

**ATTACHMENT 4  
 PLN-2020-16218  
 BENBOW ZONE RECLASSIFICATION PETITION  
 ZONING COMPARISON TABLE**

Use Type/Description	Existing Zones:			Proposed Zone:
	R-S	R-1	R-3	AG
One-family dwellings.	P	P	--	P
One-family dwellings and farm dwellings.	--	--	--	P
Manufactured home parks at a density no greater than allowed by the minimum parcel size in the zone or as may be modified by a combining zone.	CUP	CUP	--	--
Manufactured homes.	--	--	--	P
Two-family dwellings.	--	--	P	--
Dwelling groups and multiple dwellings containing four or fewer units per building.	--	--	P	--
One-family dwellings where it can be shown that the property could be developed in the future with multifamily dwellings. The Hearing Officer may require submittal of a development plan which shows how the multifamily dwelling units could be sited on the property in conformance with County requirements.	--	--	CUP	--
Servants' quarters and guest houses.	P	--	--	--
Guest houses and servants quarters.	--	CUP	--	--
Guest houses, servants' quarters, labor camps and labor supply camps.	--	--	--	CUP
Single Room Occupancy Facilities	--	--	P	--
Hotels, motels, manufactured home parks, rooming and boarding houses, and emergency shelters outside areas mapped to specifically allow emergency shelters as a principally permitted use	--	--	CUP	--
Rooming and boarding of not more than two (2) persons not employed on the premises.	--	P	--	P
Keeping of no more than four (4) household pets on each lot.	P	P	--	--
Keeping of no more than two (2) household pets on each lot.	P	--	P	--
Private Institutions.	CUP	--	CUP	CUP
Private institutions and cemeteries.	--	--	--	CUP
Private recreation facilities, including golf courses.	CUP	--	--	--
Public and private noncommercial recreation facilities, including golf courses.	--	CUP	--	--
Golf courses.	CUP	CUP	--	CUP
Professional offices.	--	--	CUP	--
General Agriculture, including accessory agricultural uses and structures listed in Sections 314-43.1.3	--	--	--	P
Hog farms, turkey farms, frog farms and fur farms. Animal feed lots and sales yards.	--	--	--	CUP
Agricultural and timber products processing plants.	--	--	--	CUP
Rental and sales of irrigation equipment and storage incidental thereto.	--	--	--	CUP
Animal hospitals and kennels.	--	--	--	CUP

KEY: P=Principally Permitted Use; CUP=Conditional Use Permit; "--"=Not an Allowed Use