

## Sec. 8174-4 - Environmentally Sensitive Habitat Areas (ESHA)

Except as allowed by Section 8174-6, a *Coastal Development Permit* is required for *development* in an *environmentally sensitive habitat area (ESHA)* or *buffer zone*. If a lot is determined to be all or in part within an *ESHA* or *buffer zone*, only limited *uses* are permitted, in accordance with Section 8178-2.5. Additionally, lots located within the Santa Monica Mountains Overlay Zone (denoted by /M after the base zoning) are subject to specific *development* standards (see Section 8177-4). Lots in *ESHA* or *buffer zone* also are subject to specific *development* standards (see Section 8178-2). (ADD.ORD.4586-10/19/21)

## Sec. 8174-5 – Permitted Uses by Zone

The following zoning matrix (Table 8174-5) establishes the type of permit required for land *uses* permitted in each zoning district as well as the *decision-making authority* for each type of permit. See Sections 8174-4 for permitting requirements in an *ESHA* or *buffer zone* and Section 8178-2.5 for allowable *uses* in an *ESHA* or *buffer zone*.

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>AGRICULTURE AND AGRICULTURAL OPERATIONS</b> (No Retail Except Produce Stands)											
<i>Animal husbandry</i> (see Sec. 8175-5.2)	PDP	PDP									
• Apiculture (see Sec. 8175-5.2.1)	PDP	PDP									
• Structures for up to 25 Animal Units	PDP	PDP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• Structures for More Than 25 Animal Units	CUP	CUP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• More Animals Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										

<b>E</b> = Exempt*	<b>PDP</b> = PD Permit, Principally-Permitted**	<b>Not Allowed</b>	Exempt	Approved by <i>Planning Director</i> or Designee	Approved by <i>Planning Commission</i>	Approved by <i>Board of Supervisors</i>
<b>ZC</b> = Zoning Clearance*	<b>PW</b> = Public Works Permit					
<b>PD</b> = Planned <i>Development</i> Permit	<b>CUP</b> = Conditional Use Permit					

\*Not Appealable to the Coastal Commission

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Aquiculture	PDP	PDP									
Contractors' Service and Storage Yards and <i>Buildings</i>		CUP									
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>		ZC									
Crop Production	Exempt (See Sec. 9600 et seq. of the Ventura County Ordinance Code for regulations pertaining to industrial hemp cultivation.) (AM. ORD. 4574 – 12/15/20)										
<ul style="list-style-type: none"> <li>With Brush or Vegetation Removal</li> </ul>	Permit May Be Required. See "Brush or Vegetation Removal"										
<ul style="list-style-type: none"> <li>With Grading, Excavation or Fill</li> </ul>	Permit May Be Required. See "Grading, Excavation or Fill"										
Growing, Packing, Storage or Preliminary Processing, in <i>Structures</i>											
<ul style="list-style-type: none"> <li>Total Floor Area Per Lot</li> </ul>											
up to 20,000 sq. ft.	PD	PD	PD								
over 20,000 to 100,000 sq. ft.	PD	PD	CUP								
over 100,000 sq. ft.	CUP	CUP									
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>											
Total Floor Area up to 100,000 sq. ft.	ZC	ZC	ZC								
Total Floor Area over 100,000 sq. ft.	ZC	ZC									
Improvements to Agricultural <i>Structures</i>	See "Improvements to <i>Structures</i> , Other Than Single Family <i>Dwellings</i> or Public Works Facilities"										
<i>Uses and Structures, Accessory</i>	PD	PD	PD								
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6</li> </ul>	ZC	ZC	ZC								
<ul style="list-style-type: none"> <li><i>Dwellings</i>, Farm Worker or <i>Animal Caretaker</i>:</li> </ul>											

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
one on lot meeting the minimum lot size per zone		PDP									
one on lot not meeting the minimum lot size per zone		CUP									
more than one per lot		CUP									
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5		ZC									
• Fences and walls	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
• Fuel Storage, 10,000 Gallons Maximum		PD									
If exempt per Sec. 8174-6.3.2		ZC									
• Offices		PD									
If exempt per Sec. 8174-6.1, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									
• Packing, Storage or Preliminary Processing of Crops (No Structures)	ZC	ZC									
within a maximum 20,000 sq. ft. structure per lot	PD	PD									
• Produce Stands, Retail, Accessory to Crop Production (Sec. 8175-5.8)		PD									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5		ZC									
<b>AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE</b>	CUP	CUP									CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									ZC
<b>AMBULANCE SERVICES</b>										PD	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>ANIMALS, KEEPING OF</b> (See Sec. 8175-5.2)	PDP	PDP									
Apiculture ( see Sec. 8175-5.2.1)	PDP	PDP									
<i>Structures:</i>											
• For Up To 25 Animal Units	PDP	PDP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
• For More Than 25 Animal Units	CUP	CUP									
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC									
More Animals Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										
<b>ART GALLERIES</b>										PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>AUTOMOBILE REPAIRING</b>										CUP	
If exempt per Sec. 8174-6.3.4 or 8174-6.3.5										ZC	
<b>AUTOMOBILE SERVICE STATIONS</b>										PD	
If exempt per Sec. 8174-6.3.4 or 8174-6.3.5										ZC	
<b>BANKS, SAVINGS AND LOANS AND RELATED OFFICES AND INSTITUTIONS</b>										PD	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>BARBER AND BEAUTY SHOPS</b>										PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>BARS, TAVERNS AND NIGHTCLUBS</b>										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>BOARDINGHOUSES, ROOMING HOUSES AND BED-AND-BREAKFAST INNS</b>				CUP	CUP					CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5				ZC	ZC					ZC	
<b>BRUSH OR VEGETATION REMOVAL</b>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
With tree alteration and removal	See Tree Alteration and Removal Below and Sec. 8178-7										
<b>BUS TERMINALS</b>										PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>CARE FACILITIES</b>											
Day											
• Care of Six or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
• Care of Seven or More Persons			CUP	CUP	CUP	CUP					
If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5			ZC	ZC	ZC	ZC					
Residential: Care of Six or Fewer Persons	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
<b>CARWASHES, SELF-SERVICE OR AUTOMATIC</b>										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>CHURCHES AND OTHER BUILDINGS USED FOR RELIGIOUS WORSHIP</b>			PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<b>CLUBHOUSES</b>			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<b>CONFERENCE CENTERS/CONVENTION CENTERS</b>										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>DOG GROOMING</b>										PDP	
<b>DREDGING</b>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.1 or 8174-6.3.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>DRILLING, TEMPORARY GEOLOGIC (Testing Only)</b>	PD	PD	PD	PD							PD
<b>DWELLINGS</b>											
Demolition of Single Family <i>Dwellings</i> and <i>Accessory Structures</i>	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Improvements to Residential <i>Structures</i>											
• Improvements to Single Family <i>Dwellings</i> and <i>Accessory Structures</i>	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
• Improvements to Other <i>Dwellings</i> and <i>Accessory Structures</i>	See "Improvements to <i>Structures</i> , Other Than Single Family <i>Dwellings</i> or Public Works Facilities"										

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
One Single-Family	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
One Two-Family or Two Single-Family (also see Sec. 8175-3.10)						PDP	PDP	PDP	PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5						ZC	ZC	ZC	ZC		
Multi-Family									PDP		
• If exempt per Sec. 8174-6.2, 8174-6.3.2 or 8174-6.3.5									ZC		
Mobilehome, Continuing Nonconforming	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP			
<b>DWELLINGS – ACCESSORY USES AND STRUCTURES</b>											
Animals											
Apiculture (see Sec. 8175-5.2.1)	PD	PD									
Aviaries (see Sec. 8175-5.2.2)	PD	PD	PD	CUP	CUP						
Board and Care of Horses on Lots of 10 Acres or More	CUP		CUP								
Farm, Including Private Stables (see Sec. 8175-5.2.4b)	PD	PD	PD								
Pet Animals (consistent with Sec. 8175-5.2.4a)	E	E	E	E	E	E	E	E	E		
More Than Are Permitted By Sec. 8175-5.2.4	CUP	CUP									
Wild Animals	CUP										
Non-Commercial Antennas, Freestanding, above 40 feet (see Sec. 8175-5.1i). See "wireless communication facilities" for all other antenna facilities.	PD	PD	PD	PD	PD	PD	PD	PD	PD		

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• If exempt per Sec. 8174-6.3.4 or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Exterior Storage consistent with Sec. 8174-6.2.5 and 8175-5.1j	E	E	E	E	E	E	E	E	E		
Fences and Walls	PD	PD	PD	PD	PD	PD	PD	PD	PD	See "Uses and Structures accessory to a Commercial or Industrial Use"	
• If exempt per Sec. 8174-6.2, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	See "Uses and Structures accessory to a Commercial or Industrial Use"	
Home Occupations (see Sec. 8175-5.1f)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Mobilehome/RV as Temp. Dwelling During Construction, consistent with standards in Sec. 8175-5.1e	PD	PD	PD	PD							
• If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC							
Accessory Dwelling Unit (see Sec. 8175-5.1.1)	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.5, or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Septic Systems, Construction or Expansion of	PD	PD	PD	PD	PD	PD	PD	PD	PD		
Short-Term Rental or Homeshare (see Sec. 8175-5.21)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
Water Wells, Construction or Expansion	PD	PD	PD	PD	PD	PD	PD	PD	PD		

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<ul style="list-style-type: none"> <li>Incidental, appropriate and subordinate to a <i>principally-permitted use</i></li> </ul>	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
<ul style="list-style-type: none"> <li>With Brush or Vegetation Removal</li> </ul>	Permit May Be Required. See "Brush or Vegetation Removal"										
<ul style="list-style-type: none"> <li>With Grading, Excavation or Fill</li> </ul>	Permit May Be Required. See "Grading, Excavation or Fill"										
Water Wells, Testing to Determine Water Availability	See "Water Facilities"										
Accessory Uses and Structures Not Otherwise Listed	PD	PD	PD	PD	PD	PD	PD	PD	PD		
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.5</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
<b>ENERGY FACILITIES</b> , Including Energy Production From Renewable Sources	CUP										CUP
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>	ZC										ZC
<b>FILM PRODUCTION, TEMPORARY</b> (See Sec. 8175-5.6)											
Lasting up to 14 days per production See Sec. 8175-5.6.1.1 for exceptions that require a PD permit	ZC	ZC	ZC	ZC	ZC	ZC	See Sec. 8175-5.6.5		ZC	ZC	ZC
Lasting 15 to 180 days	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Conducted in beach areas											
<ul style="list-style-type: none"> <li>Lasting up to 14 days per production. See Sec. 8175-5.6.1.2.1</li> </ul>	ZC			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Conducted with film pyrotechnics as defined in Article 2.	PD	PD	PD							PD	PD
Conducted solely for non-commercial student projects or personal, private, or family use.	E	E	E	E	E	E	E	E	E	E	E
<ul style="list-style-type: none"> <li>Except where Sec. 8175-5.6.1.1 applies.</li> </ul>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD

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<ul style="list-style-type: none"> <li>Except where Neighborhood Consent is required per Sec. 8175-5.6.5</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Conducted for purposes of reporting on current news events	E	E	E	E	E	E	E	E	E	E	E
<b>FIRE STATIONS</b>	PD	PD	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>GRADING, EXCAVATION, OR FILL,</b> Pursuant To Sec. 8175-5.17	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>GEOTECHNICAL AND SOILS TESTING</b>											
Without Brush or Vegetation Removal, and Without Grading	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
With Brush or Vegetation Removal	Permit May Be Required. See Brush or Vegetation Removal										
With Grading, Excavation or Fill	Permit May Be Required. See Grading, Excavation or <i>Fill</i>										
<b>HEALTH CLINICS</b>										PDP	
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>										ZC	
<b>HOTELS, MOTELS, AND BOATELS</b>										CUP	
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>										ZC	
<b>IMPROVEMENTS TO STRUCTURES, OTHER THAN SINGLE FAMILY DWELLINGS OR PUBLIC WORKS FACILITIES</b>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>KENNELS</b>	PD										
<b>LABORATORIES; RESEARCH, SCIENTIFIC, MEDICAL OR DENTAL</b>										CUP	CUP

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>										ZC	ZC
<b>LAND DIVISIONS</b>	See Sec. 8178-2.9 for <i>land divisions</i> in ESHA or buffer zone.										
Parcel Map Waivers	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<i>Lot Line Adjustments</i>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Tentative Maps (TM)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Tentative Parcel Maps (TPM)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
All other <i>Land Divisions</i>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>
<b>LAUNDRY AND DRY CLEANING ESTABLISHMENTS: 5 OR FEWER EMPLOYEES</b>										PDP	
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>										ZC	
<b>LIBRARIES</b>			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
<b>MAINTENANCE/REPAIRS, No Additions or Enlargements</b>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2 or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>MOBILEHOME PARKS</b> (See Sec. 8175-5.5)			CUP	CUP	CUP	CUP	CUP	CUP	CUP		
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.2, 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>			ZC	ZC	ZC	ZC	ZC	ZC	ZC		
<b>OFFICES: BUSINESS, PROFESSIONAL AND ADMINISTRATIVE, Excluding Storage, Wholesale Trade and Veterinary Clinics</b>										PD	PD

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>										ZC	ZC
<b>OIL AND GAS: EXPLORATION AND PRODUCTION, UNLESS PREEMPTED</b> (See Sec. 8175-5.7)	CUP	CUP								CUP	CUP
Refining, Processing, Manufacture, and Bulk Storage											CUP
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2</li> </ul>											ZC
<b>PARKING LOTS, PUBLIC</b>										CUP	
<b>PIPELINES AND TRANSMISSION LINES, AND APPURTENANT STRUCTURES</b>	CUP	CUP	CUP								CUP
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>	ZC	ZC	ZC								ZC
<b>PUBLIC UTILITY FACILITIES</b>											
Without Service Yards	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
With Service Yards	CUP		CUP							CUP	CUP
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6</li> </ul>	ZC		ZC							ZC	ZC
Offices Only										PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6</li> </ul>										ZC	ZC
<b>PUBLIC WORKS FACILITIES</b> (See Sec. 8175-5.9 )	See "Wireless Communication Facilities" for antenna installations.										
County Initiated	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2 or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Not County-Initiated	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
• If exempt per Sec. 8174-6.3.2 or 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>REAL ESTATE TRACT OFFICES, TEMPORARY</b> (See Sec. 8175-5.1k)	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		
<b>RECREATIONAL USES</b>											
<i>Campgrounds</i> (see Sec. 8175-5.3)	CUP		CUP								
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC								
Camps (see Sec. 8175-5.4)			CUP	CUP							
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC							
Community Centers										CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
Fields, Athletic (Seating: Portable Only, for Not More Than 100 People)			CUP	CUP	CUP	CUP			CUP	CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC			ZC	ZC	
Golf Courses, Except Miniature Golf	CUP										
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC										
Outdoor Festivals, Temporary, and Outdoor Sporting Events	CUP										
Parks and Picnic Grounds	PD		PDP	PDP	PDP	PDP	PDP	PDP	PDP	PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Recreational Vehicle Parks (see Sec. 8175-5.10)	CUP		CUP								

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC								
Recreational Uses (as Permitted by This Table), County Initiated	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
Caretaker Recreational Vehicle, Accessory, pursuant to the standards in Sec. 8175-5.15	E	E	E	E	E	E	E	E	E	E	
Riding Stables	PD		CUP								
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC		ZC								
• With Accessory Lodging Facilities	CUP										
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC										
Swimming and Tennis Clubs, and the Like										CUP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
Youth Hostels										PD	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>REPAIR OF PERSONAL GOODS</b> (Such As Jewelry, Shoes And Small Appliances)										PDP	
<b>RESTAURANTS, CAFES, AND CAFETERIAS</b>										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>RETAIL TRADE</b> (See Definitions)										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Liquor Stores										CUP	
Nurseries										CUP	
<b>SCHOOLS</b> , Public or Private, Nonboarding					CUP		CUP	CUP			
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5					ZC		ZC	ZC			
<b>SHORELINE PROTECTIVE DEVICES</b> (See Sec. 8175-5.12.2)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>Signs</b>											
Sign, Permanent, Freestanding See Sec. 8175-5.13.6(a)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Sign, Illuminated		PD								PD	
Sign Mural										PD	
Sign Program		PD								PD	PD
Sign, Temporary (in <i>ESHA</i> or <i>buffer zone</i> ) See Sec. 8175-5.13.3(c)	PD										
Sign Alterations See Sec. 8175-5.13.5(a)	ZC	ZC								ZC	ZC
Signs Affixed to a <i>Structure</i> See Sec. 8175.5.13.5(b)	ZC	ZC								ZC	ZC
• If exempt per Sec. 8174-6.3.5 Disaster Replacement of <i>Structures</i>	ZC	ZC								ZC	ZC
Signs, Promotional Temporary See Sec. 8175-5.13.5(d)	ZC	ZC								ZC	ZC
Identification Sign & Flags See Sec. 8175-5.13.4(a) & (c)	E	E	E	E	E	E	E	E	E	E	E
Repair and Maintenance Activities See Sec. 8175-5.13.4(d)	E	E	E	E	E	E	E	E	E	E	E

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Natural Gas, Chilled Water and Steam Facility Signs See Sec. 8175-5.13.4(e)	E	E	E	E	E	E	E	E	E	E	E
Sign, Temporary (not in <i>ESHA</i> ) See Sec. 8175-5.13.4(f)	E	E	E	E	E	E	E	E	E	E	E
Sign, Incidental See Sec. 8175-5.13.4(f)	E	E								E	E
<b>STORAGE OF BUILDING MATERIALS, TEMPORARY</b> (See Sec. 8175-16)	Same permit as <i>principal use</i>										
<b>SUBDIVISIONS</b>	See " <i>Land Divisions</i> ".										
<b>TAILOR SHOPS</b>										PDP	
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>USES AND STRUCTURES, ACCESSORY TO A COMMERCIAL OR INDUSTRIAL USE</b>										PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
Brush or Vegetation Removal	Permit May Be Required. See "Brush or Vegetation Removal"										
<i>Dwelling</i> , for Proprietor or Employee (2 <sup>ND</sup> or 3 <sup>rd</sup> Floor Only)										PDP	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
<i>Fences</i> and walls	See " <i>Dwelling – Accessory Uses and Structures</i> "									PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	See " <i>Dwelling – Accessory Uses and Structures</i> "									ZC	ZC
Game Machines, Three or Fewer										PD	
Grading, Excavation or Fill	Permit May Be Required. See "Grading, Excavation or Fill"										
Improvements to <i>Structures</i>	See "Improvements to <i>Structures</i> , other than Single Family <i>Dwellings</i> or Public Works Facilities"										

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	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
Recreational Facilities, Restaurants and Cafes: For Employees Only											PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5											ZC
Repair of Products Retailed										PD	
Temporary <i>Buildings</i> During Construction (see Sec. 8175-5.14)										PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	ZC
<b>USES AND STRUCTURES, ACCESSORY, NOT OTHERWISE LISTED</b>	Same permit as <i>principal use</i>										
<b>TREE ALTERATION AND REMOVAL:</b>											
<b>TREE REMOVAL</b>											
Removal or transplantation of a protected tree per Sec. 8178-7.5.1	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Removal of a non-native or <i>invasive / invasive watch list species</i> of tree pursuant to Sec. 8178-7.5.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
<b>TREE ALTERATION</b>											
Tree alteration or encroachment into the tree protected zone of a protected tree, pursuant to Sec. 8178.7.5.1	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Minor alteration of a non-native, non- <i>ESHA</i> , or <i>invasive / invasive watch list species</i> of tree pursuant to Sec. 8178-7.5.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Minor alteration of a protected non- <i>ESHA</i> tree pursuant to Sec. 8178-7.5.2.1 (* inspection required)	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*	ZC*
<b>EMERGENCY TREE ALTERATION OR REMOVAL</b>	See Sec. 8178-7.5.4										

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>VETERINARY CLINICS</b> , Excluding Livestock										CUP	
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC	
<b>WASTE TREATMENT AND DISPOSAL</b>	See also "Public Works Facilities"										
Waste Disposal, Including Sanitary Landfills	CUP										CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6	ZC										ZC
Waste Treatment											CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6											ZC
Recycling Facilities and Centers											CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6											ZC
<b>WATER FACILITIES</b>	See also "Public Works Facilities"										
Water Storage and Distribution Facilities: Private Agencies	PD	PD	PD	PD	PD	PD	PD	PD		PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC	ZC
Water Wells, Testing to Determine Water Availability	PD	PD	PD	PD	PD	PD	PD	PD	PD		
• Incidental, appropriate and subordinate to a <i>principally-permitted use</i>	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP	PDP		
• With Brush or Vegetation Removal	Permit May Be Required. See "Brush or Vegetation Removal"										
• With Grading, Excavation or Fill	Permit May Be Required. See "Grading, Excavation or Fill"										

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LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM
<b>WIRELESS COMMUNICATION FACILITIES</b>	See "Dwellings – Accessory Uses and Structures", "Antennas, Freestanding" for non-commercial antenna/amateur radios installed as an accessory to a dwelling.										
<i>Stealth</i> facilities, except in the public road right-of-way (see Sec.8175-5.20.3)	CUP	CUP	CUP	CUP	CUP	CUP				CUP	CUP
<i>Stealth</i> facilities exclusively located within the public road right-of-way (see Sec. 8175-5.20.3,4)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<i>Non-Stealth</i> facilities (see Sec. 8175-5.20.3(b))	CUP	CUP									CUP
<i>Data Collection Units</i> on existing utility poles within the public road right-of-way (see Sec. 8175-5.20.4)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

<b>E</b> = Exempt*	<b>PDP</b> = PD Permit, Principally-Permitted**	<b>Not Allowed</b>	Exempt	Approved by <i>Planning Director</i> or Designee	Approved by Planning Commission	Approved by Board of Supervisors
<b>ZC</b> = Zoning Clearance*						
<b>PD</b> = Planned <i>Development</i> Permit	<b>PW</b> = Public Works Permit <b>CUP</b> = Conditional Use Permit					

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