

EXHIBT 'A'

19.150.020 - Permitted land uses.

- A. Table 19.150.020.A (Permitted Uses Table), Table 19.150.020.B (Incidental Uses Table) and Table 19.150.020.C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020.A also identifies those uses that are specifically prohibited. Uses not listed in tables are prohibited unless the Community and Economic Development Director or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.
- B. Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

19.150.020.A Permitted Uses Table																							
This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.																							
Use	Zones																					Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)				
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay		
:																							
Animal Keeping																						See Incidental Uses Table	
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Commercial Kennels & Catteries:																						19.270 - Commercial Kennels & Catteries	
Outdoor Kennels & Catteries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X		
Indoor Kennels & Catteries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	X	X	X	X		
Sales	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P		
Grooming (No overnight/long term boarding)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	MC	X	X	X	X	P		
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* = For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.																							

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** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.			
*** = Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.			
C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760	DCP = Day Care Permit—Large Family, Chapter 19.860	MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730	P = Permitted
PRD = Planned Residential Development Permit, Chapter 19.780	RCP = Recycling Center Permit, Chapter 19.870	SP = Site Plan Review Permit, Chapter 19.770	sq. ft. = Square Feet
X = Prohibited			

¹ Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

² Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

⁴ One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

EXHIBT 'A'

ARTICLE VII. - SPECIFIC LAND USE PROVISIONS Division I. - SPECIFIC PERMITTED LAND USE Chapter 19.270

COMMERCIAL KENNELS AND CATTERIES

19.270.010 - Purpose.

The purpose of regulating Kennels and Catteries is to ensure compatibility with surrounding uses and properties and to avoid any impacts associated with such uses.

19.270.020 - Applicability and permit requirements.

Kennels and Catteries, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this chapter.

19.270.030 - Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to Commercial Kennels and Catteries unless otherwise specified here. Moreover, the Commercial Kennels and Catteries shall comply with all applicable laws, ordinances, policies and regulations.

- A. The site shall be adequate in size and shape to accommodate the type of boarding cats or dogs/kennels proposed and all yards, walls, parking, landscaping and other required improvements.
- B. The use shall not substantially lessen the usability or suitability of adjacent or nearby properties for planned or zoned uses.
- C. Noise produced by the proposed use shall be in compliance with Chapter 8.10 of the Municipal Code. When the animals are proposed for indoor accommodations, soundproofing shall be provided sufficient to prevent noise and vibrations from penetrating into surrounding properties or buildings as determined by an acoustical analysis prepared by a qualified design professional or acoustical engineer.
- D. All Commercial Kennels and Catteries shall be designed and maintained in compliance with Chapter 8.18 of the Municipal Code.
- E. The property shall be maintained in such a way so as not to cause fly producing conditions as set forth in Chapter 6.16 of the Municipal Code.
- F. The number of dogs or cats permitted for boarding or kenneling shall be as determined through the discretionary permit process, based upon site size, design and compatibility with surrounding uses.
- G. The area where the dogs or cats are penned shall be screened with a block wall and a secure gate.

EXHIBT 'A'

Chapter 19.910
DEFINITIONS

19.910.030 - "B" Definitions.

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19.910.040 - "C" Definitions

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Cattery-Commercial means any public or private facility where ten or more cats are temporarily kept, boarded or trained, with payment of a fee, for the off-premises owners of such animals. This definition does not include zoos or animal hospitals operated by a veterinarian duly licensed under the law.

Cattery-Residential means any building, structure, enclosure or premises located in a residential zone whereupon, or within which, ten or more cats, four months of age or older, are kept or maintained only for the personal use of persons living on the premises, and shall not include commercial kennels or the boarding for off-premise owners of animals.

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19.910.120 - "K" Definitions.

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Kennel-Commercial means any public or private facility where five or more dogs are temporarily kept, boarded or trained, with payment of a fee, for the off-premises owners of such animals. This definition does not include zoos or animal hospitals operated by a veterinarian duly licensed under the law.

Kennel-Residential means any building, structure, enclosure or premises located in a residential zone whereupon, or within which five or more dogs, four months of age or older, are kept or maintained only for the personal use of persons living on the premises, and shall not include commercial kennels or the boarding off-premise owners of animals.