



Planning Division
 Community Development Department
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**Residential Use
Table**

Residential Use Table

X = Unconditionally Permitted	C = Permitted only with Conditional Use Permit	T = Temporary Use	D = Permitted with approval of Planning Manager					
Land Use	A1	RR	R1	R2	R3	R4	RH	ND
Accessory Building	X	X	X	X	X	X	X	*
Temporary Building	X	X	X	X	X	X	X	*
Agricultural Uses								
Agriculture	X	X	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	*
Animal Husbandry	C	C						*
Animal Services								*
Animal Boarding	X	X						*
Veterinary Hospital	X	X						*
Commercial Uses								
Bed/Breakfast Establishment (1—2 Rooms)		C	C	C	C	C	C	*
Boarding or Rooming House	X	C	C	C	C	C	C	*
Day Care Center		C	C	C	C	C	C	*
Family Day Care Home	X	X	X	X	X	X	X	*
Home Occupation ²		D	D	D	D	D	D	*
Landscape Nursery		C						*
Sale of Farm Products (Grown on Site)	X	C						*
Subdivision Sales Office			T	T	T	T	T	*
Public and Semi-Public Uses								
Community Garden		X	X	X	X	X	X	*
Emergency Shelter ⁷	C	C	C	C	C	C	C	*
Golf Course or Country Club		C	C	C	C	C	C	*
Hospital					C	C		*
Neighborhood Bazaar			T	T	T	T	T	*
Open Space (Recreational)		X	X	X	X	X	X	*

Land Use	A1	RR	R1	R2	R3	R4	RH	ND
Private Neighborhood Park, Recreation Facility		C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	*
Publicly Owned Building or Facility		X	X	X	X	X	X	*
Religious Institution		X	X	X	X	X	X	*
Schools (Private ≤ 12 Students or Public)		X	X	X	X	X	X	*
Schools (Private > 12 Students)		C	C	C	C	C	C	*
Supportive and Transitional Housing ⁶	X	X	X	X	X	X	X	*
Residential Uses								
Accessory Dwelling Unit ¹		X	X	X	X	X	X	*
Condominiums					X	X	X	*
Duplex			X ³	X	X	X		*
Mobile Home Park			C	C	X	X		*
Multiple-Family Building					X	X		*
Residential Care Homes (More Than 6 Residents)		C	C	C	C	C	C	*
Residential Care Homes (Up to and Including 6 Residents)		X	X	X	X	X	X	*
Single-Family Dwelling or Modular Home	X ⁸	X	X	X	X	X	X	*
Townhouse					X	X	X	*

*=Refer to the master plan or specific plan adopted for the neighborhood district area in which the property is located

- 1 An accessory dwelling unit is only permitted on a lot that has been developed with only one (1) legal single-family residential dwelling unit, and must comply with the regulations prescribed in Article LIV of this chapter.
- 2 Permitted only if the regulations of Article XL are met.
- 3 A duplex dwelling is permitted when all of the following conditions are met:
 - (a) The duplex dwelling shall be located on a corner lot only; and
 - (b) The corner lot shall have a minimum area of eight thousand (8,000) square feet and be so designated for a duplex unit on a tentative and final map; and
 - (c) The duplex shall not increase the overall density within any given land subdivision beyond the maximum of seven and one-fourth (7 1/4) dwelling units per net acre.
- 4 Conditional use permit required unless otherwise allowed through an approved planned unit development.
- 5 Planning commission approval of a conditional use permit is required for all new agricultural uses.
- 6 Supportive and/or transitional housing that serves more than six (6) individuals, provides on-site services and is licensed by the state as a group home shall only be allowed upon the granting of a conditional use permit.
- 7 Emergency shelters shall be subject to the performance standards listed in section 30.41.32. Additionally, emergency shelters in the agriculture and residential zoning districts shall only serve families. For the purpose of this section, a "family" is defined as having one (1) or more individuals under eighteen (18) years of age who reside with a parent or with another person with care and legal custody of that individual (including foster parents) or with a designee of that parent or other person with legal custody. Family also includes a pregnant woman or a person who is in the process of adopting or otherwise securing legal custody of any individual under eighteen (18) years of age.
- 8 One (1) residential dwelling unit may be permitted on an A1 zoned parcel that has a minimum size of twenty (20) acres or more. Subdivision of land for further development is not permitted without rezoning to another zoning district that implements the general plan land use map.