

Chapter 18.60: Use Classifications

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18.60.010 Purpose and Applicability

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the classification. The Planning Commission, upon request from the Director, shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this chapter. The Planning Commission may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

18.60.020 Residential Use Classifications

A. Residential Housing Types.

1. *Single Family Dwelling*. One dwelling unit located on a single lot, containing only one kitchen and used to house not more than one family. Includes manufactured housing.
2. *Two-Family Dwelling (Duplex)*. A single building that contains two (2) dwelling units, or a single lot with two freestanding buildings, each of which is designed for occupancy by one household.
3. *Dwelling Group*. A group of three (3) or more detached one-family, two-family, or multiple-family dwellings occupying a parcel of land in one ownership.
4. *Manufactured Home Park*. Manufactured housing in a planned development with common area amenities. Spaces for mobile homes may be rented or owned.
5. *Multiple Family Residential (Apartments)*. Three or more attached dwelling units on a site or lot. Types of multiple-family dwellings include a variety of styles including but not limited to, townhouses, garden apartments, and high-rise apartment buildings. Transitional housing facilities are also included provided that the residential density of the facility is consistent with that of the surrounding neighborhood.

6. *Group Residential.* Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouses, and dormitories, but excludes residential hotels.
7. *Accessory Dwelling Unit.* An attached or detached dwelling unit that is located on a single lot with a primary dwelling unit and provides complete facilities for independent living for one or more persons. These facilities include permanent provisions for living, sleeping, cooking, and sanitation.
8. *Residential Condominium.* A residential development designed to allow individually owned residential units, which are supported by a formal arrangement of common areas and facilities as is further defined in Section 1351(f) of the California Civil Code.
9. *Supportive Housing.* Housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code subdivision (d) of Section 53260 and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (per *Health and Safety Code Section 50675.14(b)*).
10. *Transitional Housing.* Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months (per *Health and Safety Code Section 50675.2*).
11. *Family Day Care.* A day-care facility located in a single-family residence where an occupant of the residence provides care and supervision for children.
 - a. *Small Family.* A facility which provides care for six (6) or fewer children.
 - b. *Large Family.* A facility which provides care for seven (7) to twelve children.
12. *Residential Care, Limited.* Twenty-four-hour nonmedical care for six (6) or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California

18.60.030 Public and Semipublic Use Classifications

Cemetery. Land used or dedicated to burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Clinic. Facility where patients are admitted for examinations and treatment by one or more physicians, usually on a "walk-in" basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation.

Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests, including residential accommodations that are available to members or guests on a temporary basis for periods of less than 30 consecutive days, but excluding residential hotels. This classification includes union halls, social clubs, and youth centers.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical, and trade schools, but excludes personal instructional services.

Commercial Support Services. Retail, service, and other for-profit commercial activities that support, enhance, and/or contribute to the basic function and economic success of a public use. Such uses shall be allowed only in conjunction with a public use or facility operated by, or on land owned or controlled by, a public agency. Such uses are not permissible in areas which would otherwise be designated for residential uses.

Community Centers. Any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include neighborhood centers, youth centers and senior centers.

Community Social Service Facilities. Any noncommercial facility, such as a day center, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of those using the facility may also be provided.

Cultural Institutions. Public or nonprofit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance, and events; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

Day-Care Center (14 or more). Establishments providing nonmedical care for one or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day-care centers for children or adults and any other day-care facility licensed or certified by the State of California.

Emergency Medical Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.

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

Homeless Shelter. A residential facility operated by a provider which provides temporary accommodations, not to exceed 180 days in any 12-month period, for homeless individual and families. For purpose of this definition, a "provider" shall mean an organization which provides

or contracts with recognized community organizations to provide emergency or temporary shelter and which may also provide meals, counseling, and other services, as well as common areas for residents of the facility.

Hospitals (including emergency care). State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, as well as training, research, and administrative services for patients and employees. Emergency care facilities are those providing emergency medical service on a 24-hour basis with no provision for continuing care on an inpatient basis.

Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces. This classification also includes community centers, playing fields, courts, gymnasiums, swimming pools, picnic facilities, and public marinas, as well as related food concessions.

Parking, Public. Surface parking or structures used for parking more than 4 automobiles.

Public Maintenance and Service Facilities. Facilities providing maintenance and repair services for vehicles and equipment and materials storage areas. This classification includes corporation yards, equipment service centers, and similar public facilities.

Public Safety Facilities. Facilities for public-safety and emergency services, including a facility that provides police and fire protection and ambulance services.

Religious Facilities. A facility for religious worship and incidental religious education and offices, but not including private schools. This classification includes churches, temples, and other facilities used primarily for religious services or activities.

Residential Care, Senior. Twenty-four-hour medical or nonmedical care for more than 6 persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California.

Residential Care, General. A facility with shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. They provide 24-hour nonmedical care for more than 6 persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California, as well as those operated by public or not-for-profit institutions.

Schools, Public or Private. Facilities for primary or secondary education, including elementary, junior high and high schools, and private institutions having curricula comparable to that required in the public schools of the State of California.

18.60.040 Commercial Use Classifications

Adult Business Establishments. Establishments whose preponderant business is the offering of materials, products, and/or services that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme and which are not customarily open to the general public because they exclude minors by virtue of their age as a prevailing business. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding unrevoked licenses or certificates under applicable California State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Animal Sales and Services. Boarding, grooming, medical care for small animals on a commercial basis, and/or incidental retail sales. This classification does not include dog walking and similar pet care services not carried out at a fixed location.

Large Animal Veterinary Services. Office and medical treatment facilities used by veterinarians for large animals.

Banks and Savings and Loans. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including businesses offering check-cashing facilities.

Bed and Breakfast Establishments. Establishments providing guest rooms for lodging on a less-than-weekly basis, in an owner-occupied single-family or converted multiple-family dwelling, with incidental eating and drinking service provided from a single kitchen for lodgers and residents only.

Building Materials and Services. Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumberyards, and tool and equipment sales or rental establishments and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include large-scale "warehouse" stores (see Home Improvement Sales and Services) and hardware stores less than 10,000 square feet in sales.

Business Services. Rendering services to business establishments on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, commercial research, development and testing, photo finishing, and model building. This classification excludes maintenance and repair and accounting, advertising, architectural design, City planning, environmental analysis, insurance, interior design, investment, landscape design, law, management consulting, title companies, and real estate offices.

Commercial Recreation. Provision of participant or spectator recreation. This classification includes sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, golf driving ranges, pool rooms, dance halls, ice/roller skating rinks, golf courses (daily fee),

miniature golf courses, scale-model courses, shooting galleries, tennis/racquetball courts, pinball arcades or electronic games centers, card rooms, and fortune telling; it also includes health and fitness clubs, gymnastic facilities, and similar uses within a "GI" General Industry District.

Commercial Entertainment. Provision of spectator entertainment. This classification includes live and motion picture theaters.

Convenience Gas Mart. A store that sells groceries and gasoline may also sell fast-food products and does not include automotive repair shops.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Nightclubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-site service of alcohol including beer, wine, and mixed drinks. Beverages such as beer and wine may be produced on-site.

Restaurants, Full Service. Restaurants serving food and beverages to be consumed on the premises. Take-out or delivery service may also be provided. Beverages such as beer and wine may be produced on-site.

With Drive-Through Facilities. Establishments providing food and beverage services to patrons remaining in automobiles. Includes drive-up service.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include markets, groceries, liquor stores, and retail bakeries. This classification also includes large-scale stores that sell food items and beverages in bulk and also may sell bulk household products.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Uses include catering kitchens, bakeries with on-site retail sales, and small-scale specialty food production, such as manufacture of candy, jams, and jellies.

Funeral Parlors and Mortuaries. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Home Improvement Sales and Services. Retail sales, rental, and related services of hardware, plumbing, electrical, heating, air conditioning, building supplies, tools and equipment, plants and garden products, patio furniture, swimming pools, spas and hot tubs, lighting fixtures, kitchen and bathroom fixtures and cabinets, paint, carpeting, floor coverings, or wallpaper.

Hotels and Motels. Establishments offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes

motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming hotels, boarding houses, or residential hotels designed or intended to be used for sleeping for a period of 30 consecutive days or longer.

Hotels, Residential. Establishments offering rooms for rent for semi transient or permanent residents on a weekly or monthly basis.

Laboratories. Establishments providing medical or dental laboratory services or establishments providing photographic, analytical, or testing services.

Maintenance and Repair Services. Establishments providing appliance repair, office machine repair, janitorial services, pest control, or building maintenance services. This classification excludes maintenance and repair of vehicles or boats.

Offices, Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, computer software design, engineering, graphic design, interior design, real estate, insurance, investment, and legal offices. This classification excludes hospitals, banks, and savings and loan associations.

Offices, Medical and Dental. Offices of firms or organizations providing medical services, such as physicians, dentists, chiropractors, optometrists, and similar medical professionals. This classification includes medical/dental laboratories incidental to an office use.

Parking Facilities, Commercial. Surface lots and structures offering parking to the public for a fee when such use is not incidental to another activity.

Personal Improvement Services. Provision of instructional services or facilities, including photography; fine arts; crafts; dance or music studios; driving schools; business and trade schools; and diet centers, gymnastic studios, health clubs, and fitness studios.

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops; seamstresses; tailors; interior decorators; photocopying; and photographic studios.

Retail Sales. The retail sale of merchandise not specifically listed under another use classification. This classification includes department stores, drug stores, clothing stores, furniture stores, pawn shops, pet shops, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, 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). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. This classification also includes such services as dry cleaning businesses (excluding large-scale bulk cleaning plants), shoe repair shops, and self-service laundries.

Travel Services. Establishments providing travel information and reservations to individuals and businesses. This classification excludes automobile rental agencies.

Vehicle and Equipment Sales and Services.

1. ***Automobile Rentals.*** Rental of automobiles, including storage and incidental maintenance.
2. ***Automobile/Vehicle Repair, Major.*** Repair of automobiles, trucks, motorcycles, motor homes, and recreational vehicles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, and auto glass services, but excludes vehicle dismantling or salvaging and tire retreading or recapping.
3. ***Automobile/Vehicle Service and Repair, Minor.*** Establishments engaged in the retail sale of gas or diesel fuel, lubricants, parts, and accessories, including gasoline service stations; gas convenience marts; quick-service oil, tune-up, brake and muffler shops; and tire sales and installation, where repairs are made or service provided in enclosed bays and vehicles are not stored typically overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, towing, or repair of heavy trucks or construction vehicles.
4. ***Automobile/Vehicle Sales and Leasing.*** Sales or leasing of automobiles, motorcycles, trucks, and/or lawn and garden-type tractors, including storage and incidental maintenance.
5. ***Automobile Washing.*** Washing, waxing, or cleaning of automobiles or similar light vehicles.
6. ***Heavy Equipment Sales, Service and Rental.*** Sales, servicing and rental of vans, trailers, tractors, and other equipment used for construction, agricultural, or similar activities.
7. ***Large Vehicle Sales, Service, and Rental.*** Sales, servicing, and rental of motor homes, recreational trailers and equipment, boats, and similar vehicles.
8. ***Vehicle Storage.*** Storage of operative or inoperative vehicles. This classification includes storage of parking tow-aways; impound yards; and storage lots for automobiles, trucks, buses, and recreational vehicles, but does not include vehicle dismantling.

18.60.050 Industrial Use Classifications

Contractors' Office and Shop Buildings. Fully enclosed building(s) or structure(s) used for contractors' offices, indoor storage of supplies or equipment, light fabrication (such as trusses, windows, or heating equipment), and repair facilities, but which does not include any exterior storage area.

Contractors' Storage Yards. Outdoor storage yards operated by, or on behalf of, a contractor for storage of equipment, vehicles, machinery, building materials, pipe, or electrical components. This use may include buildings or structures for uses such as offices, indoor storage of supplies or equipment, light fabrication (such as trusses, windows, or heating equipment), and repair facilities.

Industry, Custom Handicraft. Manufacture of crafts, art, sculpture, stained glass, and similar items. Retail sales of items manufactured on the premises is required.

Industry, General. Establishments engaged in any of the following types of activities taking place within enclosed buildings: manufacturing finished parts or products primarily from previously prepared materials; food and beverage manufacturing/distribution; providing industrial services; or conducting industrial or scientific research, including product testing. This classification excludes basic industrial processing and recycling of cans, bottles, cardboard, and similar consumer materials.

Industry, Heavy. Manufacturing of products from extracted or raw materials or recycled or secondary materials or bulk storage and handling of such products and materials. This classification includes: tobacco product manufacturing, textile mills, textile product mills, apparel manufacturing, leather and allied product manufacturing, wood product manufacturing, paper manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing, primary metal manufacturing, and fabricated metal product manufacturing.

Salvage/Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange, or sale of goods, including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing and Storage. Storage and distribution facilities without sales to the public on-site or direct public access.

Indoor Commercial Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets.

Outdoor Storage. Storage of vehicles or commercial goods in open lots.

Self-Storage Warehouses. Facilities offering storage for individual use, including mini warehouses.

Wholesale, Distributing and Storage. Indoor storage and/or sale of bulk goods, including mail order and internet sales and wholesale distribution. Sales may be retail or wholesale.

18.60.060 Transportation, Communication, and Utilities Use Classifications

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, aircraft storage buildings, public terminal buildings and parking, helicopter pads, and support activities, such as airport operations and air traffic control.

Communication Facilities

1. ***Antennae and Transmission Towers.*** Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support one or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.
2. ***Facilities Within Buildings.*** Includes radio, television, or recording studios and telephone switching centers; excludes antennae and transmission towers.
3. ***Freight/Truck Terminals and Warehouses.*** Facilities for local or worldwide freight and postal services by truck or rail.
4. ***Transportation Passenger Terminals.*** Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, and scenic and sightseeing facilities, but does not include airports or heliports.
5. ***Utilities, Major.*** Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery (recycling processing) facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.
6. ***Utilities, Minor.*** Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, underground water and sewer lines, and recycling collection facilities.

18.60.070 Agriculture and Extractive Use Classifications

Crop and Animal Raising. The raising of tree, vine, field, forage, and other plant crops intended to provide food or fibers, as well as keeping, grazing, or feeding of animals for animal products, animal increase, or value increase.

Mining and Quarrying. The extraction of nonmetallic minerals, including sand and gravel pit operations. They include surface mining operations as defined by the Public Resources Code of the State of California.

Nurseries. Establishments in which all merchandise is kept within an enclosed building or a fully screened enclosure and fertilizer of any type is stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.