

Bay Point Land Use Matrix

	Mixed Use Willow Pass Road (M-4)	Willow Pass Road Commercial Mixed Use (M-5)	Residential Mixed Use (M-6)	Commercial (Includes Specific Plan) (CO)	Commercial Recreation (CR)	Light Industrial/Business Park (9) (L-1)	Heavy Industrial (9) (HI)	Single-Family (SL, SM, SH)	Multi-Family (Includes Specific Plan) (ML, MM, MH)	Public/Semi Public (P, SP)	Parks & Recreation (PR)	Open Space (OS)
<i>Approved February 11, 2003</i>												
Agriculture												
Agriculture Production	----	A	----	A	----	----	A	----	----	L	L	P
Agricultural Storage	A	A	----	A	----	----	P (1)	----	----	----	----	----
Crop/Tree Farming	L	L	----	L	----	----	P (1)	----	----	P (1)	P (1)	P
Community Garden	L	L	L	----	----	----	----	A	A	A	A	----
Greenhouses	A	A	----	A	----	----	A	----	----	----	----	----
Horticulture (1)	P (1)	A	----	A	----	----	P (1)	----	----	----	----	----
Nursery, retail and wholesale	L	L	----	L	----	----	P (1)	----	----	----	----	----
Selling Incidental to Ag.	P (1)	A	----	A	----	----	P (1)	----	----	----	----	----
Temp. Ag. Produce Selling	P (1)	P (1)	----	P (1)	P	----	P (1)	----	----	A	A	A
Animals												
Animal Hospital Clinic	A	A	----	A	----	L	L	----	----	A	L	----
Aviaries	P (1)	A	----	A	----	----	P (1)	L	L	P (1)	P (1)	----
Dude Ranch	----	----	----	----	L	----	----	----	----	L	L	L
Dog Kennel	L	L	----	L	----	----	L	----	----	P (1)	L	----
3 dogs/20 cats or less	P (1)	P (1)	P (1)	P (1)	----	----	P (1)	P (1)	----	P (1)	P (1)	----
more than 3 dogs/20 cats	L	L	L	L	----	----	L	L	L	L	L	----
Horse Riding Academy	L	L	----	L	L	----	----	----	----	L	L	L
Livestock	----	----	----	----	----	----	P (1) (2)	P (1) (2)	----	P (1)	P (1) (2)	P (1) (2)
Pet shops/ grooming facility	L	L	L	L	----	----	----	----	----	----	----	----
Poultry	----	----	----	----	----	----	P (1) (2)	P (1) (3)	----	P (1) (3)	P (1) (3)	P (1) (3)
Automotive/Marine Services												
Auto Garage	L (4)	----	----	L (4)	----	L	L	----	----	----	----	----
Body Repair	L (4)	----	----	----	----	L	L	----	----	----	----	----
Oil change/Quick tune-up	L (4)	L	----	L (4)	L (5)	L	L	----	----	----	----	----
Gas Station	L	L	----	L	L (5)	L	L	----	----	----	----	----
Auto Sales	L	----	----	L (4)	----	L	L	----	----	----	----	----
Boat Sales	L	----	----	L	L	L	L	----	----	----	----	----
Automotive accessories sales	L	----	----	L (4)	L (5)	L	L	----	----	----	----	----
Wrecking Yard	----	----	----	----	----	----	----	----	----	----	----	----

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Commercial												
Adult Entertainment (12)	----	----	----	----	L	----	----	----	----	----	----	----
Alterations/Tailoring	A	A	A	A	----	----	----	----	----	----	----	----
Antique and Gift Shop	A	A	A	A	A	----	----	----	----	----	----	----
Appliance Sales and Service	A	A	L	----	----	A	A	----	----	----	----	----
Area Serving Retail	A	P (1)	L	P (1)	A	A	L	----	----	----	----	----
Art Galleries	P	P (1)	L	P (1)	A	----	----	----	----	----	----	----
Artist Studios	P	P (1)	P (1)	P (1)	P	A	----	----	----	----	----	----
Astrology & related practices (22)	L	----	----	----	----	----	----	----	----	----	----	----
BakeryCafe/Coffee Shop	A	P (1)	L	P (1)	L	A	A	----	----	----	----	----
Bar/Cocktail Lounge (26)	L	L	L	L	L	L	----	----	----	----	----	----
Barber/Beauty Shop	A	P (1)	L	P (1)	L	A	----	----	----	----	----	----
Bed & Breakfast	L	L	L	L	A	----	----	A	A	----	A (11)	A (11)
Bookstore/newstand/stationary store	A	A	A	A	A	----	----	----	----	----	----	----
Butcher shop	A	A	A	A	L	----	----	----	----	----	----	----
Check Cashing	L	L	----	L	----	----	----	----	----	----	----	----
Commercial Services	A	P (1)	L	P (1)	A	A	P (1)	----	----	----	----	----
Computer Sales and Service	A	A	L	A	----	A	----	----	----	----	----	----
Contractor's Yard	----	----	----	----	----	----	L	----	----	----	----	----
Convenience Store (26)	L	L	L	L	L	L	----	----	----	----	----	----
Copy Centers	A	A	----	A	----	----	----	----	----	----	----	----
Distribution	A	A	----	A	----	A	A	----	----	----	----	----
Drug Store	P (1)	P (1)	L	P (1)	A	A	----	----	----	----	----	----
Electronic Sales	A	A	L	A	----	----	----	----	----	----	----	----
Equipment Repair	----	L	----	L	A(5)	A	A	----	----	----	----	----
Financial Institutions	P (1)	L(15)	L(15)	P (1)	L(15)	P (1)	A	----	----	----	----	----
Fire arm sales	----	----	----	L	----	L	----	----	----	----	----	----
Freight Terminal	----	L	----	L	L	----	A	----	----	----	----	----
Grocery Store (26)	P (1)	P (1)	L	P (1)	L	A	----	----	----	----	----	----
Hardware	A	A	----	A	----	----	----	----	----	----	----	----
Home Improvement/Furnishing	L	L	----	L	----	----	----	----	----	----	----	----
Hotel/Motel	L	L	----	L	A	----	----	----	----	----	----	----
Ice Cream Parlor	A	A	A	A	A	----	----	----	----	----	----	----
Laundry	A	P (1)	----	P (1)	A	A	P (1)	----	----	----	----	----
Liquor Store (26)	L	L	L	L	L	L	----	----	----	----	----	----
Lumber Yard	----	----	----	----	----	----	A	----	----	----	----	----
Personal Services	P (1)	P (1)	L	P (1)	L	A	A (6)	----	----	----	----	----
Restaurant (26)	A	P (1)	L	P (1)	L	A	A (6)	----	----	----	A (6)	----
Restaurant w/ Drive-thru	L	L	----	L	L	L	L	----	----	----	----	----
Restaurant w/ Entertainment (26)	A	L	L	A	A	A	A	----	----	----	A	----
Retail Business (21)	A	P (1)	L	P (1)	A	A	A (6)	----	----	----	A (6)	----

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Commercial (continued)												
Self-Improvement Services	A	P (1)	L	P (1)	A	A	A	----	----	A	A	----
Self Storage	L	L	----	L	A(5)	L	A	----	----	----	----	----
Shopping Malls	P (1)	P (1)	----	P (1)	----	A	----	----	----	----	----	----
Sidewalk Café	A	A	----	A	A	A	A	----	----	----	----	----
Sidewalk Vendor	A	A	----	A	A	A	A	----	----	A	A	A
Take Out Food (7)	A	L	L	A	A	A	A (6)	----	----	----	----	----
Temporary Sales	A	A	A	A	A	A	A	----	----	----	----	----
Trucking Yard	----	----	----	----	----	----	L	----	----	----	----	----
Video, sales and rental	A	A	A	A	L	L	----	----	----	----	----	----
Warehousing	L (16)	L (16)	----	L (16)	L (16)	P (1)	A	----	----	----	----	----
Welding	L (16)	----	----	L (16)	L (16)	A	A	----	----	----	----	----
Manufacturing												
Book Binding	L	L	----	L	----	A	A	----	----	----	----	----
Cabinet Shop	----	----	----	----	----	A	A	----	----	----	----	----
Chem/Pet. Processing	----	----	----	----	----	L	L	----	----	----	----	----
Fabricating	----	----	----	----	----	A	A	----	----	----	----	----
Light Industry	----	----	----	----	----	A	A	----	----	----	----	----
Manufacturing	----	----	----	----	----	A	A	----	----	----	----	----
Metal Working	----	----	----	----	----	L	A	----	----	----	----	----
Oil & Gas Drilling (14)	L	L	----	L	----	L	L	L	L	A (14)	A (14)	A (14)
Packaging	A (16)	A (16)	----	A (16)	----	P	A	----	----	----	----	----
Printing/Lithography	----	----	----	----	----	A	A	----	----	----	----	----
Processing	----	----	----	----	----	A	A	----	----	----	----	----
Product Devel. & Testing	----	----	----	----	----	A	A	----	----	----	----	----
Refineries	----	----	----	----	----	L	L	----	----	----	----	----
Research and Development	A	A	----	A	----	A	A	----	----	----	----	----
Mobile Homes												
Caretaker Mobile	----	----	----	----	L	L	L	----	----	L	L	L
Family Member Mobile Home	L	----	----	----	----	----	----	L	L	L	L	----
Mobile Home Parks	L	----	----	----	----	----	----	----	L (24)	----	----	----
Mobile Home Subdivision	L	----	----	----	----	----	----	----	L	----	----	----
Permanent Mobile Home	A	----	----	----	----	----	----	A	A	A	A	L
R.V. Parks or Campgrounds	----	----	----	----	L	----	----	----	----	----	----	L
Temporary Mo. Home-Owner	L	L	----	L	----	----	----	L	L	L	L	----
Temp. Construction Trailer	A	A	A	A	A	A	A	A	A	A	A	A

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Miscellaneous												
Accessory Structure	P (1)	P (1)	A	P (1)	L	P (1)	P (1)	P (20)	P (20)	P (1)	P (1)	----
Amusement (10)	A	P (1)	L	P (1)	L	A	A	----	----	L	L	----
Athletic Complex	A	A	L	A	L	A	A	----	L	L	L	L
Dance Studio	A	A	A	A	L	----	----	----	----	----	----	----
Golf/Outdoor Sports	----	----	----	----	A	A	----	----	----	L	A	L
Movie Theatre	L	L	----	L	L	----	----	----	----	----	----	----
Outdoor Recreation	A	A	L	A	P	A	L	P	----	L	L	L
Outdoor Storage (16/18)	A	A	L	A	A	A	A	----	----	----	----	L
Performing Arts Theatre	A	A	A	A	P	----	----	----	----	L	L	----
Private Retreats	----	----	----	----	P	----	----	----	----	L	L	L
Shooting Ranges	----	----	----	----	----	----	----	----	----	L	L	----
Sports Entertainment	A	P (1)	L	P (1)	P	L	L	A(17)	----	L	L	L
Storage of Boats/RV's	L	----	----	L	L	L	L	----	----	----	----	L
Temporary Use	A	A	L	A	P	A	A	----	----	----	----	A
Office												
Admin/Executive Offices	A	L	L	P (1)	L(5)	P (1)	A (6)	----	----	----	----	----
Business/Professional Offices	A	L	L	P (1)	----	P (1)	A (6)	----	----	----	----	----
Medical Clinics	A	L	L	P (1)	----	P (1)	A	----	----	----	----	----
Medical/Dental Offices	A	L	L	P (1)	----	P (1)	A	----	----	----	----	----
Multi-Tenant Offices	A	L	L	P (1)	----	P (1)	A	----	----	----	----	----
Professional Offices	A	L	L	P (1)	----	P (1)	A	----	----	----	----	----
Research Laboratories	A	L	----	A	----	A	A	----	----	----	----	----
Public/Semi Public												
Cemeteries	----	----	----	----	----	----	----	----	----	L	L	----
Child Care (12 or less)	P (1)	P (1)	P (1)	P (1)	----	----	A (6)	P (1)	P (1)	P (1)	P (1)	----
Child Care (13 or more)	A/L	A	L	A	----	----	A (6)	L	L	L	L	----
Churches	A	A	L	A	----	----	----	L	L	----	----	----
Convalescent Care (<6 or >6)	P (1)/A	----	----	----	----	----	----	P (1)/A	P (1)/A	P (1)/A	----	----
Communication Towers/Facilities	A	A	A	A	L	A	A	L	L	L	L	L
Hospitals/Institutions	A	A	----	A	----	----	----	----	----	A	----	----
Information kiosks	A	A	A	A	A	A	A	----	----	A	A	L
Library	A	A	A	A	----	----	----	----	----	----	----	----
Museums	A	A	----	A	A	A	----	----	----	A	----	----
Parking Lots (8)	A	A	----	A	P (1)	A	A	A	A	A	A	A
Public Buildings	P (1)	P (1)	A	P (1)	P (1)	P (1)	P (1)	A	A	P (1)	P (1)	P (1)
Park, Recreation Areas, trails	P (1)	P (1)	P (1)	P (1)	P	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)
Public Utilities/Pipelines	P (1)	P (1)	A	P (1)	A	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)
Quasi-Public Facilities	A	A	A	A	A	L	L	L	L	A	L	L
Radio/TV Trans. & Receiving	A	A	A	A	A	A	A	L	L	L	L	L
Residential Care (<6 or >6)	P (1)/A	----	----	----	----	----	----	P (1)/A	P (1)/A	P (1)/A	P (1)/A	----
Schools	A	A	L	A	A(5)	----	----	L	L	----	----	A(23)

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Recycling/Disposal Facilities												
Buy-Back Facility/Container	----	----	----	P (1)	----	A	A	----	----	----	----	----
Buy-Back Facility/Non-Container	----	----	----	P (1)	----	A	A	----	----	----	----	----
Composting Facility	----	----	----	----	----	----	A	----	----	L	L	----
Drop-Off - Unattended	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)	P (1)	----	P (1)	P (1)	P (1)	P (1)
Intermediate Processing	----	----	----	----	----	A	A	----	----	L	----	----
Material Recovery Facility	----	----	----	----	----	A	A	----	----	----	----	----
Processing and Manufacturing	----	----	----	----	----	P (1)	P (1)	----	----	----	----	----
Redemption Center	A	A	A	A	A	A	A	----	----	----	----	----
Residential												
Accessory Structure (20)	P (1)	P (1)	P (1)	P (1)	----	----	P (1)	P (1)	P (20)	P (1)	P (1)	----
Boarding Homes	A	----	----	----	----	----	----	----	A	----	----	----
Single-Family Residential	P (1)	----	----	----	A(5)(19)	----	----	P (1)	P (1)	P (1)	P (1)	A (1)
Duplex	A	----	----	----	A(5)(19)	----	----	----	P (1)	----	----	----
Home Occupation (13)	A	A	A	A	----	----	----	A	A	----	----	----
Multiple-Family	P (1)	L	P (1)	----	----	----	----	----	P (1)	----	----	----
Residential Second Units	A(25)	----	----	----	----	----	----	A(25)	A(25)	----	----	----
Second Residence	L	----	----	----	----	----	----	L	L	----	----	----

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Footnotes

- (1) Redevelopment Agency Staff to review (sign-off) use for residential compatibility.
- (2) 40,000 sq. ft. minimum is required to keep livestock. One head of livestock is permitted per 20,000 sq. ft.
- (3) Poultry may not be kept on a parcel less than 20,000 sq. ft. in area.
- (4) All auto storage shall be in a garage or screen from view.
- (5) Must be marine related
- (6) If clearly incidental to primary use (< 10% of gross floor area of building) or where the ZA finds the site is not feasible for Heavy Industrial uses primarily due to parcel size.
- (7) Food outlets designed for take-out must comply with the bonding requirements of Section 88-16.010.
- (8) Parking lots are only allowed adjacent to a public transportation hub or for an adjacent business use.
- (9) LUP required if the proposal is hazardous per chapter 84-63 or use with the potential for groundwater or air contamination.
- (10) Amusement and Private Commercial Enterprises (bowling alleys, skating rinks, driving range, miniature golf, batting cages)
- (11) Bed and Breakfasts in Park and Recreation and Open Space requires a minimum parcel size of 20 acres.
- (12) Adult Entertainment must comply with Chapter 88-12 of the County Ordinance Code.
- (13) Home occupation permitted only if the house exists. Must comply with Section 82-4.240 of the County Code
- (14) Oil & Gas drilling to comply with Section 88-14.402 of the zoning ordinance.
- (15) ATM Permitted
- (16) Only allowed as secondary use (less than 50%).
- (17) Outdoor Recreation Complex /Sports Entertainment Permitted in residential area when associated with a school or park.
- (18) Screened from view.
- (19) Attached single-family residences/duplexes permitted with a mix of commercial.
- (20) Up to 500 sq. ft. - incidental to primary use.
- (21) Retail sales over 10,000 sq. ft. require a land use permit.
- (22) Astrology and related practices (hypnotists, palm readers, etc.)
- (23) Must be marine or environmental related
- (24) Mobile Home Parks permitted with a Land Use Permit in MM designation. Not permitted in ML or MH designations.
- (25) Residential 2nd unit requires compliance with Ordinance #2003-17 - Residential Second Units.
- (26) Use with Alcohol Sales must comply with Alcoholic Beverage Sales Commercial Activities