

LAND USE

17 Attachment 1

Table 2-2

Allowed Land Uses and Permit Requirements for Low Density and Neighborhood Zones

P Permitted use, zoning clearance required MUP Minor use permit required UP Use permit required S Permit requirement set by specific use regulations - Use not allowed								
Land Use ⁽¹⁾	Permit Required by District							Specific Use Regulations
	OSC	OSR	RR	RVL	NL	NM	NU	
Agricultural and Open Space Uses								
Agricultural accessory structure	UP	UP	P	P	-	-	-	17.42.020
Animal keeping	S	S	S	S	S	S	S	17.42.040
Crop production, horticulture, orchard, vineyard ⁽⁵⁾	-	UP	UP	UP	-	-	-	17.42.240
Market garden	-	-	P	P	P	P	P	17.42.230, 17.42.240
Plant nursery	-	UP	UP	-	-	-	-	
Winery, small scale	-	-	UP ⁽²⁾	-	-	-	-	
Industry, manufacturing and processing, wholesaling	-	-	-	-	-	-	-	
Artisan/craft product manufacturing	-	UP	UP ⁽³⁾	-	-	-	-	
Recreation, Education and Public Assembly Uses								
Community garden ⁽⁵⁾	-	UP	P	P	P	P	P	17.42.220, 17.42.240
Equestrian facility	-	UP	UP	-	-	-	-	
Meeting facility, public or private	-	UP	-	-	UP	UP	UP	
Park	UP	P	P	P	P	P	P	
Playground	-	P	P	P	P	P	P	
Private residential recreation facility	-	-	-	UP	UP	UP	UP	
School – Elementary, middle, secondary	-	-	-	UP	UP	UP	-	
Residential Uses								
Accessory dwelling unit	-	-	P	P	P	P	P	17.42.170
Caretaker quarters	UP	UP	-	-	-	-	-	

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Cottage housing	-	-	-	-	S	S	S	17.42.125
Home occupation	-	-	P	P	P	P	P	17.42.080
Junior accessory dwelling unit	-	-	P	P	P	-	-	17.42.170
Low barrier navigation center	-	-	-	-	-	-	-	
Mobilehome park	-	-	UP	UP	UP	UP	UP	17.42.110
Mobile/manufactured home	-	-	P	P	P	P	P	17.42.110
Multifamily plex housing, 2 units	-	-	-	-	P	P	UP ⁽⁴⁾	17.39.040
Multifamily plex housing, 3 to 9 units	-	-	-	-	P	P	P	17.39.040
Multifamily housing, 10 or more units	-	-	-	-	-	P	P	17.39.030
Organizational house (sorority, monastery, etc.)	-	-	-	-	-	-	UP	
Residential accessory use or structure	-	-	P	P	P	P	P	17.42.160
Residential care facility for the elderly (RCFE)	-	-	UP	UP	UP	UP	UP	
Residential care, 11 or more clients	-	-	UP	UP	UP	UP	UP	
Residential care, 6 or fewer clients, in a single-family dwelling	-	-	P	P	P	P	P	
Residential care, 7 to 10 clients	-	-	UP	UP	UP	UP	UP	
Residential component of a mixed use project	-	-	-	-	P	P	P	17.39.030, 17.39.040, 17.42.100
Rooming or boarding house	-	-	-	-	-	-	UP	
Single-family dwelling	-	-	P	P	P	UP ⁽⁴⁾	UP ⁽⁴⁾	17.39.050
Supportive housing	-	-	-	-	-	P	P	
Retail Trade								
Accessory retail and services	-	-	-	-	UP	UP	UP	

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Convenience store, 1,200 sq. ft. or less	-	-	-	-	UP	UP	UP	
Farmers Market ⁽⁵⁾	-	UP	-	-	-	-	-	
Garden Stand	-	-	P	P	P	P	P	17.42.130, 17.42.230
Produce stand ⁽⁵⁾	-	UP	UP	UP	-	-	-	17.42.130
Services – Business and Professional								
Medical services – Extended care	-	-	-	-	-	UP	UP	
Office – Accessory	-	P	P	P	P	P	P	
Services	-	-	-	-	-	-	-	
Adult day care – 6 or fewer clients	-	-	P	P	P	P	P	
Adult day care – 7 to 14 clients	-	-	UP	UP	UP	UP	UP	
Adult day care – 15 or more clients	-	-	UP	UP	UP	UP	UP	
Child day care – Small family day care home	-	UP	P	P	P	P	P	
Child day care – Large family day care home	-	-	P	P	P	-	-	17.42.060
Child day care – Day care center	-	UP	-	-	-	UP	UP	17.42.060
Kennel, animal boarding	-	-	UP	-	-	-	-	
Lodging – Bed and breakfast inn (B&B)	-	-	UP	UP	-	-	-	17.42.050
Personal services – 1,000 sq. ft. or less	-	-	-	-	-	UP	UP	
Public safety facilities	-	-	UP	UP	UP	UP	UP	
Transportation, Communications and Infrastructure								
Electric vehicle charging station ⁽⁵⁾	P	P	P	P	P	P	P	14.38
Solar collector	S	S	S	S	S	S	S	17.30.084
Telecommunications facility ⁽⁷⁾	-	S	-	-	-	-	-	17.44; 17.44.065
Windmills	-	-	UP	-	-	-	-	17.42.190

Key to Zoning District Symbols			
OSC	Open Space – Conservation	NL	Neighborhood – Low Density
OSR	Open Space – Recreation	NM	Neighborhood – Medium Density
RR	Rural Residential	NU	Neighborhood – Urban
RVL	Residential, Very Low Density		

Notes:

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- (1) See Article 9 of this title for land use definitions.
- (2) May be approved only in conjunction with an on-site vineyard of three acres or larger.
- (3) May be approved only on a site of three acres or larger.
- (4) Use permit approval shall require that the review authority first find that the location of a proposed single-family dwelling or two-unit multifamily plex development (duplex) on a parcel will not preclude future subdivision and/or development in compliance with the general plan and this chapter.
- (5) Permitted as an accessory use.
- (6) Fees for crop production, horticulture, orchard, vineyard; community garden; farmers market; and produce stand planning permit applications shall be calculated at fifty percent of the fees set forth in the fee schedule as described in Section 17.60.060, Application fees. Use permit approval shall require that the review authority first find that the proposed use will be compatible with any nearby residential uses. Notices of public hearing for these uses shall be mailed to property owners within a radius from the subject site of six hundred feet, or greater at the director's discretion.
- (7) Telecommunications facilities are subject to the limited waiver provision and other regulations described in Chapter 17.44.