

CITY OF SAN LUIS OBISPO

TITLE 17 ZONING REGULATION

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Table 2-1: Uses Allowed By Zone																	
Key:	A = Allowed; MUP = Minor Use Permit approval required; CUP = Conditional Use Permit approval required																
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Land Use	Permit Requirement by Zoning District																Specific Use Regulations
	AG	C/OS	R1	R2	R3	R4	PF	O	C-N	C-C	C-R	C-D	C-T	C-S	M	BP	
AGRICULTURE																	
Agricultural Accessory Structure	A	A															
Animal Husbandry and Grazing	A	A															
Community Garden	A	MUP	A	A	A	A	A										
Crop Production	A	A					A							MUP	MUP		
Greenhouse/Plant Nursery, Commercial	CUP	CUP															
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING																	
Fuel Dealer (propane, etc)														MUP	A		See also Sec. 17.74.060
Laboratory - Medical, Analytical, Research, Testing								CUP			A			A	A	A	See also Sec. 17.74.060
Manufacturing - Heavy															CUP	CUP	See also Sec. 17.74.060
Manufacturing - Light														A	A	A	See also Sec. 17.74.060
Recycling																	
Recycling - Collection Facility											MUP	MUP		MUP	A		
Recycling - Processing Facility															MUP		
Research and Development														A	MUP	A	See also Sec. 17.74.060
Salvage and Wrecking															MUP		
Warehousing, Storage, and Distribution																	
Outdoor Storage														MUP	MUP		
Personal Storage														A	A		
Warehousing and Indoor Storage														A	A	MUP	
Wholesaling and Distribution														A	A	MUP	
LODGING																	
Bed and Breakfast Establishment	MUP				CUP	CUP					A	A	A				See Sec. 17.86.070
Homeless Shelter					CUP	CUP	A	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		See Sec. 17.86.150 and GC Sec. 65583(a)(4)

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Hostel					CUP	CUP					A	A	A				
Hotels and Motels											A	A	A	CUP			CUP
RV Parks													CUP				

PUBLIC AND QUASI-PUBLIC USES

Cultural Institutions							CUP			A	A	A	CUP					
Hospitals and Clinics																		
Clinic								MUP		MUP	A	MUP		MUP		MUP	See Sec. 17.36.030.C and Sec. 17.42.030.A	
Hospital							CUP	CUP										
Park and Recreation Facilities			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Parks and Recreation Commission review required.
Public Assembly Facilities							CUP	A		MUP	MUP	M/A	MUP	CUP				
Religious Assembly Facilities			CUP	MUP	MUP	MUP	MUP	A	MUP	MUP	A	M/A	MUP	MUP	MUP		See 42 U.S.C. §§ 2000cc, et seq.	
Schools - Colleges							CUP											
Schools - Primary and Secondary			CUP	CUP	MUP	MUP	CUP	CUP		CUP	MUP			CUP			See Sec. 17.86.240	
Schools - Trade Schools							CUP	MUP				CUP		MUP		MUP	In the C-D zone, Trade Schools are not allowed on the ground floor.	
Sports and Entertainment Assembly Facility							CUP								CUP			

RESIDENTIAL USES

General Residential Housing Types																	
Single-Unit Dwellings, Detached	A	CUP	A	A	A	A		A									
Multi-Unit Residential				A	A	A		A									
Boarding House					CUP	CUP					MUP	MUP					See Chapter 17.146
Caretaker Quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	MUP	
Continuing Care Community			MUP	MUP	MUP	MUP		MUP			MUP	MUP					

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Elderly and Long Term Care					MUP	MUP		MUP			M/A	M/A	MUP					
Family Day Care (Small and Large)	A		A	A	A	A		A	A	A	A	A	A	A	A			See Sec. 17.86.100 and H&SC 1597.40
Fraternities and Sororities					CUP	CUP												
Hospice In-Patient Facility				CUP	CUP	MUP	CUP	CUP			MUP							
High Occupancy Residential Use			MUP	MUP														See Chapter 17.148
Mobile Home Park			A	A	A	A												See GC Sec. 65852.7, 65863.7, 65863.8
Residential Care Facilities - 6 or Fewer Residents	A		A	A	A	A		A	M/A		M/A	M/A	MUP					Multiple state statutes
Residential Care Facilities - 7 or More Residents			MUP	MUP	MUP	MUP		MUP			MUP	MUP						Multiple state statutes
Supportive and/or Transitional Housing, with On or OffSite Services			A	A	A	A	MUP	A	MUP		MUP							See GC Sec. 65583(a)(5)
MIXED USES																		
Mixed-use Development								A	A	A	A	A	A	MUP	CUP			See Sec. 17.70.130
COMMERCIAL USES																		
Adult Entertainment Businesses											A		A					See Sec. 17.86.030 and GC Section 65850.4
Animal Care, Sales and Services																		
Animal Boarding/Kennels	CUP													MUP	MUP			Outdoor runs and kennel areas shall be allowed only in the C-S zone. See also Sec. 17.86.170.
Animal Grooming									A	A	A	A		A	MUP			
Animal Retail Sales									MUP	A	A	A		A				
Veterinary Services, Large Animal	CUP													MUP	MUP			
Veterinary Services, Small Animal								A	A	A	A	M/A		A				

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Banks and Financial Institutions																	
ATMs								A	A	A	A	A	A	A	A	A	
Banks and Credit Unions								A		A	A	A		MUP	MUP	MUP	See Sec. 17.36.030.B and Sec. 17.40.030.A
Check Cashing Shops/Payday Loans										MUP	MUP						
Business Services								A		A	A	M/A		A	A	A	
Cemetery		CUP	CUP	CUP	CUP	CUP	CUP				CUP		CUP	CUP	CUP		
Commercial Recreation - Large Scale							PC			CUP	CUP	CUP	CUP	CUP	CUP	MUP	See Sec. 17.36.030.D and Sec. 17.86.110
Commercial Recreation - Small Scale								MUP	MUP	A	A	A	A	A	A	MUP	
Day Care Center			MUP	MUP	MUP	MUP	MUP	A	A	A	A	M/A	MUP	MUP	MUP	MUP	See Sec. 17.86.100
Eating and Drinking Establishments																	
Bars, Live Entertainment, and Taverns										MUP	MUP	MUP	MUP	MUP	MUP		See also Sec. 17.86.040 and Sec. 17.86.030
Restaurant									A	A	A	A	A	A	MUP	MUP	
Restaurant with Late Hour Alcohol Service									MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	See Sec. 17.86.040 and Sec. 17.86.050
Food and Beverage Sales																	
General Market									A	A	A	A	CUP				See Sec. 17.26.030.B.1
Convenience Store				MUP	MUP	MUP			A	A	A	A	A	MUP	MUP	MUP	See Sec. 17.26.030.B.1 and Sec. 17.86.090
Produce Stand	MUP	MUP							A		A	A		A			
Liquor Store									MUP	MUP	MUP	MUP	CUP				See Sec. 17.26.030.B.2 and Sec. 17.86.040
Food Preparation											A			A	A		
Funeral Parlors and Internment Services							MUP	MUP			A			MUP			
Instructional Services							MUP	CUP	MUP	M/A	A	M/A	CUP	A	MUP		
Maintenance and Repair Services														A	A	CUP	

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	AG	C/OS	R1	R2	R3	R4	PF	O	C-N	C-C	C-R	C-D	C-T	C-S	M	BP	
Offices																	
Business and Professional Offices							MUP	A		A	A	M/A		M/A	MUP	MUP	In the C-S zone, a Minor Use Permit is required for office uses on the ground floor. See also Sec. 17.36.030.B and Sec. 17.40.030.A.
Medical and Dental Offices								A		MUP	A	M/A		MUP		MUP	See Sec. 1736.030.C
Personal Services									A	A	A	A	MUP	A		MUP	
Retail Sales																	
Building Materials and Services - Indoor										A	A	A		A	A		See Sec. 17.26.030.A, 17.30.030.A, 17.32.030, and 17.34.034.A and 17.36.030.A
Building Materials and Services - Outdoor										MUP	A	MUP		A	A		
Extended Hour Retail								MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP		
General Retail									MUP	A	A	A	MUP	MUP			
Large-Scale Retail										CUP	CUP	CUP					
Nurseries and Garden Centers											CUP			A	A		
Theaters							PC			MUP	MUP	MUP				MUP	Only nonprofit theaters are allowed in the PF zone. See also Sec. 17.86.030.
Vehicle Sales and Services																	
Auto and Vehicle Sales and Rental											MUP		CUP	A	MUP		
Large Vehicle, Construction and Heavy Equipment Sales, Service, and Rental														MUP	A		
Service Stations								MUP	MUP	MUP			MUP	A			See Sec. 17.86.250

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Vehicle Services - Major Repair/Body Work														A	A	MUP		
Vehicle Services - Minor Repair/Maintenance											CUP	MUP			A	A	MUP	
Vehicle Services - Washing											MUP	MUP		CUP	MUP	MUP		

TRANSPORTATION, COMMUNICATIONS, & UTILITIES

Airport								CUP						CUP	CUP	MUP	
Wireless Telecommunications Facilities	MUP	MUP						MUP	MUP		MUP	MUP	MUP	MUP	MUP	MUP	See Sec. 17.86.290, 47 USC Sec. 332(c)(7) of the Telecommunications Act, Pub. Util. Code Sec. 7901 et seq., GC Sec. 65850.6
Freight/Truck Terminals														A	A	MUP	
Light Fleet-Based Services														A	MUP	MUP	
Media Production																	
Backlots and Soundstages														MUP	MUP	MUP	
Broadcast Studios									A			A	M/A	A	A	A	
Heliport								CUP	CUP					CUP	CUP		
Parking Facilities								CUP	CUP			CUP	CUP	CUP	CUP		See Sec. 17.86.200
Public Safety Facilities								CUP								CUP	
Transit Station or Terminal								CUP				CUP	CUP	MUP	A		
Utilities Facilities																	Ground-mounted equipment in residential zones shall be screened by landscaping to the satisfaction of the Director.
Facilities with Onsite Staff	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Facilities with No Onsite Staff (unmanned)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Transmission Lines	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

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CANNABIS ACTIVITY																	
Cannabis																	
Specialty Cultivator														MUP	MUP	MUP	
Small Cultivator														MUP	MUP	MUP	
Nursery														MUP	MUP	MUP	
Manufacturing														MUP	MUP	MUP	
Distributor														MUP	MUP	MUP	
Microbusiness												CUP		MUP/ CUP	MUP/ CUP	MUP/ CUP	See Sec. 17.86.080(E)(12) for specific requirements per zone.
Testing									CUP					A	A	A	Director's action required. See also Sec. 17.86.080(E)(9).
Retailer (Delivery)														MUP	MUP	MUP	
Retailer (Storefront)												CUP		CUP			
SPECIFIC AND TEMPORARY LAND USES																	
Educational Conferences Housing						MUP	MUP					MUP	MUP				
Homestay Rentals	See Sec. 17.86.160																
Home Occupation	See Sec. 17.86.140																
Food Trucks	See Sec. 17.86.120																
Office - Temporary	See Chapter 17.113																
Outdoor Temporary and/or Seasonal Sales	See Sec. 17.86.190 and Chapter 17.113																
Parking Facility - Temporary								CUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	See Chapter 17.113
Safe Parking			PC	PC	PC	PC		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	See Sec. 17.86.230
Special Event								MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	See Chapter 17.113
Vending Machine	See Section 17.86.280																