

Appendix A

Classification Matrix and Definitions

APPENDIX

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Updated 07/15/2026

20.XX.XX Use classifications.

The uses stated below shall be classified and authorized in each district as shown on the table. Unlisted uses shall be prohibited.

			T - Temporary use permit required, subject to requirements in Section 20.66.210	
P - Permitted use	C - Conditional use permit required	A - Accessory use		X - Prohibited
USES	OVERLAY ZONE			NOTES
	Community Core	Enterprise and Innovation	Workshop and Entertainment	
Commercial Uses				
Adult Oriented Business	X	X	X	
All other alcohol uses	C	C	C	
Ambulance Services Yard	X	X	X	
Animal Hospitals/Veterinary Services	P	X	X	
Animal: Retail Sales and Grooming	P	X	X	
Banks, Savings, and Loans, Credit Union	P	P	P	
Commercial Marijuana Activity	X	X	X	
Data Center	X	X	X	
Firearms Retail	X	X	X	
Health Clubs	P	X	P	
Horse Stables	X	X	X	
Hotels	P	P	P	
Massage Establishment	X	X	X	
Mini Storage	X	X	X	
Mortuary	X	X	X	
Offices, Business and Professional	P	P	P	
Offices, Medical	P	P	X	
Parking, Commercial Facilities	C	C	C	
Pawn Shops	X	X	X	
Personal Care Services	P	X	P	

	C - Conditional use permit required	A - Accessory use	T - Temporary use permit required, subject to requirements in Section 20.66.210	
P - Permitted use				X - Prohibited
USES	OVERLAY ZONE			NOTES
	Community Core	Enterprise and Innovation	Workshop and Entertainment	
Personal Improvement Services	P	X	P	
Plasma Donor Center	X	X	X	
Restaurants	See Eating and/or Drinking Establishments			
Retail	P	P	P	
Secondhand Sales	P	X	P	
Smoke Shop	X	X	X	
Tattoo and/or Body Piercing Studio	X	X	P	
Community Use Classification				
Adult Day Care Facilities	C	C	C	
Child Day Care Facilities	C	C	C	
Churches	See Religious Assembly			
Clubs and Lodges	X	X	X	
Colleges, Public or Private	X	X	X	
Cultural Institutions	P	P	P	
Emergency Medical Care/No In-Patient	X	X	X	
Government Offices	P	P	P	
Hazardous Waste Facilities	X	X	X	
Hospitals	X	C	X	
Maintenance and Service Facilities	X	X	X	
Parks and Recreation Facilities	P	P	P	
Public Safety Facilities	P	P	P	
Recycling Facilities	X	X	X	
Religious Assembly	C	X	X	
Schools, Public or Private	X	X	X	
Utilities	X	X	X	
Wireless Telecommunication Facility	C	C	C	

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P - Permitted use	C - Conditional use permit required	A - Accessory use		X - Prohibited
USES	OVERLAY ZONE			NOTES
	Community Core	Enterprise and Innovation	Workshop and Entertainment	
Eating and/or Drinking Establishments				
Bars and Cocktail Lounges	C	C	C	
Brewery	C	P	P	
Dancing live entertainment	A	A	A	
Eating Establishments	P	P	P	
Eating Establishments w/ drive-thru	P	P	P	
Eating Establishment open until 10:00 pm and serving alcohol	P	P	P	
Eating Establishment open after 10:00 pm and serving alcohol	C	C	C	
Food Truck Court	P	P	P	
Wine and Spirits Distillery/Tasting Rooms	C	P	P	
All other alcohol uses	C	C	C	
Industrial				
Custom Manufacturing	X	P	P	
General Industry	X	X	X	
Limited Industry	X	X	X	
Oil wells and appurtenant facilities	C	C	C	
Research Development	X	P	X	
Wholesaling, Distribution, and Storage	X	X	X	
Recreation and Entertainment, Commercial				
Recreation, Entertainment, Sport Activities – Within a Building	P	P	P	
Recreation, Entertainment, Sport Activities – Outdoor Facilities	X	X	P	

			T - Temporary use permit required, subject to requirements in Section 20.66.210	
P - Permitted use	C - Conditional use permit required	A - Accessory use		X - Prohibited
USES	OVERLAY ZONE			NOTES
	Community Core	Enterprise and Innovation	Workshop and Entertainment	
Residential				
Accessory Dwelling Units	P	X	X	
Congregate Living Facility	P	X	X	
Large Group Residential Home, more than six persons	X	X	X	For Small Group Residential Home, six or less persons refer to CA Health & Safety 1566.3
Large Residential Care Home	C	X	X	For Small Residential Care Home, six or less persons refer to CA Health & Safety 1566.3
Live/Work Units	P	X	X	
Mixed-Use	P	X	X	
Multi-Family Residential	P	X	X	
Single Family Residential	X	X	X	
Vehicle/Equipment Sales and Service				
Automobile Sales (New), Rental, and Leasing	P	X	P	
Automobile Sales (Used)	X	X	X	
Automobile Washing	X	X	X	
Automobile Wrecking	X	X	X	
Fueling Station	P	P	P	
Vehicle/Equipment Repair Retail	X	X	X	
Vehicle Storage	X	X	X	
Miscellaneous				
Outdoor Automative Vending	C	C	C	

20.XX.XX Land use definitions.

Commercial Uses

Ambulance Services Yard. Emergency medical care and transportation service vehicle yard, including incidental storage and maintenance of vehicles.

Animal Hospitals/Veterinary Services. Establishments where small domestic animals receive medical treatment, surgical treatment, shelter and care on a commercial basis. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and patient boarding of animals is included if accessory to the hospital use. No commercial boarding or kennel.

Animal: Retail Sales and Grooming. Retail sales of domestic and exotic animals within an entirely enclosed building. This classification includes grooming, bathing and trimming services.

Banks, Savings, and Loans, Credit Union. Financial institutions that provide banking services to individuals and businesses. Does not include check cashing.

Commercial Marijuana Activity. A business engaged in the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of cannabis and cannabis products for commercial purposes.

Data Center. A facility primarily utilized for the collective housing, operation, and maintenance of networked computer servers, data storage systems, telecommunications equipment, and associated information technology (IT) infrastructure.

Firearms Retail. An establishment engaged in the commercial sale, lease, or trade of firearms, ammunition, and firearms-related accessories.

Health Clubs. Establishments over 20,000 square feet in size which may include indoor or outdoor sports facilities, courts, gyms, aerobic studios, weight rooms, fitness machines, indoor or outdoor swimming pools and accessory uses such as food service and child care. For facilities under 20,000 square feet in size see personal improvement service.

Horse Stables. Establishments offering horse boarding and which may include instruction in horseback riding. This classification includes rings and exercise areas.

Hotels. Establishments providing guest rooms for lodging. This classification may include recreational facilities, or eating, drinking and banquet service as accessory.

Massage Establishment. A place of business, premises, facility, or membership club where massage therapy is given, performed, or administered for compensation.

Mini-Storage. Provision of storage space for household or commercial goods within an enclosed building. This classification excludes wholesaling distribution and storage and vehicle storage.

Mortuary. Means a fixed place of business devoted to the preparation, care, management, and arrangements, financial and otherwise, for the funeral, transportation, burial, cremation, or other final disposition of human remains.

Offices, Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, computer software consulting, data management, engineering, interior design, graphic design, real estate, title companies, stockbrokers, insurance and legal services. This classification includes indoor laboratories accessory to an office use but excludes banks and savings and loan associations.

Offices, Medical. Offices for licensed professionals, including but not limited to a physician, dentist, chiropractor, physical therapist, psychiatrist, psychologist, counseling service, audiologist, optometrist, acupuncturist, registered dietitian/nutritionist. This use classification includes facilities, such as medical clinics, that provide medical, surgical, or psychiatric medical services to sick or injured persons, on an outpatient basis and also includes medical laboratories accessory to a medical office use. This does not include urgent care facilities.

Parking, Commercial Facilities. Privately owned lots offering parking to the public for a fee.

Pawn Shops. Establishments engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property. For the sale of used goods only see secondhand sales.

Personal Care Services. Provision of recurrently needed services of a personal nature. This classification includes but is not limited to barber and beauty shops, tanning, seamstresses, tailors, shoe repair shops, dry cleaning agencies (excluding plants), locksmith, photocopying, photo processing, travel agencies, self-service laundries and psychic readers.

Personal Improvement Services. Provision of instructional services or facilities including fine arts, crafts, dance or music studios, exercise or aerobic studios, driving schools, business and trade schools and diet centers.

Plasma Donor Center. Any commercial facility, establishment, or place of business where whole blood, blood plasma, or other blood components are collected, apheresed, or fractionated from donors who receive monetary compensation, direct financial stipends, debit cards, vouchers, or any other form of economic consideration for their donation. This use includes all associated donor screening areas, physical examination rooms, phlebotomy stations, laboratories, processing equipment, and short-term specialized refrigeration or storage facilities contained within the premises.

Restaurants. See Eating and/or Drinking Establishments.

Retail. Retail sales or rentals of new merchandise not specifically listed under another use classification. This classification includes but is not limited to department stores, clothing stores, and furniture stores and businesses retailing or renting the following goods: toys, hobby materials, party supplies, handcrafted items, jewelry, flowers, cameras, photographic supplies, electronic equipment, records, videos, sporting goods, pharmacy items, kitchen utensils, hardware, appliances, art, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles and new automotive parts and accessories (excluding service and installation) or other similar retail use as determined by the Community Development Director or their designee.

Secondhand Sales. An establishment engaged primarily in the retail sale, purchase, consignment, trade, or barter of used, previously owned, or secondhand tangible personal property, merchandise, apparel, furniture, or consumer goods. This use category includes, but is not limited to, thrift stores, consignment shops, used clothing boutiques, resale stores, and used book/media stores. This use classification strictly excludes pawnshops.

Smoke Shop. Any premises primarily engaged in the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco products, nicotine products, electronic smoking devices, vape products, hookah products, cigars, smoking accessories, or tobacco paraphernalia, including but not limited to smoke shops, vape shops, hookah lounges, and cigar lounges. A grocery store, supermarket, convenience store, pharmacy, gas station, or similar retail establishment that sells such products only as an incidental or ancillary part of its primary business shall not be considered a "Smoke Shop".

Tattoo and/or Body Piercing Studio. A permanent premise, business, location, facility, room, or any portion thereof, used or operated for the business of permanently marking or coloring the skin with tattoos through the use of ink or dyes inserted under the surface of the skin by pricking with a needle or used for the business of creating openings in the human body, other than in the ear lobes, for the purpose of inserting jewelry or other decorations.

Community Uses.

Adult Day Care Facilities. Commercial Facilities, other than residential adult day care homes, which provide nonmedical care and supervision on a less than twenty-four (24) hour per day basis. This classification includes day care for adults and elderly persons, including social day care facilities.

Child Day Care Facilities. Facilities, other than family day care homes, license by the State of California, which provide nonmedical care, protection and supervision, to children under eighteen (18) years of age, on a less than twenty-four (24) hour basis. This classification includes infant centers, preschools, and extended day care facilities.

Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, social clubs, professional associations, and youth centers.

Colleges, Public or Private. Institutions of higher education providing curriculum of a general, religious, or professional nature and that typically grant recognized degrees or certificates.

Cultural Institutions. Institutions displaying or preserving objects of interest in the arts or sciences. This includes libraries, museums and art (not for sale).

Emergency Medical Care/No In-Patient. Facilities providing emergency medical service on a twenty-four (24) hour basis with no provision for continuing care on an inpatient basis. This includes urgent care type uses.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.

Hazardous Treatment Facilities. Facilities which manage (generate, store, treat or transport) hazardous waste including but not limited to transfer and storage facilities, treatment facilities, hazardous waste and household hazardous waste recycling facilities, solidification or stabilization facilities and treated residual repositories.

Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes overall administrative and professional responsibilities and organized staff that provide 24-hour inpatient care including medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services. It includes facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees.

Maintenance and Service Facilities. Facilities associated with government offices, special districts, or community facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes corporation yards, equipment service centers, and similar facilities.

Parks and Recreation Facilities. Noncommercial parks, playgrounds, and recreation facilities including municipal golf courses and neighborhood swim and tennis centers. For commercial facilities see Commercial Recreation and Entertainment.

Public Safety Facilities. Facilities for public safety and emergency services, including police and fire protection.

Recycling Facilities. Facilities used for the collection or processing of recyclable materials other than hazardous waste.

Religious Assembly. Facilities for religious worship and incidental religious education but not including private schools as defined in this section.

Schools, Public or Private. Educational institutions having a curriculum comparable to that required in the public schools of the State of California.

Utilities. Generating plants, electrical substations, above-ground electrical transmission lines, switching buildings, refuse collections, processing, or disposal facilities, water reservoirs, flood control or drainage facilities, water or wastewater treatment plants, transportation or communications facilities, and similar facilities of public agencies or public utilities, but excluding recycling facilities (See Community Use Classifications—Recycling Facilities.)

Wireless Telecommunication Facility. A facility consisting of any commercial antenna, monopole, microwave dish, and/or other related equipment necessary to the transmission and/or reception of cellular, personal communication service, and/or data radio communications and provides wireless communications services to the public.

Eating and/or Drinking Establishments Uses.

Bars and Cocktail Lounges. An establishment, other than a restaurant, where alcoholic beverages are sold or served for consumption on the premises. Food service may be provided as an accessory use. This use includes bars, cocktail lounges, taverns, pubs, and similar establishments primarily oriented towards the sale and consumption of alcoholic beverages.

Brewery. An establishment engaged in the production and packaging of beer, ale, malt beverages, or similar fermented beverages. The use may include accessory activities such as on-site tasting, retail sales, tours, food service, and the sale of beverages for consumption on or off the premises, as permitted by applicable licenses and regulations.

Dancing and Live Entertainment. Dancing and live entertainment shall be accessory to eating and drinking establishment uses. Live entertainment shall mean two or more performers, musicians, singers, etc.

Eating Establishments. Businesses that primarily serve prepared food or beverages for consumption on or off the premises.

Eating Establishments w/ drive thru. Businesses that primarily serve prepared food or beverages for consumption on or off the premises and includes service to persons in vehicles through an outdoor service window.

Eating Establishment open until 10:00 pm and serving alcohol. Eating establishments that serve or sell alcohol for consumption on the premises. Such establishments are permitted by right provided the service, sale, and consumption of alcoholic beverages cease no later than 10:00 p.m.

Eating Establishment open after 10:00 pm and serving alcohol. An eating establishment where alcoholic beverages are served or sold for consumption on the premises after 10:00 p.m.

Food Truck Court. A property or designated private property area where three or more mobile food facilities are authorized to operate on a regular or recurring basis for the sale of food and beverages to the public. The use may include shared customer seating, shade structures, restrooms, vendor utility connections, waste collection facilities, parking, lighting, and other site improvements supporting the operation of mobile food vendors. Food truck courts shall comply with the applicable requirements of Chapter 5.36 , Mobile Food Vending.

Wine and Spirits Distillery/Tasting Rooms. An establishment where wine, distilled spirits, or similar alcoholic beverages are produced. This use included tasting, tasting rooms for on premise consumption in conjunction with the promotion, marketing, and retail sale of such products. Food service may be provided as an accessory use. This use may include educational activities, product demonstrations, and special events related to the beverages offered.

All other alcohol uses. Any proposed use involving the production, manufacture, distribution, sale, service, or consumption of alcoholic beverages that does not fall within any alcohol-related land use definition contained in this chapter. The Community Development Director shall determine whether a proposed use is classified as an all other alcohol use.

Industrial Uses.

Custom Manufacturing. Establishments primarily engaged in on-site mass production of goods by hand manufacturing involving the use of hand tools, power tools, and small-scale equipment. This classification may include the direct sale to consumers of those products produced on site as accessory to the primary use. Examples include ceramic studios, custom apparel and costumes, leather works, woodworking, metalsmithing, sign painting, sewing/knitting of textiles, and custom jewelry manufacture.

General Industry. Manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of such products and materials. Uses in this classification typically involve a high incidence of truck or rail traffic, and/or outdoor storage of products, material, equipment, or bulk fuel. This classification includes food processing and packaging, laundry and dry cleaning plants, stonework and concrete products manufacturing (including concrete ready-mix plants) and power generation.

Limited Industry. Manufacturing of finished parts or products, primarily from previously prepared materials; and provision of industrial services; both within an enclosed building. This classification includes processing, fabrication, assembly, printing, treatment, and packaging, but excludes basic industrial processing from raw materials, food processing, and vehicle/equipment services.

Oil wells and appurtenant facilities. Land, installations, facilities, structures, and equipment used, either directly or indirectly, to carry out or facilitate the drilling, redrilling, reworking, repair, production, enhanced recovery, extraction, stimulation, abandonment, processing, storage, or shipping of oil, gas, or other hydrocarbon substances. This use includes oil and gas wells and all appurtenant facilities and infrastructure necessary to support such operations, including but not limited to wellheads, pumps, tanks, separators, pipelines, compressors, electrical and control equipment, access roads, and related operational, monitoring, and maintenance facilities.

Research Development. Establishments primarily engaged in the research, development, and controlled production of high-technology electronic, industrial or scientific products or commodities for sale. This classification includes but is not limited to aerospace companies, biotechnology firms, nontoxic computer components, clean-tech, clean energy products, electric vehicles, software development, apparel design, medical devices, and consumer products.

Wholesaling, Distribution, and Storage. Storage and distribution facilities with only limited direct public access.

Recreation and Entertainment, Commercial Uses.

Recreation, Entertainment, Sport Activities

- a. Within a Building. This classification includes but is not limited to movie or live performing arts theaters, bowling alley, ice/roller skating rinks, batting cages, golf simulators, escape rooms, axe throwing, go-kart tracks, billiards, riding stables, sports courts, game center including pinball arcade, coin-operated electronics or mechanical game machines.
- b. Outdoor Facilities. This classification includes but is not limited to movie or live performing arts theater, sports stadium and arena, sports courts, go-kart tracks, ice/roller rinks, batting cages, riding stables, commercial golf courses (including private courses where the general public can play for a fee), driving ranges and miniature golf courses. (For public outdoor recreation facilities see Community Use Classifications—Park and Recreation Facilities.)

Residential Uses.

Accessory Dwelling Units. Accessory Dwelling Unit. A separate housing unit with kitchen, sleeping, and full bathroom facilities which is a part of, an extension to, or on the same lot as an attached single-family dwelling, a detached single-family dwelling, or a multiple-family dwelling. An accessory dwelling unit also includes an efficiency unit also known as a Junior Accessory Dwelling Unit, as defined by Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined by Section 18007 of the California Health and Safety Code.

Congregate Living Facility. Individual apartments with cooking facilities, central dining and social activity areas. At least one (1) meal a day is provided as well as planned recreational and social activities, transportation services and linen-maid services. This classification does not include services and facilities licensed by the State of California.

Large Group Residential, more than six persons. Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouses, dormitories, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. For Small Group Residential Home, six or less persons refer to CA Health & Safety 1566.3

Large Residential Care Home. A residential home or facility with a capacity of no more than six person, which provide 24-hour non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes; residential care facilities for the elderly; adult residential facilities; drug and alcohol treatment facilities; intermediate care facilities for the developmentally disabled; congregate living health facilities; family care homes; foster homes; group homes for mentally disordered or handicapped persons; and other residential facilities licensed, certified or authorized by the State Department of Social Services, in accordance with the California Health and Safety Code Section 1500 et seq., or any successor statute. For Small Residential Care Home, six or less persons refer to CA Health & Safety 1566.3

Live/Work Unit. A unit which provides both a residential component and space for a non-residential use, such as commercial or office space within the same floor area.

Mixed-Use. A project that allows for horizontal and/or vertical combination of residential and nonresidential buildings in a given area.

Multi-Family Residential. A property containing more than one (1) dwelling unit , including duplexes, triplexes, fourplexes, apartments, condos, and townhomes.

Single Family Residential. A structure containing one (1) dwelling unit located on a single lot. This classification includes mobile homes and manufactured housing.

Vehicle/Equipment Sales and Service Uses.

Automobile Sales (New), Rental, and Leasing. Sale, rental, or leasing of new vehicles inclusive of automobiles, trucks, motorcycles, boats, and recreation vehicles. This use includes storage and incidental maintenance. Ancillary sales of pre-owned vehicles allowed.

Automobile Sales (Used). Sales of primarily used or pre-owned vehicles, inclusive of automobiles, trucks, motorcycles, boats, and recreation vehicles.

Automobile Washing. Washing, waxing, detailing, or cleaning of vehicles inclusive of automobiles, trucks, recreation vehicles, boats or similar light vehicles, including full service, self-service, and automatic washing

Automobile Wrecking. The dismantling or wrecking of used motor vehicles or trailers or the storage of, sale or dumping of, dismantled, partly dismantled, obsolete or wrecked vehicles or their parts.

Fueling Station. Businesses engaged in the retail sale of motor fuels and lubricants. This classification also includes food and beverage sales as an accessory use. This use includes, but is not limited to, the dispensing of conventional and alternative fuels, including gasoline, diesel, hydrogen, and other fuels or energy sources used to power motor vehicles. This use does not include electric vehicle charging stations, which are allowed by right in accordance with Government Code Section 65850.7 and subject to an administrative, nondiscretionary review.

Vehicle/Equipment Repair Retail. Repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes tire sales and installation of mufflers, exhaust and suspension systems, auto radio/electronics installation, auto air conditioning/heater service, engine overhauls involving the removal of engine blocks, body and fender work, painting and undercoating, glass replacement, upholstery and convertible top service, vehicle towing, radiator, transmission, wheel and axle repair, but excludes the sale of gasoline and motor fuels, and vehicle dismantling or salvage.

Vehicle Storage. Storage of operative or inoperative vehicles. This classification includes towing services, storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreation vehicles, but does not include vehicle dismantling.

Miscellaneous.

Outdoor Automotive Vending. The sale or distribution of food, beverages, goods, or other merchandise through permanent, freestanding automated vending machines or kiosks located outdoors, including Automated Teller Machines (ATMs). This use does not include vending machines located indoors or within an enclosed structure.

See also Chapter 20.04 if not otherwise defined by this section.

