

9.7. SAN PEDRO COMMUNITY DISTRICT OVERLAY.

9.7.1. Purpose and Intent. The provisions of the San Pedro Community District, (SPCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the San Pedro Community Plan and the Sustainable Growth Management Plan (SGMP). The SPCD is designed to implement the updated San Pedro Community Plan to ensure compatibility among various land uses in the San Pedro Community. Provisions of the SPCD include standards and dimensions based on development patterns and incentives to facilitate compact development where appropriate.

9.7.2. Sustainable Design Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

9.7.2.1. Lighting. This is a dark sky community. Lighting standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Light Shielding. All outdoor lighting shall be shielded.

2. Light Pole Height. Poles with lights cannot exceed 24 foot in height or one and one-half (1.5) times the height of the tallest structure on the property, whichever is lower.

3. Motion Sensing Devices on Outdoor Lighting.

a. All outdoor lights of 600 lumen or greater must have operable motion-sensing devices and must be properly maintained. Lights that cannot be fitted with motion-sensing devices, such as ornamental lights, must be extinguished when not in use.

4. Signs. All signage shall comply with the requirements of Chapter 7 of this Code with the following exception:

a. Illuminated signs are prohibited.

5. Noise. Impulsive sounds, sounds of short duration that have an abrupt increase and abrupt decay, including gunfire and exploding targets are regulated by the nuisance ordinance.

6. Building Color. All structures including non-residential, residential and accessory structures shall be a neutral or a darker shade of the color that blends into the natural surroundings such as the natural foliage or natural earth tones of the soils.

9.7.3. Establishment of Zoning Districts. The zoning standards of Chapter 8 of this Code shall be applicable to all development, except as otherwise specified herein.

9.7.3.1. Generally. The SPCD modifies the underlying base zoning districts in order to address special siting, use, and compatibility issues requiring regulations that supplement or supplant those found in the underlying zoning districts. If an overlay zone regulation conflicts with any standard of the underlying zone, the standard of the overlay zone shall govern.

9.7.3.2. Base Zoning Districts. Base zoning districts approved for use in the Community District are listed in Table 9.7.1.

Table 9.7.1: San Pedro Community Base Zoning Districts.

RUR	Rural
RUR-F	Rural Fringe
RUR-R	Rural Residential

1. SPCD Rural (SPCD RUR); Purpose. This district designates areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of this district is to maintain the large lot pattern in these areas and allow for continued agricultural, ranch, and very large lot residential development.

a. Use Regulations. Uses shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of the this Code, with exceptions identified on the SPCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.7.2.

Table 9.7.2: Dimensional Standards SPCD RUR (Rural).

Zoning District	SPCD RUR
Density (# of acres per dwelling unit)	40
Lot width (minimum, feet)	150
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

2. SPCD Rural Fringe (SPCD RUR-F); Purpose. This district designates areas suitable for a combination of residential development, agricultural uses and other compatible uses, including retreats. This district accommodates primarily large lot residential, ecotourism, equestrian uses, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

a. Use Regulations. Uses shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of the this Code, with exceptions identified on the SPCD Use Table and below.

i. Indoor games facility:

(a) Indoor gymnasiums are permitted only as part of a retreat facility.

ii. Fitness, recreational sports, gym, or athletic club:

(a) These uses are permitted as part of a retreat facility.

iii. Child and youth services:

(a) These uses are permitted as part of a retreat facility.

iv. Helistops:

(a) Helistops shall be permitted only for an emergency use at a retreat facility.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.7.3.

Table 9.7.3: Dimensional Standards SPCD RUR-F (Rural Fringe).

Zoning District	SPCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

3. SPCD Rural Residential (SPCD RUR-R); Purpose. This district is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the San Pedro area; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments. Uses that support rural character of the broader area shall be allowed including agricultural production, and home-based businesses.

a. Use Regulations. Uses shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of the this Code, with exceptions identified on the SPCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.7.4.

Table 9.7.4: Dimensional Standards SPCD RUR-R (Rural Residential).

Zoning District	SPCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

9.7.4. Supplemental Zoning Standards. Standards shall be regulated as identified in Chapter 10 of this Code with the following exceptions:

9.7.4.1. Home Occupations. Purpose. Home Occupations are small-scale uses that are conducted from one's home and are secondary to primary use of a residence. All Home Occupations shall meet the criteria established in this Overlay. Home Occupations shall be allowed anywhere within the San Pedro Overlay Community District. As regulated in Chapter 10 of the SLDC with the following exceptions:

1. Hours of Operations.

a. All employee ingress/egress activity and deliveries shall occur between the hours of 8am and 8pm Monday through Sunday.

9.7.4.2. Supplemental Use Regulations; Purpose. This section establishes additional or alternative standards for particular uses in the SPCD. The purpose of this chapter is to establish standards for specific uses which require special design considerations in order to: protect surrounding property values and uses; protect the public health, safety, and general welfare; and implement the SGMP. These standards seek compatibility with the principal uses permitted in a zoning district. It is the intent of the County that supplemental uses comply with the standards that have been created to address the particular impacts and characteristics. Uses shall be as stated on the Use Matrix for SPCD, these are permitted in the Rural, Rural Fringe and Rural Residential Zone in SPCD with the following restrictions:

1. Uses listed below must have the licensee of the business residing in a dwelling on the property, except for community facilities.

2. Retail establishments including bakeries, camera shops, florist shops, gift shops, stationary shops, apparel shops, shoe stores, jewelry stores, toy stores.

3. Bed and Breakfast establishments:

a. This use shall be limited to a maximum of 5,000 square feet.

b. This use shall be limited to a maximum of 5 rooms.

4. Personal Service establishments including barber shops, beauty shops, shoe repair shops, exercise or dance studios.

5. Small offices and studios, medical offices and/or clinics, massage studios:

a. These uses shall be limited to a maximum of 5,000 square feet.

6. Small scale automotive repair garages.

7. Exhibitions, art galleries, performing arts or supporting establishment, theater, dance or music establishment:

a. These uses shall be limited to a maximum of 5,000 square feet.

8. Veterinary establishments:

- a. This use shall be limited to a maximum of 1,200 square feet.
- b. Outdoor boarding of cats and dogs is prohibited.

9. Small scale equestrian facilities:

- a. Other than the residents private horses, this use is limited to 6 horses.

10. Small manufacturing establishments for wood working and carpentry, metal work and welding, jewelry, arts and crafts.

11. Retirement housing, assisted living facility, life care or continuing care facilities, and skilled nursing facilities:

- a. These uses shall be limited to a maximum of 5,000 square feet.

12. Research and development services (scientific, medical, and technology):

- a. These uses shall be limited to a maximum of 1,200 square feet.

13. Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services:

- a. These uses shall be limited to a maximum of 1,200 square feet.

14. Special trade contractor:

- a. They shall be limited to a maximum of 1,200 square feet.

15. Community Center:

- a. This use shall be limited to a maximum of 5,000 square feet.

16. Nurseries and other growing of ornamental plants.

17. Crop production greenhouse:

- a. This use shall be limited to a maximum of 5,000 square feet.

18. Bicycle, motorcycle, all-terrain vehicle dealers:

- a. This use shall be limited to bicycle sales only.

19. Active open space/athletic fields/golf courses:

- a. These uses are limited to a .25 acre foot of water for the entire project area.

20. Water wells, well fields, bulk water transmission pipelines:

- a. This use is permitted only as part of a water distribution system that serves the SPCD.

21. Water treatment and purification facility:

- a. This use is permitted only as part of a water distribution system that serves the SPCD.

22. Water reservoir:

- a. This use is permitted only as part of a water distribution system that serves the SPCD.

23. Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation:

- a. This use is permitted only as part of a water distribution system that serves the SPCD.

24. Wastewater storage or pumping station facility, lift stations, and collection lines:

- a. This use is permitted only as part of a water distribution system that serves the SPCD.

25. Library:

- a. This use is allowed as an accessory to a community center.

26. Museum, exhibition, or similar facility:

- a. This use is allowed as an accessory to a community center.

27. Surface parking, open:

- a. This uses is allowed as an accessory to a community facility.

28. Highway rest stops and welcome centers:

- a. This use is allowed as an accessory to a community facility.

29. Prohibited Uses. Prohibited uses shall be as stated on the Use Matrix for the Rural Residential Zone in the SPCD with the following additions:

- a. Shooting ranges.

Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the SPCD Use Table 9.7.6. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.7.5. Accessory uses may be subject to specific regulations as provided in Chapter 9, 10, and conditional uses are subject to the conditional use permit standards provided in Chapter 14. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Table 9.7.5: Use Table Labels.

P	Permitted Use: The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.
A	Accessory Use: The letter “A” indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.
C	Conditional Use: The letter “C” indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 14.
DCI	Development of Countywide Impact: The letters “DCI” indicate that the listed use is permitted within the zoning district only after review and approval as a Development of Countywide Impact.
X	Prohibited Use: The letter “X” indicates that the use is not permitted within the

Table 9.7.6: SPCD Use Table.

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Residential							
Single family		1110		P	P	P	
Accessory dwelling units		1130		A	A	A	Ch.10
Townhouses				X	X	X	
Multifamily dwellings		1202-99		X	P	X	
Retirement Housing	1210			P	P	P	Ch.9
Assisted living facility	1230			P	P	P	Ch.9
Life care or continuing care facilities	1240			P	P	P	Ch.9
Nursing facilities	1250			P	P	P	Ch.9
Community Home, NAICS 623210				P	P	P	Ch.9
Barracks		1310		A	A	X	
Dormitories		1320		A	A	X	
Temporary structures, tents etc. for shelter		1350		P	P	P	
Hotels, motels, or other accommodation services							
Bed and Breakfast inn	1310			P	P	P	Ch.9
Rooming and boarding housing	1320			X	X	X	
Resorts				X	X	X	
Retreats				P	P	C	
Hotels, motels, and tourist courts	1330			X	X	X	
Commercial							
Shop or store with drive-through facility		2210		X	X	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	
Stand-alone store or shop		2230		P	P	P	Ch.9
Department store		2240		X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	
Market shops, including open markets		2260		A	A	A	
Gasoline station		2270		X	X	X	
Automobile repair and service		2280		C	C	C	Ch.9
Car dealer	2111			X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			P	P	P	Ch.9

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Boat or marine craft dealer	2114			X	X	X	
Automotive Parts, accessories, or tires	2115			X	X	X	
Gasoline service	2116			X	X	X	
Lumberyard and materials	2126			X	X	X	
Outdoor resale business	2145			X	X	X	
Pawnshops	NAICS 522298			X	X	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	
Shopping center		2510-2580		X	X	X	
Convenience stores or centers		2591		X	X	X	
Car care center		2593		X	X	X	
Car washes	NAICS 811192			X	X	X	
Office or bank (without drive-through facility)		2100		P	P	P	Ch.9
Office (with drive-through facility)		2110		X	X	X	
Office or store with residence on top		2300		X	X	X	
Office-over storefront structure		2400		X	X	X	
Research and development services (scientific, medical, and technology)	2416			P	P	P	Ch.9
Car rental and leasing	2331			X	X	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	X	X	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			X	X	X	
Bars, taverns and nightclubs				X	X	X	
Sexually oriented business				X	X	X	Sec. 10.20
Tattoo parlors				X	X	X	
Industrial , manufacturing and wholesale trade							
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	X	
Loft		2611		X	X	X	
Mill-type factory structures		2612		X	X	X	
Manufacturing plants		2613		X	X	X	
Industrial parks		2614		X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	
Construction-related businesses	7000			X	X	X	
Heavy construction	7400			X	X	X	
Machinery related	7200			X	X	X	
Special trade contractor	7300			P	P	P	Ch.9
Automotive paint and body				X	X	X	Sec. 10
Automotive wrecking and graveyards, salvage yards, and junkyards				X	X	X	
Vehicle storage for towing or related business				X	X	X	
Demolition, building and structure business				X	X	X	
Warehouse or storage facility Structure		2700		X	X	X	
Mini-warehouse, mini-storage units		2710		X	X	X	
High-rise mini-warehouse		2720		X	X	X	
Warehouse structure		2730		X	X	X	
Produce warehouse		2740		X	X	X	
Refrigerated warehouse or cold storage		2750		X	X	X	
Large area distribution or transit warehouse		2760		X	X	X	
Wholesale trade— durable goods	3510			X	X	X	
Wholesale trade nondurable goods	3520			X	X	X	
Food, textiles, and related products				X	X	X	
Wood, paper, and printing products				X	X	X	
Tank farms		2780		X	X	X	
Public assembly structures							
Performance theater			3110	C	C	X	
Movie theater			3120	X	X	X	
Amphitheater			3130	C	C	X	
Drive-in theaters			3140	X	X	X	
Indoor games facility		3200		X	P	X	Ch.9
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	
Amusement or theme park	5310			X	X	X	
Arcade	5320			X	X	X	
Miniature golf establishment	5340			X	X	X	
Fitness, recreational sports, gym, or athletic club	5370			X	P	X	Ch.9
Bowling, billiards, pool, etc.	5380			X	X	X	

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Skating rinks	5390			X	X	X	
Sports stadium or arena		3300		X	X	X	
Racetrack or raceway	5130			X	X	X	
Exhibition, convention or conference structure		3400		X	X	X	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	*
Covered or partially covered atriums and public enclosure		3700		A	A	X	
Passenger terminal, mixed mode		3810		X	X	X	*
Active open space/ athletic fields/golf courses	6340			P	P	P	Ch.9
Passive open space	6340			P	P	P	
Arts, entertainment, and recreation							
Active leisure sports and related activities			7100	P	P	C	
Movie Ranch				X	X	X	
Camps, camping, and related establishments	5400			X	P	X	
Exhibitions and art galleries		4410		P	P	P	Ch.9
Performing arts or supporting establishment	5100			X	X	X	
Theater, dance, or music establishment	5110			X	X	X	
Institutional or community facilities							
Community center		2200		P	P	P	Ch.9
Hospitals		4110		X	X	X	
medical clinic		4120		P	P	P	Ch.9
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			X	X	X	
Child and youth services	6561			X	P	X	Ch.9
Child care institution (basic)	6562			P	P	P	
Child care institution (specialized)	6562			P	P	P	
Day care center	6562			P	P	P	
Community food services	6563			C	P	C	
Emergency and relief services	6564			C	P	C	
Other family services	6565			X	X	X	
Services for elderly and disabled	6566			X	P	X	
Animal hospitals	6730			X	X	X	
School or university (privately owned)		4200		X	X	X	
Grade school (privately owned)		4210		X	X	X	
College or university facility (privately owned)		4220		X	X	X	

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Technical, trade, and other specialty schools	6140	4230		X	P	X	
Library		4300		A	A	A	Ch.9
Museum, exhibition, or similar facility	5200	4400		A	A	A	Ch.9
Planetarium		4420		X	X	X	
Aquarium		4430		X	X	X	
Zoological parks		4450		X	X	X	
Public safety related facility			4500	X	X	X	
Fire and rescue station			4510	P	P	P	
Police station			4520	C	C	C	
Emergency operation center			4530	X	X	X	*
Correctional or rehabilitation facility			4600	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	P	P	C	
Funeral homes			4800	X	X	X	
Cremation facilities			4800	X	X	X	
Public administration		6200		X	X	X	
Post offices		6310		P	P	P	
Space research and technology		6330		X	X	X	*
Clubs or lodges				C	C	X	
Transportation-related facilities							
Commercial automobile parking lots		5200		X	X	X	
Commercial automobile parking garages				X	X	X	
Surface parking, open		5210		A	A	A	Ch.9
Surface parking, covered		5220		X	X	X	
Underground parking structure with ramps		5240		X	X	X	
Rooftop parking facility		5250		X	X	X	
Bus terminal		3830		X	X	X	
Bus stop shelter		5300		P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	
Truck freight transportation facilities	4140			X	X	X	
Light rail transit lines and stops	4151			X	X	X	
Local rail transit storage and maintenance facilities	4153			X	X	X	
Taxi and limousine service maintained and storage facilities	4155			X	X	X	
Taxi and limousine service dispatch facilities				X	X	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	
Courier and messenger service facilities	4190			X	X	X	
Commercial airports		5600		X	X	X	
Private airplane runways and landing strips		5610		X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	
Heliport facility		5640		X	X	X	
Helistops				X	P	X	Ch.9
Glide port, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	
Railroad tracks, spurs, and sidings				X	X	X	
Railroad switching, maintenance, and storage facility		5700		X	X	X	
Railroad passenger station		5701		X	X	X	
Railroad freight facility		5702		X	X	X	
Utility							
Local distribution facilities for water, natural gas, and electric power		6100		P	P	P	
Telecommunications lines				P	P	P	
Electric power substations				X	X	X	
High-voltage electric power transmission lines				X	X	X	
Dam		6220		X	X	X	
Livestock watering tank or impoundment				P	P	P	
Levee		6230		X	X	X	
Water tank (elevated, at grade, or underground)		6250		P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		P	P	P	Ch.9
Water treatment and purification facility		6270		P	P	P	Ch.9
Water reservoir		6280		C	C	C	Ch.9
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	p	Ch.9
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		P	P	P	Ch.9
Solid waste landfill facility	4345	6320		X	X	X	
Composting facility		6330		X	X	X	

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Recycling transfer center		6331		X	X	X	
Solid waste collection transfer station (Governmental)	4343		3210	X	X	X	
Solid waste collection transfer station (Private)	4343		3210	X	X	X	
Solid waste combustor or incinerator	4344			X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	
Household hazardous waste collection facility				X	X	X	
Hazardous waste storage facility		6340		X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	X	
Gas or electric power generation facility		6400		X	X	X	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	-
Roof Mounted/Surface Mounted/Stealth		6500		P	P	P	-
Amateur radio antenna		6510		P	P	P	
Weather stations		6520		P	P	C	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	
Commercial solar energy production facility				X	X	X	
Geothermal production facility		6450		X	X	X	
Large scale wind facility				X	X	X	Sec. 10.16
Highway rest stops and welcome centers		6930		A	A	A	Ch.9
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	
Agriculture, forestry, and conservation/open space							
Grain silos and other storage structure for grains and agricultural products		8100		P	P	A	
Animal production that includes slaughter	9300			X	X	X	
Livestock pens or hog houses		8200		X	X	X	
Commercial greenhouses		8500		X	X	X	
Nurseries and other growing of ornamental plants				P	P	P	Ch.9
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	P	P	Ch.9

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R	Special Conditions
Stables and other equine-related facilities - Commercial over 12 horses				P	P	X	
Kennels and commercial dog breeding facilities		8700		X	X	X	
Apiary and other related structures		8700		P	P	P	
Crop production outdoor	9100			P	P	P	
Crop production greenhouse		8500		P	P	P	Ch.9
Display or sale of agricultural products raised on the same premises				P	P	P	
Forestry and logging operations	9300			X	X	X	
Game preserves and retreats	9400			X	X	X	
Support business and operations for agriculture and forestry				X	X	X	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	
Public or community outdoor recreation facilities				P	P	P	
Concentrated animal feeding operation		8310		X	X	X	Ch.11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	
Dairy farms		8210		X	X	X	
Other farm and farming-related structures		8900		P	P	A	
Poultry farms and poultry production facilities		8220		X	X	X	
Sheds, or other agricultural facilities		8000		P	P	P	
Animal waste lagoons		8420		X	X	X	Ch.11
Mining and extraction establishments							
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	Ch.11
Hard rock mining	8200			DCI	DCI	DCI	Ch.11
Sand and gravel Mining				X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				DCI	DCI	DCI	Ch.11

*** Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use and Planned Development District.**