

**Table 131-02B**  
**Use Regulations Table of Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones					
	1st & 2nd >>		OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
	3rd >>		1-	2-	1-	1-		1-
	4th >>		1	1	1	1	2	1
<b>Open Space</b>								
Active Recreation	P	P <sup>(2)</sup>	-	-	-	-	-	P <sup>(7)</sup>
Passive Recreation	P	P	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>
Natural Resources Preservation	P	P	P	P	P	P	P	P
Park Maintenance Facilities	P	P <sup>(2)</sup>	-	-	-	-	-	-
<b>Agriculture</b>								
Agricultural Processing	-	-	-	-	-	-	-	P <sup>(5)</sup>
Aquaculture Facilities	-	-	-	-	-	P	-	P <sup>(7)</sup>
Dairies	-	-	-	-	-	-	-	-
Horticulture Nurseries & Greenhouses	-	-	-	-	-	-	-	-
Raising & Harvesting of Crops	-	-	-	-	-	P	-	P
Raising, Maintaining & Keeping of Animals	-	-	-	-	-	P <sup>(4)</sup>	-	P <sup>(4)</sup>
<b>Separately Regulated Agriculture Uses</b>								
Agricultural Equipment Repair Shops	-	-	-	-	-	-	-	-
Commercial Stables	-	C	-	-	-	C	-	C
Community Gardens	-	N	-	-	-	N	-	L
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	-	-	-	-	L	-	L
<b>Residential</b>								
Group Living Accommodations	-	-	-	-	-	-	-	-
Mobilehome Parks	-	-	-	-	-	-	-	-
Multiple Dwelling Units	-	-	-	-	-	-	-	-
Single Dwelling Units	-	-	-	-	-	P	-	-
<b>Separately Regulated Residential Uses:</b>								
Boarder & Lodger Accommodations	-	-	-	-	-	L	-	-
Companion Units	-	-	-	-	-	C	-	-

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	1st & 2nd >>		OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
	3rd >>		1-	2-	1-	1-		1-
	4th >>		1	1	1	1	2	1
<b>Employee Housing:</b>								
6 or Fewer Employees	-	-	-	-	-	L <sup>(10)</sup>	-	-
12 or Fewer Employees	-	-	-	-	-	L <sup>(10)</sup>	-	-
Greater than 12 Employees	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories	-	-	-	-	-	-	-	-
Garage, Yard, & Estate Sales	-	-	-	-	-	L	-	-
Guest Quarters	-	-	-	-	-	N	-	-
Home Occupations	-	-	-	-	-	L	-	-
Housing for Senior Citizens	-	-	-	-	-	-	-	-
Live/work Quarters	-	-	-	-	-	-	-	-
<b>Residential Care Facilities:</b>								
6 or Fewer Persons	-	-	-	-	-	P	-	-
7 or More Persons	-	-	-	-	-	C	-	-
<b>Transitional Housing:</b>								
6 or Fewer Persons	-	-	-	-	-	P	-	-
7 or More Persons	-	-	-	-	-	C	-	-
Watchkeeper Quarters	-	-	-	-	-	-	-	-
<b>Institutional</b>								
<b>Separately Regulated Institutional Uses</b>								
Airports	-	-	-	-	-	-	-	-
Botanical Gardens & Arboretums	P	P	-	-	-	-	-	-
Cemeteries, Mausoleums, Crematories	-	-	-	-	-	-	-	-
Churches & Places of Religious Assembly	-	-	-	-	-	C	-	-
<b>Communication Antennas:</b>								
Minor Telecommunication Facility	L	L	-	-	-	L	L	L
Major Telecommunication Facility	C	C	-	-	-	C	C	C
Satellite Antennas	L	L	L	L	L	L	L	L
Correctional Placement Centers	-	-	-	-	-	-	-	-
<b>Educational Facilities:</b>								

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	1st & 2nd >>		OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
	3rd >>		1-	2-	1-	1-		1-
	4th >>		1	1	1	1	2	1
Kindergarten Through Grade 12	-	-	-	-	-	-	-	-
Colleges / Universities	-	-	-	-	-	-	-	-
Vocational / Trade Schools	-	-	-	-	-	-	-	-
Energy Generation & Distribution Facilities	-	-	-	-	-	-	-	-
Exhibit Halls & Convention Facilities	P <sup>(2)</sup>	-	-	-	-	-	-	-
<i>Flood Control Facilities</i>	-	-	-	-	-	-	-	L
<i>Historical Buildings Used for Purposes Not Otherwise Allowed</i>	-	-	-	-	-	-	-	-
<b>Homeless Facilities:</b>								
Congregate Meal Facilities	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	-	-
Homeless Day Centers	-	-	-	-	-	-	-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	-	-	-	-	-	-	-	-
Interpretive Centers	P	P <sup>(2)</sup>	C	-	-	-	-	-
Museums	P	-	-	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations	-	-	-	-	-	-	-	-
<i>Social Service Institutions</i>	-	-	-	-	-	-	-	-
<b>Retail Sales</b>								
<b>Building Supplies &amp; Equipment</b>	-	-	-	-	-	-	-	-
<b>Food, Beverages and Groceries</b>	-	-	-	-	-	-	-	-
<b>Consumer Goods, Furniture, Appliances, Equipment</b>	-	-	-	-	-	-	-	-
<b>Pets &amp; Pet Supplies</b>	-	-	-	-	-	-	-	-
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>	-	-	-	-	-	-	-	-
<b>Wearing Apparel &amp; Accessories</b>	-	-	-	-	-	-	-	-
<b>Separately Regulated Retail Sales Uses:</b>								
Agriculture Related Supplies & Equipment	-	-	-	-	-	-	-	-
Alcoholic Beverage Outlets	-	-	-	-	-	-	-	-
Plant Nurseries	-	-	-	-	-	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	-	-	-	-	C <sup>(7)</sup>
<b>Commercial Services</b>								

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	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
		1-	2-	1-	1-		1-
		1	1	1	1	2	1
<b>Building Services</b>	-	-	-	-	-	-	-
<b>Business Support</b>	-	-	-	-	-	-	-
<b>Eating &amp; Drinking Establishments</b>	P <sup>(2)</sup>	-	-	-	-	-	-
<b>Financial Institutions</b>	-	-	-	-	-	-	-
<b>Funeral &amp; Mortuary Services</b>	-	-	-	-	-	-	-
<b>Maintenance &amp; Repair</b>	-	-	-	-	-	-	-
<b>Off-site Services</b>	-	-	-	-	-	-	-
<b>Personal Services</b>	-	-	-	-	-	-	-
<b>Assembly &amp; Entertainment</b>	P <sup>(2)</sup>	-	-	-	-	-	-
<b>Radio &amp; Television Studios</b>	-	-	-	-	-	-	-
<b>Visitor Accommodations</b>	-	-	-	-	-	-	-
<b>Separately Regulated Commercial Services Uses</b>							
Adult Entertainment Establishments:							
Adult Book Store	-	-	-	-	-	-	-
Adult Cabaret	-	-	-	-	-	-	-
Adult Drive-In Theater	-	-	-	-	-	-	-
Adult Mini-Motion Picture Theater	-	-	-	-	-	-	-
Adult Model Studio	-	-	-	-	-	-	-
Adult Motel	-	-	-	-	-	-	-
Adult Motion Picture Theater	-	-	-	-	-	-	-
Adult Peep Show Theater	-	-	-	-	-	-	-
Adult Theater	-	-	-	-	-	-	-
Body Painting Studio	-	-	-	-	-	-	-
Massage Establishment	-	-	-	-	-	-	-
Sexual Encounter Establishment	-	-	-	-	-	-	-
Bed & Breakfast Establishments:							
1-2 Guest Rooms	-	-	-	-	N	-	-
3-5 Guest Rooms	-	-	-	-	N	-	-
6+ Guest Rooms	-	-	-	-	C	-	-
Boarding Kennels	-	-	-	-	-	-	-

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	3rd >>		1-	2-	1-	1-		1-
	4th >>		1	1	1	1	2	1
Camping Parks	C	C	-	-	-	-	C <sup>(7)</sup>	
<i>Child Care Facilities:</i>								
Child Care Centers	C <sup>(2)</sup>	-	-	-	-	-	-	
Large Family Day Care Homes	-	-	-	-	L	-	-	
Small Family Day Care Homes	-	-	-	-	P	-	-	
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-	-	-	-	-	-	
Fairgrounds	-	-	-	-	-	-	C <sup>(7)</sup>	
Golf Courses, Driving Ranges, and Pitch & Putt Courses	C	C	-	-	C <sup>(9)</sup>	-	C <sup>(11)</sup>	
Helicopter Landing Facilities	-	-	-	-	-	-	C <sup>(11)</sup>	
Instructional Studios	C	C	-	-	-	-	-	
Massage Establishments, Specialized Practice	-	-	-	-	-	-	-	
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-	
<i>Parking Facilities as a primary use:</i>								
Permanent Parking Facilities	-	-	-	-	-	-	-	
Temporary Parking Facilities	-	-	-	-	-	-	-	
Private Clubs, Lodges and Fraternal Organizations	-	-	-	-	-	-	-	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(3)</sup>	C <sup>(2)</sup>	-	-	-	-	-	-	
<i>Pushcarts:</i>								
Pushcarts on Private Property	L	-	-	-	-	-	-	
Pushcarts in Public-Right-of-Way	N	-	-	-	-	-	-	
<i>Recycling Facilities:</i>								
Large Collection Facility	-	-	-	-	-	-	-	
Small Collection Facility	-	-	-	-	-	-	-	
Large Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-	-	
Drop-off Facility	L	L	-	-	-	-	-	
Green Materials Composting Facility	-	-	-	-	-	-	-	
Mixed Organic Composting Facility	-	-	-	-	-	-	-	

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	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
	3rd >>	1-	2-	1-	1-		1-
	4th >>	1	1	1	1	2	1
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-	-	-	-	-
Large Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-	-	-	-	-
Small Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-
Reverse Vending Machines		-	-	-	-	-	-
Tire Processing Facility		-	-	-	-	-	-
Sidewalk Cafes		-	-	-	-	-	-
Sports Arenas & Stadiums		-	-	-	-	-	-
Theaters that are outdoor or over 5,000 square feet in size		p <sup>(2)</sup>	-	-	-	-	-
Urgent Care Facilities		-	-	-	-	-	-
Veterinary Clinics & Animal Hospitals		-	-	-	-	-	-
Zoological Parks		C	-	-	-	-	-
<b>Offices</b>							
<b>Business &amp; Professional</b>		-	-	-	-	-	-
<b>Government</b>		-	-	-	-	-	-
<b>Medical, Dental, &amp; Health Practitioner</b>		-	-	-	-	-	-
<b>Regional &amp; Corporate Headquarters</b>		-	-	-	-	-	-
<b>Separately Regulated Office Uses:</b>							
Real Estate Sales Offices & Model Homes		-	-	-	L	-	-
Sex Offender Treatment & Counseling		-	-	-	-	-	-
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>							
<b>Commercial Vehicle Repair &amp; Maintenance</b>		-	-	-	-	-	-
<b>Commercial Vehicle Sales &amp; Rentals</b>		-	-	-	-	-	-
<b>Personal Vehicle Repair &amp; Maintenance</b>		-	-	-	-	-	-
<b>Personal Vehicle Sales &amp; Rentals</b>		-	-	-	-	-	-
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		-	-	-	-	-	-
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses:</b>							
Automobile Service Stations		-	-	-	-	-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		-	-	-	-	-	-

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	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
	3rd >>	1-	2-	1-	1-		1-
	4th >>	1	1	1	1	2	1
<b>Wholesale, Distribution, Storage</b>							
Equipment & Materials Storage Yards	-	-	-	-	-	-	-
Moving & Storage Facilities	-	-	-	-	-	-	-
Warehouses	-	-	-	-	-	-	-
Wholesale Distribution	-	-	-	-	-	-	-
<b>Separately Regulated Wholesale, Distribution, and Storage Uses:</b>							
Impound Storage Yards	-	-	-	-	-	-	-
Junk Yards	-	-	-	-	-	-	-
Temporary Construction Storage Yards Located Off-site	-	-	-	-	-	-	-
<b>Industrial</b>							
Heavy Manufacturing	-	-	-	-	-	-	-
Light Manufacturing	-	-	-	-	-	-	-
Marine Industry	-	-	-	-	-	-	-
Research & Development	-	-	-	-	-	-	-
Trucking & Transportation Terminals	-	-	-	-	-	-	-
<b>Separately Regulated Industrial Uses:</b>							
Hazardous Waste Research Facility	-	-	-	-	-	-	-
Hazardous Waste Treatment Facility	-	-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone	-	-	-	-	-	-	-
Mining and Extractive Industries	-	-	-	-	C <sup>(8)</sup>	C <sup>(7)</sup>	-
Newspaper Publishing Plants	-	-	-	-	-	-	-
Processing & Packaging of Plant Products & Animal By-Products Grown Off-Premises	-	-	-	-	-	-	-
Very Heavy Industrial Uses	-	-	-	-	-	-	-
Wrecking & Dismantling of Motor Vehicles	-	-	-	-	-	-	-
<b>Signs</b>							
Allowable Signs	P	P	P	P	P	P	P
<b>Separately Regulated Signs Uses:</b>							
Community Identification Signs	-	-	-	-	-	-	-
Reallocation of Sign Area Allowance	-	-	-	-	-	-	-

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	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(12)</sup> -
	3rd >>	1-	2-	1-	1-		1-
	4th >>	1	1	1	1	2	1
Revolving <i>Projecting Signs</i>		-	-	-	-		-
<i>Signs with Automatic Changing Copy</i>		-	-	-	-		-
Theater <i>Marquees</i>		-	-	-	-		-

Footnotes for Table 131-02B

- 1 All uses in the OR zone, except passive recreation and natural resource preservation, shall be located within the allowable development area in accordance with Section 131.0250.
- 2 This use is permitted only if consistent with an approved park general development plan or master plan and is subject to any requirements identified in the plan.
- 3 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 4 Excluding the maintaining, raising, feeding, or keeping of swine. The maintaining, raising, feeding, or keeping of more than 10 domestic animals requires a *premises* of at least 5 acres.
- 5 Excluding storage of vehicles, containers, chemicals, and other items that may be hazards during or after a *flood*.
- 6 The City Manager will determine if a particular use is appropriate as a passive use in conformance with an approved development plan, park plan, or other plans applicable to the property.
- 7 No *structures*, except portable *structures*, are permitted within a *floodway*.
- 8 This use is only allowed in the OR-1-2 zone subject to the regulations in Section 141.1001 and the regulations in Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).
- 9 No driving ranges or night use are permitted within the *MHPA*.
- 10 For housing 6 or fewer employees, see Section 141.0303 to determine which use regulations apply.
- 11 No fill or permanent structures shall be authorized for such development in the Coastal Overlay Zone.
- 12 Within the Coastal Overlay Zone, no structures are permitted within a floodway.  
(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)  
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

**§131.0230 Development Regulations of Open Space Zones**

- (a) Within the open space zones no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).