

**Pinole Zoning Code Update – Consolidated Allowed Uses Table**  
**Public Working Draft Dated 3-31-10**

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*Note to Sub Committee: This consolidated use carries over allowed use regulations from individual allowed use tables throughout Article II. Please note that those items shown with bold text reflect allowed use regulations inadvertently left out of Article II (e.g., adult-oriented businesses, and mixed use district regulations consistent with the draft specific plans). The Project Team (Staff and PMC) have also incorporated recommendations we heard from the Sub Committee on April 8<sup>th</sup>, along with several other proposed changes given consideration of the complete list of allowed uses for all zoning districts. All such changes are shown using track changes. A brief summary of those amendments is listed below.*

- Second units – no CUP per state law and added to RMU per Sub Committee comment
- Small family day care homes should be permitted by right in all districts – regulated by State
- Home occupations should be permitted by right in any residential unit so long as they comply with the performance standards (Sub Committee comment)
- Emergency shelters and transitional housing – changed from C to N in the R-1 and SR-1 districts.
- Amended allowed uses for the R district to allow animal keeping and limited equestrian and kennel uses
- Updated the RC allowed use listing to include several additional uses from the complete list as shown.
- For public safety facilities (e.g., fire stations), modified from conditionally permitted in residential zones to permitted by right.
- Changed schools, private and special/studios from conditionally permitted in residential zoning districts to not permitted given the breadth of uses in that category.
- Changed theater and auditorium use from permitted to not permitted in the R district.
- Changed park and ride facilities from permitted to not permitted in the R-1 and SR-1 zones.
- Amended parking facilities (which can include surface lots) from conditionally permitted to permitted in the residential zones for two-families and more.
- Updated wireless communication facilities with two listings (monopoles, which generally require a CUP and co-locations, antenna, and satellites which are permitted by right in all districts)
- Amended transit facilities listing in the SPBCA zone from not permitted to conditionally permitted.
- Added artist studio as an allowed use in the higher density residential zones (should be same as live-work listing in the Specific Plans).

Land Use \ Zoning District	R-1	SR-1	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PF	SPBCA
<b>Residential Uses</b>															
Adult Day Care Home	P	P	P	P	P	N	N	P	P	P	P	N	N	N	N
Caretaker Housing	N	N	N	N	N	N	<b>P</b>	N	N	N	N	N	N	N	N
Dwelling, Multifamily	N	N	P	P	P	N	N	P	P	N	N	N	N	N	N
Dwelling, Second Unit (1)	P	P	<b>CUP</b>	N	N	N	N	<b>PN</b>	N	N	N	N	N	N	N
Dwelling, Single Family	P	P	P	P	N	P	N	N	N	N	N	N	N	N	N
Dwelling, Two-Family	N	N	P	P	N	N	N	N	N	P	P	N	N	N	N
Dwelling, Three- and Four-Family	N	N	P	P	P	N	N	P	P	N	N	N	N	N	N
Emergency Shelter (2)	<b>CUP</b>	<b>CUP</b>	C	C	C	N	N	C	C	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	N	N	C	C	N	N	N	N	N	N
Family Day Care Home, Small	P	P	P	<b>CUP</b>	<b>CUP</b>	N	N	P	P	N	N	N	N	N	N
Group Residential	P	P	P	P	P	N	N	C	C	N	N	N	N	N	N
Home Occupations (3)	<b>CUP</b>	<b>CUP</b>	<b>CUP</b>	<b>CUP</b>	<b>CUP</b>	<b>CUP</b>	N	<b>CUP</b>	<b>CUP</b>	<b>PN</b>	<b>PN</b>	N	N	N	N
Manufactured Home	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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Residential Care Home	P	P	P	P	P	N	N	P	P	N	N	N	N	N	N
Single Room Occupancy Facilities	N	N	C	C	C	N	N	C	C	N	N	N	N	N	N
Transitional Housing (2)	<del>C</del> N	<del>C</del> N	C	C	C	N	N	C	C	N	N	N	N	N	N
<b>Agriculture, Resource, and Open Space Uses</b>															
Animal Keeping, Domestic Pets (4)	P	P	P	P	P	<del>PN</del>	N	P	P	N	N	N	N	N	N
Animal Keeping, Exotic Animals (4)	P	P	P	P	P	<del>PN</del>	N	P	P	N	N	N	N	N	N
Animal Keeping, Livestock (4)	N	N	N	N	N	<del>PN</del>	N	N	C	N	N	N	N	N	N
Animal Keeping, Poultry, Rabbits (4)	P	P	C	C	C	<del>PN</del>	N	N	N	N	N	N	N	N	N
Equestrian Facility, Commercial	N	N	N	N	N	<del>PN</del> C	N	N	N	N	N	N	C	N	N
Equestrian Facility, Hobby	N	N	N	N	N	<del>PN</del>	N	N	N	N	N	N	C	N	N
Kennels, Hobby	N	N	N	N	N	<del>PN</del> C	N	N	N	N	N	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>															
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	N	N	N	N	C	C	C	N	N	C	C
Community Centers/Civic Uses	C	C	C	C	C	N	N	C	C	C	N	N	P	P	C
Community Garden	P	P	P	P	P	N	N	P	P	P	P	P	P	P	N
Indoor Amusement/Entertainment Facility	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Indoor Fitness and Sports Facility	N	N	N	N	N	P	<del>PN</del>	C	N	C	C	N	N	P	N
Libraries and Museums	C	C	C	C	N	N	N	C	C	C	C	N	N	C	C
Outdoor Commercial Recreation	C	C	C	C	N	N	N	N	N	N	N	N	P	P	N
Parks and Public Plazas	P	P	P	P	P	P	N	P	P	P	P	N	P	P	N
Public Safety Facility	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	P	C	C	C	C	N	C	P	C
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious Institutions	C	C	C	C	C	N	N	N	C	C	C	N	N	N	N
Resource Protection and Restoration	P	P	P	P	P	P	C	N	N	N	N	P	P	P	P
Resource-Related Recreation	P	P	P	P	P	P	N	N	N	N	N	P	P	P	P
Schools, Private and Special/Studios	<del>C</del> N	<del>C</del> N	<del>C</del> N	<del>C</del> N	<del>C</del> N	N	<del>PN</del>	N	C	C	C	N	N	N	N
Schools, Public	P	P	P	P	P	N	N	P	P	P	P	N	N	C	N
Theaters and Auditoriums	N	N	N	N	N	<del>NP</del>	P	N	N	N	N	N	N	N	N
<b>Utility, Transportation, and Communication Uses</b>															
Broadcasting and Recording Studios	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Bus and Transit Shelters	N	P	P	P	P	N	<del>PN</del>	P	P	P	P	N	P	P	P
Heliports	N	N	N	N	N	N	N		N	N	N	N	N	N	N
Park and Ride Facility	<del>C</del> N	<del>C</del> N	C	C	N	C	P	C	C	C	C	N	N	N	N
Parking Facility	N	N	<del>C</del> P	<del>C</del> P	<del>C</del> P	N	<del>C</del> P	P	P	P	P	N	N	N	N
Wireless Communication Facility, Freestanding Tower (5)	<del>C</del> N	<del>C</del> N	C	C	<del>C</del> N	N	C	C	C	C	C	C	C	C	C
Wireless Communication Facility, co-location, antenna, satellite (5)	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> PN	<del>C</del> PN	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P	<del>C</del> P
Transit Facilities	N	N	N	N	N	N	P	N	N	N	N	N	N	N	<del>C</del> N
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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<b>Retail, Service, and Office Uses</b>															
Adult Oriented Business (6)	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Adult Day Care Facility	C	C	C	C	P	N	N	P	C	N	N	N	N	N	N
Alcoholic Beverage Sales	N	N	N	N	N	N	<del>CP</del>	C	C	C	C	N	N	N	N
Ambulance Service	N	N	N	N	N	N	N	C	N	N	P	N	N	N	N
Animal Sales and Grooming	N	N	N	N	N	N	<del>CP</del>	C	C	P	P	N	N	N	N
Art, antique, collectable.	N	N	N	N	N	N	<del>PN</del>	P	P	C	C	N	N	N	N
Artisan Shops	N	N	N	N	N	N	<del>PN</del>	P	P	P	C	N	N	N	N
Artist Studio	N	N	<del>PN</del>	<del>PN</del>	<del>N</del>	N	N	C	C	C	P	N	N	N	N
Banks and Financial Services	N	N	N	N	N	N	P	P	P	P	C	N	N	N	N
Bars and Nightclubs	N	N	N	N	N	N	C	C	C	C	N	N	N	N	N
Bed and Breakfast Inns	N	N	N	N	N	C	N	P	C	N	N	N	N	N	N
Building Materials Store and Yard	N	N	N	N	N	N	<del>PN</del>	N	N	N	C	N	N	N	N
Business Support Services	N	N	N	N	N	N	<del>CP</del>	P	P	P	P	N	N	N	N
Call Centers	N	N	N	N	N	N	N	C	C	P	P	N	N	N	N
Card Room	N	N	N	N	N	N	<del>CP</del>	C	C	N	N	N	N	N	N
Check Cashing Business	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Child Day Care Facility	C	C	C	C	C	N	C	P	P	P	C	N	N	N	N
Convenience Stores	N	N	N	N	N	C	<del>PN</del>	P	P	P	P	N	N	N	N
Drive-in and Drive-through Sales and Service (7)	N	N	N	N	N	C	<del>PN</del>	N	C	C	C	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	C	<del>CP</del>	N	N	C	P	N	N	N	N
Furniture, Furnishings, and Appliance Stores	N	N	N	N	N	N	<del>PN</del>	C	P	C	C	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	N	N	<del>CP</del>	N	C	C	P	N	N	N	N
Grocery Stores/Supermarket	N	N	N	N	N	P	<del>PN</del>	P	P	C	N	N	N	N	N
Home Improvement Supplies	N	N	N	N	N	P	<del>PN</del>	C	C	C	C	N	N	N	N
Hotels and Motels	N	N	N	N	N	P	<del>PN</del>	C	C	C	N	N	N	N	N
Hotels and Motels, Extended Stay	N	N	N	N	N	N	<del>PN</del>	C	C	C	N	N	N	N	N
Kennels, Commercial	N	N	N	N	N	<del>CP</del>	N	N	N	N	C	N	N	N	N
Maintenance and Repair, Small Equipment	N	N	N	N	N	N	<del>PN</del>	C	C	C	P	N	N	N	N
Massage Therapy Establishment (8)	N	N	N	N	N	N	<del>CP</del>	P	P	P	C	N	N	N	N
Medical Services, General	N	N	N	N	N	N	<del>PN</del>	C	C	P	P	N	N	N	N
Medical Services, Extended Care	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Medical Services, Hospitals	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N
Mortuaries and Funeral Homes	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Neighborhood Market	N	N	N	N	N	N	N	P	P	C	C	N	N	N	N
Office, Temporary	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Offices, Business and Professional	N	N	N	N	N	C	<del>PN</del>	P	P	P	P	N	N	N	N
Offices, Accessory	N	N	N	N	N	P	<del>PN</del>	P	P	C	P	N	N	N	N
Pawn Shop	N	N	N	N	N	N	<del>CP</del>	N	C	C	C	N	N	N	N
Personal Services	N	N	N	N	N	P	<del>PN</del>	P	P	C	N	N	N	N	N
Residential Care Facility	N	N	N	C	C	N	N	C	C	N	N	N	N	N	N

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Restaurants	N	N	N	N	N	P	<del>P</del>	C	P	P	P	N	N	N	N
Retail, Accessory	N	N	N	N	N	P	<del>P</del>	P	P	P	P	N	N	N	N
Retail, General	N	N	N	N	N	P	<del>P</del>	P	P	P	C	N	N	N	N
Retail, Warehouse Club	N	N	N	N	N	N	<del>P</del>	N	C	N	N	N	N	N	N
Temporary Real Estate	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	<del>P</del> C	C	C	C	C	N	N	N	N
Thrift Store	N	N	N	N	N	N	<del>P</del> C	C	C	N	N	N	N	N	N
Veterinary Facility	N	N	N	N	N	N	<del>P</del> C	C	C	C	C	N	N	N	N
<b>Automobile and Vehicle Uses</b>															
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto and Vehicle Storage	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	<del>P</del> C	N	N	N	P	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Service Stations	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
<b>Industrial, Manufacturing, and Processing Uses</b>															
Manufacturing, Major	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Manufacturing, Minor	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Manufacturing, Small Scale	N	N	N	N	N	N	N	C	C	P	P	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	C	C	C	C	C	C	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Research and Development	N	N	N	N	N	N	N	C	P	P	P	N	N	N	N
Storage, Personal Storage Facility	N	N	N	N	N	N	<del>P</del> C	N	C	N	P	N	N	N	N
Storage, Warehouse	N	N	N	N	N	N	N	N	N	C	P	N	N	N	N
Storage, Yards	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Wholesaling and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N

Table Notes:

- (1) See additional regulations for Second Dwelling Units in Chapter 17.70.
- (2) See additional regulations for Emergency Shelters and Transitional Housing in Chapter 17.62.
- (3) See additional regulations for Home Occupations in Chapter 17.64
- (4) Additional regulations applicable to animal keeping where permitted are as follows:
  - a. Domestic Pets. Keeping of any combination of five or more cats and dogs is considered a kennel for the purposes of this Title.
  - b. Exotic Animals. All exotic animals shall be kept and maintained a minimum distance of 40 feet from any property line, unless contained within the dwelling.
  - c. Livestock. Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained a minimum distance of 40 feet from any property line and a minimum distance of 75 feet from any residential dwelling.
  - d. Poultry and Rabbits. All poultry animals shall be kept and maintained a minimum distance of 40 feet from any property line.
- (5) See additional regulations for Wireless Communication Facilities in Chapter 17.76.
- (6) See additional regulations for Adult Oriented Businesses in Chapter 17.58
- (7) See additional regulations for Drive-In and Drive-Through Facilities in Chapter 17.40.
- (8) See additional regulations for Massage Therapy in Chapter 17.66.