

3.2.5. Allowed Uses in All Zoning Districts [AMENDED 09-09-2022][AMENDED 06-06-2024]**TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024][AMENDED 07-11-2024]****KEY**

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Grey Boxes – Refer to Applicable

Use Standards in Sections Identified

Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard
Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
AGRICULTURAL USES																							
A. General Agricultural Uses	P	P	P	P	P ³						P	UPZ	UPZ							P	P	P	3.4.1
B. Agricultural Equipment Repair, Maintenance and Manufacturing	UPZ																				UPZ	UPZ	
C. Agricultural Supplies and Services	UPZ																		P		P	P	
D. Primary Processing of Agricultural Products	P ⁴	P ⁴	P ⁴	P ⁴																	UPZ	P ⁴	3.4.12
E. Commercial Beekeeping	P	P	P	P	P																		3.4.2
F. Non-Commercial Beekeeping					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.2
G. Crop Dusting Service	UPP																						
H. Crops: Raising/Harvesting	P	P	P	P	P	UPZ					P	UPZ											

¹ Includes former SC zone. Refer to Title IV of the Sacramento Zoning Code interim standards for SC zone.² Includes the former AC and TC zone. Interim standards for AC and TC zone should refer to Title IV of the Code.³ In the AR-1 zone, general agricultural uses are permitted on lots of 150 feet of greater width.⁴ Permitted up to five acres in AG zones and up to one acre in AR zones. Otherwise, need UPZ to exceed acreage. Includes processing of industrial hemp pursuant to Section 3.4.12 in AG-20 through AG-160 and M-2 zones only. In the M-1 zone a UPZ is required.

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I. Feedlot		P	P	P																				3.4.3
J. Hog Farm		P	P	P	P	P ⁵						P	UPZ											3.4.4
K. Kill Floor		UPZ			UPZ																			3.4.5
L. Stables and Corrals		P	P	P	P	P	P					P	P											3.4.6
M. Road-side Crop Sales	1. Field Retail Stand	P	P	P	P	UPZ	UPZ					P	P											
	2. Farm Stand	P	P	P	P	UPZ	UPZ	UPZ				P	P											
	3. Produce Stand	P	P	P	P	P						P	P											3.4.7
	4. Agricultural Market	P	P	P	P	P																		
	5. Urban Agricultural Stand ⁶					TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.4.7
N. Small Wineries/Specialty and Craft Breweries		P			P	UPZ						UPZ		UPZ	P ⁷	P ⁷	P ⁷		P ⁷	P ⁷	P	P	P	3.4.8

⁵ Not permitted in the AR-1 zone. In the AR-2 zone, a maximum of three adult hogs are permitted.⁶ Up to 120 square feet in area with a Temporary Use Permit. A Conditional Use Permit is required if greater than 120 square feet.⁷ Required to include sales and a tasting room or restaurant.

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O. Large Wineries/Breweries	UPZ										UPZ										P ⁸	P ⁸	3.4.9
P. Food Processing Industry ⁹	UPB	UPB	UPB																				3.4.10
Q. Water Impoundment, Constructed Lake/Pond	P	P	P	P	P	P	P	P	P	P	P	P											3.4.11
R. Industrial Hemp	P																				P	P	3.4.12
RESIDENTIAL USES																							
A. Household Living Uses¹⁰																							
1. Dwelling, Duplex- 5 or fewer lots, or , Halfplex – 10 or fewer lots							P	P	P	P							UPM						3.5.1.B
2. Dwelling, Duplex- more than 5 lots, or, Halfplex - more than 10 lots							UPZ	UPZ	P	UPZ							UPZ						3.5.1.B
3. Dwelling, Multifamily - 10 or fewer units								UPZ ¹¹	P				P ¹¹	P	P	P	UPM ¹¹	P	P	P ¹¹	P ¹¹	P ¹¹	3.5.1.C

⁸ In the M-1 and M-2 zones, use is allowed if in compliance with use standards and the tasting facilities are limited to a maximum of 15 percent of the square footage of the indoor portion of the winery/brewery; otherwise, a Minor Use Permit is required.⁹ Use is intended for agricultural zoning districts, and must be accompanied by the Food Processing (FP) combining zoning district.¹⁰ See Table 3.2 "Accessory Uses" for accessory dwelling units and guest houses.¹¹ Use is only permitted by right in the C-O, BP, MP, M-1, and M-2 zoning districts when the eligibility criteria specified in Section 3.5.1.C. are met. Otherwise requires a Conditional Use Permit in the BP zone and prohibited in the C-O and industrial zoning districts. In Low Density Single-Family Residential Zoning Districts, use is conditionally permitted, as noted, only in RD-10.

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4. Dwelling, Multifamily - more than 10 units								UPZ ¹¹	P				P ¹¹	P	P	P	UPZ ¹¹	P	P	P ¹¹	P ¹¹	P ¹¹	3.5.1.C
5. Dwelling, Single-family Attached- 10 or fewer lots							P	P	P	UPM				P	P	P	UPM	P	P				3.5.1.D
6. Dwelling, Single-family Attached- more than 10 lots							UPZ	UPZ	P	UPZ				P	P	P	UPZ	P	P				3.5.1.D
7. Dwelling, Single-family Detached	P	P	P	P	P	P	P	P	P	P	P	UPP		P	UPM	P	UPM						3.5.1.E
8. Family Day Care Home ¹²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.1.F
9. Transitional Housing, Supportive Housing ¹³	P	P	P	P	P	P	P/UPZ	P/UPZ	P	P/UPM/UPZ	P	UPP		P	P/UPM	P	UPM/UPZ	P	P				3.5.1.G
10. Mobile Home Park									UPZ	P			UPZ				UPZ	UPZ	UPZ				3.5.1.H
11. Residential Care Home- 6 or fewer in care ¹⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				3.5.1.I
12. Residential Care Home- 7 to 20 in care ¹⁴	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P	UPZ	UPP	UPZ	P	P	P	P	P	P				3.5.1.I

¹² Permitted by right when conducted in a legally permitted and occupied dwelling unit by the day care provider.¹³ Transitional and/or Supportive Housing Projects are permitted and conditionally permitted only in the zoning districts where other residential uses of the same type are permitted and conditionally permitted. The Transitional and/or Supportive Housing Project is subject only to the restrictions and regulations for the same residential type for the zoning district in which the Project is proposed. See Use Standard for additional information.¹⁴ Allowed in multifamily and RM-2 zoning districts only if developed as a duplex or halfplex.

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13. Condominium Conversions						UPP	UPP	UPP	UPP	UPP				UPP	UPP	UPP	UPP	UPP	UPP				3.1.5.J
B. Group Living Uses																							
1. Boarding House								UPZ ¹⁵	P				UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ				
2. Emergency Shelter																			P		P		3.5.2.A
3. Low Barrier Navigation Center														P	P	P		P	P		P		3.5.2.A
4. Scattered Shelter – 10 or fewer clients				P	P	P	P	P															3.5.2.B
5. Scattered Shelter – More than 10 clients				UPM	UPM	UPM	UPM	UPM															3.5.2.B
6. Farmworker Housing	P	P	P																				3.5.2.C
7. Fraternity/Sorority House				UPP	UPP			UPP	P				UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	
8. Single Room Occupancy Unit									P										P				3.5.2.D
PUBLIC, CIVIC, AND INSTITUTIONAL USES																							
A. Assembly Uses																							
1. Places of Worship or Other Religious Institution ¹⁶	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		P	P	P	P	P	P	P	P	UPZ	3.6.1.A

¹⁵ Use is conditionally permitted, as noted, only in the RD-10 zone. Not permitted in other referenced zoning districts.¹⁶ In the Agricultural, Agricultural-Residential, and Residential zoning districts, places of worship or other religious institutions exceeding 150 person seating capacity shall require a Conditional Use Permit approved by the Planning Commission.

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2. Private Social Center, Social Club, Fraternal Hall/Lodge	UPP	UPP		UPP	UPP	UPP	UPP	UPP	UPP				UPZ	P	P	P	UPM	P	P	UPM	P	P	3.6.0
B. Educational and Cultural Uses																							
1. Art Gallery, Art Studio						UPZ	UPZ	UPZ	UPZ					P	P	P	P	P	P	P	P	P	
2. College, University				UPP	UPP	UPP	UPP	UPP	UPP					UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	3.6.0
3. School, Private ¹⁷	UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ			UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.6.2.A
4. School, K-12, Public	P	P	P	P	P	P	P	P	P	P			UPZ	P	P	P	P	P	P	UPZ	UPP	UPP	
5. School, K-12, Private ¹⁷	UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ			UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPP	UPP	3.6.0
C. Government Uses																							
1. Government and Local Agency Buildings and Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	UPP	UPP	UPP	3.6.3.A
D. Parks and Open Space																							
1. Cemetery	UPZ	UPZ	UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP		UPP	UPP									UPP	UPP	3.6.4.A
2. Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.4.B
3. Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
4. Wildlife Preserve	P	P	P	P	P						P	P											

¹⁷ In the Agricultural, Agricultural-Residential, and Residential zoning districts, private schools exceeding 100 students shall require a Conditional Use Permit approved by the Planning Commission.

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5. Market Garden ¹⁸					UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.4.B
E. Social Care Uses																							
1. Ambulance Service																		P	P	P	P	P	
2. Adult Day Care Center ¹⁹	UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	P	UPZ	UPP	UPP	UPP	P	P	P	P	P	P	P	UPZ	UPZ	3.6.5.A
3. Child Day Care Center	UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	P	UPZ	UPZ	UPZ	UPZ	P	P	P	P	P	P	P	UPZ	UPZ	3.6.5.B
4. Congregate Care Facility		UPP		UPP	UPP	UPP	UPP	UPP	UPM	UPP	UPP	UPP	P	P	P	P	UPP	P	P				3.6.5.C
5. Hospital	UPP	UPP		UPP	UPP	UPP	UPP	UPP	UPP		UPP	UPP	UPP		UPP		UPP	UPP	UPP				3.6.0
6. Hospital, Convalescent		UPP		UPP	UPP	UPP	UPP	UPP	UPP				UPP		UPP		UPP	UPP	UPP				3.6.5.C
7. Behavioral Health Center																	UPP	UPP	UPP		UPP	UPP	
8. Rehabilitation Center				UPP	UPP	UPP	UPP	UPP	UPP						UPP		UPP	UPP	UPP		UPP	UPP	3.6.5.C
F. Utility and Public Service Facility Uses																							
1. Major Utility	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P	P	P	P	P	P	P	P	P	P	P	3.6.6.A
2. Minor Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.6.B

¹⁸ Up to one acre in size is permitted. Between one and three acres in size, permitted in zoning districts other than residential and recreation, these zoning districts require a UPM. Over three acres in size permitted in the industrial zoning districts; require a UPM in agricultural-residential, mixed use, and commercial zoning districts; requires a Conditional Use Permit in the residential and recreation zoning districts.

¹⁹ In the Agricultural, Agricultural-Residential, and Residential zoning districts, an adult day care center facility with capacity exceeding 36 persons shall be subject to a Conditional Use Permit approved by the Planning Commission.

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3. Solar Energy Facility	a. Commercial I Solar Facilities	UPP	UPP	UPP								UPP	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.6.C
	b. Commercial II Solar Facilities	UPB	UPB	UPB								UPB									UPP	UPM	UPM	
4. Wind Turbine Facility	a. Small Wind Turbines	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.6.D
	b. Large Wind Turbines	UPP	UPP	UPP											UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	
G. Communication Uses and Facilities																								
1. Wireless Communication Facilities (WCF)		UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.6.7.A.1
2. Small Cell WCF – Attached		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.7.A.2
3. Small Cell WCF – Tower		UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.7.A.2
4. Eligible Facility WCF		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.7.A.3

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COMMERCIAL USES ²⁰																								
A. Commercial Service Uses																								
1. Animal and Pet Services	a. Animal Grooming, Short-Term Boarding	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ						P	P	P		P	P	UPZ	UPZ	UPZ	
	b. Kennel, Cattery, Small Animal Boarding and Training	UPZ ²¹	UPZ ²¹	UPZ ²¹	UPZ	UPZ	UPZ					UPP			UPZ	UPZ	UPZ	UPZ ²¹	UPZ ²¹	UPZ ²¹		UPZ	UPZ	3.7.2.A.1
	c. Veterinarian Animal Hospital	UPZ	UPZ		UPZ	UPZ	UPZ					UPP			UPZ	P	UPZ	UPZ	P	P	P	P	P	P
2. Business Services	a. General Business Service									UPZ ²²					P	P	P	P ²³	P	P	P	UPM	UPM	3.7.2.B.1

²⁰ All commercial uses are subject to general commercial use standards in Section 3.7.1., in addition to the use standards cited in this table.²¹ Only animal training where the owner of each animal is present during such training, and cattery facilities that are fully operated indoors, are permitted by right in the commercial zoning districts; otherwise, the use requires a Conditional Use Permit approved by the Zoning Administrator.²² Permitted in residential zoning districts as a standalone or as part of a small commercial center provided that the use or commercial center does not exceed three gross acres in size, subject to a Conditional Use Permit approved by the Zoning Administrator. Permitted in multiple family projects, regardless of size, subject to a finding by the Planning Director that the use is incidental to the project and does not exceed 25 percent of the project area, and is intended for the convenience of the residents of the project in which they are located; otherwise, the use requires a Conditional Use Permit approved by the Zoning Administrator.²³ Permitted subject to a finding that the use is compatible to the office and industrial uses in the area if limited to 25 percent of the project area; otherwise a Minor Use Permit is required.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024][AMENDED 07-11-2024]**KEY**

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Zoning Districts		Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
	b. Business Service, Intensive															UPZ		UPZ		UPM	UPZ	P	P	3.7.2.B.2
3. Personal Services	a. General Personal Services								UPZ ²²	UPZ ²²	UPZ ²²				P	P	P	P ²³	P	P	P ²³	UPZ	UPZ	3.7.2.C.1
	b. Beauty or Barber Shop, Spa								UPZ ²²	UPZ ²²	UPZ ²²				UPZ	UPZ	UPZ	P ²³	P	P	P ²³	UPZ	UPZ	3.7.2.C.2
	c. Driving Instruction															P			P	P	P	UPZ	UPZ	
	d. Fortune Teller															UPP			UPP	UPP				
	e. Funeral Establishment (Does not include a crematory)															UPP	UPP	UPP	UPP	P		UPZ	UPZ	
	f. Crematory																			UPB		UPP	UPP	3.7.2.C.3
	g. Massage													P ²⁴	P	P	P	P ²⁴	P	P				3.7.2.C.4, SCC 4.36
	h. Self-Service Laundromat													P	P	P	P	P	P	P	P	P	P	
	i. Tattoo Shop															UPP			UPZ	UPZ		UPP	UPP	
	j. Tanning														UPZ	UPZ	UPZ	UPZ ²⁸	UPM	UPM	UPZ	UPZ	UPZ	

²⁴ In the C-O zone permitted as an incidental use in compliance with Section 3.7.2.C.4.b. In BP zone permitted as an incidental use or sole practitioner use in compliance with Section 3.7.2.C.4.b.

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4. Repair Services	a. General Repair Services														UPZ	P	UPZ		P	P	P	P	P	
	b. Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools)																		UPZ	P		P	P	
B. Eating / Drinking Uses																								
1. Bar/ Tavern														UPP	UPP	UPP	UPP		UPP	UPP		UPP	UPP	3.7.3.C
2. Catering Service																P			P	P		P	UPZ	
3. Restaurant, Carry-out/Drive-through ²⁵ /Sit-down														UPZ	P	P	P	P ²⁶	P	P	P ²⁶	P ²⁶	P ²⁶	3.7.3.A
4. [DELETED 07-04-2024]																								
C. Entertainment / Recreation Uses																								
1. General Recreation Facility, Indoor														UPZ	P	P	P	UPZ ²⁶	P ²⁷	P ²⁷	UPZ ²⁶	P ²⁶	P ²⁶	3.7.4.A

²⁵ For drive-through, see Allowed Accessory Uses, Table 3.2.²⁶ In the BP, MP, M-1, and M-2 zones, the use shall be permitted, regardless of size or location, subject to a finding that the use is incidental to the business center and intended to serve its employees and customers; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator²⁷ In the LC and GC zones, indoor recreation facilities exceeding a 300-person capacity shall require a Conditional Use Permit approved by the Zoning Administrator. Indoor shooting ranges regardless of size shall require a Conditional Use Permit approved by the Zoning Administrator.

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2. General Recreation Facility, Outdoor		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ		UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	3.7.4.B
3. Driving Range		UPB																						
4. Adult Businesses	a. Adult Use/Sex-ually Oriented Business																					P	P	3.7.4.C
	b. Adult Related Establish-ment																					UPB	UPB	3.7.4.C
	c. Adult Novelty Store																		UPM	UPM				3.7.1.B
5. Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center																UPZ	UPZ		UPZ	UPZ		UPZ	UPZ	3.7.4.D
6. Boat Dock, Private		UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM											
7. Campground		UPZ	UPZ	UPZ								UPZ	UPZ	UPZ										
8. Card Room														UPP		UPP			UPP	UPP				
9. Dancing in a Bar or Restaurant, Incidental														UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.7.4.E
10. Hunting Club, Gun Club, Shooting Club, Outdoor		UPZ	UPZ	UPZ								UPZ	UPZ	P									UPZ	3.7.4.F

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11. Live/Motion Picture Theater and Performing Arts Center															UPZ			UPZ	P		P	P	
12. Marina, Boat Dock/Launch											UPZ	UPZ	UPZ										
13. Nightclub, Dance Club or Hall															UPZ			UPZ	UPZ		UPZ	UPZ	
14. Recreation Vehicle Park, Travel Trailer Park											UPP	UPP	UPP						UPP				
15. Stadium												UPB	UPB								UPB	UPB	
16. Internet Cafe														UPP	UPP	UPP	UPP	UPP	UPP				3.7.4.G
17. Hookah/Smoking/Vape Lounges													UPZ	UPZ	UPZ	UPZ		UPZ	UPZ		UPZ	UPZ	3.7.1.B
18. Event Center/Reception Hall													UPZ	P	P	P	UPZ	P	P	UPZ	UPZ	UPZ	3.7.4.H
D. Financial Institutions																							
1. General Financial Institutions														P	P	P	P	P	P	P	UPZ	UPZ	3.7.5.A
2. Payday Loan, Check Cashing ²⁸															UPZ			UPM	UPM				3.7.1.B
E. Lodging Uses																							
1. Bed and Breakfast Inn	UPP	UPP		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P				UPZ	UPZ				3.7.6.A
2. Hotel, Motel													UPP		P			UPP	UPP	UPP	UPP	UPP	
3. Farm Stay	P	P	P	UPZ																			3.7.6.B

²⁸ If located within the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit approved by the Planning Commission. See Section 6.7.

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4. Resort													UPP										
F. Office Uses																							
1. Office Use, General				UPZ	UPZ	UPZ	UPZ	UPZ	UPZ					P	P	UPM	P	P	P	P	UPZ ²⁹	UPZ ²⁹	3.7.7.A
2. Laboratory-Medical, Dental or Optical														UPM	P	UPM	P	P	P	P	P	P	3.7.7.B
G. Retail, Auction, and Wholesale Uses																							
1. General Retail Sales (up to 49,999 sq. ft.)									UPZ ³⁰					P	P	P	UPZ ³¹	P	P	UPZ ³¹	UPZ ³¹	UPZ ³¹	
2. General Retail Sales (50,000 – 350,000 sq. ft.)															P	UPZ		P	P		UPZ	UPZ	
3. General Retail Sales (>350,000 sq. ft.)															UPP			UPP	UPP		UPP	UPP	
4. Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.)								UPP	UPP					P ³²	P ³²	P ³²		P ³²	P ³²		UPP	UPP	3.7.8.A

²⁹ In the M-1 and M-2 zones, office uses are permitted as incidental uses, subject to a finding that the use does not exceed 25 percent of the gross floor area of structure(s) committed to the primary use; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator.

³⁰ Permitted in residential zoning districts as a standalone or as part of a small commercial center provided that the use or commercial center does not exceed three gross acres in size, subject to a Conditional Use Permit approved by the Zoning Administrator. Permitted in multifamily projects, regardless of size, subject to a finding by the Planning Director that the use is incidental to the project and does not exceed 25 percent of the project area, and is intended for the convenience of the residents of the project in which they are located; otherwise the use requires a Conditional Use Permit approved by the Zoning Administrator.

³¹ In the BP, MP, M-1, and M-2 zones, the use is permitted subject to a finding that the retail use is incidental to the primary use and does not exceed 25 percent of the gross floor area of the structure(s) committed to the primary use; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator.

³² Extended hours require a Use Permit approved by the Planning Commission. See Section 3.7.8.A for details.

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Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
5. Food Production and Wholesales															UPZ				P		P	P	
6. Liquor Store														UPP	P	UPP		P	P				
7. Pawn Shop																		UPM	UPM				3.7.1.B
8. Thrift/Consignment																		UPM	UPM				3.7.1.B
9. Smoke Shop ³³																		UPM	UPM				3.7.1.B
10. Public Auction, Flea Market																			UPP				
11. Wholesale, not otherwise listed																		UPZ	P	P	P	P	
12. Nursery ³⁴	P	P	P	P	P						P							P	P		P	P	
H. Vehicle-Related Uses																							
1. Armored Car Service																			UPM	UPM	UPM	UPM	3.7.9.A
2. Auto Sales, New and Used																			UPP		UPP	UPP	3.7.9.B
3. Auto Service Station															UPB	UPB		UPB	UPB	UPB	UPB	UPB	3.7.9.C
4. Auto Broker														UPZ	UPZ		P	P	P				3.7.9.D
5. Automobile Lease or Rental, Limousine Service														UPZ	UPZ			UPM	P	UPM	UPM	UPM	

³³ If located in the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit approved by the Planning Commission. See Section 6.7³⁴ Except for the LC and GC zones where retail sales are permitted, the nursery use shall be wholesale only. Incidental retail use of up to 25 percent of the gross floor area shall be allowed with a Minor Use Permit, and additional retail uses shall be subject to a Conditional Use Permit approved by the Zoning Administrator.

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6. Automobile Repair, Major																		UPZ	P		P	P	3.7.9.E
7. Automobile Repair, Minor															UPZ			P	P		P	P	3.7.9.E
8. Automobile Wash Facilities																		UPZ	UPZ		P	P	3.7.9.I
9. Equipment Rental																			UPZ		P	P	3.7.9.F
10. Package Delivery Service																				P	P	P	
11. Parking Lot or Garage									UPM				P	P	P	P	P	P	P	P	P	P	3.7.9.G
12. Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service													UPZ	UPZ	UPZ	UPZ		UPZ	UPZ		P	P	
13. Storage of Operable Boats, RVs, or Vehicles and Auto Wholesale																			UPZ		P	P	3.7.9.J
14. Towing Service (office only)																		UPM	P		P	P	
15. Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage, or Service																			UPZ		P	P	3.7.9.H
16. Utility Truck and Trailer Rent, Sales, or Services																		UPZ	P		P	P	
17. Vehicle Auction																			UPP		UPP	UPP	
18. Boat Sales and Rental													UPZ					UPZ	UPZ		UPZ	UPZ	
19. Hydrogen Fueling Station																	P	P	P	P	P	P	3.7.9.K

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INDUSTRIAL USES																								
A. Extractive Uses																								
1. Borrow Mining, Short-term	UPP	UPP	UPP	UPP															UPP		UPP	UPP	3.8.1.A	
2. Gas or Oil Well	P	UPM	UPM	UPZ	UPZ						UPP	UPP									UPM	UPM	3.8.1.B	
3. Surface Mining	UPB	UPB	UPB									UPB	UPB								UPB	UPB	3.8.1.C	
B. Manufacturing and Processing Uses																								
1. Assembly, Manufacturing, and Processing, Heavy - Indoor																					P	P	3.8.2.A	
2. Assembly, Manufacturing, and Processing, Light – Indoor																			UPM	UPZ	P	P	3.8.2.B	
3. Assembly, Manufacturing, and Processing – Outdoor																					UPZ	P	3.8.2.C	
4. Concrete Batch Plant			UPP																UPP		UPP	P	3.8.2.D	
5. Distilleries (See Ag Uses for Wineries and Breweries)																					UPZ	UPZ		
6. Canneries																					UPB	UPB		
7. Laboratory													UPP				UPZ	UPZ	P	P	P	P		
8. Service Yard, Workshop ³³			UPP																P		P	P	3.8.2.F	

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9. Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard			UPP																		UPP	P	
10. Animal Slaughter, Tannery, and Rendering																					UPB	UPB	
11. Aircraft and Rocket Testing ³⁵																						UPB	
C. Storage and Warehousing Uses																							
1. Household Moving, Storage Service																			UPZ		P	P	3.8.3.A
2. Storage, Mini ³³																		UPP	P		P	P	3.8.3.B
3. Storage, Moved Building																					UPP	UPP	3.8.3.C
4. Storage of Towed or Damaged Vehicles and Boats																			UPP		UPM	UPM	3.8.3.D
5. Warehousing																			P	P	P	P	3.8.3.E
D. Transportation Facilities and Services																							
1. Airport	UPP ³⁶	UPP	UPP	UPP	UPP						UPP	UPP	UPP								UPP	UPP	
2. Boat Dock/Pier – Commercial											UPP	UPP	UPP										3.8.4.A

³⁵ Permitted provided the use is located not less than 500 feet from the boundary line of a more restricted zoning district and subject to the issuance of a Conditional Use Permit approved by the Board of Supervisors.³⁶ Private airports, including those open to public, are permitted subject to a Conditional Use Permit approved by the Planning Commission. Private landing strips for the sole use of the landowner in the AG zones are permitted subject to a Conditional Use Permit approved by the Zoning Administrator.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024][AMENDED 07-11-2024]**KEY**

P = Permitted Primary Use

UPP = Conditional Use Permit by the
Planning Commission

A = Permitted Accessory Use

Grey Boxes – Refer to Applicable
Use Standards in Sections Identified

UPM = Minor Use Permit

UPZ = Conditional Use Permit by the
Zoning AdministratorUPB = Conditional Use Permit by the
Board of SupervisorsTUZ = Temporary Use Permit by the
Zoning Administrator

Zoning Districts		Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
3.	Bus Depot																			UPP		UPP	UPP	3.8.4.B
4.	Freight Depot																					UPZ	UPZ	3.8.4.C
5.	Taxi Cab Service and Storage Facility																			UPZ		UPM	UPM	3.8.4.D
6.	Truck, Freight, or Draying Terminal																					UPZ	P	3.8.4.E
E. Waste Handling and Disposal																								
1.	Hazardous Waste Storage/Disposal Facility																					UPB	UPB	3.8.5.A
2.	Junk Tire Handling ³⁷																					UPP	UPP	3.8.5.B
3.	Junkyard, Vehicle/Equipment Wrecking Yard, Scrap or Used Materials Yard																						UPP	3.8.5.C
4.	Recycling Facilities ³⁸	a. Convenience Recycling Facilities														P	P	P		P	P			3.8.5.D
		b. Minor Recycling Facilities ³⁹																			UPP		UPZ	UPZ

³⁷ Permitted in the M-1 and M-2 zones, provided no more than 500 tires are on site at any one time; where more than 500 tires are on site at any one time, the use requires a Conditional Use Permit approved by the Planning Commission.

³⁸ Refer to use standards for permitted and conditionally permitted uses and standards for all types of recycling facilities. If located within the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit approved by the Planning Commission. See Section 6.7.

³⁹ Minor recycling facilities in the M-1 and M-2 zones involving outdoor operations must be located at least 500 feet from an AR or RD zoning district, unless separated from an AR or RD zoning district by a major freeway or railroad and located behind a screen fence; otherwise, the use requires a Conditional Use Permit approved by the Zoning Administrator.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024][AMENDED 07-11-2024]**KEY**

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Zoning Districts		Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
	c. Major Recycling Facilities ⁴⁰			UPP																		UPP	UPP	
5.	Greenwaste Facilities	UPP	UPP	UPP																		UPP	UPP	3.8.5.E
6.	Solid Waste Facilities ⁴¹																						UPB	
7.	Wastewater Disposal, Lagoon or Irrigation	UPP																				UPP	UPP	

⁴⁰ Major recycling facilities shall be permitted in the M-1 and M-2 zones if located more than 1,000 feet from an AR or RD zoning district, unless separated from an AR or RD zoning district by a major freeway or railroad and located behind a screen fence; otherwise, the use requires a Conditional Use Permit approved by the Planning Commission.

⁴¹ Permitted provided the use is located no less than 500 feet from the boundary line of a more restrictive land use zoning district and subject to the issuance of a Conditional Use Permit approved by the Board of Supervisors, after a recommendation by the Planning Commission.