

**9.130.030 Allowed Uses and Approval Requirements** LDR-1 LDR-2 LMDR MDR MHDR HDR

- A. **Allowed Use Table.** Table 9.130.030-1 identifies allowed uses and corresponding approval requirements for the residential zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in [Article 6](#) of this title (Definitions). The list of land uses on Table 9.130.030-1 shall be permitted in one or more of the residential zones as indicated in the columns corresponding to each zone.
- B. **Approval Requirements.** Where indicated with a letter “P” the use shall be a permitted use. A letter “C” indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a “--,” the use is prohibited within the zone. Where indicated with an “NA,” the use is not applicable to the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.130.030-1 authorize a use without satisfaction of such specified additional requirements.
- C. **Unlisted Uses.** Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to [Chapter 9.95](#) (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.130.030-1 Residential Zones - Allowed Uses and Approval Requirements							
Allowed Use	<span style="background-color: #fff9c4; padding: 2px;">LDR-1</span>	<span style="background-color: #fff9c4; padding: 2px;">LDR-2</span>	<span style="background-color: #fff9c4; padding: 2px;">LMDR</span>	<span style="background-color: #fff9c4; padding: 2px;">MDR</span>	<span style="background-color: #fff9c4; padding: 2px;">MHDR</span>	<span style="background-color: #fff9c4; padding: 2px;">HDR</span>	Additional Requirements
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	Chapter 9.35 (Accessory Dwelling Unit Permit)
<u>Affordable Housing Development with a minimum of 20 percent of units affordable to lower income households on non-vacant HDR zoned sites identified to accommodate lower income RHNA in the current housing element and used in a prior housing element.</u> <sup>1</sup>	NA	NA	NA	NA	NA	P	<u>Per Government Code §65583.2(i), such use shall be by-right and shall not require discretionary review that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”)</u>  <u>Subject to Multifamily Objective Design Standards</u>

<sup>1</sup> For list of sites, refer to the latest adopted Housing Element (For the 6<sup>th</sup> Cycle, 2021-2029 Housing Element, these sites are listed in Figure B-1 and Table B-12 of Appendix B)

**Table 9.130.030-1 Residential Zones - Allowed Uses and Approval Requirements**

Allowed Use	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR	Additional Requirements
<u>Affordable Housing Development with a minimum of 20 percent of units affordable to lower income households on vacant HDR zoned sites identified to accommodate lower income RHNA in the current housing element and used in two prior housing elements.<sup>2</sup></u>	NA	NA	NA	NA	NA	P	<u>Per Government Code §65583.2(i), such use shall be by-right and shall not require discretionary review that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”)</u>  <u>Subject to Multifamily Objective Design Standards</u>
Bed & breakfast establishment	C	C	C	C	--	--	Chapter 9.245 (Bed and Breakfast)
Congregate care facilities	C	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Duplex (two-family dwelling)	P	P	P	P	P	P	
Emergency shelters	--	--	--	--	--	P	In locations specified in the Housing Element
Family day care home, large	P	P	P	P	P	P	Chapter 9.60 (Large Family Day Care Permit)
Family day care home, small	P	P	P	P	P	P	
Group Residential Facility Six or Fewer Residents Seven or More Residents	P C	P C	P C	P C	P C	P C	Chapter 9.270 (Community Care Facilities)
Guest house, accessory to single-family detached	P	P	P	P	P	P	Chapter 9.295 (Special Housing Types)
Home Occupation	P	P	P	P	P	P	Chapter 9.255 (Home Occupation and Home-Based Business)
Home-Based Businesses	--	--	--	--	--	--	Chapter 9.255 (Home Occupation and Home-Based Business)
Manufactured Home	P	P	P	P	P	P	
Mobile home park	C	C	C	C	C	C	Chapter 9.295 (Special Housing Types)
Multiple family	--	P	P	P	P	P	
Residential Care Facility	C	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Short-term rental	—	—	—	—	—	—	
Single-family detached	P	P	P	P	—	—	
Single-room occupancy units	--	--	--	--	--	P	Chapter 9.295 (Special Housing Types)
Supportive housing	C	C	C	C	C	C	
Transitional housing	C	C	C	C	C	C	
<b>NON-RESIDENTIAL USES</b>							

<sup>2</sup> For list of sites, refer to the latest adopted Housing Element

Table 9.130.030-1 Residential Zones - Allowed Uses and Approval Requirements							
Allowed Use	LDR-1	LDR-2	LMDR	MDR	MHDR	HDR	Additional Requirements
Animals, Small (e.g. hamsters, rabbits, chinchillas, and similar sized animals)	P --	P --	P --	P --	P --	P --	Chapter 9.235 (Animal Keeping)
Non-Commercial Commercial							
Animals, Medium (e.g. sheep, goats, pigs, and similar sized animals)	P --	P --	-- --	-- --	-- --	-- --	Chapter 9.235 (Animal Keeping)
Non-commercial Commercial							
Animals, Large (e.g. cows, horses, camels, llamas, and other similar sized animals)	P --	P --	-- --	-- --	-- --	-- --	Chapter 9.235 (Animal Keeping)
Non-commercial Commercial							
Apiary (non-commercial)	P	P	--	--	--	--	Chapter 9.235 (Animal Keeping)
Collection Containers	--	--	--	--	--	--	
Educational Institutions	C	C	C	C	C	C	
Farms and agricultural operations	C	--	--	--	--	--	
Non-commercial Commercial	C	--	--	--	--	--	
Future Farmers of America and 4-H Programs	P	P	P	P	P	P	Chapter 9.235 (Animal Keeping)
Fowl, Non Crowing	P	P	--	--	--	--	Chapter 9.235 (Animal Keeping)
Golf courses	--	--	--	--	--	--	
Governmental facilities	C	C	C	C	C	C	
Kennels and catteries	C	C	--	--	--	--	Chapter 9.235 (Animal Keeping)
Marijuana dispensaries, mobile marijuana dispensaries, marijuana cultivation, or marijuana processing	--	--	--	--	--	--	
Nurseries	C	--	--	--	--	--	Does not include cultivation of marijuana/cannabis.
Parks and recreation areas	P	P	P	P	P	P	
Public utility facilities	C	C	C	C	C	C	
Religious Institutions	C	C	C	C	C	C	
Temporary real estate tract offices	P	P	P	P	P	P	
Wireless Communication Facilities	C	C	C	C	C	C	Chapter 9.290 (Wireless Communication Facilities)