

**§ 23.304.010. Purpose.**

The purpose of this chapter is to establish land use classifications and to explain how land uses are regulated in this title. This chapter explains the use classification system, the allowed use and permit requirements, how uses not listed are regulated, and how similar uses are determined. It is not possible to list every possible use, so general categories are provided, specific uses are identified as needed, and a process is provided to classify uses that do not clearly fit into a use classification.

(Ord. 27-2008 § 1 (Exh. A § 2.2.010); Ord. 12-2011 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B))

**§ 23.304.030. Allowed land uses and permit requirements.**

Zoning district allowed use tables throughout this article (Tables 23.307-1, 23.310-1, 23.313-1, 23.316-1, and 23.319-1) identify allowed land use and permit requirements in each of the city's base zoning districts. Generally, a use is allowed by right, allowed through issuance of an administrative or conditional use permit, or not permitted. In addition to the permit requirements of this title, other permits may be required prior to establishment of the use (e.g., building permit). The permitting requirements identified in these tables are:

- A. Permitted (P). A land use shown with a "P" indicates that the land use is permitted by right in the designated zoning district, subject to compliance with all applicable provisions of this zoning code (e.g., development standards, design review).
- B. Administrative (AUP). A land use shown with an "AUP" indicates that the land use is permitted in the designated zoning district upon issuance of an administrative use permit from the designated approval authority, subject to compliance with all applicable provisions of this zoning ordinance (e.g., development standards, design review).

An administrative use permit may only be considered for projects exempt from the California Environmental Quality Act (CEQA). A project that is designated with an "AUP" on the allowed use tables, but requires CEQA analysis, shall require a conditional use permit.

- C. Conditional (C). A land use shown with a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit from the designated approval authority, subject to compliance with all applicable provisions of this zoning code (e.g., development standards, design review).
- D. Not Permitted (N). A land use shown with an "N" in the table is not allowed in the applicable zoning district. Additionally, uses not shown in the table are not permitted.

(Ord. 27-2008 § 1 (Exh. A § 2.2.030); Ord. 12-2011 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B))