000 square feet shall require approval of a conditional use permit. (Section 9-2.110), even if such a development is listed as an allowable use in a particular zoning district.

CHAPTER 8. DEFINITIONS

ARTICLE 04 – LAND USE DEFINITIONS

9-8.04.010 – Land Use Definitions

This Article contains descriptions of the types of land uses that can be established in the various zoning districts. The descriptions of land uses are intended only to list the various land uses included under each general heading and do not explain what permit requirements or performance standards may be applicable to a given use. See Section 9-1.04.020(e) (Interpretations of Allowable Uses).

9-8.04.020 “A” Definitions

Accessory Dwelling Unit. Dwelling unit accessory to a primary dwelling unit with complete kitchen and bathroom for one or more persons regulated by California Government Code Sections 66310 – 66342 and Article 9-4.02 (Accessory Dwelling Units). See Article 9-4.02 (Accessory Dwelling Units) for use standards specific to this use.

Accessory Storage. The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use. Outdoor accessory storage is further regulated by Article 9-4.60 (Storage-Accessory), including a limitation on size.

Adult Oriented Business. Any business defined by Section 5-10.102 (Definitions) of Title 5, or Section 9-4.06.020 (Adult-Oriented Businesses) of this Title as an adult business, or any massage parlor (excluding State-licensed massage therapy), sexual encounter establishment, or nude model studio. "Adult-oriented business" does not include those uses or activities, the regulation of which is preempted by State law. See Article 9-4.06 (Adult Business Uses) for use standards specific to this use.

Agricultural Processing – Large Scale. The large scale processing of agriculture products subsequent to their harvest, with the intent of preparing them for market or further processing including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packaging of fruits and vegetables; tree nut hulling and shelling; cotton ginning. This use classification excludes “Winery – Boutique,” “Winery – Production,” “Brewery – Production,” and “Brewery – Micro-Brewery/Brewpub,” which are defined separately. This does not include the growing, harvesting, and production of marijuana, or legally approved uses of marijuana by either the State of California or Federal Government. Outdoor accessory storage is further regulated by Article 9-4.60 (Storage-Accessory), including a limitation on size.

Agriculture – Accessory Use. Small-scale and/or hobby agricultural activities incidental to the primary residential use of the property. Includes the keeping, feeding, or grazing of animals as an avocation, hobby, or school project, subordinate to the principal residential use of a property, includes species commonly considered as farm animals as well as exotic species, but does not include household pets. This includes the raising or feeding of animals as regulated under Section 9-4.08.030 (Farm Animal Raising). This does not include uses defined as "Livestock Specialties." See Article 9-4.08 (Agricultural Uses) for use standards specific to this use.

Agriculture – Primary Use. The tilling of soil, the raising of crops, horticulture, farm animal raising, and related uses as a primary use. Does not include farm animal raising for those animals defined as "Livestock Specialties." See also "Horticulture Specialties." See Article 9-4.08 (Agricultural Uses) for use standards specific to this use.

Agricultural Produce Stand. Open structure for the retail sale of agricultural products (except hay, grain, and feed sales which are included under "Farm Equipment and Supplies"), which are grown on the site in residential or agriculture zoning districts. This use does not include "Farmers' Market" or seasonal sales located in nonresidential zoning districts, defined under "Temporary or Seasonal Retail Sales." See Section 9-4.08.060 (Agricultural Produce Stands) for use standards specific to this use.

Agriculture Employee Housing – Small. Single-family dwelling, or similar other lodging accommodations provided as a part of farming operations, for employee housing per Section 17021.5 of the California Health and Safety Code for six or fewer employees, for employees on land owned by the owner of the building site on which the lodging is located. See Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code.

Agriculture Employee Housing – Large. Lodging accommodations provided as a part of farming operations, per Section 17021.6 of the California Health and Safety Code consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, for employees on land owned by the owner of the building site on which the lodging is located.

Animal Care Services - Grooming. The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see "Animal Care Services – Kennel").

Animal Care Services - Kennel. The commercial provision of shelter/kenneling for four or more dogs or cats (four months of age or older) or other household animals, including activities associated with such shelter (e.g., feeding, exercising, grooming, and incidental medical care) and the keeping of such animals for sale or for commercial breeding. Does not include dogs and cats kept for noncommercial purposes. See Article 9-4.10 (Animal Services – Kennels and Veterinarians) for use standards specific to this use.

Animal Care Services - Veterinarian. Establishment where animals receive medical and surgical treatment and may be temporarily boarded (more than one-night stay) in association with such medical or surgical treatment. Short-term animal boarding may be provided as an accessory use. See Article 9-4.10 (Animal Services – Kennels and Veterinarians) for use standards specific to this use.

Artisan Foods and Products. See "Manufacturing and Processing – Artisan."

Assembly – Public and Entertainment. Facility for public assembly and group entertainment such as community centers, banquet centers, public and semi-public auditoriums; exhibition and convention halls; civic theaters and meeting halls; motion picture theaters; legitimate theater facilities for live theatrical presentations or concerts by bands and orchestras; comedy clubs, amphitheaters; meeting and banquet halls for rent and similar public assembly uses. See Article 9-4.12 (Assembly Uses) for use standards specific to this use.

Assembly – Religious Facility. Religious facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities, including accessory use of religious teaching/learning (e.g., Sunday school). This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, such as educational institutions, hospitals, and other operations that may be considered commercial in nature if not run by the religious organization (such as a recreational camp) are classified according to their respective activities. See Article 9-4.12 (Assembly Uses) for use standards specific to this use.

Assembly – Sports Facility. Facility for spectator-oriented specialized group sports assembly that includes but is not limited to stadiums and coliseums, arenas and field houses, race tracks (auto and animals), motorcycle racing and drag strips and other sports that are considered commercial. See Article 9-4.12 (Assembly Uses) for use standards specific to this use.

Auto Repair. See “Vehicle Services and Repair.”

9-8.04.030 “B” Definitions

Bar/Tavern. Establishment where alcoholic beverages are sold for on-site consumption, which is not part of a larger restaurant. Includes bars, taverns, pubs, nightclubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. This use does not include “Adult-Oriented Businesses,” “Brewery - Micro-Brewery/Brewpub,” or “Tasting Room.”

Bed and Breakfast. See “Lodging – Bed and Breakfast.”

Boarding, Animal. See “Animal Care Services – Kennel.”

Brewery – Production. An establishment that produces ales, beers, meads, hard ciders, and/or similar beverages, and distilled spirits on site. Production breweries are classified as a use that requires either a Type 01 (Beer Manufacture) or Type 04 (Distilled Spirits Manufacturer) licensure from Alcohol, Beverage Control (ABC). Breweries may also serve beverages on site and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

Brewery – Micro-Brewery/Brewpub. An establishment that produces ales, beers, meads, hard ciders/and or similar beverages, and distilled spirits, to serve on site. Sale of beverages for off-site consumption is also permitted consistent with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Food service for on-site consumption is allowed as an accessory use. Brewpubs and microbreweries are considered small operations consistent with ABC license Type 23, 40, or 42 or State similar licensures. This use category also includes craft distilleries consistent with ABC license Type 74.

Broadcasting Studio. An establishment for commercial and public communications use including radio, television broadcasting and receiving stations, and one or more studios with facilities entirely within buildings. Does not include antennas and towers, which are defined under “Wireless Telecommunications Facility.”

Building Materials and Hardware Sales. Retail trade establishment primarily engaged in the sale of lumber, building materials, tools, appurtenances, and decorator items (including hardware, electrical, or building supplies, tools and equipment, plants and garden products, patio furniture, swimming pools, spas and hot tubs, lighting fixtures and cabinets, paint, carpeting, floor coverings or wallpaper). All merchandise other than plants is kept within an enclosed building or fully screened enclosure and fertilizer, soil, and soil amendments are stored and sold in package form only. Tools may be available for rent. Includes all such stores selling to the general public, even if sales to contractors account for a larger proportion of total sales. This use does not include establishments that primary offer exhibition space to show products, which are classified as “Showroom,” or establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies, which are classified as “Contract Construction Services.” See Section 9-4.42.040 (Building Materials Sales Standards) for use standards specific to this use.

Business Support Services. An establishment or business located entirely within a building providing goods and services to other businesses and individuals on a fee or contract basis, including printing and copying, advertising and mailing, office equipment rental and leasing, office security, custodial services, and photo finishing, including associated delivery services with two or fewer fleet vehicles on-site.

9-8.04.040 “C” Definitions

Car Wash. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities as a primary use. See Article 9-4.74 (Vehicle Repair and Car Washes) for use standards specific to this use.

Caretaker Residence/Employee Unit. A permanent residence that is secondary or accessory to the primary use of the property and used for housing a caretaker employed on the site of any nonresidential use where a caretaker is

needed for security purposes or to provide 24-hour care or monitoring of plants, animals, equipment, or other conditions on the site. Does not include housing for caretaker-type employees in the Agriculture Zone which is defined as "Agriculture Employee Housing." See Article 9-4.16 (Caretaker Residence) for use standards specific to this use.

Childcare Center. See "Day Care Facility."

Cemetery. Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries and cemetery, mausoleum, and columbarium operations. This use does not include funeral parlor and related facilities which are classified as "Mortuary Services."

Churches. See "Assembly - Religious Facility."

Commercial Kitchen. A commercial kitchen is defined as a kitchen facility used for cooking and preparing food to be primarily served and consumed off-site. This definition includes multi-tenant shared kitchen facilities, order fulfillment kitchens, commissary kitchens, and catering kitchen facilities. The following uses are allowed when accessory to the kitchen facility: research and teaching facilities, commercial food processing, and order fulfillment pick-up lobbies. This use does not include eating establishments where customers are served at tables, from a walk-up ordering counter, or drive-through for either on- or off-premises consumption (see "Eating and Drinking Establishment").

Commercial Recreation/Entertainment - Indoor. Establishment providing indoor amusement and entertainment services where visitors are participant actors rather than spectators, including examples such as ax-throwing establishments; bowling alleys; coin-operated or electronic game arcades (video games, pinball, etc.); billiard and pool halls; dance halls, clubs and ballrooms; ice skating and roller skating, karaoke lounges, and trampoline and bounce house establishments. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales are treated as a separate use and regulated accordingly, even when operated in conjunction with the commercial recreation/entertainment use.

Commercial Recreation/Entertainment - Outdoor. Establishment providing permanent outdoor amusement and entertainment services for a fee or admission charge, including amusement parks, golf courses, miniature golf courses, driving ranges, go-cart courses, outdoor tennis courts, outdoor pools, and waterslides. Does not include "Rural Recreation and Camping," "Recreational Vehicle Park," or "Public Parks and Recreation Facility," which are defined separately. See Article 9-4.44 (Outdoor Recreational Facilities) for use standards specific to this use.

Contract Construction Services – Indoor. Office uses with or without indoor storage facilities operated by, or on behalf of, a building contractor, exterminator, janitorial service or similar. Can include the indoor storage of materials used for repair and maintenance of contractor's own equipment and for use by the contractor. All uses must be located within an approved, permitted building. Incidental outdoor storage of construction related vehicles, fleet, or accessory storage (other than an approved parking lot for employees or fleet vehicles) is regulated by Section 9-4.60 (Storage-Accessory), including a limitation on size.

Contract Construction Services – Outdoor. Office uses with outdoor facilities operated by, or on behalf of, a building contractor, exterminator, janitorial service, or similar. Outdoor uses may include storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business and can include the storage of materials used for repair and maintenance of contractor's own equipment. May also include accessory buildings or structures for uses by the contractor. An on-site office building is required. All applicable development standards for this use and for outdoor storage uses must be met. See Article 9-4.42 (Outdoor Sales and Storage) for use standards specific to this use.

Composting – Green Waste Facility. A solid waste facility that utilizes a controlled biological process of degrading non-hazardous solid waste. A facility may include materials processing and hauling equipment; structures to control

drainage, and structures to collect and treat leachate, and storage areas for the incoming waste, the final products, and residual materials.

9-8.04.050 “D” Definitions

Data and Computer Services Center. A use where the majority of the space is occupied by computers and/or related equipment and where information is processed, transferred, and/or stored (also commonly referred to as "server farms.") Data and computer services/centers may contain data technology centers, internet service providers (ISPs), network operation centers, web hosting facilities and other similar establishments primarily engaged in providing direct access through telecommunication networks to computer-held information.

Day Care Center. Establishments providing non-medical care for persons on a less than 24-hour basis other than "Day Care – Family Day Care Home." This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California. Such use must comply with all applicable State regulations, and specifically those set forth in the California Health and Safety Code commencing with Section 1596.70, to be considered a general day care facility. See Article 9-4.18 (Day Care) for use standards specific to this use.

Day Care – Family Day Care Home. A day-care facility for children under the age of eighteen for periods of fewer than twenty-four hours a day licensed by the state, which is located in a dwelling unit, where a resident of the dwelling provides care and supervision for fourteen or fewer children (or capacity limits as set forth by the state, including children who reside at the home and are under the age of ten. See Health and Safety Code Section 1596.78.

Distilleries. See “Brewery – Production” and “Brewery – Micro-Brewery/Brewpub.”

Drive-Through Sales or Services. An establishment that sells products or provides services to occupants in vehicles without leaving their vehicles, including drive-in or drive-up windows and drive-through services. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo-stores, pharmacies, banks, etc. Examples of drive-through service facilities include drive-through bank teller windows, automated teller machines (ATMs), dry cleaners/laundromats, etc., but do not include “Vehicle Service Stations” or “Car Wash”, which are separately defined. See Article 9-4.22 (Drive-In and Drive-Through Facilities) for use standards specific to this use.

Dwelling. See “Single-Family Dwelling” and “Multi-Family Dwelling.”

9-8.04.060 “E” Definitions

Eating and Drinking Establishment. Restaurants and other establishments selling prepared foods and drinks for consumption on the premises, as well as facilities for dancing and other entertainment which are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. Does not include establishments with drive-through facilities or uses defined under "Adult-Oriented Business."

Electricity Generation and Storage Facility. Solar farms, battery energy storage systems (BESS), and similar uses as a primary use. Does not include “Utilities Facility” and “Utility Infrastructure.” Does not include solar panels or other accessory electrical generation that is accessory to an approved residential use. See Article 9-4.24 (Electricity Generation and Storage Facilities) for use standards specific to this use.

Emergency Shelter - Low Barrier Navigation Center. A Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy. See

California Government Code Section 65660. See Article 9-4.26 (Emergency Shelters) for use standards specific to this use.

Equestrian Facility. See “Rural Recreation and Camping.”

9-8.04.070 “F” Definitions

Family Day Care Home. See Day Care – Family Day Care Home. For commercial day care facilities see “Day Care Center.”

Farm Animal Raising. See “Agriculture – Primary Use” and “Agriculture – Accessory Use.”

Farm Equipment and Supplies. Establishment primarily engaged in the sale or rental of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also, dairy and other livestock equipment including trailers. Includes agricultural machinery, dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales. Incidental outdoor sales and storage is regulated by Section 9-4.60 (Storage-Accessory), including a limitation on size.

Financial Services and Banks. Service establishments primarily engaged in the field of finance, including banks and trust companies, credit agencies other than banks, brokers and dealers in securities and commodity contracts, security and commodity exchanges, holding (but not predominantly operating) companies, and other investment companies. This classification does not include check cashing or payday/same day loan services, which are classified under “Personal Services – Restricted”.

Fitness Facility. An establishment providing health and fitness services, instruction, and/or equipment designed to promote or improve the health of its users through exercise. Examples of fitness activities include, but are not limited to dance, yoga, martial arts, spin, personal training, and functional fitness workouts, and may also include gymnasiums, indoor sports courts, and swimming pools. Fitness facilities that may provide accessory amenities such as locker rooms and small cafes for patrons.

Fuel Sales (Propane). Retail trade establishments primarily engaged in the sale to consumers of liquefied petroleum gas (LPG), propane, bottled or other fuels in bulk. Does not include accessory uses as part of a service station. Does not include electric vehicle charging stations as a primary use, which are defined separately as “Vehicle Charging Station.” See Article 9-4.30 (Fuel Sales [Propane]) for use standards specific to this use.

Funeral Services. See “Mortuary Services.”

9-8.04.080 “G” Definitions

Garage, Automotive. See “Vehicle Services and Repair.”

Gasoline Service Station. See “Vehicle Service Station.”

Government Offices and Facilities. A building or structure owned, operated, or occupied by a governmental agency for administrative, clerical, or public contact and/or service offices of recognized local, State, or Federal agencies. Includes post offices, City Hall, municipal corporation yards, etc.

Group Home. See “Residential Care Facilities – Limited.”

9-8.04.090 “H” Definitions

Home Occupation. The conduct of a business within a dwelling unit, with the business activity being subordinate to the residential use of the property. See Article 9-4.34 (Home Occupations) for use standards specific to this use.

Homeless Shelter. See “Emergency Shelter.”

Horticultural Specialties. Businesses engaged in the production of ornamental plants and other natural products, grown under cover or outdoors. Also includes establishments engaged in the sale or on-site production of such products. See Article 9-4.08.040 (Horticultural Specialties) for use standards specific to this use.

Hospital. See “Medical Services – Hospitals”.

Hotels and Motels. See “Lodging – Hotel and Motel.”

9-8.04.100 “I” Definitions

Industrial. See “Manufacturing, Repair, and Processing.”

Instructional Services Establishments primarily engaged in offering individualized or small-group instruction in academic, music, or professional subjects conducted within classrooms or offices and not involving retail sales or large group assembly. Instruction is typically scheduled by appointment and serves a limited number of students at one time. This use includes establishments offering academic tutoring, driving training, test preparation, music lessons without a retail component, language instruction, education coaching, and small academic learning centers. This use does not include “Schools – Business and Vocational,” “Fitness Facility,” or art studios, cooking workshops, and craft/maker classes, which are classified as “Studio/Creative Workshop.”

9-8.04.110 “J” Definitions

Reserved.

9-8.04.120 “K” Definitions

Kennels. See “Animal Care Services – Kennel.”

9-8.04.130 “L” Definitions

Large Scale Agricultural Manufacturing. See “Agricultural Manufacturing – Large Scale.”

Laundry and Dry-Cleaning Plants. Service establishments primarily engaged in high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, carpet and upholstery cleaners. Does not include Laundromat/Coin-Operated Laundry” or dry-cleaning pickup stores without dry cleaning equipment, which are classified as “Personal Services – General.”

Laundromat/Coin-Operated Laundry. Facilities providing washing and drying machines for use by customers for a fee as a primary use. Dry cleaning pick-up stores are classified as “Personal Services – General.”

Libraries and Museums. Permanent public or quasi-public facility generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, arboretums and zoos. Also includes historic sites and exhibits.

Livestock Specialties. Agricultural establishment primarily engaged in commercial livestock keeping or feeding as a principal land use which, because of operational characteristics, may generate dust, odors or visual impacts which could have an adverse effect upon adjacent properties. Such uses include dairies and any other farms that exceed allowable animal density identified in Section 9-4.08.030(g) (Allowable Animal Density).

Lodging – Bed and Breakfast. An establishment providing transient (30 consecutive calendar days or less) lodging primarily engaged in providing overnight or otherwise temporary lodging for the public. Such establishments provide

limited meal service, generally breakfast, for lodgers, requiring a permit issued by the San Luis Obispo County Health Department for food service (not constituting a restaurant operation providing for persons other than guests).

Lodging – Hotel and Motel. An establishment with guest rooms or suites, with or without kitchen facilities, rented to the public for overnight lodging for periods of fewer than 30 consecutive calendar days to transient patrons, but not providing room rentals on an hourly basis. Includes hotels, motor hotels, motels, tourist courts, or cabins. These establishments may provide additional accessory services, such as conference and meeting rooms, restaurants, bars, personal services, shuttle services, retail services, or recreational facilities available to guests or to the public. This use classification does not include uses classified as “Lodging – Bed and Breakfast.” See Article 9-4.30 (Hotels and Motels) for use standards specific to this use.

Low Barrier Navigation Center. See Emergency Shelter - Low Barrier Navigation Center.

9-8.04.140 “M” Definitions

Manufacturing and Processing – Artisan. The small-scale manufacture and/or processing of artisan consumer-oriented goods in a manner that generates limited associated trucking activity, where the operational characteristics of the manufacturing process and the materials used are unlikely to cause significant impacts to the existing surrounding neighborhood or businesses, and includes retail sales of the goods produced on site. Includes activities such as jewelry making, art glass, ceramics, paintings, sculpture, small-scale woodworking, small-scale food production, and other maker spaces.

Manufacturing, Repair, and Processing – High Intensity. A facility or establishment that accommodates manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and other similar manufacturing uses, where the intensity or scale of operations is determined to be greater than those classified under “Manufacturing and Processing – Low Intensity,” but where impacts to surrounding neighborhoods, businesses, and the community may cause a significant impact. Uses may have an indoor setting, however uses may also be conducted outdoors. Examples of manufacturing and processing uses that are considered high-intensity include the following, but are not limited to:

- Machinery manufacturing that makes or process raw materials into products
- Metal fabrication and welding shops engaged in the production and/or assembly of metal, and other similar metal shops
- Manufacturing that cuts, shapes, and/or finishes building materials used in home or non-residential construction
- Chemical product manufacturing that produces or uses basic chemicals and other establishments creating products predominantly by chemical processes
- Product manufacturing that produces bulk concrete, asphalt, and other paving materials
- Paving and roof materials, manufacturing of various common paving and petroleum-based roofing materials including bulk asphalt, paving blocks made of asphalt, creosote wood, and various compositions of asphalt and tar
- Plastics, other synthetics and rubber manufacturing
- Primary metal industries engaged in smelting, refining of ferrous and nonferrous metals
- Other similar heavy intensive uses.

Manufacturing, Repair, and Processing – Low Intensity. A facility or business that engages in the (indoor) assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing process and the materials used are unlikely to cause significant impacts to the existing surrounding neighborhood or businesses. Examples include the following, but are not limited to:

- Artisan manufacturing and production where no retail component exists
- Production, assembly, and/or repair where no raw materials are manufactured
- Production and assembly of precision electronics and scientific instruments, including on-site offices
- Producing or processing of foods and beverages for human consumption where no retail component exists and does not include noxious odors or excessive noise and no slaughter occurs on site
- Repair and service of small consumer products
- Small scale manufacturing where assembling and/or manufacturing is completed by hand or precision tools
- Small product manufacturing not classified in another major manufacturing group.

Medical Services – Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale; see "Medical Services – Doctor Office." These facilities may also include incidental medical laboratories.

Medical Services – Doctors Office. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including paramedical tattooing and medical and dental laboratories within medical office buildings but excluding "Medical Services – Clinic" or independent research laboratory facilities ("Research and Development") and "Medical Services – Hospitals." Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services. Counseling services by other than medical doctors or psychiatrists are classified as "Office."

Medical Services - Extended Care. Residential facility providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are classified as "Residential Care – Assisted Living." See Article 9-4.50 (Medical Services – Extended Care) for use standards specific to this use.

Mini-Storage. See "Self-Storage Facilities".

Mixed-Use Development – Horizontal. Nonresidential and residential uses integrated horizontally on the same development site, where both nonresidential and residential uses are considered primary uses of the land. See Article 9-4.38 (Mixed-Use Developments) for use standards specific to this use.

Mixed-Use Development – Vertical. Nonresidential and residential uses integrated vertically in the same structure(s), where both nonresidential and residential uses are considered primary uses of the land and where commercial uses are located on the ground floor with residential uses located on the upper floors. See Article 9-4.38 (Mixed-Use Developments) for use standards specific to this use.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile homes, as the term "mobile home" is defined in California Civil Code Section 798.3 or successor provision of the California Mobile home Residency Law, for non-transient use, are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. This use does not include "Recreational Vehicle Park" or "Vehicle and Equipment Storage." See Article 9-4.40 (Mobile Home Parks) for use standards specific to this use.

Mortuary Services. Establishment with facilities for the care, preparation, or disposition of human remains for burial, cremation and conducting funeral observances and memorial services. Typical uses may include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

Multi-Family Dwelling. Two or more primary attached dwelling units located on a single lot, each occupied by a single housekeeping unit, includes buildings or groups of buildings designated as apartments, duplexes, triplexes, rowhouses, townhouses, flats, and condominiums. Also includes transitional housing and supportive housing where people live as independently as possible with the assistance of social services tailored to each person's needs as defined in Article 9-8.04 (General Definitions). This use does not include accessory dwelling units or urban dwelling units as defined in Article 9-8.04 (General Definitions) or "Lodging – Hotels and Motels," "Lodging – Bed and Breakfast," dormitories, or "Recreational Vehicle Park."

9-8.04.150 "N" Definitions

Nurseries and Garden Centers. See "Horticultural Specialties."

9-8.04.160 "O" Definitions

Office. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, real estate agents, insurance agents, architectural, computer software design, engineering, graphic design, interior design, investment advisors and brokers, insurance offices, legal offices, real estate and mortgage offices and services, and tax preparation offices. Also includes co-working spaces, incubator-type services that provide office-type working spaces for a fee, and counseling services provided by individuals other than medical doctors or psychiatrists, which are included under "Medical Services - Doctor Office." This use classification excludes "Financial Services and Banks."

Outdoor Recreation. See "Commercial Recreation/Entertainment – Outdoor"

Outdoor Temporary and/or Seasonal Sales. See "Temporary or Seasonal Retail Sales."

9-8.04.170 "P" Definitions

Parking Facility. A public or private space dedicated to accommodating passenger vehicle parking stalls, backup area, driveways, and aisles and in which temporary passenger vehicle parking is the primary use of the site. Includes surface parking lots and parking structures/garages. This use does not include "Vehicle and Equipment Storage" or "Recycling Facility – Light Processing and Scrap."

Parks and Playgrounds. A public outdoor recreational facility that may provide a variety of recreational activities including playground equipment, open space areas for passive recreation including hiking and biking trails, zoos, picnicking, and sport and active recreation facilities such as noncommercial playing fields, gymnasiums, public swimming pools, picnic facilities, tennis courts, and public golf courses, botanical gardens dedicated for use to the public.

Personal Services – General. Service establishment primarily engaged in providing recurrently needed non-medical personal services as a primary use and may include accessory retail sales of products related to the services provided. Examples of these uses include beauty shops (includes permanent makeup artists as a subtenant), barber shops, day spas (excluding services administered by a doctor or similar certified health professional and associated with the a permitted medical business) and massage therapy where each massage therapist is certified/licensed by a State-recognized organization, shoe repair shops, dry cleaning pickup stores (with no dry cleaning equipment on site), clothing rental, tailors, tanning salons and sauna facilities, float therapy and cryotherapy, nail salons, and other similar uses.

Personal Services – Restricted. Service establishments including, but not limited to check cashing and/or payday/same day loans, fortunetellers, psychics, palm, tarot and card readers, or card rooms as a primary use. See Article 9-4.54 (Restricted Retail and Personal Services) for use standards specific to this use.

Public Assembly and Entertainment. See “Assembly – Public and Entertainment.”

9-8.04.180 “Q” Definitions

Reserved.

9-8.04.190 “R” Definitions

Recreational Vehicle Park. Transient lodging establishments primarily engaged in renting, leasing or otherwise providing overnight or a period of 30 consecutive calendar days or less for trailers, campers, or tents, with or without individual utility hookups, but with other facilities such as public restrooms. Includes glamping, where RVs and campers are provided for rent. Does not include incidental camping areas, which are included under "Rural Sports and Group Facilities." See Article 9-4.46 (Recreational Vehicle [RV] Parks) for use standards specific to this use.

Recycling Facility – Light Processing and Scrap. Establishment primarily engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Does not include “Waste Disposal Sites.” Does not include temporary storage of toxic or radioactive waste materials. See Article 9-4.48 (Recycling Facilities) for use standards specific to this use.

Recycling Facility – Small Collection. A facility available for the general public for the recycling of California Redemption Value (CRV) products such as glass, aluminum cans, and plastic beverage containers as defined by the State's Department of Resources Recycling and Recovery or clothing recycling. Small collection facilities may include a mobile unit, reverse vending machines or a grouping of reverse vending machines, kiosk-type units which may include permanent structures, or unattended containers placed for the donation of recyclable materials. See Article 9-4.48 (Recycling Facilities) for use standards specific to this use.

Recycling Facility – Large Collection. Establishments that are larger than "Recycling Facility – Small Collection," that serve as a community-wide center for the collection and/or processing of recyclable materials such as glass, paper, plastic, aluminum, and metal cans. See Article 9-4.48 (Recycling Facilities) for use standards specific to this use.

Research and Development. A facility for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, computer, medical, and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Examples of this use include, but are not limited to, pharmaceutical, chemical, and biotechnological research and development, medical labs, therapeutic discovery, genomic research, molecular diagnostics, soils and materials testing labs, vivarium, and forensic labs, energy, propulsion, and mobility research, software and hardware technology, and other similar or related uses. May also include shared workspaces such as creative incubators, culinary incubators, design and fabrication centers, fabrication laboratories, and their substantial equivalents. These uses are not intended to manufacture mass quantities of physical products or use large quantities of raw or hazardous materials.

Residential Care Facility. Facility licensed by the State to provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, or assistance with daily tasks. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions. See Article 9-4.50 (Residential Care and Medical Services – Extended Care) for use standards specific to this use. Does not include “Transitional Housing” and “Supportive Housing” which are defined separately.

Residential Care – Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, and recreational and social activities. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. These facilities may include medical services. Examples include assisted living facilities, convalescent care, nursing homes, skilled nursing, retirement homes, and retirement communities. The residents in these facilities may require varying levels of assistance. Facilities with six or fewer persons are included in “Residential Care – Limited”, which is defined separately.

Residential Care – General. A facility that is located in a residence and licensed by the State to provide care for more than six persons.

Residential Care – Limited. A facility that is located in a residence and licensed by the State to provide care for six or fewer persons.

Restaurant. See “Eating and Drinking Establishment.”

Retail – General. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, and businesses retailing goods such as: clothing, furniture, pet supplies, hardware, toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies, medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, appliances, antiques, secondhand goods, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Accessory instruction and/or repair of goods may be provided. Does not include or “Retail – Restricted,” which is defined separately.

Retail – Restricted. Stores and shops selling products that may have a blighting and/or deteriorating effect on the surrounding area and may need to be dispersed in order to minimize their adverse impact. Examples of these uses include, but are not limited to, the following: selling smoking, tobacco and vaping products as a primary use; and pawn shops, in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges is done. See Article 9-4.54 (Restricted Retail and Personal Services) for use standards specific to this use.

Rural Recreation and Camping. Establishments supporting special group activities such as archery, pistol, rifle, and skeet clubs and facilities, dude and guest ranches, health resorts including outdoor hot spring, spa or hot tub facilities, hunting and fishing clubs, recreational camps, group or organized camps, incidental, seasonal camping areas without facilities, equestrian facilities, including riding academies, schools, stables and exhibition facilities. See Article 9-4.44 (Outdoor Recreational Facilities) for use standards specific to this use.

RV Parks. See “Recreational Vehicle Parks.”

9-8.04.200 “S” Definitions

Sales Lot. Permanent establishment for the outdoor sales of items (used or new), not including sales lots that are exclusively vehicle sales, which are classified as “Vehicle Sales,” or sales lots that are exclusively farm equipment and supplies, which are classified as “Farm Equipment and Supplies.” See Article 9-4.42 (Outdoor Sales and Storage) for use standards specific to this use.

Schools. A public or private institution of learning, which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education, including any preschool, kindergarten, elementary school, junior high school, senior high school, community or junior college, four-year college or university, or any special institution of learning under the jurisdiction of the State Department of Education. Does not include Sunday schools which are classified under “Assembly – Religious Facilities.” See Article 9-4.56 (Schools) for use standards specific to this use.

Schools – Business and Vocational. Public or private post-secondary schools providing occupational or job skills training for specific occupations, including business and computer schools, trade schools and apprenticeship programs, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, which are classified as “Instructional Services.” See Article 9-4.56 (Schools) for use standards specific to this use.

Self-Storage Facility. Facility divided into individual compartments offering enclosed storage with individual access for personal effects and household goods intended to be used principally to provide rental spaces to the public, including mini-warehouses and mini-storage. This use excludes “Warehousing” and “Vehicle and Equipment Storage.” See Article 9-4.58 (Self Storage and Facilities) for use standards specific to this use.

Showroom. Establishment that primarily offers exhibition space to show products (e.g., furniture, furnishings, home improvement and finish materials, appliances, and other products) for ordering and future pick up or delivery.

Single-Family Dwelling. An attached or detached building not to contain more than one kitchen wherein the occupants of the dwelling unit are living and functioning together as a single housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, membership in the single housekeeping unit is fairly stable as opposed to transient, and members have some control over who becomes a member of the single housekeeping unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Health and Safety Code Section 18551 and transitional housing and supportive housing serving six or fewer persons as defined in Article 9-8.06 (General Definitions).

Skilled Nursing. See “Medical Services – Extended Care.”

Small Scale Ag Processing. See “Agricultural – Accessory Use.”

Studio/Creative Workshop. An establishment where studio space and/or instruction is provided in creative, culinary, craft, or artistic disciplines and where activities may involve group participation, shared equipment, preparation of materials, or communal experiences. This use may include incidental display and retail sales of items produced on the premises. This use includes establishments such as art studios, painting or pottery classes, cooking schools, and craft and maker classes.

Sports Assembly. See “Assembly – Sports Facility.”

9-8.04.210 “T” Definitions

Tasting Room. An establishment that offers wine, beer, or liquor for consumption on the premises, and those products are manufactured or rectified on the premises or at an off-site location associated with the premises. Tasting rooms must meet the requirements of the Alcoholic Beverage Control (ABC) license type (Type 02, Type 23, Type 40, Type 42, Type 74, or Type 86 license, or similar). Tasting rooms may operate within a large-scale brewing, winery, or distillery facility as an accessory use.

Tattoo and Body Piercing Services. An establishment whose principal business activity is one or more of the following: (1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin or (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. This use does not include permanent makeup artists as a subtenant to beauty shops or day spas, which is classified as “Personal Services – General.”

Temporary Event. Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, outdoor festivals, concerts. Does not include the temporary staging of food trucks or outdoor sales associated

with existing, permitted businesses or uses, where circulation and access is not impacted. See Article 9-4.66 (Temporary Uses) for use standards specific to this use.

Temporary or Seasonal Retail Sales. The temporary use of property for retail sales for a specified duration of time, primarily involving the sale of Christmas trees or other seasonal items; or semiannual sales of art or handcrafted items in conjunction with community festivals or art shows. Does not include “Farmers’ Markets” or “Agricultural Produce Stands.” See Article 9-4.66 (Temporary Uses) for use standards specific to this use.

Towing Services. An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This use does not include “Vehicle Services and Repair” with a tow truck on site, “Recycling Facility – Light Processing and Scrap,” “Vehicle Service Stations,” or “Vehicle and Equipment Storage (Outdoor)” which includes impound yards. See Article 9-4.68 (Towing Services) for use standards specific to this use.

Transit Stations. Passenger stations for vehicular, bus, and rail mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system.

9-8.04.220 “U” Definitions

Utility Facility. A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply, natural gas distribution, wastewater pump station, fiber optics junction box, or other similar facilities that are not exempted from land use permit requirements by California Government Code Section 53091.

9-8.04.230 “V” Definitions

Vehicle and Equipment Storage – Indoor. Service establishments primarily engaged in the business of storing cars, buses and other motor vehicles, recreational vehicles (such as campers, motor homes, boats), construction equipment, and farm equipment indoors. All uses of the site must be located within an approved, permitted building. Onsite outdoor storage is regulated by Section 9-4.60 (Storage – Accessory), including a limitation on size.

Vehicle and Equipment Storage – Outdoor. Service establishments primarily engaged in the business of storing cars, buses and other motor vehicles, recreational vehicles (such as campers, motor homes, boats), construction equipment, and farm equipment, as well as vehicle impound lots. Does not include wrecking yards, which are classified as “Recycling Facility – Light Processing and Scrap.” See Article 9-4.42 (Outdoor Sales and Storage) for use standards specific to this use. Outdoor storage as an accessory use is regulated by Section 9-4.60 (Storage – Accessory), including a limitation on size.

Vehicle Rental and Accessory Services. Rental of automobiles, motorcycles, mopeds, motorized scooters, recreational vehicles, trucks, and similar vehicles and equipment powered by a motor, including related on-site storage and incidental maintenance that does not require pneumatic lifts or tools. See Article 9-4.72 (Vehicle Sales and Rentals) for use standards specific to this use.

Vehicle Sales. A retail establishment selling new or used automobiles, motorcycles, recreational vehicles, trucks, boats, motorized farm equipment, mobile homes, construction equipment, or other heavy equipment and similar vehicles, as well as any use that requires approval from the California Department of Motor Vehicles for vehicles displayed outdoors. May also include the sale, installation, and servicing of related equipment and parts as an accessory use to vehicle dealerships. “Does not include “Vehicle Service Stations.” See Article 9-4.72 (Vehicle Sales and Rentals) for use standards specific to this use.

Vehicle Services and Repair - Major Repair/Body Work. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty

trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages, body and fender shops; servicing of cooling and air conditioning, electrical, fuel and exhaust systems, wheel alignment and balancing, tire sales, service, and installation shops, shock absorber replacement, chassis lubrication, engine tune-ups, brake shops, machine shops; painting shops, towing services, and transmission shops. This use does not include vehicle dismantling or salvage (see "Recycling Facility – Light Processing and Scrap") or tire retreading or recapping. See Article 9-4.74 (Vehicle Services and Repair and Car Washes) for use standards specific to this use.

Vehicle Services and Repair - Minor Repair/Maintenance. Minor repair and maintenance of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including detailing as an accessory use, installation of electronic equipment (e.g. alarms, audio equipment, etc.), realigning and repairs, oil and air filter replacement, smog checks, and installation of window film, and similar accessory equipment. See Article 9-4.74 (Vehicle Services and Repair and Car Washes) for use standards specific to this use.

Vehicle Service Station. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, accessories, and/or accessory retail and grocery sales and automated vehicle washing. Also includes establishments engaged in the retail sale of electricity as a vehicle fuel as a primary use or as an accessory use to vehicle fuel sales. Does not include electric vehicle charging stations that are located within a parking area associated with and accessory to another allowed use. This use does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see "Vehicle Services and Repair – Major Repair/Maintenance"), "Towing Services," or "Vehicle and Equipment Storage." See Article 9-4.76 (Vehicle Service Stations) for use standards specific to this use.

Veterinarian. See "Animal Care, Veterinarian."

9-8.04.240 "W" Definitions

Waste Disposal Site. Any land, area, or premises, often called a landfill, where garbage, refuse, or industrial waste is deposited, dumped, or stored. Does not include "Composting – Green Waste Facility." See Article 9-4.78 (Waste Disposal Sites) for use standards specific to this use.

Warehousing and Wholesaling. Facilities for indoor storage, distribution, or sale of goods to other firms for resale, business-to-business sales, and sales to individual consumers through mail or internet orders or limited onsite consumer sales. This use normally operates from a warehouse or office having little or no display of merchandise and are not designed to solicit walk-in traffic. Also includes storage, processing, packaging, and shipping facilities for mail order and e-commerce retail establishments. This classification excludes the storage of hazardous chemical, mineral, and explosive materials. This use does not include personal storage facilities offered for rent or lease to the public ("Self-Storage Facilities"); or building materials sales ("Building Materials and Hardware"); or "Contract Construction Services." Onsite outdoor storage is regulated by Section 9-4.60 (Storage – Accessory), including a limitation on size.

Winery—Boutique. Winery or brandy production for no more than 3,000 cases of wine per year. Uses include fruit processing, fermentation pressing, barrel and bottle storage, bottling, wine tasting, and direct retail sale of wine and/or brandy. This use does not include winery production in residential zoning districts, which is classified as "Agriculture – Accessory Use."

Winery—Production. Winery or brandy production of more than 3,001 cases of wine per year. Uses include fruit processing, fermentation pressing, barrel and bottle storage, bottling, wine tasting, and direct retail sale of wine and/or brandy.

Wireless Telecommunication Facility. Public, commercial, and private electromagnetic and photoelectrical transmission, broadcast, repeater, and receiving stations for radio, PCS, paging, broadband, television, telegraph, telephone, cellular data network, and wireless communication towers (cellular phones), including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph, and cable television transmission facilities utilizing hard-wired or direct cable connections. Does not include “Data and Commuter Services/Center.” See Article 9-4.80 (Wireless Telecommunications Facilities) for use standards specific to this use.

9-8.04.250 “X” Definitions

Reserved.

9-8.04.260 “Y” Definitions

Reserved.

9-8.04.270 “Z” Definitions

Reserved.