



# Zoning District Comparison Table

Pridmore Property  
General Plan Amendment P17-00135  
Rezone P20-00223 and Use Permit P20-00222  
Planning Commission Hearing May 15, 2024

**Pridmore Property Lodging Facility  
GP Amendment P17-00135  
Rezone P20-00223 and  
Use Permit P20-00222**

**Zoning District Comparison**

<b>Existing</b>	<b>Requested</b>
<b>AW – Agricultural Watershed</b>	<b>CL – Commercial Limited</b>
<b>Uses allowed by right (without a use permit)</b>	
<b>18.20.020</b>	<b>18.28.020</b>
Agriculture	Agriculture
One single-family dwelling unit per legal lot	-
A second unit	-
Residential care facilities (small)	-
Family day care homes (small)	-
Family day care homes (large)	-
One guest cottage	-
Wineries and related accessory uses and structures which legally existed prior to July 31, 1974 without the requirement that a use permit be issued	-
Previously existing Small wineries which were issued a certificate of exemption	-
Wineries and related accessory uses which have been authorized by use permit	-
Minor antennas	Minor antennas
Telecommunication facilities	Telecommunication facilities
Hunting Clubs	-
Overnight lodging, developed prior to October 13, 1977	-
Recreational vehicle park or campground and their accessory uses, authorized prior to May 10, 1996	-
Floating Dock	-
Maintenance and emergency repair of levees	-
Farmworker housing	-
Quasi-private recreation	-
Grading and paving contractors	-
<b>Uses permitted upon grand of a Use Permit</b>	
<b>18.20.030</b>	<b>18.28.030</b>
Parks and rural recreation uses and facilities	-
Farmworker housing and seasonal farmworker centers	-
Facilities, other than wineries, for the processing of agricultural products grown or raised on the same parcels or contiguous parcels under the same ownership	-

Kennels, horse boarding and/or training stables, veterinary facilities, and wildlife rescue centers	-
Feed lots	-
Sanitary landfills	-
Noncommercial wind energy and conversion systems	-
Wineries, as defined in Section 18.08.640	-
The following uses in connection with a winery: crushing of grapes, aboveground disposal of wastewater, aging, bottling, accessory uses	-
The following uses, when accessory to a winery: tours and tastings, display of art, display of historical items, sale of wine-related products, child day care centers for winery employees	-
Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200	Telecommunication facilities, other than satellite earth stations, that do not meet one or more of the performance standards specified in Section 18.119.200
Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district	Satellite earth stations that cannot, for demonstrated technical reasons acceptable to the director, be located in an Industrial (I), Industrial Park (IP), or General Industrial (GI) zoning district
Campgrounds on public lands	-
Hunting clubs (large)	-
Facilities, other than wineries, for the processing of agricultural products where the products are grown or raised within the county, provided that the facility is located on a parcel of ten or more acres, does not exceed five thousand gross square feet, and is not industrial in character. Only those agricultural products raised or processed on-site may be sold at the facility	-
Farm management	-
-	Gasoline service stations, including minor auto repair facilities
-	Hotels, motels, inns and bed and breakfast establishments (defined in Section 18.08.080 and regulated by Section 18.104.050) with no more than fifty guest rooms
-	Restaurants, cafes, coffee shops, delicatessens, bars and taverns with no more than one hundred seats
-	Tourist information facility

-	Retail stores less than five thousand square feet in gross floor area selling groceries, candy, ice cream or alcoholic beverages; laundromat as an accessory use
-	Child day care centers
-	Wineries, located within an existing structure(s) upon an existing lot of record which is presently being commercially used for the production, processing or storage of wine and which is also located in one of those areas designated as urban on the general plan land use map
-	Private schools (institutional) subject to compliance with criteria specified in Section 18.104.160
-	Tourist and excursion transportation facilities as defined by Section 18.08.610
-	Art studios and galleries
-	Commercial accessory dwelling units, provided that (i) prior to issuance of a building permit to commence construction of the dwelling units, the permittee shall record a deed restriction, in a form acceptable to county counsel, limiting in perpetuity the use of the dwelling units to occupancy by households with moderate incomes (as defined in Section 18.82.020) and below, (ii) the dwelling units are compatible with neighboring land uses, and, (iii) water, wastewater treatment, and parking is available to support the dwelling units.