

MASTER LAND USE/ZONING MATRIX

P: Permitted Use; M: Minor Use Permit Required; C: Conditional Use Permit Required; -: Use Not Allowed
 Note: A Coastal Development Permit may be required, See Chapter 17.39, Coastal Development Permits

Land Use Classification	AG	RL	RS	RM	RH	NC	CC	DC	VSC	TMU	IG	ICD	PF	PR	OS	CF	WF	H	Additional Regulations
Residential Uses																			
Residential Housing Types	See subclassifications below																		
<i>Single-Unit Dwelling, Detached</i>	P	P	P	P	M(1)	M(3)	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Single-Unit Dwelling, Attached</i>	-	P	P	P	P	M(3)	C(4)	C(4)	C(6)	P	Permitted if existing. New units not allowed.		-	-	-	-	-	-	-
<i>Two-Unit Dwelling</i>	-	P	P	P	P	M(3)	C(4)	C(4)	-	-	-	-	-	-	-	-	-	-	-
<i>Multi-Unit Dwelling</i>	-	-	-	P	P	M(3)	C(4)	C(4)	C(6)	P	-	-	-	-	-	-	-	-	-
<i>Accessory Dwelling Units</i>	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	See Section 17.30.040, Accessory Dwelling Unit
Caretaker Unit	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-
Employee Housing	See Section 17.30.110, Employee Housing (for farmworkers)																		
Family Day Care	See subclassifications below																		
<i>Small</i>	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-
<i>Large</i>	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	Must be located 300 feet from any other Large Family Day Care
Group Residential	-	-	-	C	C	-	C(2)	-	-	M	-	-	-	-	-	-	-	-	-
MobileHome Park	-	-	-	C(2)	C(2)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Care Facilities	See subclassifications below																		
<i>Small</i>	-	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-
<i>Large</i>	-	-	-	M	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Facility, Assisted Living	-	-	-	M	M	M	M(5)	-	-	P	-	-	-	-	-	-	-	-	-
Single Room Occupancy	-	-	-	-	-	M	P(4)	-	-	M	-	-	-	-	P(4)	-	-	-	See §17.30.230, Single Room Occupancy
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.																		
Transitional Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same Zoning District.																		
Public/Semi Public Uses																			
Campgrounds and Recreational Vehicle Parks	-	-	-	-	-	-	-	C	C	-	-	-	-	C	-	-	-	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Colleges and Trade Schools	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Community Assembly	-	-	-	-	-	M	P	P	M	M	-	-	P	P	-	-	-	-	-
Cultural Institutions	-	-	-	-	-	-	P	P	P	M	-	-	P	P	-	-	-	-	-
Day Care Centers	-	-	-	C	C	M	M	M	-	M	-	-	P	-	-	-	-	-	See §17.30.080, Day Care
Emergency Shelter	-	-	-	-	-	-	P	-	-	-	-	-	P	-	-	-	-	-	See §17.30.100, Emergency Shelters
Government Offices	-	-	-	-	-	P	P	P	-	P	P	P(7)	P	-	-	-	-	-	-
Harbor, Port, and Marina Facilities	-	-	-	-	-	-	-	-	C	-	-	P	C	-	-	-	-	-	-
Hospitals and Clinics	See subclassifications below																		
<i>Hospitals</i>	-	-	-	-	-	-	-	C	-	-	-	-	C	-	-	-	-	-	-
<i>Clinics</i>	-	-	-	-	-	M	C(5)	P	-	M	-	-	P	-	-	-	-	-	-
<i>Skilled Nursing Facilities</i>	-	-	-	-	-	-	C(5)	-	-	-	-	-	C	-	-	-	-	-	-
Instructional Services	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-
Park and Recreation Facilities	-	M	M	M	M	-	-	P	P	P	M	-	P	P	P(8)	-	-	-	-
Parking Lots and Structures	-	-	-	-	C	-	P	P	P	-	-	-	-	-	-	-	-	-	-
Public Safety Facilities	-	-	-	-	-	M	P	P	M	M	-	-	P	-	-	-	-	-	-
Schools	-	C	C	C	C	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Social Service Facilities	-	-	-	M	M	M	M	M	-	-	-	-	P	-	-	-	-	-	-
Commercial Uses																			
Agriculture	P	P	-	-	-	-	-	-	-	-	-	P(7)	-	-	-	-	-	-	See §17.30.060, Animal Keeping for livestock density limits
Animal Care, Sales, and Services	See subclassifications below																		
<i>Animal Daycare</i>	-	-	-	-	-	M	-	M	-	-	P	-	-	-	-	-	-	-	-
<i>Animal Shelter and Boarding</i>	-	-	-	-	-	-	-	-	-	-	-	-	C(9)	-	-	-	-	-	-
<i>Grooming and Pet Stores</i>	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-
<i>Veterinary Services</i>	-	-	-	-	-	P	-	P	-	M	P	-	-	-	-	-	-	-	-
Artist Studio	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Automobile/Vehicle Sales and Services	See subclassifications below																		
<i>Automobile/Vehicle Rentals</i>	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Repair, Major</i>	-	-	-	-	-	C	-	P	-	-	P	-	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	-	-	-	M	-	P	-	-	P	-	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	-	-	-	-	-	-	-	P	-	-	P	P(7)	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Service Stations</i>	-	-	-	-	-	C	-	C	-	-	P	-	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Towing and Impound</i>	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services
<i>Washing</i>	-	-	-	-	-	C	-	P	-	-	P	C(7)	-	-	-	-	-	-	See §17.30.070, Automobile/Vehicle Sales and Services

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Banks and Financial Institutions	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
Business Services	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
Commercial Entertainment and Recreation	See subclassifications below																		
<i>Cinema/Theaters</i>	-	-	-	-	-	M	P	M	P	M	-	-	-	-	-	-	-	-	
<i>Indoor Sports and Recreation</i>	-	-	-	-	-	P	P	P	P	P	-	-	P	P	-	-	-	-	
<i>Outdoor Entertainment</i>	-	-	-	-	-	-	-	-	M	-	-	-	C	C	-	-	-	-	
<i>Outdoor Recreation</i>	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-	-	
Drive-Through Facility	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	See §17.30.090, Drive-Through Facilities
Eating and Drinking Establishments	See subclassifications below																		
<i>Bars/Night Clubs/Lounges</i>	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	
<i>Food and Beverage Tasting</i>	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
<i>Restaurant</i>	-	-	-	-	-	P	P	P	P	P	-	-	-	C	-	-	-	-	
Farmer's Markets	-	C	C	C	C	P	P	P	P	P	-	-	P	P	-	-	-	-	See §17.30.120, Farmer's Markets
Food Preparation	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
Funeral Parlors and Intermment Services	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	-	
Hookah Lounge	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Lodging	See subclassifications below																		
<i>Hotels and Motels</i>	-	-	-	-	-	C	P	P	-	P	P	-	-	-	-	-	-	-	
<i>Short-term Vacation Rental</i>	See Section 17.30.220, Short-term Vacation Rentals (IP)																		
Maintenance and Repair Services	-	-	-	-	-	P	P	P	-	P	P	C(7)	-	-	-	-	-	-	
Nonpermanent Vending	See Section 17.30.140, Nonpermanent Vending																		
Nurseries and Garden Centers	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	
Offices	See subclassifications below																		
<i>Business and Professional</i>	-	-	-	-	-	C	P	P	P	-	P	P	P(7)	-	-	-	-	-	
<i>Medical and Dental</i>	-	-	-	-	-	C	P	P(5)	P	-	P	-	-	-	-	-	-	-	
Personal Services	See subclassifications below																		
<i>Fortune, Palm, and Card Reader</i>	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	See §17.30.180, Personal Services
<i>General Personal Services</i>	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	See §17.30.180, Personal Services
<i>Tattoo or Body Modification Parlor</i>	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	See §17.30.180, Personal Services
Retail Sales	See subclassifications below																		
<i>Building Materials Sales and Services</i>	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
<i>Food and Beverage Sales</i>	-	-	-	-	-	P	P	P	P	P	-	-	P(10)	P(10)	-	-	-	-	
<i>General Retail</i>	-	-	-	-	-	P	P	P	P	P	P	P(7)	P(10)	P(10)	-	-	-	-	
Industrial Uses																			
Construction and Material Yards	-	-	-	-	-	C	-	-	-	-	P	-	-	-	-	-	-	-	
Custom Manufacturing	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	
Food and Beverage Manufacturing	See subclassifications below																		
<i>Limited/Small Scale</i>	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	
<i>General/Large Scale</i>	-	-	-	-	-	-	-	-	-	-	M	-	-	-	-	-	-	-	
General Industrial	-	-	-	-	-	-	-	-	-	-	M	M(7)	-	-	-	-	-	-	
Light Industrial	-	-	-	-	-	-	-	-	-	-	P	P(7)	-	-	-	-	-	-	
Oil and Gas Explorations and Development Offshore	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	See §17.30.150, Off-shore Oil Development
Recycling Facilities	See subclassifications below																		
<i>Reverse Vending Machines</i>	-	-	-	-	-	M	-	P	-	-	-	-	C	-	-	-	-	-	See §17.30.210, Recycling Facilities
<i>Recycling Collection Facilities</i>	-	-	-	-	-	C	-	C	-	-	-	-	C	-	-	-	-	-	See §17.30.210, Recycling Facilities
<i>Recycling Processing Facilities</i>	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	See §17.30.210, Recycling Facilities
Research and Development	-	-	-	-	-	-	-	-	-	-	P	C(7)	-	-	-	-	-	-	
Salvage and Wrecking	-	-	-	-	-	-	-	-	-	-	C	C(7)	-	-	-	-	-	-	
Warehousing and Storage	See subclassifications below																		
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	-	-	-	-	-	P	P(7)	-	-	-	-	-	-	
<i>Outdoor Storage</i>	-	-	-	-	-	-	-	-	-	-	-	C	C(7)	-	-	-	-	-	
<i>Self Storage</i>	-	-	-	-	-	C	-	C	-	-	C	-	-	-	-	-	-	-	See §17.30.190, Self Storage
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	P	P(7)	-	-	-	-	-	-	
Transportation, Communication, and Utility Uses																			
Docks, Piers, and other Coastal-Related Infrastructure	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Light Fleet-Based Services	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Public Works and Utilities	-	C	C	C	C	P	P	P	-	-	P	P	P	-	-	-	-	-	
Telecommunication Facilities	See Section 17.30.250, Telecommunication Facilities																		
Transportation Passenger Terminals	-	-	-	-	-	P	P	P	P	P	P	-	P	-	-	-	-	-	
Urban Agriculture Uses																			
Community Garden	-	P	P	P	P	P	P	P	-	-	P	-	P	P	-	-	-	-	See §17.30.270, Urban Agriculture
Market Garden, less than one acre	-	P	P	P	P	P	P	-	-	-	P	-	P	P	-	-	-	-	See §17.30.270, Urban Agriculture
Market Garden, one acre or more	-	M	C	C	C	M	-	-	-	-	-	-	M	M	-	-	-	-	See §17.30.270, Urban Agriculture
Private Garden	-	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-	-	-	See §17.30.270, Urban Agriculture
Other Uses																			
Accessory Uses, Activities, and Structures	See Section 17.23.020, Accessory Structures, and Section 17.30.030, Accessory Uses																		
Animal Keeping	See Section 17.30.060, Animal Keeping																		

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Home Occupations	See Section 17.30.130, Home Occupations																		
Nonconforming Uses	See Chapter 17.26, Nonconforming Uses, Structures, and Lots																		
Recharging Station	See Section 17.30.200, Recharging Stations																		
Renewable Energy Systems	See Section 17.30.240, Renewable Energy Systems																		
Temporary Uses	See Section 17.30.260, Temporary Uses																		
Waterfront and Harbor Area																			
Access to water uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Licensed commercial fishing and noncommercial recreational fishing facilities, and support facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C
Recreational boating facilities, and support facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C(1)	C(1)
Support use, structures, connections, and appurtenances to water uses including wharves, docks, piers, slips, quays, launches, fuel docks, hoists, and other facilities necessary or convenient for the promotion and accommodation of commerce and navigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C
Parks, public open spaces, observation decks, bike lanes, benches, boardwalks, kiosks, fences and other facilities necessary or convenient for the promotion and accommodation of public access to the waterfront	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C
Government buildings and land based support facilities, including but not limited to connections and appurtenances to docks and piers, which are necessary and convenient for the safety and maintenance of waterways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C
Retail and wholesale seafood markets and seafood processing, if found to be consistent with Section 17.11.030.A.1, Expressly Prohibited Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C
Water intake facilities, if found to be consistent with Section 17.11.030.A.1, Expressly Prohibited Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-
Moorage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Mariculture and aquaculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Houseboat or vessel habitation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Promotion and accommodation of commerce and navigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Preservation of the Morro Bay wetland estuarine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Visitor-serving commercial and recreational uses, including but not limited to those allowed in the VSC District, but excluding parking structures and overnight recreational vehicle camping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Notes																			
1 Allowed only where site characteristics, such as size or topography, preclude multi-unit development.																			
2 Limited to sites with a minimum of three acres.																			
3 Must be located above and behind commercial uses except within the Mixed-Use Residential Overlay. Within the Mixed-Use Residential Overlay, residential uses in any configuration, including as stand-alone residential development, is allowed subject to Minor Use Permit approval.																			
4 Must be located above or behind non-residential uses.																			
5 Not allowed along Morro Bay Boulevard.																			
6 Allowed with Conditional Use Permit approval in the Mixed-Use Residential Overlay when provided as part of a visitor-serving, mixed-use development.																			
7 Limited to coastal-dependent and coastal-related uses. Development priority shall be given to coastal-dependent uses.																			
8 Limited to trails, wildlife preserves and open space uses that maintain the site in its natural state. No building, structure or improvements shall be constructed in these areas, except for those required for public access, public restrooms, informational signage, trash containers, parking facilities, and facilities needed for protecting environmental resources and general upkeep and maintenance of the property.																			
9 Limited to government or non-profit animal shelter located a minimum of 100 feet from a residential use or district.																			
10 Limited to gift shops and cafes associated with a Public/Semi Public use.																			
11 Recreational boating facilities are subject to the following: a. New recreational boating and passenger for hire facilities shall only be located in the bay south of Beach Street and not be located North of Beach Street. b. Existing recreational boating and passengers-for-hire facilities located north of Beach Street may be modified but not expanded. c. Prior to allowing new recreational boating facilities, the Planning Commission shall consider the present and future demand for such facilities and for other coastal dependent uses, to ensure that new recreational boating facilities will not preclude reasonable expansion of commercial fishing facilities and other coastal dependent uses.																			