

## Attachment 8 Proposed Permitted and Conditional Land Uses

	P		Permitted Use (By-Right) [1]	
	L		Land Use Permit Required (Conditional)	
	-		Use Not Allowed	
Land Use Category	Land Use Area			
	Aviation Reserve [2]	Aviation Related	Low Intensity Use	Habitat Management Land
<b>AGRICULTURE AND OPEN SPACE USES</b>				
Open space	-	-	P	P
<b>AVIATION USES</b>				
Aerial advertising	P	P	-	-
Aerial photography and surveying services	P	P	-	-
Aerial power line and pipeline patrol	P	P	-	-
Agricultural aviation and crop dusting	P	P	-	-
Air cargo and related services/activities	P	P	-	-
Air charter and air taxi services	P	P	-	-
Aircraft maintenance, repair, and servicing, including line maintenance and specialized maintenance (avionics, upholstery, propeller, helicopters, aircraft components, aircraft accessories, specific aircraft engines, aircraft detailing, specific pilot supplies, and the like)	P	P	-	-
Aircraft management and flight support	P	P	-	-
Aircraft rental and leasing	P	P	-	-
Aircraft and aircraft parts sales	P	P	-	-
Aircraft tie-downs and parking	P	P	-	-

## Attachment E (Continued)

	P		Permitted Use (By-Right) [1]	
	L		Land Use Permit Required (Conditional)	
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Land Use Category	Land Use Area			
	Aviation Reserve [2]	Aviation Related	Low Intensity Use	Habitat Management Land
Aircraft washing and washing facilities	P	P	-	-
Airport administrative offices	P	P	-	-
Airport infrastructure (including aviation fueling facilities)	P	P	-	-
Any other type of aeronautical activity or service not listed but is recognized and permissible by the FAA	P	P	-	-
Automobile parking, short and long-term	P	P	L	-
Automobile rental	P	P	-	-
Aviation education programs (public, private or non-profit)	P	P	-	-
Aviation museum	P	P	-	-
Aviation-based recreation such as flying clubs, sightseeing, and skydiving	P	P	-	-
Concessions/catering/vending facilities: FBO, publicly owned or operated, or third party facilities	P	P	-	-
Civil Air Patrol	P	P	-	-
Commercial aircraft operations and services	P	P	-	-
Control tower and equipment	P	P	-	-
Courtesy customer transportation to nearby destinations	P	P	-	-
Fixed base operator (FBO)	P	P	-	-
Flight schools, instruction, and training, including flight simulators	P	P	-	-

## Attachment E (Continued)

	P		Permitted Use (By-Right) [1]	
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Land Use Category	Land Use Area			
	Aviation Reserve [2]	Aviation Related	Low Intensity Use	Habitat Management Land
General aviation terminal	P	P	-	-
Ground services including, but not limited to, aircraft towing, baggage handling, power starts, air starts, lavatory services, potable water, aircraft cleaning, cabin supplies, and other related services not listed	P	P	-	-
Hangars (corporate/executive, commercial and individual (including T-hangars))	P	P	-	-
Meeting space and business center	P	P	-	-
Meteorological infrastructure and equipment	P	P	P	-
Navigational antennas and equipment	P	P	P	-
Office space for aviation and aviation-related businesses	P	P	-	-
Pilot lounge	P	P	-	-
Recycling facility (aviation-related materials)	P	P	-	-
Rental car offices and facilities	P	P	-	-
Restrooms independent of other uses	P	P	-	-
Sales of aviation fuel, oil, and petroleum products	P	P	-	-
Trade schools/vocational training (aviation)	P	P	-	-
Travel agency, including hotel and automobile reservations	P	P	-	-

## Attachment E (Continued)

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Unmanned aerial systems fleet monitoring activities and services	P	P	-	-
Weather and flight planning services	P	P	-	-
<b>COMMERCIAL USES</b>				
Automobile/vehicle and equipment sales, repair/service, storage, and facilities	P	P	-	-
Banks and financial institutions [3]	P	P	-	-
Building materials sales, storage, and service	-	P	-	-
Business support services [3]	P	P	-	-
Conference, convention, and meeting facilities (public or private)	P	P/L	-	-
Cultural and entertainment facilities and services	-	L	-	-
Food and beverage establishments, sales, and services [4]	P	P	-	-
General commercial, wholesale, and retail businesses	-	P	-	-
Golf course (public or private)	-	P	P	-
Offices (business, professional, administrative/executive, medical/dental, multi-tenant) [3]	P	P	-	-
Parking facility	P	P	-	-
Sports/recreational facilities, including commercial facilities	-	L	L	-
Trade schools/vocational training (non-aviation) [3]	P	P	-	-

## Attachment E (Continued)

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<b>LIGHT INDUSTRY, MANUFACTURING &amp; PROCESSING USES [5]</b>				
Agricultural-industrial: limited processing, storage, and sales [6]	-	P	-	-
Assembly of products [3]	P	P	-	-
Business equipment assembly, services, and sales [3]	P	P	-	-
Computer systems research and development [3]	P	P	-	-
Container/package shipping and storage	-	P	-	-
Corporate offices [3]	P	P	-	-
Distribution and storage	-	P	-	-
Equipment repair and maintenance (non-aviation) [3]	P	P	-	-
Furniture manufacturing	-	P	-	-
Electronic repair and assembly [3]	P	P	-	-
General food and beverage manufacturing and processing [6]	-	P	-	-
Machine shop	P	P	-	-
Packaging	P	P	-	-
Pharmaceutical manufacturing	-	P	-	-
Printing and publishing companies, book binding	-	P	-	-
Recycling facility (non-aviation materials) [7]	-	L	-	-
Research and development, including testing and laboratories [8]	-	P	-	-

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Self-storage	-	P	-	-
Software development [3]	P	P	-	-
Technology manufacturing and support industries [3, 8]	P	P	-	-
Warehouses [3]	P	P	-	-
<b>PUBLIC FACILITY USES</b>				
Emergency services (i.e., law enforcement, fire protection)	P	P	-	-
Government services (non-aviation) [3]	P	P	-	-
Public transit and shuttle stops	P	P	-	-
Public utilities	P	P	-	-

## Attachment E (Continued)

		P			
		L			
		-			
Land Use Category		Land Use Area			
		Aviation Reserve [2]	Aviation Related	Low Intensity Use	Habitat Management Land
	<p><b>Notes:</b></p> <p>[1] All permitted uses are subject to compliance with adopted design and development standards and must be consistent with the Airport Land Use Compatibility Plan (ALUCP). Any use not defined as permitted shall not be allowed unless determined by the Planning Director to be sufficiently similar in nature to a permitted use. Any use determined to be inconsistent with the ALUCP or that poses a hazard to aircraft operation shall be prohibited.</p> <p>[2] All uses within the Aviation Reserve Area must be consistent with the approved Airport Layout Plan (ALP) and consistent with FAA regulation and guidance.</p> <p>[3] If located within the Aviation Reserve area, these uses must be within a building and may not exceed 30 percent of the gross floor area.</p> <p>[4] Food and beverage establishments are permitted in the Aviation Reserve area if they are accessory to a primary use. No more than two stand-alone food and beverage establishments, such as fast-food restaurants, may be established on airport property. See also catering (FBO, publicly operated, or third party).</p> <p>[5] All manufacturing and processing must be conducted entirely within an enclosed building.</p> <p>[6] Subject to the County determination that water demand can be adequately served.</p> <p>[7] Must be conducted within an enclosed building. Recycling of hazardous materials, including household hazardous waste, paint, batteries, etc. is subject to approval of a land use permit.</p> <p>[8] Subject to the County determination that the equipment to be used does not have the potential for interference with airport operations.</p>				