

SECTION D: USE TYPES

PART 1: CLASSIFICATION OF USE TYPES

313-162 PURPOSE OF USE TYPE AND PRINCIPAL PERMITTED USE CLASSIFICATIONS

The purpose of these provisions is to classify uses of property into a limited number of use types and principal permitted uses on the basis of common functional, product, or compatibility characteristics. The desired result is to provide a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions apply throughout the County. (Former Section CZ#A313-1)

313-163 LISTING OF USE TYPE AND PRINCIPAL PERMITTED USE CLASSIFICATIONS

163.1 All uses are classified into the following use types and principal permitted uses. Use types are described and defined in Section D, Part 2: Glossary of Use Types. (Former Section CZ#A313-2)

163.1.1 **Agricultural Use Types.**
Agriculture-Related Recreational
Feed Lot/Slaughter House
General Agriculture
Hog Farming
Intensive Agriculture
Stables and Kennels
(Former Section CZ#A313-2(E))

163.1.2 **Civic Use Types.**
Administrative
Community Assembly
Cultural Non-Assembly
Electrical Distribution Lines, Major
Essential Services
Extensive Impact Civic Uses
Generation and Distribution Facilities, Minor
Health Care Services
Oil and Gas Pipelines
Public Recreation and Open Spaces
Solid Waste Disposal
Utilities, Minor

(Former Section CZ#A313-2(B))

- 163.1.3 **Commercial Use Types.**
 - Automotive Sales, Service and Repair
 - Bed and Breakfast Establishment
 - Coastal-Dependent Commercial Recreation
 - Commercial Recreation
 - Heavy Commercial
 - Neighborhood Commercial
 - Office and Professional Service
 - Private Institution
 - Private Recreation
 - Recreational Vehicle Park
 - Retail Sales
 - Retail Service
 - Transient Habitation
 - Visitor Serving Facilities
 - Warehousing, Storage and Distribution

(Former Section CZ#A313-2(C))

- 163.1.4 **Commercial Timber Use Types.**
 - Timber Production
 - Timber Related Recreation

(Former Section CZ#A313-2(F))

- 163.1.5 **Extractive Use Types.**
 - Metallic Mineral Extraction
 - Oil and Gas Drilling and Processing
 - Surface Mining - 1
 - Surface Mining - 2
 - Surface Mining - 3

(Former Section CZ#A313-2(G))

- 163.1.6 **Industrial Use Types.**
 - Aquaculture
 - Coastal-Dependent
 - Coastal-Related
 - Cottage Industry
 - Hazardous Industrial
 - Heavy Industrial
 - Research/Light Manufacturing
 - Timber Products Processing

(Former Section CZ#A313-2(D))

163.1.7 **Natural Resource Use Types.**

Boating Facilities
Fish and Wildlife Habitat Management
Coastal Public Access Facilities
Resource-Related Recreational
Watershed Management
Wetland Restoration
(Former Section CZ#A313-2(H))

163.1.8 **Residential Use Types.**

Caretaker's Residence
Community Care Facility
Family Day Care Center
Family Day Care Home
Farm Employee Housing
Group Residential
Guest House
Labor Camp
Manufactured Home Park Development
Multi Family Residential
Residence Incidental to Agriculture or Commercial
Timber Production (See, Agriculture or Commercial Zoning
Designations, Principal Permitted Uses.)
Second Agriculture or Commercial Timber Production Residence
(See, Agriculture or Commercial Zoning Designations,
Principal Permitted Uses.)
Second Residential Unit (See also, Second Dwelling Unit,
Secondary Dwelling Unit)
Single Family Residential
(Former Section CZ#A313-2(A))

163.1.9 **Principal Permitted Uses** These are uses that are allowed without a conditional use permit and that are considered the "principal permitted use" for purposes of appeal to the Coastal Commission (with the exception of (a) Single Family Residential, Second Agriculture or Commercial Timber Production Residence (on a lot sixty (60) acres or larger in size), or Cottage Industry uses in the Agriculture Exclusive zoning district as enumerated in Section 163.1.9.9 below, and (b) Single Family Residential or Cottage Industry uses in the Timber Production zoning district as enumerated in Section 163.1.9.11 below). Subdivisions, including lot line adjustments, are not considered a principal permitted use in any zoning district in the coastal zone. (Added by Ord. 2367A, 7/25/06, Amended by Ord. 2383, 2/27/07)

163.1.9.1 Neighborhood Commercial

The Neighborhood Commercial Principal Permitted Use includes the following uses: Neighborhood Commercial, Cottage Industry; subject to the Cottage Industry Regulations, Caretaker's Residence which is incidental to and under the same ownership as an existing commercial use, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.2 Public Recreation

The Public Recreation Principally Permitted Use includes the following uses: Public Recreation and Open Space, Coastal Access Facilities, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.3 Commercial Recreation

The Commercial Recreation Principally Permitted Use includes the following uses: Visitor Serving Facilities, Transient Habitation, Commercial Recreation, Coastal Dependent Recreation, Resource Related Recreation, Coastal Access Facilities, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.4 Coastal Dependent Commercial Recreation

The Coastal Dependent Commercial Recreation Principally Permitted Use includes the following uses: Coastal Dependent Recreation, Resource-Related Recreation, Coastal Access Facilities, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.5 Residential Single Family

The Residential Single Family Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.6 Residential Multi Family

The Residential Multi Family Principally Permitted Use includes the following uses: Multi Family Residential, Group Residential, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.7 Mixed Residential

The Mixed Residential Principally Permitted Use includes the following uses: Single Family Residential, Multi Family Residential (Duplex only), Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.8 Rural Residential Agricultural

The Rural Residential Agricultural Principally Permitted Use includes the following uses: Single Family Residential, Second Residential Unit, General Agriculture, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.9 Agricultural Exclusive

The Agricultural Exclusive Principally Permitted Use includes the following uses: Single Family Residential (on lots sixty (60) acres or larger in size, two single detached dwellings are permitted), General Agriculture, Timber Production, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. Single Family Residential, Second Agriculture or Commercial Timber Production Residence (on a lot sixty (60) acres or larger in size), and Cottage Industry use types do not require a conditional use permit, but are not considered the principal permitted use for purposes of appeal to the Coastal Commission pursuant to Section 312-13.12.3 of the Coastal Zoning Ordinance and Section 30603(a)(4) of the Coastal Act. (Added by Ord. 2367A, 7/25/06, Amended by Ord. 2383, 2/27/07)

163.1.9.10 Commercial Timber

The Commercial Timber Principally Permitted Use includes the following uses: Single Family Residential, General Agriculture, Timber Production, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. (Added by Ord. 2367A, 7/25/06)

163.1.9.11 Timber Production

The Timber Production Principally Permitted Use includes the following uses: Single Family Residential, Timber Production, Cottage Industry; subject to the Cottage Industry Regulations, and Minor Utilities to serve these uses. Single Family Residential and Cottage Industry use types do not require a conditional use permit, but are not considered the principal permitted use for purposes of appeal to the Coastal Commission pursuant to Section 312-13.12.3 of the coastal Zoning Ordinance and Section 30603(a)(4) of the Coastal Act. (Added by Ord. 2367A, 7/25/06, Amended by Ord. 2383, 2/27/07)

313-164 HOW TO DETERMINE AND CLASSIFY ALLOWED USES WHEN MORE THAN ONE USE TYPE MIGHT APPLY

The following rules shall apply when a lot or building site contains multiple uses which constitute or resemble two or more different use types, and which are not classified as accessory uses pursuant to the Accessory Use Regulations. (Former Section CZ#A313-3)

164.1 Separate Classifications of Several Establishments. The uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately into use types. (Former Section CZ#A313-3(A))

164.2 Classification and Limitation of Different Uses Within Same Category of Use Types Conducted by Individual Establishment. If uses conducted on a lot by an individual establishment, management, or institution resemble two or more different use types within the same category of use types, all such uses shall be classified in the use type whose description most closely portrays the overall nature of such uses. However,

when the uses have any of the characteristics of the following listed use types, all such uses shall be classified in one of the use types on the following list.

- Extensive Impact Civic Uses
- General/Heavy Manufacturing
- Hazardous Industrial
- Oil and Gas Drilling and Processing
- Surface Mining - 1
- Surface Mining - 2
- Surface Mining - 3

If multiple uses on a lot resemble more than one of the use types on the above list, the uses shall be classified as the use type which is most similar to the predominant or most significant use on the lot, except that any commercial uses shall be classified within the Heavy Commercial Use Type if they have any heavy commercial characteristics. (Former Section CZ#A313-3(B))

313-165 CLASSIFYING USES NOT SPECIFICALLY MENTIONED IN USE TYPE DESCRIPTIONS

Whenever a development is proposed that contains a use not specifically mentioned under use types described in these regulations, the Hearing Officer shall make a determination as to whether the proposed use is encompassed by any use types permitted or conditionally permitted under the use designator applicable to the subject property. (See designated Hearing Officer in Chapter 2, Section 312-9; usually it is initially the Director or designee.) The classification of a use is subject to the right of appeal pursuant to the Appeals Procedures in Chapter 2, Section 312-13. The Director shall maintain a written record of all such determinations, which determinations are maintained and available for review at the Planning Division. (Former Section CZ#A313-4)

(313-166 through 313-169: Sections Reserved for Future Use)

SECTION D: USE TYPES

PART 2: GLOSSARY OF USE TYPES

313-170 AGRICULTURAL USE TYPES

Agricultural use types include the on site production of plant and animal products by agricultural methods. The following are agricultural use types:
(Former Section CZ#A313-9(A))

- 170.1 **Agriculture-Related Recreational.** The Agriculture-Related Recreation Use Type includes recreational facilities developed in conjunction with agriculture, including hunting and duck camps, skiing and dude ranches, but not including such recreational activities as golf courses which require non-agricultural development. (Former Section CZ#A313-9(F))
- 170.2 **Feed Lot/Slaughter House.** The Feed Lot/Slaughter House Use Type includes large on-site yard(s) with pens or stables and other structures, other than those which are a part of a typical livestock ranch, where cattle, sheep, and similar animals are kept for finishing, shipment or slaughter. (Former Section CZ#A313-9(D))
- 170.3 **General Agriculture.** The General Agriculture Use Type includes cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including feed lots, stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter. (Former Section CZ#A313-9(B))
- 170.4 **Hog Farming.** The Hog Farming Use Type refers to any premises used solely or primarily for the raising or keeping of three (3) or more hogs, when raised, fed or fattened for the purposes of sale and consumption by other than the owner or resident of the site. (Former Section CZ#A313-9(C))
- 170.5 **Intensive Agriculture.** Any premises used solely or primarily for the raising or keeping of animals such as furbearers, frogs, or turkeys, when raised, fed or fattened for the purpose of sale and/or consumption by other than the owner of the site. (Former Section CZ#A313-9(G); Ag Zone Amendments approved by the Humboldt County Board of Supervisors on 2/9/99)
- 170.6 **Stables and Kennels.** The Stables and Kennels Use Type refers to raising and keeping of dogs or horses (or similar hooved animals) for hire or animals boarded and fed for compensation. (See "Stable" and "Kennel" in Section C: "Index of Definitions of Language and Legal Terms.") (Former Section CZ#A313-9(E))

313-171 CIVIC USE TYPES

Civic Use Types include the performance of utility, educational, recreational, cultural, medical, Protective, governmental, and similar uses of importance to the public. The following are Civic Use Types: (Former Section CZ#A313-6(A))

- 171.1 **Administrative.** The Administrative Use Type includes the uses performed by public, public non-profit, parochial, and public utility administrative offices. (Former Section CZ#A313-6(C))
- 171.2 **Community Assembly.** The Community Assembly Use Type includes the activities typically performed by, or at, the following institutions or installations: (Former Section CZ#A313-6(D))
- 171.2.1 Churches, temples, synagogues, and other places of worship; (Former Section CZ#A313-6(D)(1))
- 171.2.2 Public parochial, and private non-profit clubs, lodges, meeting halls, and recreation centers; (Former Section CZ#A313-6(D)(2))
- 171.2.3 Public swimming pools. (Former Section CZ#A313-6(D)(3))
- 171.3 **Cultural, Non-Assembly.** The Non-Assembly Cultural Use Type includes the activities typically performed by the following institutions: (Former Section CZ#A313-6(E))
- 171.3.1 Public, parochial, and private non-profit museums and art galleries and similar organizations; (Former Section CZ#A313-6(E)(1))
- 171.3.2 Public, parochial, and private non-profit libraries and observatories and similar institutions. (Former Section CZ#A313-6(E)(2))
- 171.4 **Electrical Distribution Lines, Major.**
- 171.4.1 This use type includes electrical utility wires, 60 kilovolt or larger, either above ground or underground, including supporting towers, poles and appurtenances, which are used for distributing, conveying or transmitting electrical energy. (Former Section CZ#A313-6(M))
- 171.4.2 This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance. (Former Section CZ#A313-6(M))
- 171.5 **Essential Services.** The Essential Services Use Type includes uses which are necessary to support principal development. Typical Essential Services uses include: (Former Section CZ#A313-6(B))
- 171.5.1 Fire and police stations; (Former Section CZ#A313-6(B)(1))
- 171.5.2 Ambulance services; (Former Section CZ#A313-6(B)(2))

- 171.5.3 Post offices, excluding major processing centers; (Former Section CZ#A313-6(B)(3))
- 171.5.4 Dumpster sites, solid waste transfer stations, and road maintenance yards; (Former Section CZ#A313-6(B)(4))
- 171.5.5 Community wells, water storage tanks, and associated water treatment facilities. (Former Section CZ#A313-6(B)(5))
- 171.5.6 Public, parochial and private day-care centers, family day care centers, nursery schools, elementary, junior high, and high schools. (Former Section CZ#A313-6(B)(6); (Amended by Ord. 1842, Sec. 18, 8/16/88))
- 171.5.7 Public and parochial parks, playgrounds and playing fields. (Former Section CZ#A313-6(B)(7))
- 171.6 **Extensive Impact Civic Use.** The Extensive Impact Civic Use Type includes the uses typically performed by, or the maintenance and operation of, the following institutions and installations: (Former Section CZ#A313-6(H))
 - 171.6.1 Airports, heliports, and helistops; (Former Section CZ#A313-6(H)(1))
 - 171.6.2 Railroad stations; (Former Section CZ#A313-6(H)(2))
 - 171.6.3 Bus Depots; (Former Section CZ#A313-6(H)(3))
 - 171.6.4 Publicly operated parking garages; (Former Section CZ#A313-6(H)(4))
 - 171.6.5 Water and wastewater treatment plants; (Former Section CZ#A313-6(H)(5))
 - 171.6.6 Cemeteries, mausoleums, crematoriums and columbariums; (Former Section CZ#A313-6(H)(6))
 - 171.6.7 Sites for storage, repair and processing of materials and equipment and vehicles operated by governmental entities; (Former Section CZ#A313-6(H)(7))
 - 171.6.8 Military installations; (Former Section CZ#A313-6(H)(8))
 - 171.6.9 Electrical power plants operated by a government entity or public utility; (Former Section CZ#A313-6(H)(9))
 - 171.6.10 Gas and oil storage facilities for power plants operated by a government entity or public utility. (Former Section CZ#A313-6(H)(10))

171.7 Generation and Distribution Facilities, Minor.

171.7.1 The Minor Generation and Distribution Facilities Use Type includes wind generators and accessory structures; small hydroelectric generators (less than 5 megawatt) and accessory structures and utility lines; and communication transmission facilities, including radio and television transmission antennae, communication equipment installations and exchanges, and substations. (Former Section CZ#A313-6(K))

171.7.2 The Minor Generation and Distribution Facilities Use Type does not include broadcasting and offices or sites for the storage or processing of materials or equipment. (Former Section CZ#A313-6(K))

171.8 Health Care Services.

171.8.1 The Health Care Services Use Type includes the uses typically performed by the following institutions: (Former Section CZ#A313-6(G))

171.8.1.1 Health and medical clinics; (Former Section CZ#A313-6(G)(1))

171.8.1.2 Hospitals; (Former Section CZ#A313-6(G)(2))

171.8.1.3 Nursing homes, convalescent hospitals, rest homes, and homes for the aged with seven or more patients, or with mental, drug addict, or alcohol addict cases; (Former Section CZ#A313-6(G)(3))

171.8.1.4 Medical centers for observation or rehabilitation, with full-time supervision or care. (Former Section CZ#A313-6(G)(4))

171.8.2 This use type does not include Community Care Facilities, which are a residential use (See, Community Care Facilities.) (Former Section CZ#A313-6(G))

171.9 Oil and Gas Pipelines.

171.9.1 The Oil and Gas Pipelines Use Type includes any gas pipeline, carrying 60 PSI pressure or above, distribution line, above or below ground, used to transport, convey, or distribute oil, petroleum, petroleum products, natural gas, or other flammable or hazardous substances. (Former Section CZ#A313-6(L))

171.9.2 This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance. (Former Section CZ#A313-6(L))

171.10. **Public Recreation and Open Space.** The Public Recreation and Open Space Use Type refers to a publicly-owned and maintained parkland and low intensity uses attendant thereto, such as tent camps and picnic areas and food service and other concessions. (Former Section CZ#A313-6(F); Amended by Ord. 2167, Sec. 11, 4/7/98)

171.11 Solid Waste Disposal.

171.11.1 The Solid Waste Disposal Use Type includes:

171.11.1.1 The disposal of all putrescible and non-putrescible solid and semi-solid wastes, such as refuse, garbage, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes; and (Former Section CZ#A313-6(I))

171.11.1.2 Liquid wastes disposed of in conjunction with solid wastes at solid waste transfer stations, processing facilities or disposal sites. (Former Section CZ#A313-6(I))

171.11.2 The Solid Waste Disposal Use Type excludes:

171.11.2.1 Sewage collected and treated in a sewerage system; or (Former Section CZ#A313-6(I)(1))

171.11.2.2 Materials or substances having commercial value that have been salvaged for reuse, recycling or resale. (Former Section CZ#A313-6(I)(2))

171.12 **Utilities, Minor.** The Minor Utilities Use Type includes the erection, construction, alteration or maintenance of private wells and on-site sewage disposal system, gas, electric and water. (Former Section CZ#A313-6(J))

313-172 COMMERCIAL USE TYPES

Commercial Uses include the distribution and sale or rental of goods; the provision of services other than those classified as Civic Uses; and the administrative and research operations of private, profit-oriented firms. The following are Commercial Use Types: (Former Section CZ#A313-7(A))

172.1 **Automotive Sales, Service and Repair.** The Automotive Sales, Service and Repair Use Type includes the sales from the premises of motor vehicles, accessory parts and supplies, and the provision of services generally required in the operation and maintenance of motor vehicles; the major repair or painting of motor vehicles, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles. Auto sales from the premises are also included. (Former Section CZ#A313-7(D))

172.2 **Bed and Breakfast Establishment.**

172.2.1 The Bed and Breakfast Establishment Use Type refers to a residential structure with one family in permanent residence where a maximum of four (4) bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. (Former Section CZ#A313-7(K))

- 172.2.2 This use type does not include “hotels and motels” which are included in the Transient Habitation Use Type; nor does this use type include rooming and boarding houses which are included under the Group Residential Use Type. (Former Section CZ#A313-7(K))
- 172.3 **Coastal-Dependent Commercial Recreation.** The Coastal-Dependent Recreation Use Type includes visitor serving recreational facilities which require channel access, such as marinas serving other than solely commercial vessels, fishing piers, boat launching facilities, bait shops, and marine hardware. (Former Section CZ#A313-7(P))
- 172.4. **Commercial Recreation.** The Commercial Recreation Use Type refers to facilities serving recreational needs but operated for private profit, including, for example, riding stables, chartered fishing boats, tourist attractions and amusement or marine parks, including special occupancy parks and tent camps. (Former Section CZ#A313-7(M); Amended by Ord. 2167, Sec. 12, 4/7/98)
- 172.5 **Heavy Commercial.** The Heavy Commercial Use Type includes activities such as transfer, storage or processing of used, scrap or waste materials, including automobile wrecking, the sales, storage of building materials, construction and agricultural equipment, kennels, and animal hospitals. (Former Section CZ#A313-7(G))
- 172.6. **Incidental Camping Area.** “Incidental Camping Area” as used in this ordinance has the same meaning as stated in Sec. 18208 of the California Health and Safety Code (Incidental camping area), which is any area or tract of land where camping is incidental to the primary use of the land for agriculture, timber management, or water or power development purposes, and where two (2) or more campsites used for camping are rented or leased or held out for rent or lease. The density of usage shall not exceed twenty-five (25) camping parties within a radius of 265 feet from any campsite within the incidental camping area. (Added by Ord. 2167, Sec. 12, 4/7/98)
- 172.7 **Neighborhood Commercial.** The Neighborhood Commercial Use Type includes retail sales and services which provide convenient facilities to residential areas, such as coin operated laundries, food markets, variety stores, and automobile gas or filling stations. (Former Section CZ#A313-7(E))
- 172.8 **Office and Professional Services.** The Office and Professional Services Use Type includes administrative activities of private, profit-oriented administrative firms; radio and television broadcasting stations and offices; medical, dental and related services; professional, consultative, and financial services. (Former Section CZ#A313-7(H))
- 172.9 **Private Institution.**
- 172.9.1 The Private Institution Use Type includes sanitariums, rest homes and convalescent homes providing for the rooming or boarding of any aged or convalescent person, whether ambulatory or nonambulatory, for which a license has been acquired from county, state or federal agencies. (Former Section CZ#A313-7(I))
- 172.9.2 This use type does not include accessory residential uses. (Former Section CZ#A313-7(I))

- 172.10 **Private Recreation.** The Private Recreation Use Type includes clubs or recreation facilities operated by a nonprofit organization and open only to members of such nonprofit organizations and their guests. (Former Section CZ#A313-7(O))
- 172.11 **Recreational Vehicle Parks.** “Recreational Vehicle Park” as used in this ordinance has the same meaning as stated in Sec. 18215 of the California Health and Safety Code (Recreational Vehicle Park), which is any area or tract of land, or a separate designated section within a manufactured home park where one or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles or tents and which are occupied for temporary purposes subject to the Special Occupancy Park Regulations in this Chapter (Section 313-113.1). (Former Section CZ#A313-7(N); Amended by Ord. 2167, Sec. 12, 4/7/98)
- 172.12 **Retail Sales.** The Retail Sales Use Type includes the rental or sale, from the premises, of various consumer goods including food, household goods, business supplies, small equipment, agricultural supplies, and parts and accessories, and incidental storage activities. (Former Section CZ#A313-7(B))
- 172.13 **Retail Service.** The Retail Service Use Type includes the provision of services other than those classified as Civic Uses, including personal service, business service, eating and drinking establishments, automobile gas or filling station, minor automotive repair, group assembly for entertainment or athletic events, animal care and treatment, and undertaking services. (Former Section CZ#A313-7(C))
- 172.15 **Temporary Recreational Vehicle Park.** “Temporary Recreational Vehicle Park” as used in this ordinance has the same meaning as stated in Section 18217 of the California Health and Safety Code (Temporary Recreational Vehicle Park), which is any area or tract of land or a separate designated section within a manufactured home park where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles, and which is established for one occupancy not to exceed eleven (11) consecutive days, and is then removed. (Former Section CZ#A313-7(S); Added by Ord. 2167, Sec. 12, 4/7/98)
- 172.16 **Tent Camp.** “Tent Camp” as used in this ordinance has the same meaning as stated in Title 25, California Code of Regulations, Section 2208 (Definitions - Tent Camp). “Tent Camps” are any area or tract of land where one or more lots are rented or leased or held out for rent or for the exclusive use of camping parties. (Former Section CZ#A313-7(T); Added by Ord. 2167, Sec. 12, 4/7/98)
- 172.17 **Transient Habitation.** The Transient Habitation Use Type includes motels, hotels, resorts and other facilities other than special occupancy parks providing lodging services to guests on a less-than-weekly basis. (Former Section CZ#A313-7(J); Amended by Ord. 2167, Sec. 12, 4/7/98)
- 172.18 **Visitor Serving Facilities.** The Visitor Serving Facilities Use Type includes public and private developments that provide accommodations, food and services for tourists, including, for example, hotels, motels, tent camps, restaurants, vacation home rentals, and commercial-recreation developments such as art galleries, antique shops, curio shops,

eating and amusement areas. (Former Section CZ#A313-7(L); Amended by Ord. 2153, Sec. 2, 12/9/97; Amended by Ord. 2167, Sec. 7, 4/7/98)

- 172.19 **Warehousing, Storage and Distribution.** The Warehousing, Storage and Distribution Use Type refers to establishments or places of business primarily engaged in enclosed or open-air wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. (Former Section CZ#A313-7(F))

313-173 COMMERCIAL TIMBER USE TYPES

The Commercial Timber Use Type includes the on-site production of commercial timber products. The following are Commercial Timber Use Types: (Former Section CZ#A313-10(A))

- 173.1 **Timber Production.** The Timber Production Use Type refers to the growing, management, and harvesting of trees of any commercial species used to produce timber and other forest products including Christmas trees, and may include any use which is integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas, portable chippers and portable sawmills. (See also, definitions for "Timber Harvest" and "Timber Management.") (Former Section CZ#A313-10(B))

173.2 Timber-Related Recreation.

- 173.1.1 The Timber-Related Recreation Use Type includes recreational facilities developed in conjunction with timber production, including hunting and duck camps, skiing, and dude ranches. (Former Section CZ#A313-10(C))

- 173.1.2 The Timber-Related Recreation Use Type does not include such recreational activities as golf courses which require non-timber related development. (Former Section CZ#A313-10(C))

313-174 EXTRACTIVE USE TYPES

Extractive Use Types include the on-site production of mineral products by extractive methods. The following are Extractive Use Types: (Former Section CZ#A313-11(A))

- 174.1 **Metallic Mineral Extraction.** The Metallic Mineral Extraction Use Type refers to the surface or subsurface extraction of metallic minerals such as gold, copper, chromium, and zinc, and not including stationary on-site processing facilities of any type; subject to Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2). (Former Section CZ#A313-11(F))

- 174.2 **Oil and Gas Drilling and Processing.** The Oil and Gas Drilling and Processing Use Type refers to the operation and maintenance of oil and gas drilling including essential on-site processing, subject to the Oil and Gas Drilling and Processing Regulations in this Chapter (see Section 313-57.1). (Former Section CZ#A313-11(E))
- 174.3 **Surface Mining - 1.** The Surface Mining - 1 Use Type refers to surface extraction of nonmetallic minerals, such as sand, gravel and rock, and including fixed on-site processing facilities such as stationary crushers, separators, kilns, and transfer stations; or similar fixed facilities subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2). (Former Section CZ#A313-11(B))
- 174.4 **Surface Mining - 2.** The Surface Mining - 2 Use Type refers to surface extraction of nonmetallic minerals such as sand and gravel, but not including stationary on-site processing facilities of any type, subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2). (Former Section CZ#A313-11(C))
- 174.5 **Surface Mining - 3.** The Surface Mining - 3 Use Type refers to surface extraction on nonmetallic minerals such as sand and gravel, confined only to rivers and areas of wind-blown sands, and not including stationary on-site processing facilities of any type; subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2). (Former Section CZ#A313-11(D))

313-175 INDUSTRIAL USE TYPES

Industrial and Manufacturing Uses include the on-site production of goods by methods not agricultural or extractive in nature. The following are Industrial Use Types: (Former Section CZ#A313-8(A))

- 175.1 **Aquaculture.** The Aquaculture Use Type refers to aquaculture operations, including but not limited to oyster and mussel culturing, crab holding facilities and including support facilities such as earthen impoundments, steel or concrete holding tanks and raceways. (Former Section CZ#A313-8(G))
- 175.2 **Coastal-Dependent.** The Coastal-Dependent Use Type includes any coastal-dependent industrial use which requires a maintained navigable channel to function, including, for example: public docks, water-borne carrier import and export operations, ship building and boat repair, commercial fishing facilities, including berthing and fish receiving, and fish processing when product is for human consumption (fish waste processing and fish processing of products for other than human consumption are permitted under the Coastal-Related Use Type), marine oil terminals, Outer Continental Shelf (OCS) service or supply bases, ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities, aquaculture and aquaculture support facilities. (Former Section CZ#A313-8(E))
- 175.3 **Coastal-Related.** The Coastal-Related Use Type includes coastal-related industrial uses, including but not limited to fish waste processing and fish processing of products for other than human consumption, gas or oil processing and treatment facilities,

electrical generating facilities or other facilities which require an ocean intake, outfall, or pipeline. Within the MC Zone, this use type includes alterations, improvements, and relocations of existing general industrial uses. (Former Section CZ#A313-8(F))

- 175.4 **Cottage Industry.** The Cottage Industry Use Type refers to establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, custom jewelry or small furniture and cabinet manufacturers. (Former Section CZ#A313-8(H))

- 175.5 **Hazardous Industrial.** The Hazardous Industrial Use Type includes any industrial activity which involves the handling of toxic, highly flammable, explosive or radioactive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development. (Former Section CZ#A313-8(D))
- 175.6 **Heavy Industrial.** The Heavy Industrial Use Type refers to industrial plants engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, wrecking and salvage yards, petroleum refining, animal and fish products processing, electrical generation and distribution, and pulp mills, but excludes activities included within the Hazardous Industrial Use Type. (Former Section CZ#A313-8(C))
- 175.7 **Research/Light Industrial.** The Research/Light Industrial Use Type includes non-nuisance, industrial, low-impact manufacturing, and development activities which do not create objectionable levels of noise, vibration, air pollution, odor, humidity, heat, cold or glare on nearby residential or commercial uses, such as the manufacture of electrical and electronic equipment, industrial and scientific research, medical testing and analysis and product testing, carpentry and cabinetmaking shops, clothing manufacture, contractor's yards, dry cleaning and laundry plants, lumber yards, metal-working shops, wholesale outlet stores, painter's and decorators' yards, plumbing shops, printing and lithographing, and associated administrative offices. (Former Section CZ#A313-8(B))
- 175.8 **Timber Products Processing.** The Timber Products Processing Use Type refers to the commercial processing of raw wood and wood products, including saw mills, lumber mills and plywood mills, but not including pulp mills. (Former Section CZ#A313-8(I))

313-176 NATURAL RESOURCE USE TYPES

Natural Resource Use Types include the on-site structures and activities which are compatible with the protection and enhancement of sensitive coastal resources. The following are Natural Resource Use Types: (Former Section CZ#A313-12(A))

- 176.1 **Boating Facilities.** The Boating Facilities Use Type includes the maintenance, improvement, and minor alteration of existing boating facilities in estuaries, consistent with Public Resources Code Section 30233. (Former Section CZ#A313-12(F))
- 176.2 **Fish and Wildlife Habitat Management.** The Fish and Wildlife Habitat Management Use Type refers to the manipulation or maintenance of vegetation or streams, or construction of minor structures to yield desired results in terms of habitat suitable for designated wildlife or fishery species or groups of species. (Former Section CZ#A313-12(B))
- 176.3 **Coastal Public Access Facilities.** The Coastal Public Access Facilities Use Type includes the development of coastal access facilities consistent with the Coastal Access Development Requirements. (Former Section CZ#A313-12(G))

- 176.4 **Resource-Related Recreational.** The Resource-Related Recreational Use Type includes activities such as nature study, hunting and fishing, and includes the development of hunting blinds and similar minor facilities. (Former Section CZ#A313-12(E))
- 176.5 **Watershed Management.** The Watershed Management Use Type includes manipulation or maintenance of a total area or portion of an area draining into a given waterway or reservoir for purposes of wildlife or fishery enhancement, water quality or quantity enhancement, siltation and erosion control and for flood plain management. (Former Section CZ#A313-12(C))
- 176.6 **Wetland Restoration.** The Wetland Restoration Use Type includes manipulation or management of an area to create or enhance wetland resource values such as fish and wildlife habitat, siltation and erosion control, and flood storage. (Former Section CZ#A313-12(D))

313-177 RESIDENTIAL USE TYPES

Residential Use Types include the occupancy of dwelling units on a wholly or principally non-transient basis. Residential uses do not include institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylum, and prisons, except as otherwise provided for various community care facilities. (Former Section CZ#A313-5(A))

- 177.1 **Caretaker's Residence.** The Caretaker's Residence Use Type refers to living quarters which are incidental to and under the same ownership as the principal use. (Former Section CZ#A313-5(G))
- 177.2 **Community Care Facility.** This term includes all the use types defined in State Law as Community Care Facilities (currently at Chapter 3 of the Health and Safety Code, commencing with Section 1500) and refers to any facility, place, or building which is maintained and operated to provide non-medical residential care, day care, or home finding agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, incompetent persons and abused or neglected children. Community Care Facilities providing these services for six or fewer individuals shall be considered a residential use of the property for the purposes of zoning. (See also, "Family Day Care Homes" and "Family Day Care Centers.") (Former Section CZ#A313-5(K), CZ#A312-5; Added by Ord. 1842, Sec. 15, 8/16/88)
- 177.3 **Family Day Care Center.** Any facility which provides, to more than twelve persons, non-medical care, or personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than twenty-four hour basis. Such Day Care Centers are a residential use of property. A Use Permit shall be required for the establishment of such a center. (See also, "Community Care Facilities" and "Family Day Care Homes.") (Former Section CZ#A312-8; Added by Ord. 1842, Sec. 16, 8/16/88)
- 177.4 **Family Day Care Home.** Any facility which provides, to twelve or fewer children

(including children of the owner or operator of the facility who reside at the home), non-medical care, or personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than twenty-four hour basis. (See also, "Community Care Facility" and "Family Day Care Center.") (Former Section CZ#A313-5(L), CZ#A312-8; Added by Ord. 1842, Sec. 16, 8/16/88)

- 177.5 **Farm Employee Housing.** The Farm Employee Housing Use Type refers to the occupancy by four or fewer farm employees and their families of any living accommodations, without regard to duration, which occurs exclusively in association with the performance of agricultural labor. (See also, "Farm Employee" in Section C: Index of Definitions of Language and Legal Terms.) (Former Section CZ#A313-5(H))
- 177.6 **Group Residential.** The Group Residential Use Type refers to the residential occupancy, for compensation, by groups of persons or individuals by pre-arrangement for definite periods. Typical uses include occupancy of sorority houses, retirement homes, and boarding houses. (Former Section CZ#A313-5(D))
- 177.7 **Guest House.** The Guest House Use Type refers to living quarters within a detached accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, which living quarters have no kitchen facilities and are not otherwise used as a separate dwelling. (Former Section CZ#A313-5(F))
- 177.8 **Labor Camp.** The Labor Camp Use Type refers to the occupancy of five or more farm or timber production employees and their families of any living quarters in association with the performance of agricultural or timber production labor. Labor camps shall be located on the premises where the work is performed and shall have a maximum continuous permitted duration of one year (1yr) from the effective date of the required Use Permit. (Former Section CZ#A313-5(I))
- 177.9 **Manufactured Home Park Development.** The Manufactured Home Park Development Use Type refers to a tract of land where two or more manufactured home lots are rented or leased or held out for rent or lease to accommodate manufactured homes or recreational vehicles used for human habitation. The Home Park Development Use Type includes manufactured home development constructed according to the requirements of Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code. (Reference: Section 65852.7, Government Code.) (Former Section CZ#A313-5(E); Amended by Ord. 2167, Sec. 10, 4/7/98)
- 177.10 **Multi Family Residential.** The Multi Family Residential Use Type includes the residential occupancy of a duplex, or multiple main building or buildings by individuals or families on a non-transient basis. The specific types of multi-family uses allowed on a lot are specified in the Zoning Designations contained in this Chapter 3, Section A: Regulations for Zoning Districts. (Former Section CZ#A313-5(C))
- 177.11 **Residence Incidental to Agriculture or Commercial Timber Production.** (See Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)
- 177.12 **Second Agriculture or Commercial Timber Production Residence.** (See Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)

- 177.13 **Second Residential Unit (Second/Secondary Dwelling Unit).** The Second Residential Unit Use Type refers to a fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot for occupancy by individuals or a family. (See Section 313-87.1, Second Residential Unit for regulations governing second residential units.) (Former Section CZ#A313-5(J); INL#312-61.1)
- 177.14 **Single Family Residential.** The Single Family Residential Use Type includes the residential occupancy of a single detached main building by one family on a non-transient basis, except for rental of single family dwellings as vacation homes, where the use would not be otherwise different than the uses allowed to be made of single family dwellings. (See also, Residential Use Types, Vacation Home Rental.) (Former Section CZ#A313-5(B))