

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

June 15, 2016

5:30 PM – Joint Meeting w/ Planning Commission
Training Room
319 N. Douty

CALL TO ORDER JOINT MEETING:

ROLL CALL:

FLAG SALUTE:

PUBLIC COMMENT - JOINT MEETING:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

GENERAL BUSINESS:

- A. Zoning Ordinance Update - Presentation and Discussion of a Proposed Residential Use Table and Commercial/Office/Industrial Use Table.

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 6/15/2016	AGENDA SECTION: A
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SUBJECT:

Zoning Ordinance Update - Presentation and Discussion of a Proposed Residential Use Table and Commercial/Office/Industrial Use Table.

RECOMMENDATION:

Staff recommends that the City Council and Planning Commission receive a presentation, have a discussion and provide staff direction on the Proposed Residential Use Table and Commercial/Office/Industrial Use Table.

FISCAL IMPACT:

ATTACHMENTS:

Matrix tables

17.10.030 Residential Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word “or” can mean either or both uses.

Residential Zone Use Table						
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed						
	Single-family Residential Zones			Multi-family Residential Zones		
Land Uses	R-L-12	R-L-8	R-L-5	R-M	R-H	Special Use Requirements (See identified Section)
Residential Uses						
Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
Bed and breakfast inn				C		
Boarding house or dormitory			C	P	P	includes
Emergency shelter				C	C	
Employee housing for six (6) or fewer employees	P	P	P	P	P	(Section 17021.5 California Health and Safety Code)
Hotel or motel						

Residential Zone Use Table						
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed						
	Single-family Residential Zones			Multi-family Residential Zones		
Land Uses	R-L-12	R-L-8	R-L-5	R-M	R-H	Special Use Requirements (See identified Section)
Mobilehome on permanent foundation	A	A	A			
Mobilehome park				C		
Multi-family dwelling, two (2) units per building (duplex)			P	P	P	On corners only in R-L-5
Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	On corners only in R-L-5 with CUP
Multi-family dwelling, five (5) or more units per building				P	P	
Recreational vehicle park			C	C		
Residential care facility, up to six (6) persons	P	P	P	P	P	
Residential care facility, seven (7) or more persons	C	C	C	C	C	
Single-family dwelling, attached			P	P	P	
Single-family dwelling, detached	P	P	P	P	P	
Single-room occupancy (SRO)					C	Standards needed
Supportive housing	P	P	P	P	P	

Residential Zone Use Table						
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed						
	Single-family Residential Zones			Multi-family Residential Zones		
Land Uses	R-L-12	R-L-8	R-L-5	R-M	R-H	Special Use Requirements (See identified Section)
Transitional housing	P	P	P	P	P	
Residential Accessory and Support Uses						
Building ancillary to the main residential use	P	P	P	P	P	
Cottage food operation	A	A	A	A	A	Standards needed
Expansion of existing nonconforming residential use	C	C	C	C	C	
Guest house	P	P	P			Standards needed
Home occupation	A	A	A	A	A	
Keeping of household pets	P	P	P	P	P	
Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	Maximum and type needed
Second dwelling unit	A	A	A	A	A	second dwelling unit requirements
Temporary caretaker's dwelling	T	T	T	T	T	
Temporary materials storage yard	T	T	T	T	T	Standards needed

Residential Zone Use Table						
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	Single-family Residential Zones			Multi-family Residential Zones		
Land Uses	R-L-12	R-L-8	R-L-5	R-M	R-H	Special Use Requirements (See identified Section)
Temporary residential sales office	T	T	T	T	T	Standards needed
Other accessory uses and structures that the Community Development Director determines are customarily associated with, and subordinate to, the principal use and that are consistent with the purpose and intent of the zoning district.	P	P	P	P	P	
Other Uses						
Community center or cultural facility	C	C	C	C	C	
Day care, up to eight (8) children	P	P	P	P	P	
Day care, nine (9) to fourteen (14) children	A	A	A	A	A	
Day care, over fourteen (14) children	C	C	C	C	C	
Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
Golf course or country club	C	C	C			

Residential Zone Use Table						
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	Single-family Residential Zones			Multi-family Residential Zones		
Land Uses	R-L-12	R-L-8	R-L-5	R-M	R-H	Special Use Requirements (See identified Section)
Medical marijuana collective, cultivation, dispensary, or delivery						Will not be allowed in any zone
Park or playground	P	P	P	P	P	
Religious institution or facility	C	C	C			
School, public or private (kindergarten to 12 th grade)	P	P	P			
Storm drainage basin, with or without a park	P	P	P	P	P	
Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

17.10.040 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

Commercial, Office, and Industrial Use Table													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones	
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF
												CO	Special Use Requirements (See identified Section)
Accessory and Support Uses													
Automatic teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P
Caretaker residence or quarters					A	A	A	A		A	A	A	
Cottage food operation					A	A	A	A					
Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P										
Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		Needs standards
Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		Video games, pinball, etc.
Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		Video games, pinball, etc.
Home occupation					A	A	A	A				A			Needs standards
Keeping of household pets					P	P	P	P				P			
Keeping of large animals as pets												P			Includes goats, pigs – Needs standards
Mobile vending (food truck)	C	C	C	C	C	C	C		C	C	C				Need standards
Outdoor advertising structure															Billboard - not allowed anywhere

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P	
Temporary materials storage yard	T	T	T	T	T	T	T		T	T	T	T	P	
Temporary sales office (including parking lot)					T	T	T							
Vending machines	P	P	P	P	P	P	P		P	P	P	P	P	
Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use and is consistent with the purpose and intent of the zoning district and this Title	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Eating and Drinking Establishment Uses														
Artisan food and beverage production and sales	P	P	P	P	P	P	P			P				

Special Use Requirements (See identified Section)

Need standards

For residential home sales

Standard about secondary sales or limit of floor space

Bakery, cheese making, candy making, etc. Does not include production of alcoholic beverages

Commercial, Office, and Industrial Use Table

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Bar, nightclub, or lounge			C			C	C								ABC Type 40, 42, 48, 60, 61. May include live entertainment
Brewpub	C	P	P	C	C	P	P								ABC Type 75
Microbrewery		C	P	C		C	C								ABC Type 23
Restaurant, full service	P	P	P	P	P	P	P								ABC Type 41, 47, 49, 59 may include live entertainment
Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P									may include live entertainment
Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								ABC Type 41, 47, 49, 59 May include live entertainment
Education, Religious and Assembly Uses															
Auditorium						P	P						P		
Card room			C												
Club, lodge, or private meeting hall			P			P	P								ABC Type 51, 52, 57
College or university, public or private			C			C	C						P		

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Convention or conference center							P								
Funeral home or mortuary			P			C			C						
Library, museum, or cultural facility						P	P								
Pool hall or billiard parlor			C			C									
Religious institution or facility			P			C	C		C	C					
School, public or private (kindergarten to 12 th grade)													P		
School; trade, vocational, art, business, or professional			P			C	C			C					
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P		P		P	P	P		P	P					
Theater, live or movie		P					P								
Manufacturing and Processing Uses															
Agricultural crop production											P	P	P	P	

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Agricultural products packing, packaging, preparing or processing										C	P	C			
Animal raising												P			
Brewery or winery										C	C				ABC Type 01, 02
Hazardous waste facility											C				
Industrial or manufacturing facility, heavy											P				
Industrial or manufacturing facility, light										P	P				
Meat packing or slaughterhouse											C				
Mining, quarry, or sand and gravel excavation											C	C			
Research and development facility			P	C					P	P	C				
Office and Medical Uses															
Business support service			P			P	P	P	P						
Call center									C						

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Communications broadcasting or media studio			P			C	P		P	C					
Laboratory; general, medical or dental			P	C		P	C		P	C					
Hospital, general or psychiatric									P				P		
Office, medical, dental, or optometry	P		P		P	P	P	P	P						Includes offices and clinics usually by appointment
Office, professional or commercial	P		P		P	P	P	P	P						
Pharmacy	P	P	P		P	P	P		P						
Urgent care center			C			P	P		P						Usually not by appointment
Public and Quasi-Public Uses															
Cemetery													P		
Community center or cultural facility	P		P		P	P	P								
Community garden			P		P	P	P		P						

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Day care, up to eight (8) children					P	P	P	P							
Day care, nine (9) to fourteen (14) children			C		A	A	A	A							
Day care, over fourteen (14) children			C		C	C	C	C							
Fairgrounds													P		
Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Government office; local, state, or federal							P		P				P		
Post office						P	P		P				P		
Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Public safety facility or station	P	P		P	P	P	P			P		P	P		Police and fire stations
Social service, assistance, or guidance center							P		C						
Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
Wireless communication facility		P	P	P		P	P		P	P	P		P		Needs standards
Recreation Uses															
Athletic complex or ball field													P		
Commercial recreation facility, indoor	C		P	P	C	P	C			C					Permanent bounce house, kids fun house, arcade
Commercial recreation facility, outdoor				C						C	C	C	C		golf driving range, racetrack, riding stable, skating rink, sports arena, sports stadium, or other similar unenclosed commercial recreation facility
Golf course or country club												C	C		
Health or fitness facility, large			P	C		P	P		C						Includes gym, pool, basketball or tennis courts

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Health or fitness facility, small	P	P	P	P	P	P	P		P	C					All indoor, no pool or courts
Park or playground						P						P	P		
Residential Uses															
Assisted living, skilled nursing, or hospice facility					C	C	C	C							
Bed and breakfast inn				C		C	C	C							
Boarding house or dormitory				C	C	P	P								
Emergency shelter								P					P		Needs standards (17.24.011G)
Employee housing for six (6) or fewer employees					P	P	P	P							
Hotel or motel				P		P	P								
Live/work facility					P	P	P	P							
Mobile home park															
Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							
Multi-family dwelling, five (5) or more units per building					P	P	P								
Recreational vehicle park				C						C					
Residential care facility					P	P	P	P							
Residential dwelling located in same building with office or commercial use			C		P	P	P	P							
Single-family dwelling, attached					P	P	P								
Single-family dwelling, detached					P	P	P	P							
Single-room occupancy (SRO)						P	P	P							
Supportive housing					P	P	P	P							
Transitional housing					P	P	P	P							

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Retail Uses															
Adult entertainment establishment		A	A			A									Has standards
Auction or sales house			P			P	P								All indoors. Includes consignment sales, antique booth rentals
Auction or sales yard			C							C					Outdoor yard
Automobile and pick-up sales, new and used			P	P			P								Also includes motorcycles and vans less than 10,000 lbs.
Automobile and pick-up sales, used only			P	P											
Boat, Recreational Vehicle (RV), and truck sales			P	C											Includes trucks, and vans over 10,000 lbs.
Building materials or supply store		P	P			P	P			C					
Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
Farm equipment sales or service			P	C											
Farmers market		A	A				A						A		
Feed and seed store			P							P					

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Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
	Special Use Requirements (See identified Section)													
Food market	P	P	P	P	P	P	P							Allows off-site alcohol sales - ABC Type 20, 21
Food produce stand	A	A	A	A	A	A			A	A	A	A	A	Only on undeveloped site where food grown there
Furniture store		P				P	P							
Fuel sales, fleet or cardlock			P	P						P	P		P	
Fuel sales, retail	P	P	P	P	P	P	P			C				
Garden shop		P	P			P	P							Mostly indoors; mostly plants in pots 20 gallons or less
Landscape nursery			P							C	C			Mostly outdoors; larger box plants
Liquor store	P	P	P	P	P	P	P							Need Distance standards
Medical marijuana collective, cultivation, dispensary, or delivery														Will not be allowed in any zone
Mobile home sales yard			C									C		
News or magazine stand, outdoor				C			P							

Commercial, Office, and Industrial Use Table

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Optical retailers		P				P	P								
Pawn shop			P				P								
Pet store	P	P	P		P	P	P								
Retail sales store	P	P	P	P	P	P	P								Auto parts, home furnishings, appliances, gun sales, and all other retail goods stores not more specifically defined elsewhere in this Title. Allows off-site alcohol sales - ABC Type 20, 21
Retail sales solely via internet, direct mail, or telephone			P			P		C	C						Does not include call center. Includes alcohol sales with Type 85 license
Secondhand or thrift store			P				P								Store where donations accepted
Swap meet or flea market			C							C	C				
Tobacco or smoke shop		C	P	P		P	P								More than 50% sales involves tobacco or smoking/vaping products

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Service Uses															
Ambulance service			P			P			C						
Bank or credit union, main branch						P	P								
Bank or credit union, secondary branch	P				P	P	P								Cannot be considered a secondary branch if no main branch downtown
Barber shop, hair salon, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
Car wash, automatic or full service	C	C	P	P	C	P									
Car wash, self service			C	C		C									
Carpet cleaning and dyeing			P			C				P					
Construction materials recycling											C		P		
Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
Crematorium or columbarium			C			C				C					
Dry cleaning or laundromat	P		P	P	P	P	P								

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Equipment rental yard			P							P					
Exterminator or pest control service			P			P				P	P				
Food catering			P			P	P	C							
Fortunetelling			P							P					
Kennel or animal boarding			P	P						C					
Linen, diaper, or uniform supply service			P							P	P				
Motor vehicle repair or service, major			P	P		C				P	P				
Motor vehicle repair or service, minor		C	P	P		P	C			P					
Payday lenders or check cashing establishment			C			C	C								
Photography studio	P	P	P		P	P	P	C	P						
Propane distributing (or similar fuel)			P							P	P				
Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P					Includes reverse vending. Attended or unattended containers

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Recycling, large collection facility			C							P	P		P		Must be attended. Accepts other recyclables besides CRV
Recycling, processing or sorting facility										C	C				
Repair shop, large appliance or equipment			P			P	C								
Repair shop, small appliance or equipment	C		P		C	P	P	C							Gunsmith, tool sharpening locksmith
Shooting range, indoor			C							C		C	C		
Shooting range, outdoor													C		
Specialty construction or trade service			P							P	P				Plumber, electrician, carpenter, glass shop, sign shop, window shop, monument yard, (involves assembly and/or retail sales/service
Tailoring or clothing alterations	P		P		P	P	P	P							
Tattooing or body art			C			C	P								
Veterinary office			P						P						For pets. Allows overnight stay but not boarding

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Special Use Requirements (See identified Section)
Veterinary hospital, large animal										C		C			For large farm animals
Transportation and Storage Uses															
Airport or heliport												P	P		
Bus, transit, or train station or depot							P						P		
Cold storage or ice house			C							P	P	P			
Food locker			P							P		P	P		
Junk yard, wrecking yard, or salvage facility											C				
Mini-warehouse or self storage facility			P	C						C					
Truck stop				C											
Trucking or transportation terminal											P				
Vehicle storage or impound yard			C							P	P				

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	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Warehouse or distribution center										P	P			
Other Uses														
Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C