

2023 Zoning Code Update Package

CPAC Draft

February 10, 2026

Version: CPAC-R4

PLNP2023-00058

The **2023 Zoning Code Update Package** is an extensive update to the Seventh Edition of the Zoning Code, initially adopted in 2015. With 131 listed fixes, big and small, the goal of this update is to address a large proportion of the stockpile of issues that have been raised by staff, customers, and other stakeholders over the last decade.

This effort is in line with Board direction to support “amendments to County codes and regulations that allow for more ministerial/by right development, more approvals at the staff level or lower hearing bodies, and other changes that make it easier to do business with the County and build within the unincorporated area.”

Notes About the Strikethrough

Any text with an italic yellow background is intended to be descriptive caption text only and will not be visible in the amended Code.

Please be aware of the following, which affects the entire Code as presented:

1. **ADA Mandates.** In response to Section 508 ADA Mandates, the formatting of this Code will drastically change. The ultimate format of the Code will be an HTML web page. To preview the formatting, please visit landuse.sacaccounty.gov. This strikethrough is provided in the legacy Word formatted version. When this Ordinance is brought before the Planning Commission, the strikethrough will represent changes from the legacy formatted version, while the Clean Ordinance will represent the new formatting under the Land Use Regulation Library which improves compliance with Federal ADA mandates. Changes to formatting for tables and figures will occur administratively to improve compliance with ADA mandates.
2. **Table of Contents.** The table of contents is excluded intentionally as it will be eliminated as the Code is converted to be a part of the Land Use Regulation Library.
3. **Effective Date.** When a date is referenced as XX-XX-XXXX, Month DD, YYYY, or similar, that shall refer to the effective date of this ordinance, should it be approved by the Board of Supervisors.
4. **Numbering and References.** Changes to numbering and references to sections, tables, or figures may occur administratively and may not be represented in this strikethrough.
5. **Stylistic Changes for Consistency.** Throughout the entire Code, not just in sections depicted in this strikethrough version provided herein, minor stylistic changes are being made, including:
 - a. When not in titles, when referenced, the zoning district series (agricultural, agricultural-residential, commercial, mixed-use, and industrial) are being changed to lowercase to clarify and differentiate them from the names of zoning districts (Agricultural 80, Agricultural-Residential 2, Residential 5, Light Commercial, etc.)
 - b. When the Agricultural 20 through 160 districts are being referenced, they are being changed to refer to the “AG” zones. Agricultural zones (lowercase when not at beginning of sentence) are to refer to the AG zones, plus IR and UR.

- c. References spelled out for the agricultural-residential zones and the abbreviation for the commercial recreation zone (C-O) are to be revised to include a hyphen wherever one was not present.
- d. Date modification captions ([AMENDED XX-XX-XXXX, ADDED XX-XX-XXXX]) will be cleaned up to match a consistent format and will only be shown at certain heading levels. To preview this formatting, please visit landuse.saccounty.gov.
- e. The Recreation (O), Recreation Reserve (RR), and Commercial Recreation (C-O) zones are to collectively be referred to moving forward as the ~~Recreational~~ zones. The Code currently refers to them as the Recreation zones, which is confusing given the O zone having the same name.

6. Excluded Changes.

- a. **Crowing Fowl.** This draft assumes that the Crowing Fowl Zoning Ordinance Amendment (PLNP2025-00226) is adopted as depicted in the version provided for review by the County Planning Commission. Should a change in the final adopted Crowing Fowl Zoning Ordinance Amendment be made, it shall be reflected in this strikethrough at a later date.
- b. **Sign Code.** Any updates to the Sign Code are intentionally omitted from this package. Fixes to the Sign Code are a part of a separate ongoing package (PLNP2023-00057).

7. References to Interim Zoning Code Guidance. Some fix-its contain references to sections (particularly Section 6.8) which are planned to be implemented as a part of the 2024-2025 Legislative Package (PLNP2024-00194).

Sacramento County

Zoning Code

Effective September 25, 2015



Amended January 10, 2025 Month DD, YYYY



Planning and Environmental Review

Sacramento County, California

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CHAPTER 1: GENERAL PROVISIONS

1.1. – 1.5

No changes.

1.6. OFFICIAL ZONING MAP

1.6.1. General

The boundaries of zoning districts established in this Code are delineated upon the Comprehensive Zoning Plan (CZP) as found on the Sacramento County Parcel Viewer G.I.S. application, adopted by the Board of Supervisors. The CZP is incorporated by reference as part of this Code, and shall be maintained on file in the office of the Planning Director. The boundaries of the zone districts as set forth on the CZP are confirmed, adopted, established, and may be changed in accordance with this Code.

1.6.2. Interpretation of Zoning District Boundaries [AMENDED XX-XX-XXXX]

1.6.2.A. Rules of Interpretation

Where uncertainty exists with respect to any of the boundaries of the zoning districts, the following rules shall apply:

1. Where zoning district boundaries are indicated as approximately following the center line of streets, highways, roadways, alleys, railroad rights-of-way, municipal ~~boundaries~~ boundary lines, stream bed or canal lines, or property lines, such lines shall be construed to be such boundaries. The Planning Director may administratively amend the zoning district boundary to match such center line or property line.
~~No zoning district boundary shall be established to divide one lot into two or more districts unless approved by the Board of Supervisors.~~
~~In cases where the platted and physical rights-of-way do not coincide, the Planning Director shall determine the location of the zoning district boundary.~~
~~In un-subdivided property, zoning district boundaries shall be determined by use of the scale on the map. A legal description acceptable to the Planning Director shall be made available in the event of any dispute concerning zoning district boundaries.~~
2. Where a zoning district boundary is shown by specific dimension as being located at any given distance from any right-of-way line, such specific dimension shall govern.
3. If the zoning district boundary cannot be determined with subdivisions (1) or (2), the zoning district boundary shall be determined using the scale appearing on the Official Zoning Map.
4. Notwithstanding subdivision (3), for lots less than one acre in size, if one zone encompasses at least two-thirds of the lot, such zone shall apply to the entire lot. The Planning Director may administratively amend the zoning district boundary through a Planning Director's Determination to reflect the application of the single zone to the lot with prior written authorization from the property owner.

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- a. This provision shall not apply if its application on a lot results in a lower potential residential density compared to an interpretation through subdivision (3).
- b. This provision shall not apply if such lot is partially within the DW zone.
- c. When utilized in conjunction with a boundary line adjustment after Month XX, YYYY, the following additional conditions apply:
 - i. This provision shall only apply to involved parcels which, after the adjustment, do not individually exceed one acre.
 - ii. All involved property owners must agree to the amendment of the zoning district boundaries. Otherwise, provisions in subdivision (3) and Section 1.6.3 shall apply.
5. Where a public street or alley is legally vacated or abandoned, the property that was formerly in the street or alley shall be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned street or alley.
6. In cases of any remaining uncertainty or dispute, the Planning Director shall determine the location of the zoning district boundary from a legal description provided by the property owner(s) in combination with the above provisions.

1.6.3. Split Zones [ADDED XX-XX-XXXX]

No more than one base zone or special zone shall be applied to each lot.

1.6.3.A. Exceptions to Split Zone Policy

Exceptions to the general prohibition of split zones shall be as follows:

1. If a rezone is proposed which results in a lot being in more than one base or special zone, the Board of Supervisors must make one of the following findings:
 - a. The split zone is intended to support a future subdivision map.
 - b. There are unique circumstances which necessitate more than one zone to serve the needs of the property owner.
 - c. If an existing split zone is involved, the rezone proposed does not result in more lots being split zoned.
 - d. The split zone is of a private common area parcel, such as a private driveway, landscape parcel, or private recreation area.
 - e. Such action is required to comply with State law.
2. If a boundary line adjustment is proposed which results in a lot or lots in two or more base zones or results in a split zone with a special zone, the Board of Supervisors, through a Board Review entitlement, may approve an exception to the Split Zone policy. Such Board Review is not required if the existing lots involved are already split zoned and the number of lots split zoned after the proposed adjustment does not exceed the number of existing split zoned lots.
3. Split zones with the Delta Waterways special zone shall be permitted and not require findings in 1.6.3.A.1 nor a Board Review pursuant to 1.6.3.A.2.

1.7. RELATIONSHIP TO OTHER LAWS AND PLANS**1.7.1. Relationship to Other Public Laws, Ordinances, Regulations, or Permits**

No changes.

1.7.2. Relationship to General Plan

No changes.

1.7.3. Relationship to Other Adopted Project-Specific Zoning Ordinances [AMENDED XX-XX-XXXX]

Project-specific zoning ordinances provide regulations tailored to a specific area of the County that supplement or replace the general provisions of this Code. Project-specific ordinances include Planned ~~Unit~~ Developments, Specific Plans, Corridor Plans, Special Planning Areas, Neighborhood Preservation Areas, and other similar area-specific zoning ordinances.

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1.7.3.A. Controlling Ordinance [AMENDED 01-15-2021]

No changes.

1.7.3.B. Where a project-specific zoning ordinance is silent with regard to a requirement or standard contained in this Code, the regulations in this Code shall control.**1.7.3.C. Title IV of this Code, hereby incorporated by reference, contains all of those zoning districts considered to be temporary, and it is the intent to rezone each parcel of property to one of the permanent zoning districts, as defined by this Code. ~~, as community plans are updated.~~**

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1.7.3.D. Title V of this Code, hereby incorporated by reference, contains all of the adopted Special Planning Areas and Neighborhood Preservation Areas.**1.7.3.E. Title VI of this Code, hereby incorporated by reference, contains all of the adopted Specific Plans and Corridor Plans.****1.7.4. – 1.7.5**

No changes.

1.8. SEVERABILITY

No changes.

1.9. NONCONFORMANCE**1.9.1. General Provisions****1.9.1.A. – 1.9.1.D**

No changes.

1.9.1.E. [DELETED 07-16-2020]**1.9.1.F. Lots Nonconforming Upon Creation [ADDED 12-01-2017]**

~~Any lot located in a residential (RD) zoning district which, upon its creation, did not conform to the applicable zoning district and which remains out of conformance with the applicable~~

~~zoning district shall be considered nonconforming and shall be controlled by Section 1.9, provided the lot meets all of the following requirements:~~

1. ~~The County has issued an unconditional Certificate of Compliance for the lot pursuant to the Subdivision Map Act, and the Certificate of Compliance has been recorded in the office of the Sacramento County Recorder;~~
2. ~~The lot is no smaller than 3,000 square feet in size;~~
3. ~~The lot is not landlocked;~~
4. ~~The lot has access to public water and public sewer, and~~
5. ~~The lot contains a dwelling constructed prior to July 11, 1956, or, a dwelling constructed after July 11, 1956 pursuant to a valid County building permit.~~

1.9.2. Nonconforming Lots of Record [AMENDED XX-XX-XXXX]

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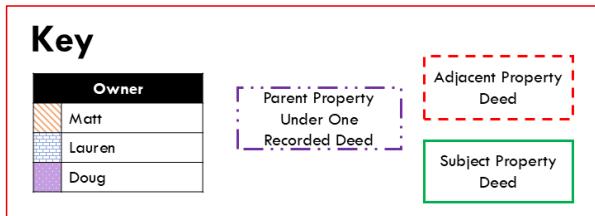
A determination of “buildability” for a use pursuant to this Section on a Nonconforming Lot of Record, which is an existing legal lot that does not meet minimum lot standards, does not equate to the ability to build a physical, functional dwelling or other structure on a lot. The ability to construct a functional structure is additionally subject to compliance with development standards provided in Chapter 5, review by other County departments, and review by relevant partner agencies.

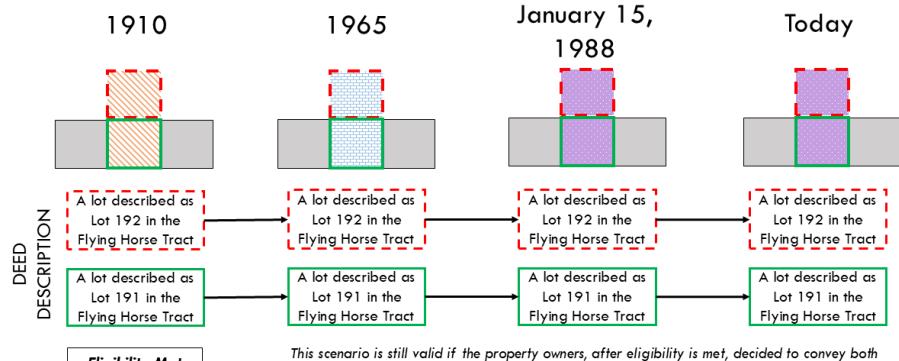
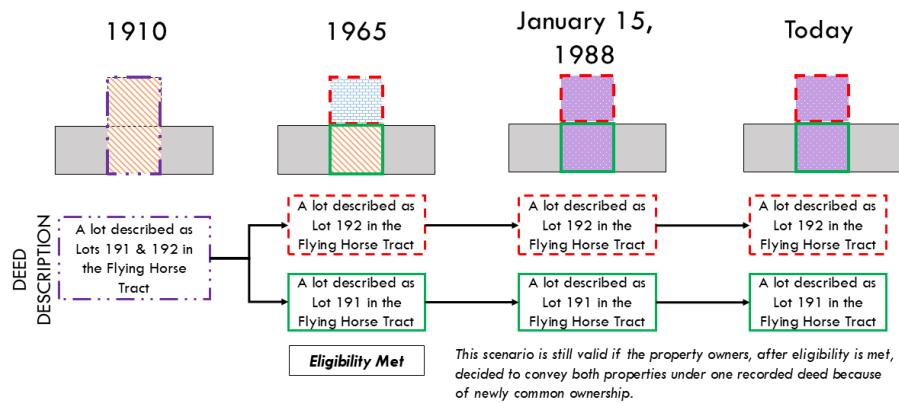
For example, while a lot may be considered “buildable” for a single-family residential use pursuant to this Section, actual buildability of a physical, functional dwelling is subject to meeting setbacks provided in Table 5.7.C, access to on-site potable water and sanitary services as determined by the Environmental Management Department, access to public utilities as determined by applicable utility providers, flood plain considerations as provided by the Department of Water Resources, sufficient road access as determined by the applicable Fire Department, and/or reviews by other agencies.

1.9.2.A. Establishing a Single-Family Residential Use

1. Nonconforming Lot Area and/or Lot Width. Existing lots not meeting minimum lot area and/or lot width requirements as provided in Chapter 5 of this Code may be developed with a single-family residential use with accessory uses, subject to use standards provided in Chapter 3, provided that the following conditions are met:
 - a. In all zones, the lot must be deemed a legal lot through a recorded unconditional Certificate of Compliance pursuant to the Subdivision Map Act.
 - b. In the UR, IR, AR-1, AR-2, or recreational zones, for lots created prior to August 22, 2015, if neither public water nor public sewer service is established, the lot is at least one gross acre in size.
 - c. In the AG, AR-5, and AR-10 zones, for lots created between March 4, 1972 and August 22, 2015, provided that the lot is at least one gross acre in size.
 - d. In the AG, AR-5, and AR-10 zones, for lots created prior to March 4, 1972, provided that:
 - i. The lot was legally created and recorded prior to the effective date of the ordinance changing the property to a zone with a minimum lot size that the lot does not meet and/or to a zone with a minimum lot width that the lot does not meet;

- ii. **If neither public water nor public sewer service is established, the lot is at least one gross acre in size; and**
- iii. **For any lot or lots that share a common boundary line with the subject lot and were under the same ownership as of January 15, 1988 with the subject lot, such lot or lots, prior to January 15, 1988, were conveyed on separate recorded deeds (Figure 1-1, Scenario A), under separate ownership (Figure 1-1, Scenario B), and/or were a part of a separate subdivision map (Figure 1-1, Scenario C), from the subject lot.**
- e. **In the AG, AR-5, and AR-10 zones, for a lot created prior to March 4, 1972 that meets provisions provided in Sections 1.9.2.A.1.d.i and 1.9.2.A.1.d.ii, but does not meet Section 1.9.2.A.1.d.iii, provided that:**
 - i. **The lot is one in a group of directly adjacent lots not separated by a public right-of-way that are all currently under common ownership;**
 - ii. **The subject group of lots were under common ownership, at some point, on or prior to January 15, 1988;**
 - iii. **The group of lots, when considered altogether as one unit, result in meeting minimum lot area and lot width requirements; and**
 - iv. **If a home is constructed on one lot, the other lots in the group of lots are not developed with single-family residential dwellings.**
- 2. **Nonconforming Public Street Frontage. Existing lots not meeting minimum public street frontage requirements, as provided in Chapter 5 of this Code, may be developed with a single-family residential use with accessory uses, provided that access is maintained to the satisfaction of the applicable fire department.**
- 3. **Lots with Existing Single-Family Residential Uses. In any zone, single-family residential uses legally established prior to Month DD, YYYY on lots not meeting required lot standards may be completely restored or rebuilt, subject to current development standards provided in Table 5.7.C.**



SCENARIO A | Separate Recorded Deeds**SCENARIO B | Separate Ownership**

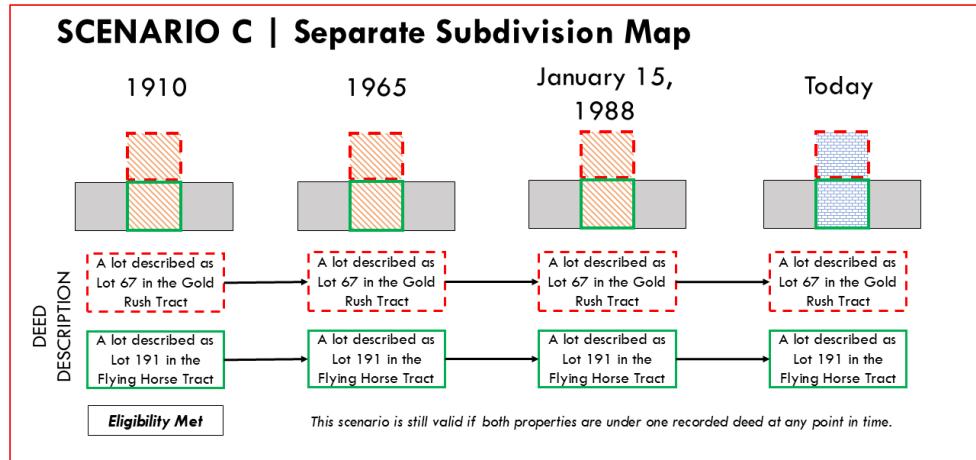


Figure 1-1: Visualization of SZC 1.9.2.A.1.d.iii – Nonconforming Lots of Record In the AG, AR-5, and AR-10 Zones, For Lots Created Prior To March 4, 1972 [ADDED XX-XX-XXXX]

1.9.2.B. Establishing a Non-Single-Family Residential Use

In any zone, non-Single-Family Residential uses may be established on lots not meeting minimum lot standards, subject to use standards provided in Chapter 3 and development standards provided in Chapter 5.

1. In the RD-10 zone, duplexes may be established on lots not meeting lot standards, provided that public water and public sewer connections are established.

~~Residential Lots - Area~~

~~In any residential zoning district, as defined in this Code, a single-family dwelling may be erected on an interior lot not meeting minimum lot size subject to the following conditions:~~

2. The lot was recorded prior to July 11, 1956.
3. All yard requirements of the zoning district in which the lot is located are met.
4. Public water supply and public sewerage facilities are available.

~~Residential Lots, Public Street Frontage~~

In any residential zoning district, as defined in this Code, a single family dwelling or mobile home, if the mobile home meets the architectural standards listed in Section 5.4.2.H, may be erected on a legal lot not meeting the public street frontage requirement of the zoning district subject to the following conditions:

1. At least 20 feet of frontage exists and will be utilized as access, or
2. A private road from the lot to a paved public maintained street is used which meets the following standards:
 - a. 16 foot wide, two inch asphalt over four inch aggregate base, including turnaround facilities when deemed necessary by the local fire district when only two primary

~~dwellings would access the private drive.~~

- ~~b. 21 foot wide, two-inch asphalt over four-inch aggregate base, including turnaround facilities when deemed necessary by the fire district when more than two primary dwellings would access the private drive.~~
- ~~3. Irrevocable Offers of Dedication to a width(s) acceptable to the County Engineering Division are granted to conform to an existing or proposed public street system.~~
- ~~4. Project proponents who desire a lesser standard may apply for a Special Development Permit, pursuant to Section 6.4.6.~~

Agricultural Residential Lots, Public Street Frontage

~~In any agricultural residential zoning district, interim general and limited agricultural zoning district, or A-10 interim agricultural holding zoning district as defined in this Code, a single-family dwelling or mobile home, if the mobile home meets the architectural standards listed in Section 5.4.2.H, may be erected on a legal lot not meeting the public street frontage requirement of the zoning district, subject to the following conditions:~~

- ~~1. At least 20 feet of frontage exists and will be utilized as access, or~~
- ~~2. A private road from the lot to a paved publicly maintained street is used which meets the following standards:~~
 - ~~a. In cases where two or fewer primary homes will be served by the private drive the private drive will consist of four inch aggregate base or equivalent to a width of 16 feet including adequate turnaround facilities when deemed necessary by the local fire district.~~
 - ~~b. In cases where three or more primary homes will be served by the private drive, the private drive will consist of four inch aggregate base or equivalent to a width of 20 feet including adequate turnaround facilities when deemed necessary by the local fire district.~~
- ~~3. Irrevocable Offers of Dedication to a width(s) acceptable to the County Engineering Division are granted to conform to an existing or proposed public street system.~~
- ~~4. Project proponents who desire a lesser standard may apply for a Special Development Permit, pursuant to Section 6.4.6.~~

C-1, C-2, LC, and GC Commercial Zoning Districts

~~In the C-1, Limited Commercial and C-2, General Commercial zones, a side street yard may be less than 56 feet in depth subject to the following conditions:~~

- ~~1. The lot is less than 90 feet in width.~~
- ~~2. The lot was recorded as a separate parcel of property prior to July 11, 1956.~~
- ~~3. The lot abuts on a lot which is in the C-1, C-2, M-1 or M-2 zone.~~
- ~~4. The side street yard depth shall not be less than 25 feet. For rights of way with Public Utilities and Public Facilities Easement (PUPFs), the side street yard depth shall not be less than 31 feet.~~

Residential, Agricultural Residential, Agricultural and Recreational Zoning Districts

- ~~1. In any AR-5, AR-10, AG-20, AG-40, AG-80, AG-160, A-5, or A-10 zone, or any of the above zoning districts with flood combining district (F), or other overlay zone as defined~~

~~in this Code, one single-family dwelling and accessory uses may be erected on the property notwithstanding the required lot area or lot width provisions of this Code, only if either:~~

- ~~a. The property satisfies all of the following:~~

 - ~~i. The property is a single lot which was legally created and recorded prior to the effective date of the ordinance changing the property to one of said zoning districts;~~
 - ~~ii. The lot, as of January 15, 1988 was owned by an owner different from the owner of a lot or lots having a common boundary line with the single lot; and~~
 - ~~iii. The requirements of Section 1.9.2.E.3 are complied with; or~~
- ~~b. The property satisfies all of the following:~~

 - ~~i. The property is a group of lots, each of which was legally created and recorded prior to the effective date of the ordinance changing the property to one of said zoning districts;~~
 - ~~ii. The property consists of all of the lots having a common boundary line which were in the same ownership as of January 15, 1988, up to and including the minimum number of lots necessary to meet the lot area and lot width provisions of this Code for the zoning district in which the group of lots is located; and~~
 - ~~iii. The requirements of Section 1.9.2.E.3 are complied with.~~

~~2. In any AR-1, AR-2, residential, or recreation zoning district, as defined in this Code, a single-family dwelling and accessory uses may be erected on a single lot which was legally created and recorded prior to the effective date of the ordinance changing the property to one of said zoning districts, subject to the required lot area or lot width provisions of this Code and the requirements of Section 1.9.2.E.3.~~

~~3. Each lot described in Section 1.9.2.E.1.a and b and each group of lots described in Section 1.9.2.E.2 shall be deemed to be a legal nonconforming single-family dwelling site, subject to all yard requirements of the zoning district in which the lot is located, provided that the lot contains a minimum one acre gross area if neither public sewer nor public water is available. Accessory buildings, private stables and corrals, and accessory residential buildings shall be regulated pursuant to Section 3.9 and Section 5.4.5 of this Code.~~

~~4. The provisions of Section 1.9.2.E.1.a and b shall not apply to lots legally created after March 1972, pursuant to a land division created in compliance with the State Subdivision Map Act, provided the lot is a minimum one gross acre in size.~~

~~5. Existing legally established structures on parcels that do not meet the requirements of Sections 1.9.2.E.1 through 1.9.2.E.4 may be completely restored or rebuilt, provided all current development standards are maintained and upon issuance of the necessary building permits.~~

~~Any lot or parcel which has been rezoned from A-1-A to A-1-B on or after April 17, 1974, and which at the time of the change in zoning complied with all of the requirements of A-1-A zone, shall be deemed to conform to the requirements of the A-1-B zone.~~

~~Any lot or parcel which has been zoned from A-1-B to A-2-B on or after April 17, 1974, and which at the time of the change in zoning complied with all of the requirements of the~~

~~A-1-B zone, shall be deemed to conform to the requirements of the A-2-B zone.~~

~~In the RD-10 zone, as defined in this Code, a duplex may be erected on any legal lot not meeting the minimum area requirements of the zoning district, subject to Design Review by the Planning Director and the following conditions:~~

- ~~1. All yard requirements of the zoning district are met.~~
- ~~2. Public water supply and public sewerage facilities are available.~~

1.9.3. Nonconforming Use of Land or Buildings

1.9.3.A. – 1.9.3.D

No changes.

1.9.3.E. Continuation of Nonconforming Use of Land or Building [AMENDED 12-01-2017] [AMENDED 06-07-2018][AMENDED 03-27-2019][AMENDED 01-10-2025]

Except as provided in Section 1.9.3.B and 1.9.3.O or applicable project-specific zoning ordinance, the nonconforming use of land or buildings may be continued beyond five years from the date the use became nonconforming, upon issuance of a Certificate of Nonconforming Use (Certificate) by the appropriate decision authority pursuant to Section 6.5.2 or Zoning Verification Letter by the Planning Director, as specified in this Section.

1. A Zoning Verification Letter may be issued in place of a Certificate to confirm legal nonconforming status when a commercial, institutional, or industrial use has been made nonconforming through updates to the Code and:
 - a. The change did not include imposition of new or additional Use Standards,
 - b. The use is not one listed in Section 3.7.1.B, Table ~~3.12~~ ~~3.7~~, or
 - c. The use is not one listed in Sections 1.9.3.L, 1.9.3.M, or 1.9.3.O.

The Zoning Verification Letter would not include conditions, expiration dates, or be subject to revocation.

2. The use permitted by the Certificate or described by the Zoning Verification Letter is subject to the restrictions set forth in Section 1.9.3.A.

1.9.3.F. Continuation of Use of Land or Buildings Made Nonconforming Due to Distance Limitations

No changes.

1.9.3.G. Alcohol Sales at Bars, Taverns, and Nightclubs [AMENDED XX-XX-XXXX]

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~~Establishments that serve beer, wine and/or distilled spirits, and have obtained a special license for that purpose from the Department of Alcoholic Beverage Control (ABC), if lawfully established, Except as provided below, legally established bars, taverns, and nightclubs that have obtained a special license for serving beer, wine, and/or distilled spirits from the Department of Alcoholic Beverage Control (ABC) at any point prior to October 24, 2013 shall be considered a permitted use, may be reestablished, and shall not be required to obtain a Certificate of Nonconforming Use pursuant to Section 1.9.3.A. In the event that the type of ABC license for the address of the establishment is changed, the ABC license is transferred to a different address, or the use itself is expanded in any~~

~~way, the use shall be subject to the regulations set forth in Table 3.1, Chapter 3.~~

If the business meets one or more of the following criteria, the business shall be subject to the regulations set forth in Section 3.2.5:

1. If the original or successive establishment expands beyond the floor area of the establishment as it was operating prior to or on October 24, 2013.
2. If after October 24, 2013, an ABC license for primarily serving beer, wine, or liquor is transferred to a different address (a "Premises to Premises" transfer). A "Person to Person" transfer at the same location, license cancellation, or temporary surrender does not trigger this provision.
3. If the ABC license type of the establishment changes from the type that was issued prior to or on October 24, 2013 and the new ABC license type will allow for additional types of alcohol to be sold.

1.9.3.H. – 1.9.3.L

No changes.

1.9.3.M. Nonconforming Convenience, Minor, and Major Recycling Facilities [AMENDED 11-27-2015]

Any convenience, minor, and major recycling facility lawfully in use on ~~the effective date of the amendment to this Code (Date~~ November 27, 2015) may continue operations. Any convenience, minor, and major recycling facility which becomes nonconforming because of the amendment to this Code may continue to be used for a period of one year from the effective date of the amendment. Nonconforming recycling facilities in existence beyond one year are hereby illegal and a public nuisance and shall be abated as provided for in Title 16.18 of the SCC.

Convenience, minor, and major recycling facilities that are nonconforming to the standards contained in Section 3.8.5.D.2 and 3.8.5.D.3 may apply for a Certificate of Nonconforming Use, pursuant to Section 6.5.2 of this Code. Convenience facilities that are in operation as of November 27, 2015 and are not in compliance shall have until March 27, 2016 to submit an application for a Certificate of Nonconforming Use. The application shall be referred to the appropriate Community Planning Advisory Council and noticed to property owners within a 500-foot radius of the property line. The Planning Director shall be the appropriate authority to review and decide all applications for the Certificate of Nonconforming Use. Appeals of the decision of the Planning Director can be made to the Board of Zoning Appeals consistent with Section 6.1.3. Existing facilities with an approved Conditional Use Permit or Certificate of Nonconforming Use shall be subject solely to the terms of the Use Permit or Certificate, respectively.

1.9.3.N. – 1.9.3.O

No changes.

1.9.3.P. Close Care / Hardship Accessory Dwellings [ADDED XX-XX-XXXX]

Close Care / Hardship Accessory Dwellings permitted through a Temporary Mobile Home Permit (TMZ) or Temporary Use Permit prior to Month XX, XXXX may continue to be used until the mobile home is no longer needed for the purpose of providing close care and supervision to the person associated with the issued permit. At such time that the mobile home is no longer needed for that purpose, it must be removed within 60

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~~days or otherwise converted to a permanent primary or accessory dwelling, subject to standards provided in Chapters 3 and 5 of this Code.~~

1.9.4. Nonconforming Building and Structures**1.9.4.A. – 1.9.4.E**

No changes.

1.9.4.F. Existing Single-Family and Duplex Residences in Commercial, Industrial, C-O, IR and O Zones [ADDED 12-01-2016][AMENDED XX-XX-XXXX]

Notwithstanding Section 1.9.4.D. above, an existing legally established single family or duplex residence located in Commercial, Industrial, ~~C-O~~, IR or O zone may be completely restored or rebuilt provided all current residential development standards are maintained, and upon issuance of the necessary building permits.

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1.9.5. Nonconforming Signs**1.9.5.A. – 1.9.5.B**

No changes.

1.9.5.C. Continuation

Except as otherwise provided in this Section, any sign lawfully in use on the effective date of this Code may continue to be used for a period of five years. Any sign which becomes nonconforming because of an amendment of this Code may continue to be used for a period of five years from the effective date of such amendment.

1. Signs for nonconforming uses of land or building continuing beyond five years under the provisions of Section 1.9.3.B, "Limitation", which are now located in an ~~agricultural, agricultural-residential, or residential zones, Interim Agricultural Holding, Interim Agricultural, Interim Estate, Interim Residential, or Interim Residential Townhouse zoning district, may have signs subject to a Special Development Permit by the Zoning Administrator. Use Permit approved by the Zoning Administrator.~~

Commented [MJ8]: A120

1.9.5.D. – 1.9.5.H

No changes.

1.9.6. Nonconforming Walls and Fences

No changes.

Commented [MJ9]: Most Edits in Chapter 2 - A12

CHAPTER 2: ZONING DISTRICTS

2.1. GENERAL

2.1.1. – 2.1.3

No changes.

2.1.4. Sequence of Zoning Districts **[AMENDED XX-XX-XXXX]**

2.1.4.A. Intermediate Zoning District Classifications

Within each major Section of this Chapter, the zoning districts are listed in sequence for the purpose of determining the intermediate zoning district. The Planning Commission may recommend a zoning district classification to the Board of Supervisors intermediate to the existing zoning district and the zoning district classification sought by the applicant. The sequences in this Chapter are independent and are in the order of intensity, ranging from the least intense at the top of each sequence to the most intense at the bottom. The Planning Commission may recommend an intermediate zoning district classification between two zoning districts within a particular sequence, or may recommend a less intense zoning district in the sequence containing the zoning district advertised in the notice of public hearing. For example, **RD-15 R-2A** is intermediate to **RD-20 and RD-30 R-2 and R-3**; BP is intermediate to GC; **R-3 RD-30** however, is not intermediate to BP since the latter is in a different sequence from the advertised zoning district.

1. Agricultural Zoning District Sequence

- a. AG-160
- b. AG-80
- c. AG-40
- d. AG-20

2. Agricultural-Residential Zoning District Sequence

- a. AR-10
- b. AR-5
- c. AR-2
- d. AR-1

3. Single Family Residential Zoning District Sequence

- a. RD-1
- b. RD-2
- c. RD-3
- d. RD-4
- e. RD-5
- f. RD-7
- g. RD-10

~~RD-15~~
~~RD-20~~
~~RD-25~~
~~RD-30~~
~~RD-40~~
~~RM-2~~

4. Multiple Family Residential Zoning District Sequence

- a. ~~RM-2~~
- b. ~~RD-15~~
- c. ~~RD-20~~
- d. ~~RD-25~~
- e. ~~RD-30~~
- f. ~~RD-40~~

5. Commercial Zoning District Sequence

- a. BP
- b. LC
- c. GC
- d. ~~CO~~

Commented [MJ10]: A70

6. Industrial Zoning District Sequence

- a. ~~MP M-1~~
- b. ~~M-1 M-2~~
- c. ~~M-2 MAP~~

7. Mixed-Use Zoning District Sequence

- a. NMC
- b. CMC
- c. CMZ

2.1.4.B Flood Combining Zoning District

~~The Flood Combining Zoning District may be recommended to the Board of Supervisors if during the hearing before the Planning Commission, the Sacramento County Department of Water Resources provides evidence indicating that all or part of the property falls within a floodplain identified by the Federal Emergency Management Agency or some other applicable Water Agency source.~~

2.1.4.C Interim Zoning District Sequence

Commented [MJ11]: A91

~~The following sequences apply to interim zones only. No interim zoning district shall be considered intermediate any land use zoning district, nor vice versa.~~

~~Agricultural Sequence~~

- d. ~~A-80~~
- e. ~~A-20~~
- f. ~~A-10~~
- g. ~~A-5~~
- h. ~~A-2~~
- i. ~~A-1A~~

1. ~~Estate and Residential Sequence~~

- a. ~~RE-3~~
- b. ~~RE-2A~~
- c. ~~RE-2~~
- d. ~~RE-1~~
- e. ~~R-1A~~
- f. ~~R-2~~
- g. ~~R-2A~~
- h. ~~R-3~~

2.1.4.B. ~~2.1.4.D~~ Nonintermediate Zoning Districts

The zoning districts listed in this Section are not intermediate to any other zoning classification and the Planning Commission shall not recommend any of the following zoning districts to the Board of Supervisors unless the zoning district classification was included in the public notice: ~~SC, AC, TC, O, C-O, RM-2, PC, SM, NPA, SPA, DW, UR, RR, IR, FP, and NS, and MHP~~. If property already carries a combining zoning district designation, the underlying zoning district may be changed without affecting the combining zoning district and such combining zoning district shall remain on the property unless a request to remove combining zoning district was included in the public hearing notice.

2.1.5. Abbreviations

Throughout this Code, zoning districts listed in this Chapter may be referred to and cited by use of the abbreviation thereof.

2.2. COMPREHENSIVE ZONING PLAN**2.2.1. General [AMENDED XX-XX-XXXX]**

The boundaries of zoning districts established in this Code are delineated upon the Comprehensive Zoning Plan (CZP), adopted by the Board of Supervisors. The CZP is incorporated by reference as part of this Code, and shall be maintained on file in the office of the Planning Director. The boundaries of the zoning districts as set forth on the CZP are confirmed, adopted, established and may be changed in accordance with this Code. The following documents containing zoning ordinances and other adopted documents supplement the CZP, and are also maintained on file in the office of the Planning Director:

- Appendix A of this Code, hereby incorporated by reference, contains all of the adopted Planned ~~Unit~~ Development Ordinances and Development Agreements.
- Title IV of this Code, hereby incorporated by reference, contains all of those zoning districts considered to be temporary and it is the intent to rezone each parcel of property to one of the permanent zoning districts, as defined by this Code. ~~as community plans are updated.~~
- Title V of this Code, hereby incorporated by reference, contains all of the adopted Special Planning Areas and Neighborhood Preservation Areas.
- Title VI of this Code, hereby incorporated by reference, contains all of the adopted Specific Plans and Corridor Plans.

Commented [MJ12]: A91

2.3. COMBINING ZONE DISTRICTS [AMENDED XX-XX-XXXX]

2.3.1. Purpose

This section's fourth bullet is shown in the current Zoning Code as a separate paragraph, which seems to be an error. Revision to formatting proposed to add the language as a part of the existing list.

The Special and Combining Zoning Districts established in this Chapter are designed to promote and protect the public health, safety, and general welfare and are adopted for the following purposes:

- To provide for the orderly development and beneficial use of lands involving exceptional environmental characteristics.
- To preserve and enhance certain resources of the County from incompatible land uses.
- To preserve and protect areas of the County with special and unique social, architectural, or environmental characteristics that require special considerations not otherwise adequately provided by **regular base** zoning districts.
- To provide greater flexibility in design than is otherwise provided under the **regular base** zoning districts, to permit and encourage a more efficient development and utilization of areas with unique characteristics, resources, environmental factors and conditions; while preserving and protecting the public interest, health, safety, welfare, and property values.

2.3.2. Table of Combining Zone Districts

The following are the **combining zone** districts for Sacramento County:

TABLE 2.1 TABLE OF COMBINING ZONING DISTRICTS		
Zoning District Name	Abbreviation	Purpose and District Summary
Flood Combining	F	This zoning district is combined with the base zoning district and applies to those areas designated as subject to flooding in the event of a 100-year flood upon a recommendation by the Sacramento County Department of Water Resources. Any new or altered building designed for human habitation must have its first floor elevated as required by the Sacramento County Floodplain Management Ordinance . If public water and sewer are not available, a minimum of one acre per lot is required.
Food Processing Combining	FP	This zoning district is combined with the base zoning district and provides for the location in agricultural areas of food processing industries which require extensive use of land for wastewater disposal. Adverse environmental impacts are minimized and agricultural productivity is enhanced and protected by the standards of this zoning district.

Commented [MJ13]: A80

TABLE 2.1 TABLE OF COMBINING ZONING DISTRICTS		
Zoning District Name	Abbreviation	Purpose and District Summary
Mobile Home Park Combining Zoning District	MHP	This zoning district is combined with the base zoning district and provides opportunities for a variety of mobile home park environments that are compatible with the communities in which they are placed.
Natural Streams Combining Zoning District	NS	This zoning district is combined with the base zoning district and is used to regulate property along the designated Natural Streams <u>provided in Chapter 4, within the unincorporated area of the County.</u>
Neighborhood Preservation Area Combining Zoning District	NPA	This zoning district is combined with the base zoning district and provides a means by which regulations may be provided to supplement or modify the provisions in the basic zoning districts as necessary to preserve existing unique characteristics. An NPA zoning district may be combined with any other zoning classification.
Parkway Corridor Combining	PC	This zoning district is combined with the base zoning district and applied to property in areas on which uses may affect the aesthetics of the American River Parkway. This combining zoning district has been established to limit uses that visually impact the parkway. Recently, the bluff areas have begun to erode significantly and the combining zoning district contains development standards to provide safety for developments occurring near the tops of the bluffs.

Commented [MJ14]: A96

2.4. AGRICULTURAL ZONING DISTRICTS

2.4.1. General Purpose

The agricultural zoning districts are established to promote and protect the public health, safety, and general welfare. Each of the agricultural zoning districts ~~is distinguished by minimum lot size and~~ is adopted for the following purposes:

- To eliminate the encroachment of land uses incompatible with the long-term agricultural use of land.
- To preserve, in accordance with the Right-to-Farm Ordinance (SCC Chapter 14.05), the maximum amount of the limited supply of agricultural land in order to conserve ~~the County's~~ economic resources that are vital for a healthy agricultural economy ~~within the County~~.
- To discourage the premature and unnecessary conversion of agricultural land to urban uses and the resulting increase in the costs of providing community services.
- To assure the preservation and sustainability of agricultural lands that have a definite value as open space and for the production of agricultural products, so as to preserve an important physical, social, aesthetic, and economic asset of the residents of the County.
- To encourage the retention of sufficiently large agricultural lots to assure maintenance of viable agricultural units.
- These purposes shall be liberally construed insofar as they apply to agricultural pursuits and services to the end that conflicting uses shall not be permitted.

2.4.2. Table of Agricultural Zoning Districts [AMENDED XX-XX-XXXX]

TABLE 2.2 TABLE OF AGRICULTURAL ZONING DISTRICTS			
Name of Zoning District	Abbreviation	Zoning District Summary	Purpose
Agricultural 160	AG-160	160 acres; permits one single-family residence per parcel; all agricultural uses; accessory dwellings for agricultural employees; most institutional uses allowed with a Use Permit	<u>To provide for Promote the long-term agricultural use and discourage the premature and unnecessary conversion of agricultural land to urban uses. Minimum lot size is 160 acres.</u>
Agricultural 80	AG-80	80 acres; same Permitted uses as AG-160	<u>Same as AG-160, except minimum lot size is 80 acres.</u>
Agricultural 40	AG-40	40 acres; same permitted uses as AG-160	<u>Same as AG-160, except minimum lot size is 40 acres.</u>

TABLE 2.2 TABLE OF AGRICULTURAL ZONING DISTRICTS

Name of Zoning District	Abbreviation	Zoning District Summary	Purpose
Agricultural 20	AG-20	20 acres; size in this district is based on anticipated agricultural use of this land and is highly dependent upon soils	Same as AG-160, <u>except minimum lot size is 20 acres.</u>
Urban Reserve	UR	20 acres; agricultural zoning district, permits single-family uses	<u>Zone for parcels currently designated for agricultural uses that are reserved for urban development at some future date.</u>
Interim Agricultural Reserve	IR	20 acres; agricultural zoning district, permits single-family uses	<u>Zone for parcels designated for agricultural uses that are reserved for future industrial use at some future date.</u>

2.5. AGRICULTURAL – RESIDENTIAL ZONING DISTRICTS**2.5.1. General Purpose [AMENDED XX-XX-XXXX]**

The ~~agricultural-residential zoning districts~~ established in this Section are designed to promote and protect the public health, safety, and general welfare. Each is distinguished by minimum lot size and is adopted for the following purposes:

- To establish ~~areas for the keeping of animals and raising of crops for personal, educational, recreational, or income-generating purposes on small farms, pursuant to the Right to Farm Ordinance (SCC Chapter 14.05), in conjunction with low-density rural residential development, living areas within the County where development is limited to low density concentrations of single family dwellings.~~
- To limit the number of permitted nonresidential uses so as to promote and encourage a suitable environment for family life ~~and small scale agriculture~~ on parcels of land ~~larger than generally is provided in generally larger than single-family~~ residential zoning districts, ~~but smaller than those used for more intense agricultural operations with extensive on-site processing.~~
- To protect ~~small farms and rural residential estate~~ areas against fire, explosions, and other hazards and against offensive noises, odors, glare, and other objectionable influences.
- To provide adequate open space and access of light and air for privacy by controls over the spacing and height of buildings.
- To permit those religious, educational, recreational, and public cultural facilities that serve the needs of the nearby residents and that generally perform their own activities more effectively in a ~~residential semi-rural~~ environment and that do not create objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of land development, to conserve the value of land and improvements, and to protect the County's tax revenues.
- To regulate the development of land when not served with both public water supply and public sewerage facilities.
- To avoid undue concentration of population and overcrowding of land to lessen congestion in the streets.

~~Given the above goals and purpose, the agricultural-residential zones are not considered single-family residential zones. The Agricultural-Residential zone provides a buffer and natural transition between more intensive Agricultural Zones, Single-Family Residential Zones, and other non-residential zones.~~

2.5.2. Table of Agricultural-Residential Zoning Districts

TABLE 2.3 TABLE OF AGRICULTURAL-RESIDENTIAL ZONING DISTRICTS [AMENDED 07-16-2020][AMENDED XX-XX-XXXX]			
Name of Zoning District	Abbreviation	Zoning-District Summary	Purpose
Agricultural-Residential 10	AR-10	10 acres	<u>To provide for the keeping of animals and raising of crops for personal, educational, recreational, or income-generating purposes on small farms. This zone district also allows for low-density rural residential development. Allows the keeping of animals and raising of crops for educational, recreational, or income purposes. Minimum lot size is 10 acres.</u>
Agricultural-Residential 5	AR-5	Five acres; same permitted uses as AR-10 except feedlots are not allowed	Same as AR-10, <u>except minimum lot size is 5 acres.</u>
Agricultural-Residential 2	AR-2	Two acres; same permitted uses as AR-10 except hog farms are limited to three adult hogs and feedlots are not allowed	Same as AR-10, <u>except minimum lot size is 2 acres.</u>
Agricultural-Residential 1	AR-1	One acre; same permitted uses as AR-10 except hog farms and feedlots are not allowed	Same as AR-10, <u>except minimum lot size is 1 acre.</u>

2.6. RESIDENTIAL ZONING DISTRICTS**2.6.1. General Purpose [AMENDED XX-XX-XXXX]**

The Residential Zoning Districts are established to promote and protect the public health, safety, and general welfare. Each is distinguished by ~~density minimum lot size~~ and is adopted for the following purposes:

- To provide sufficient space, in appropriate locations, for residential development to meet the housing needs of the County's present and expected future population, with due allowance for the need for a choice of sites.
- To protect residential areas against fire, explosions, toxic ~~matter, and~~ noxious matter, and other hazards, and against offensive noise, odorous matter, glare, and other objectionable influences.
- To protect residential areas, ~~to the extent feasible, as far as possible,~~ against heavy and through traffic.
- To protect residential areas against congestion by regulating the density of population, and the bulk of buildings in relation to the land around them and to one another; designing roadways that incorporate active transportation and encourage walking and bicycling through a network of interconnected streets, sidewalks and bike lanes; providing for off-street parking spaces to require the provisions of open space in residential areas wherever practicable, and thereby provide a more desirable, active environment for urban living in a metropolitan area.
- To provide for ~~privacy, access to light, and access to air excess of light and air and for privacy, by controls through controls~~ over the spacing and height of ~~buildings and other~~ structures.
- To provide appropriate space for those educational, religious, recreational, health, and similar facilities that serve the needs of the nearby residents, to generally perform their own activities more effectively in a residential environment, and do not create objectionable influences.
- To encourage the development of desirable, active, ~~more~~ attractive, and economic building forms.
- To promote the most desirable use of land and direction of building development in accord with the General Plan; consider human health and design activity and sustainability in new developments and neighborhoods; to promote stability of residential development so as to protect the character of a district and its peculiar suitability for particular uses; to conserve the values of land and buildings; and to protect the County's tax revenues.
- ~~To provide for the parking and storage of major recreational equipment within designated open spaces.~~
- To comply with State law, provide for state authorized, certified, or licensed family care homes, foster homes, or group homes as a residential use of property.

2.6.2. Table of Residential Zoning Districts**TABLE 2.4 TABLE OF RESIDENTIAL ZONING DISTRICTS [AMENDED 06-22-2017]
[AMENDED 09-09-2022][AMENDED XX-XX-XXXX]**

Name of Zoning District	Abbreviation	Purpose <small>and Zoning District Summary</small>
Residential 1	RD-1	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of one dwelling unit per acre, which is characteristic of semi-rural residential development within the Urban Services Boundary. RD-1 is typically applied in areas separating denser residential development from agricultural or agricultural-residential zoned property.</u> Similar to AR-1, except general agricultural uses such as row crops, and gas wells are not permitted in this zoning district. Incidental agricultural uses, including the keeping of horses is permitted.
Residential 2	RD-2	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of two dwelling units per acre, which is characteristic of semi-rural or estate-style residential development typically developed with custom homes. RD-2 is typically applied in areas separating denser residential development from agricultural-residential zoned property.</u> Same as RD-1, except a minimum lot size of 20,000 square feet, with minimum lot width of 75 feet is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use.
Residential 3	RD-3	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of three dwelling units per acre, which is characteristic of estate-style residential development typically developed with custom homes and large lot tract home subdivisions.</u> Same as RD-1, except a minimum lot size of 10,000 square feet, with minimum lot width of 65 feet (single family attached/detached) is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use. Keeping of horses is permitted only if the lot area is 20,000 square feet or larger.
Residential 4	RD-4	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of four dwelling units per acre, which is characteristic of tract home subdivisions with slightly larger lots than more intensive single-</u>

TABLE 2.4 TABLE OF RESIDENTIAL ZONING DISTRICTS [AMENDED 06-22-2017] [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]		
Name of Zoning District	Abbreviation	Purpose and Zoning District Summary
		family zones. Same as RD-3, except a minimum lot size of 8,500 square feet (single-family attached/detached) is permitted if a public sewer facility is in use or if a public sewage facility and public water facility are both in use. Convenience centers are permitted, subject to issuance of a Use Permit. Minimum lot width and public street frontage is 65 feet.
Residential 5	RD-5	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of five dwelling units per acre, which is characteristic of typical tract home subdivisions. This is the most widely used zone for residential subdivisions.</u> Most widely used single-family residential zoning district where public water supply and public sewage facilities are both in use. Minimum interior lot sizes are 5,200 square feet and corner lots 6,200 square feet. Duplexes are permitted with a minimum lot size of 8,500 square feet. Incidental agricultural uses are permitted on lots of 20,000 square feet or larger. Certain type of business and professional office uses when in scale and oriented to neighborhood and convenience centers are subject to issuance of a Use Permit.
Residential 7	RD-7	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of seven dwelling units per acre, which is characteristic of tract home subdivisions with smaller than average, but still sizeable private yards.</u> with interior lot size of 4,000 square feet and corner lots of 5,200 square feet. Zero lot lines can be used in this zoning district. Duplexes are permitted on 8,500 square foot corner lots and on interior lots of 6,200 square feet; may require issuance of a Use Permit.
Residential 10	RD-10	Low Density Single-Family Residential Zoning District <u>to provide for residential development at a density of ten dwelling units per acre, which is characteristic of halfplexes, duplexes, townhomes, and tract home subdivisions with limited private yards,</u> with a maximum density of 10 dwelling units per net acre.
Multiple Family Residential 15	RD-15	High Medium Density Multifamily Residential Zoning District <u>to provide for residential development at a density of 15 dwelling units per acre, which is characteristic of townhomes,</u>

TABLE 2.4 TABLE OF RESIDENTIAL ZONING DISTRICTS [AMENDED 06-22-2017] [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]		
Name of Zoning District	Abbreviation	Purpose and Zoning District Summary
		<u>triplexes, fourplexes, small apartment complexes, and very compact tract home subdivisions, with maximum density of 1-5 dwelling units per acre; all multifamily zoning districts have the same permitted uses.</u>
Multiple Family Residential 20	RD-20	<u>High Medium Density Multifamily Residential Zoning District <u>to provide for residential development at a density of 20 dwelling units per acre, which is characteristic of townhomes and low to medium rise apartment complexes or condominiums.</u> Same as RD-15, except allowing a density of 20 dwelling units per acre.</u>
Multiple Family Residential 25	RD-25	<u>High Medium Density Multifamily Residential Zoning District <u>to provide for residential development at a density of 25 dwelling units per acre, which is characteristic of low to medium rise apartment complexes or condominiums.</u> Same as RD-15, except allowing a density of 25 dwelling units per acre.</u>
Multiple Family Residential 30	RD-30	<u>High Density Multifamily Residential Zoning District <u>to provide for residential development at a density of 30 dwelling units per acre, which is characteristic of medium rise apartment complexes or condominiums.</u> Same as RD-15, except allowing a density of 30 dwelling units per acre.</u>
Multiple Family Residential 40	RD-40	<u>High Density Multifamily Residential Zoning District <u>to provide for high density residential development at a density of 40 dwelling units per acre, which is characteristic of medium to high rise apartment complexes or condominiums.</u> Same as RD-15, except allowing a density of 40 dwelling units per acre.</u>
Mobile Home Subdivision	RM-2	<u>To provide for the development of mobile home parks and mobile home subdivisions, which are residential subdivisions composed of individually-owned lots each with a manufactured home. Mobile home subdivision with a minimum lot size of 5,200 square feet. The primary permitted use is a mobile home on an individually-owned parcel, similar in size to those found in typical single-family residential subdivisions. Yard requirements are 25 feet for front yard, 20 feet for rear yard, and 5, 7, or 10 feet for side yard. Minimum lot width and public street frontage is 52 feet.</u>

2.7. RECREATIONAL ZONING DISTRICTS [AMENDED XX-XX-XXXX]

2.7.1. General Purpose

The Recreational Zoning Districts are established to promote and protect the public health, safety, and general welfare and are adopted for the following purposes:

- To preserve ~~the open space, and other~~ areas of unusual scenic beauty, and ~~areas of~~ recreational potential that are unique to Sacramento County and California.
- ~~and To~~ protect the physical, social, recreational, aesthetic, and economic resources that are of great value to the people of Sacramento County and to the public generally.
- To protect the scenic and recreational areas within Sacramento County, whenever feasible, from urban development and other types of development that jeopardize the values of these areas.
- ~~To apply the regulations hereby established in this Chapter to such open space and scenic areas, waterways, and other areas of recreational value, and To~~ promote and protect the general welfare by contributing to the physical, mental, social, and economic well-being of the people of Sacramento County.
- To encourage and protect the County's ~~growing~~ tourist and recreation resources.

2.7.2. Table of Recreational Zoning Districts

TABLE 2.5 TABLE OF RECREATIONAL ZONING DISTRICTS [AMENDED 06-22-2017] [AMENDED 01-15-2021][AMENDED XX-XX-XXXX]

Name of Zoning District	Abbreviation	Zoning District Summary Purpose
Recreation Reserve	RR	Recreation reserve zoning district. Agricultural, single family residential, some agriculturally related commercial, and some institutional uses are permitted, subject to the issuance of a Conditional Use Permit. Minimum lot area is 20 acres. To designate areas intended to be dedicated to open spaces, public park facilities, or wildlife preserves in the future.
Recreation	O	To provide for open spaces, public park facilities, nature-based passive recreation facilities, and wildlife preserves. Recreation zoning district, permitting public park facilities and wildlife preserves. Agricultural, single family residential, some agriculturally related commercial, and some institutional uses are permitted, subject to the issuance of a Conditional Use Permit. The minimum lot area is three acres with minimum lot width of 20 feet. Public street frontage is not required.
Commercial Recreation	C-O	To provide for a wide range of active recreation-oriented uses, most of which require a use permit. The C-O zone is typically applied in remote areas developed with resorts, hotels, and water-oriented

TABLE 2.5 TABLE OF RECREATIONAL ZONING DISTRICTS [AMENDED 06-22-2017] [AMENDED 01-15-2021] [AMENDED XX-XX-XXXX]		
Name of Zoning District	Abbreviation	Zoning District Summary Purpose
		uses. Recreation zoning district, permitting a wide range of recreation-oriented uses most of which require a Use Permit. Permitted uses include marinas, restaurants, travel trailer parks, and resorts. Minimum lot area is 6,000 square feet where public sewage is in place; one acre when public water is in use but not public sewage; and two acres when neither facility is available.

2.8. MIXED-USE ZONING DISTRICTS**2.8.1. General Purpose**

No changes.

2.8.2. Table of Mixed-Use Zoning Districts

TABLE 2.6 TABLE OF MIXED USE ZONING DISTRICTS [AMENDED XX-XX-XXXX]

Name of Zoning District	Abbreviation	Purpose and Zoning District Summary
Neighborhood Mixed-Use Center	NMC	The Neighborhood Mixed-Use Center zoning district is intended to allow To provide for small, neighborhood-scale, village center type mixed-use areas, providing neighborhood-serving commercial uses within neighborhoods that contain a mix of predominantly medium- to high-density housing. Residential is optional as part of the mix of uses.
Community-Regional Mixed-Use Center	CMC	The Community-Regional Mixed-Use Center zoning district is intended to allow To provide for transit-oriented, commercial or mixed-use development in horizontal and vertical formats along the County's major commercial corridors and within a one-quarter mile radius of existing or future transit stops. Residential is optional as part of the mix of uses.
Corridor Mixed-Use	CMZ	The Corridor Mixed-Use Zone district is intended To promote the orderly and gradual infill of residential and neighborhood-serving commercial mixed-use development along linear corridor areas that are located within a one-quarter to one-half mile distance to a commercial or mixed-use center or transit stop. Residential is required as part of the mix of uses.

2.9. COMMERCIAL ZONING DISTRICTS**2.9.1. General Purpose**

The Commercial zoning districts are established to promote and protect the public health, safety, and general welfare. ~~In addition to the following general purposes for commercial zoning districts, the specific purpose of each commercial zoning district is established in Section 2.9.2.~~

- To provide sufficient space, in appropriate locations in proximity to residential areas, for ~~local~~ retail development catering to the regular shopping needs of ~~the occupants of~~ nearby ~~residents, residences~~ with due allowance for the need for a choice of sites.
- To provide appropriate space ~~for retail developments which incorporate safe internal vehicular circulation, attractive walkable internal networks, community connectivity/access, streetscape compatibility, and sufficient off-street parking, to satisfy the needs of modern local retail development, including the need for off-street parking spaces in areas to which a large proportion of shoppers come by automobile.~~
- To protect both local retail development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential but includes local retail uses, by regulating the intensity of local retail development.
- ~~To provide sufficient and appropriate space and, in particular, sufficient depth from the street to meet the needs of the County's expected future economy for modern commercial floor space in major commercial centers, including the need for off-street parking space in areas where a large proportion of customers come by automobile.~~
- To protect commercial development against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust, and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
- To promote the most desirable use of land and direction of building development in accord with the General Plan, to promote stability and sustainability of commercial development, to strengthen the economic base of the County, to protect the character of the zoning district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's tax revenues.
- To protect residential areas from incompatible commercial uses by controlling the locations and design of commercial areas.
- ~~To incorporate access and connectivity with the surrounding area, while also providing safe and attractive walkable networks internal to the commercial development.~~
- To promote attractive landscaping that contributes to the community's health, image, pedestrian safety, access and comfort.
- To advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care, and community services.

- To provide safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods, particularly those urbanized neighborhoods located within one-half mile of a transit priority area.

2.9.2. Table of Commercial Zoning Districts

TABLE 2.7 TABLE OF COMMERCIAL ZONING DISTRICTS [AMENDED XX-XX-XXXX]

Name of Zoning District	Abbreviation	Zoning Summary	Purpose
Business Professional Office	BP	The BP zone generally permits office building and related uses such as banks, doctor's offices, general business office, and general uses.	To provide an area for business and professional office and compatible related uses. This zoning district is intended to promote a harmonious development of business and professional office areas with integrated or adjacent light commercial or residential development.
Light Commercial	LC	The LC zone permits a wide spectrum of commercial uses, ranging from apartments (with Use Permit) to grocery stores, to minor auto repair shops.	To provide an area that will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zoning district be used in these locations along major streets and in commercial subdivisions where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development. This zoning district is intended to be applied along major streets, on regional shopping centers, and on commercial uses embedded within neighborhoods.

TABLE 2.7 TABLE OF COMMERCIAL ZONING DISTRICTS [AMENDED XX-XX-XXXX]

Name of Zoning District	Abbreviation	Zoning Summary	Purpose
General Commercial	GC	The GC zone permits a broad range of commercial uses, including more intense use such as small warehousing operations, auto repair shops, and truck service stations.	To provide an area for the general commercial and heavier types of commercial uses that would not be appropriate in the more restrictive commercial districts. It is intended that this district be used in appropriate locations along major streets or in commercial subdivisions where the uses permitted would not adversely affect the surrounding properties.

2.10. INDUSTRIAL ZONING DISTRICTS

2.10.1. General Purpose

The Industrial zoning districts established in this Chapter are designed to promote and protect the public health, safety, and general welfare. ~~In addition to the following general purposes for commercial zoning districts, the specific purpose of each commercial zoning district is established in Section 2.10.2.~~

- To provide sufficient space in appropriate locations to meet the County's present and future needs for all types of industrial and related activities, with due allowance for the need of a choice of sites.
- To provide, ~~as far as possible, that such space will be~~ available for use for industrial and related activities, ~~which, to the extent feasible, and to protect~~ residential, agricultural, and other nonindustrial uses by separating them from industrial activities and by prohibiting the use of such space for residential or other nonindustrial activities.
- To encourage industrial development that is free from danger of fire, explosions, toxic ~~matter, and~~ noxious matter, offensive noise, vibration, smoke, dust, heat, glare, and other objectionable influences, by permitting such development in areas where this Code restricts the emission of such objectionable influences.
- To protect adjacent residential, commercial, and agricultural areas, and to protect the labor force in other establishments engaged in less offensive industrial activities by restricting industrial activities that produce objectionable influences to those limited areas of the County that are appropriate therefor.
- To protect industrial and related development against congestion by limiting the bulk of buildings and other structures in relation to the land around them, and to one another, and by providing off-street parking and loading facilities associated with such activities.
- To promote the most desirable use of land and sustainable development in accord with the General Plan ~~of the County~~, to promote the stability of industrial and related activity, and to strengthen the economic base of the County, by conserving the value of land suited for industrial activities, and to protect the County's tax revenues.
- To further encourage industrial activity, and thereby enhance the economic base of the County by limiting the intrusion of nonindustrial or unrelated activities into areas set aside by this Code for industrial purposes.
- To incorporate active transportation and safety into on-site circulation and parking lots, reflecting the need for mixing and separating of modes (i.e. trucks, autos, transit, pedestrians and bicyclists); and enhance pedestrian linkages to other buildings, transit and parking areas.
- To provide attractive landscaping that contributes to human health, image, pedestrian safety, access, and comfort.

2.10.2. Table of Industrial Zoning Districts**TABLE 2.8 TABLE OF INDUSTRIAL ZONING DISTRICTS [AMENDED XX-XX-XXXX]**

Name of Zoning District	Abbreviation	Zoning-District Summary	Purpose
Industrial-Office Park	MP	Requires a minimum lot area of 15,000 square feet. Prior to any construction in the MP zone, a site plan must be approved by the Planning Director. The submittal requirements for site plan review shall be as indicated in the User Guide.	To provide for well-designed and controlled groupings of research, service, and light industrial uses within an area containing visual and operational amenities. This zoning district is intended to provide a park-like, nuisance free environment, in an industrial office development.
Light Industrial	M-1	Requires a minimum lot size of 6,000 square feet and many of the uses are required to be carried out completely within an enclosed building or behind an enclosed solid wall or fenced area.	To provide for development of industrial uses that include fabrication, manufacturing, assembly, or processing of materials that, for the most part, are already in processed form and that do not, in their operation, create smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business or residing in this or any other zoning district; and land uses related to or compatible with the permitted uses.
Heavy Industrial	M-2	Provides for more objectionable industrial uses, requires a minimum lot size of 20,000 square feet.	To provide for the development of uses that include fabrication, manufacturing, assembly, or processing of raw materials and that may, in their maintenance, assembly, manufacture, or plant operation, create smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business or residing in this or any other zoning district.

CHAPTER 3: USE REGULATIONS

3.1. PURPOSE AND ORGANIZATION

No changes.

3.2. TABLES OF ALLOWED USES

3.2.1. Tables Organization [AMENDED 04-07-2016][AMENDED XX-XX-XXXX]

In Tables 3.1, 3.2, and 3.3, land uses and activities are classified into general use categories (“Commercial”), use subcategories (“Vehicle-Related Uses”), and use classifications (“Automobile Sales”) specific use types based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.

3.2.2. Explanation of Table Abbreviations [AMENDED XX-XX-XXXX]

Tables 3.1, 3.2, and 3.3 generally list the strictest possible use permit requirements for each use classification in each zone. However, there are circumstances that may require a lower or higher level of review than what is listed on the table and/or compliance with additional use standards. For brevity, these situations are only described in the referenced use standards section listed in the far right column. In case of any conflict between a table's abbreviations and the referenced use standards, the use standards shall control.

3.2.2.A. Permitted Uses

“P” in a cell indicates that the use is a “Permitted Primary Use” and is allowed by right, subject to complying with the regulations of the respective zoning district in which the use is located, including Design Review, as provided by Section 6.3.2 of this Code.

3.2.2.B. Conditional Uses

1. A three-letter acronym, as detailed below, in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Section 6.4.3, “Conditional Use Permits.” Conditional Uses are subject to all other applicable regulations of this Code, including the use-specific standards in this Chapter and the requirements of Chapter 5, “Development Standards”.
 - a. “UPM” indicates that the decision authority for the Minor Use Permit shall be the Planning Director, unless bundling rules, described in the County Zoning Code User Guide (User Guide), result in a higher decision body.
 - b. “UPZ” indicates that the decision authority for the Conditional Use Permit shall be the Zoning Administrator, unless the bundling rules, described in the User Guide, result in a higher decision body.
 - c. “UPP” indicates that the decision authority for the Conditional Use Permit shall be the Planning Commission, unless the bundling rules, described in the User Guide, result in a higher decision body.

- d. "UPB" indicates that the decision authority for the Conditional Use Permit shall be the Board of Supervisors.
- 2. A conditional use designation in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each Conditional Use Permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied based on appropriate findings.

3.2.2.C. Accessory Uses

"A" in a cell indicates that in the respective zoning district the use is allowed by right as an accessory use, without special conditions other than those imposed upon other accessory uses by right in the zoning district. Accessory uses are subject to all other applicable regulations of this Code, including Section 3.9, "Accessory Uses."

3.2.2.D. Temporary Uses

All temporary uses are subject to all other applicable regulations of this Code not specifically referenced herein, including Section 3.10, "Temporary Uses."

- 1. "TUZ" in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Section 6.5.7, "Temporary Use Permit." ~~Temporary uses are subject to all other applicable regulations of this Code, including Section 3.10, "Temporary Uses."~~
- 2. "T" indicates that a use is allowed by right as a temporary use, ~~subject to all other applicable regulation of the Code, including Section 3.10, "Temporary Uses."~~
- 3. **"MTZ" in a cell indicates that in the respective zoning district, the use is allowed subject to a Major Temporary Use Permit by the Zoning Administrator in accordance with the procedures of Section 6.5.7, "Temporary Use Permit." The MTZ is subject to higher fees than a TUZ.**

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3.2.2.E. Prohibited Uses

An blank cell "N" in a cell indicates that the use is prohibited in the respective zoning district.

3.2.2.F. **Administrative Permit [ADDED XX-XX-XXXX]**

"AP" in a cell indicates that in the respective zoning district, the use is allowed only with an administrative permit with specific procedures provided in Section 6.5, "Other Applications."

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3.2.2.G. Use Standards

A cross-reference in the last column of the table refers to use standards in this Chapter. **Use standards apply to the uses in the zoning districts that are shaded in gray.** When a use standard is indicated, the use is allowed when it conforms to the indicated use standard.

3.2.3. Use for Other Purposes

Approval of a use listed in Table 3.1, 3.2, and 3.3, and compliance with the applicable use-specific standards for that use, does not prohibit additional uses as long as those additional uses are specifically allowed in Table 3.1, 3.2, and 3.3 and approved under the appropriate process.

3.2.4. Uses Not Provided in the Tables [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED XX-XX-XXXX]

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3.2.4.A. If a use is not listed in Table 3.1, 3.2, or 3.3, included in a use definition, or shown as a permitted or conditionally permitted use in any zoning district, the use is prohibited, unless the Planning Director makes a determination pursuant to Section 6.5.3.C. determines that either:

1. The use is substantially similar in characteristics, intensity, and compatibility to a use or uses within the zoning district, applicable to the property, or
2. The use would be appropriate in the zoning district, applicable to the property as a permitted or conditional use.

In those cases where the Planning Director makes a determination that the use meets either Sections 3.2.1 or 3.2.2, the use shall conform to all the regulations, conditions of approval, and use standards applicable to the similar described use(s). If the use would be appropriate in the zoning district as a conditional use, a Conditional Use Permit shall be heard by the designated hearing body for the similar use.

3.2.4.B. Commercial cannabis activities as defined in Section 7.3 of this Code are prohibited in all Zoning Districts. [AMENDED 07-16-2020].

3.2.5. Allowed Uses in All Zoning Districts [AMENDED 09-09-2022][AMENDED 06-06-2024]

For the Interim Mobilehome Park (RM-1), Interim Residential Estate (RE-1/RE-2), Interim Auto Commercial (AC) and Interim Travel Commercial (TC), zones, see Title IV for full standards. For all uses, the Interim Shopping Center (SC) zone defers to LC.

This table will be completely reformatted to meet ADA Section 508 Requirements. This strikethrough document is provided in the older format to better highlight substantive changes from the existing adopted code. Please refer to the clean version of this Ordinance to review the relevant new formatting. Please note that all existing blank cells, which mean "prohibited," will be filled in with an "N" to mean "prohibited" in the new version of the use table. Further, the marking of gray boxes to "Refer to Applicable Use Standards in Sections Identified" is being eliminated.

Commented [MJ18]: A99 (all tables redoing footnotes)

Commented [MJ19R18]: All blank cells will be filled with an "N" in the clean version.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024][AMENDED 07-11-2024][AMENDED XX-XX-XXXX]

KEY

P = Permitted Primary Use

UPP = Conditional Use Permit by the Planning Commission

A = Permitted Accessory Use

Grey Boxes – Refer to Applicable Use Standards in Sections Identified

UPM = Minor Use Permit

UPZ = Conditional Use Permit by the Zoning Administrator

UPB = Conditional Use Permit by the Board of Supervisors

TUZ = Temporary Use Permit by the Zoning Administrator

Zoning Districts	Agricultural			Agricultural Residential			Residential					Recreational			Mixed Use			Commercial			Industrial			Use Standard		
Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5 through RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
AGRICULTURAL USES																										
A. General Agricultural Uses	P	P	P	P	UPZ	UPZ								P	UPZ	UPZ						P	P	P	3.4.1	
B. Agricultural Equipment Repair, Maintenance and Manufacturing	UPZ																					UPZ	UPZ			
C. Agricultural Supplies and Services	UPZ																			P		P	P	3.4.13		

¹Includes former SC zone. Refer to Title IV of the Sacramento Zoning Code interim standards for SC zone.

²Includes the former AC and TC zone. Interim standards for AC and TC zone should refer to Title IV of the Code.

³In the AR-1 zone, general agricultural uses are permitted on lots of 150 feet of greater width.

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Zoning Administrator

Zoning Districts		Agricultural		Agricultural Residential		Residential					Recreational			Mixed Use			Commercial			Industrial			Use Standard	
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
D. Primary Processing of Agricultural Products, <u>Excluding Industrial Hemp</u>		P ⁴ UPZ (1)	P ⁴ UPZ (1)	P ⁴ UPZ (1)	P ⁴ UPZ (1)																UPZ P	P ⁴	3.4.12 3.4.3	
E. Commercial Beekeeping		P	P	P	P	P																		3.4.2
F. Non-Commercial Beekeeping		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.2	
G. Crop Dusting Service [DELETED XX-XX-XXXX]		UPP																						
H. Crops: Raising/Harvesting [DELETED XX-XX-XXXX]		P	P	P	P	P	UPZ					P	UPZ											
I. Feedlot		P	P	P																				3.4.3
J. Hog Farm		P	P	P	P	P ⁵ (2)						P	UPZ											3.4.4
K. Kill Floor		UPZ			UPZ																			3.4.5
L. Stables and Corrals		P	P	P	P	P	P					P	P											3.4.6
M. Road-side Crop Sales	1. Field Retail Stand	P	P	P	P	UPZ	UPZ					P	P											3.4.7.D
	2. Farm Stand	P	P	P	P	UPZ	UPZ	UPZ				P	P											3.4.7.E
	3. Produce Stand	P	P	P	P	P						P	P											3.4.7.F

⁴ Permitted up to five acres in AG zones and up to one acre in AR zones. Otherwise, need UPZ to exceed acreage. Includes processing of industrial hemp pursuant to Section 3.4.12 in AG-20 through AG-160 and M-2 zones only. In the M-1 zone a UPZ is required.⁵ Not permitted in the AR-1 zone. In the AR-2 zone, a maximum of three adult hogs are permitted.

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Commented [MJ23]: A130

Commented [MJ24]: A128

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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Zoning Administrator

Zoning Districts		Agricultural			Agricultural Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard		
		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2		
	4. Agricultural Market	P	P	P	P	P																			3.4.7.H
	5. Urban Agricultural Stand ^b (3)					TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.4.7.G	
N. Small Wineries/Specialty and Craft Breweries		P			P	UPZ						UPZ		UPZ	P ³	P ³	P ³		P ³	P ³	P	P	P	P	3.4.8
O. Large Wineries/Breweries		UPZ										UPZ									P ⁴	P ⁴		3.4.9	
P. Food Processing Industry ⁵		UPB	UPB	UPB																					3.4.10
Q. Water Impoundment, Constructed Lake/Pond		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	If in Delta ⁶	3.4.11	
R. Industrial Hemp		P																			P	P			3.4.12
RESIDENTIAL USES																									
A. Household Living Uses ¹⁰																									
1. Dwelling, Duplex- 5 or fewer lots, or , Halfplex – 10 or fewer lots							P	P	P	P										UPM					3.5.1.B

⁴Up to 120 square feet in area with a Temporary Use Permit. A Conditional Use Permit is required if greater than 120 square feet.⁵Required to include sales and a tasting room or restaurant.⁶In the M-1 and M-2 zones, use is allowed if in compliance with use standards and the tasting facilities are limited to a maximum of 15 percent of the square footage of the indoor portion of the winery/brewery; otherwise, a Minor Use Permit is required.⁷is intended for agricultural zoning districts, and must be accompanied by the Food Processing (FP) combining zoning district.¹⁰See Table 3.2 "Accessory Uses" for accessory dwelling units and guest houses.

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Zoning Districts	Agricultural			Agricultural Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard	
	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁺	GC ²	MP	M-1	M-2	
2. Dwelling, Duplex- more than 5 lots, or, Halfplex - more than 10 lots								UPZ	UPZ	P	UPZ						UPZ						3.5.1.B
3. Dwelling, Multifamily - 10 or fewer units									UPZ ⁴⁴ (4)	P				P ⁴⁴	P	P	UPM ⁴⁴	P	P	P ⁴⁴	P ⁴⁴	P ⁴⁴	3.5.1.C
4. Dwelling, Multifamily - more than 10 units								UPZ ⁴⁴	P				P ⁴⁴	P	P	UPZ ⁴⁴	P	P	P ⁴⁴	P ⁴⁴	P ⁴⁴	3.5.1.C	
5. Dwelling, Single-family Attached- 10 or fewer lots						P	P	P	UPM				P	P	P	UPM	P	P				3.5.1.D	
6. Dwelling, Single-family Attached- more than 10 lots						UPZ	UPZ	P	UPZ				P	P	P	UPZ	P	P				3.5.1.D	
7. Dwelling, Single-family Detached	P	P	P	P	P	P	P	P	P	P	UPP		P	UPM	P	UPM						3.5.1.E	
8. Family Day Care Home ⁴⁴	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	3.5.1.F	
9. Transitional Housing, Supportive Housing ⁴⁴	P	P	P	P	P	P	P/UPZ	P/UPZ	P	P/UPM/UPZ	P	UPP		P	P/UPM	P	UPM/UPZ	P	P				3.5.1.G
10. Mobile Home Park						UPB	UPB	UPB	UPZ	P			UPZ				UPZ	UPZ	UPZ				3.5.1.H

Commented [MJ29]: A96

⁴⁴ Use is only permitted by right in the C-O, BP, MP, M-1, and M-2 zoning districts when the eligibility criteria specified in Section 3.5.1.C. are met. Otherwise requires a Conditional Use Permit in the BP zone and prohibited in the C-O and Industrial zoning districts. In Low Density Single Family Residential Zoning Districts, use is conditionally permitted, as noted, only in RD-10.

⁴⁴ Permitted by right when conducted in a legally permitted and occupied dwelling unit by the day care provider.

⁴⁴ Transitional and/or Supportive Housing Projects are permitted and conditionally permitted only in the zoning districts where other residential uses of the same type are permitted and conditionally permitted. The Transitional and/or Supportive Housing Project is subject only to the restrictions and regulations for the same residential type for the zoning district in which the Project is proposed. See Use Standard for additional information.

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11. Residential Care Home-6 or fewer in care ¹⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				3.5.1.J	
12. Residential Care Home-7 to 20 in care ¹⁴	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P	UPZ	UPP	UPZ	P	P	P	P	P	P				3.5.1.J	
13. Condominium Conversions						UPP	UPP	UPP	UPP	UPP				UPP	UPP	UPP	UPP	UPP	UPP				3.5.1.J 3.5.1.L	
B. Group Living Uses																								
1. Boarding House								UPZ ¹⁵	P				UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ					
2. Emergency Shelter																		P		P			3.5.2.A	
3. Low Barrier Navigation Center														P	P	P		P	P		P		3.5.2.A	
4. Scattered Shelter – 10 or fewer clients				P	P	P	P	P															3.5.2.B	
5. Scattered Shelter – More than 10 clients				UPM	UPM	UPM	UPM	UPM															3.5.2.B	
6. Farmworker Housing	P	P	P																					3.5.2.C
7. Affinity Group Housing Fraternity/Sorority House	UPP	UPP		UPP	UPP	UPP	UPP	UPP	P				UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP		
8. Single Room Occupancy Unit									P									P					3.5.2.D	
PUBLIC, CIVIC, AND INSTITUTIONAL USES																								

¹⁴ Allowed in multifamily and RM-2 zoning districts only if developed as a duplex or halfplex.¹⁵ Use is conditionally permitted, as noted, only in the RD-10 zone. Not permitted in other referenced zoning districts.

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Zoning Administrator

Zoning Districts	Agricultural			Agricultural Residential			Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard					
	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹⁶	GC ¹⁷	MP	M-1	M-2
A. Assembly Uses																												
1. Places of Worship or Other Religious Institution ¹⁶	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	UPZ UPP (5)	P	P	P	P	P	P	P	UPZ	3.6.1.A	
2. Private Social Center, Social Club, Fraternal Hall/Lodge	UPP	UPP		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	P	P	P	UPM	P	P	UPM	P	P	3.6.0	
B. Educational and Cultural Uses																												
1. Art Gallery, Art Studio								UPZ	UPZ	UPZ	UPZ						UPM	P	P	P	P	P	P	P	P	P	3.6.2.A	
2. College, University								UPP	UPP		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	3.6.0								
3. School, Private ¹⁷	UPB UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ		UPP UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.6.2.B 3.6.2.A	
4. School, K-12, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	UPZ	P	P	P	P	P	P	P	UPZ	UPP	UPP	
5. School, K-12, Private ¹⁷	UPZ UPB	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.6.0	
6. Training, Tutoring, or Testing Center (25 or less students)	UPB UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		UPM	P	P	P	UPM	P	P	UPM	UPM	3.6.2.C	
7. School, Automobile Driving																			P		P	P	P	P	P	UPM UPZ	UPM UPZ	3.6.2.D
C. Government Uses																												

¹⁶ In the Agricultural, Agricultural-Residential, and Residential zoning districts, places of worship or other religious institutions exceeding 150 person seating capacity shall require a Conditional Use Permit approved by the Planning Commission.¹⁷ In the Agricultural, Agricultural-Residential, and Residential zoning districts, private schools exceeding 100 students shall require a Conditional Use Permit approved by the Planning Commission.

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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Zoning Administrator

Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreational			Mixed Use			Commercial			Industrial			Use Standard					
	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁺	GC ²	MP	M-1	M-2	
1. Government Uses and Facilities and Local Agency Buildings and Uses	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	UPP p	3.6.3.A		
D. Parks and Open Space																												
1. Cemetery	UPZ	UPZ	UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	3.6.4.A		
2. Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.4.B	
3. Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
4. Wildlife Preserve	P	P	P	P	P										P	P												
5. Market Garden ¹⁸					UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.4.B		
E. Social Care Uses																			P	P	P	P	P	P	P	P	P	
1. Ambulance Service																			P	P	P	P	P	P	P	P	P	
2. Adult Day Care Center¹⁹ [DELETED XX-XX-XXXX]	UPZ	UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	UPZ	UPP	UPP	UPP	P	P	P	P	P	P	P	P	UPZ	UPZ	3.6.5.A			
3. Child Day Care Center	UPP UPZ	UPP UPZ		UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	P	UPP UPZ	UPP UPZ	UPP UPZ	UPP UPZ	P	P	P	P	P	P	P	P	UPZ	UPZ	3.6.5.A 3.6.5.B			
4. Congregate Care Facility		UPP		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	P	P	P	UPP	P	P				3.6.0 3.6.5.C		
5. Hospital	UPP	UPP		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP		UPP		UPP	UPP	UPP						3.6.0		
6. Hospital, Convalescent		UPP		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP		UPP		UPP	UPP	UPP						3.6.0 3.6.5.C		

¹⁸ Up to one acre in size is permitted. Between one and three acres in size, permitted in zoning districts other than residential and recreation, these zoning districts require a UPM. Over three acres in size permitted in the industrial zoning districts; require a UPM in agricultural-residential, mixed use, and commercial zoning districts; requires a Conditional Use Permit in the residential and recreation zoning districts.¹⁹ In the Agricultural, Agricultural Residential, and Residential zoning districts, an adult day care center facility with capacity exceeding 36 persons shall be subject to a Conditional Use Permit approved by the Planning Commission.

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Zoning Districts		Agricultural			Agricultural Residential		Residential					Recreational			Mixed Use			Commercial			Industrial			Use Standard		
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2			
7. Behavioral Health Center																		UPP	UPP	UPP		UPP	UPP			
8. Rehabilitation Center					UPP	UPP	UPP	UPP	UPP	UPP	UPP				UPP		UPP	UPP	UPP		UPP	UPP	3.6.0 3.6.5.C			
F. Utility and Public Service Facility Uses																										
1. Non-Electrical Utility Facilities and Infrastructure Major Utility		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPM	UPM	3.6.6.A									
2. Electrical Utility Facilities and Infrastructure Minor Utility		UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	UPB ³	3.6.6.B		
3. Solar Energy Facility	a. Commercial I Solar Facilities	UPP	UPP	UPP									UPP	UPM	UPM	UPM	3.6.6.C									
	b. Commercial II Solar Facilities	UPB	UPB	UPB									UPB										UPP	UPM	UPM	
4. Wind Turbine Facility	a. Small Wind Turbines	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.6.D	
	b. Large Wind Turbines	UPP	UPP	UPP										UPP	UPP	UPP										
5. Battery Energy Storage System (BESS) Facility	UPB		UPB																			UPB	UPB	3.6.6.E		
G. Communication Uses and Facilities																										
1. Wireless Communication Facilities (WCF)		UPZ	UPZ	UPZ	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	UPZ	3.6.7.A.1											
2. Small Cell WCF – Attached		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.7.A.2	
3. Small Cell WCF – Tower		UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	3.6.7.A.2	

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Zoning Districts	Agricultural			Agricultural Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard
	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁺	GC ²	MP	M-1	M-2
4. Eligible Facility WCF	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.6.7.A.3

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Zoning Districts		Agricultural		Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard						
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁺	GC ²	MP	M-1	M-2

COMMERCIAL USES²⁰ (6)

A. Commercial Service Uses

1. Animal and Pet Services	a. <u>Daytime Animal Services</u> <u>Animal Grooming; Short-Term Boarding</u>	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P	P	P	UPZ	P	P	UPZ	UPZ	UPZ	<u>3.7.2.A.1</u>
	b. <u>Kennel; Cattery; Small Animal Boarding and Training</u>	<u>UPZ²¹</u> <u>UPM</u>	<u>UPZ²¹</u> <u>UPM</u>	<u>UPZ²¹</u> <u>UPM</u>	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	<u>UPZ²¹</u> <u>UPM</u>	<u>UPZ²¹</u> <u>UPM</u>	<u>UPZ²¹</u> <u>UPM</u>	<u>3.7.2.A.1</u> <u>3.7.2.A.2</u>		
	c. Veterinarian Animal Hospital	UPZ	UPZ		UPZ	UPZ	UPZ									UPP			UPZ	P	UPZ	UPZ	P	P	P	P	P	
	d. <u>Wild Animal Sanctuary</u>	<u>UPP</u>			<u>UPB</u>										<u>UPP</u>	<u>UPP</u>	<u>UPP</u>											<u>3.7.2.A.3</u>

Commented [MJ40]: A33

²⁰ All commercial uses are subject to general commercial use standards in Section 3.7.1., in addition to the use standards cited in this table.²¹ Only animal training where the owner of each animal is present during such training, and cattery facilities that are fully operated indoors, are permitted by right in the commercial zoning districts; otherwise, the use requires a Conditional Use Permit approved by the Zoning Administrator.

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Zoning Districts		Agricultural		Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard							
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2
2. Business Services	a. General Business Service (9)												UPZ³²	UPZ³²	UPZ³²					P	P	P	UPM^{p23}	P	P	P	UPM	UPM	3.7.2.B.1
	b. Intensive Business Service; Intensive																			UPZ	UPZ	UPM	UPZ	P	P	3.7.2.B.2			
3. Personal Services	a. General Personal Services												UPZ³²	UPZ³²	UPZ³²					P	P	P	UPM^{p23}	P	P	UPM^{p23}	UPZ	UPZ	3.7.2.C.1
	b. Beauty or Barber Shop, Spa												UPZ³²	UPZ³²	UPZ³²					P	P	P	UPM^{p23}	P	P	UPM^{p23}	UPZ	UPZ	3.7.2.C.2
	c. Driving Instruction [DELETED XX-XX-XXXX]																												
	d. Fortune Teller																		UPP			UPP	UPP						

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³² Permitted in residential zoning districts as a standalone or as part of a small commercial center provided that the use or commercial center does not exceed three gross acres in size, subject to a Conditional Use Permit approved by the Zoning Administrator. Permitted in multiple family projects, regardless of size, subject to a finding by the Planning Director that the use is incidental to the project and does not exceed 25 percent of the project area, and is intended for the convenience of the residents of the project in which they are located; otherwise, the use requires a Conditional Use Permit approved by the Zoning Administrator.

²³ Permitted subject to a finding that the use is compatible to the office and industrial uses in the area if limited to 25 percent of the project area; otherwise a Minor Use Permit is required.

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e. Funeral Establishment (No Crematory) Does not include a crematory)																				UPM UPP	UPM UPP	UPZ UPP	UPM UPP	P			UPZ	UPZ	
f. Crematory																								UPB		UPP	UPP	3.7.2.C.3	
g. Massage																		P ²⁴ (8)	P	P	P	P ²⁴ (8)	P	P				3.7.2.C.4, SCC 4.36	
h. Self-Service Laundry-mat									UPZ (Z)	UPZ (Z)	UPZ (Z)							P	P	P	P	P	P	P	P	P	P		
i. Body Art Facility (11) Tattoo Shop																			UPZ UPP			UPZ UPP	UPZ UPP			UPZ UPP	UPZ UPP	3.7.2.C.5	
j. Tanning																			UPZ	UPZ	UPZ	UPZ ²⁶	UPM	UPM	UPZ	UPZ	UPZ	3.7.2.C.6	
4. Repair Services	e. General Repair Services																		UPZ	P	UPZ		P	P	P	P	P	P	

²⁴ In the C-O zone permitted as an incidental use in compliance with Section 3.7.2.C.4.b. In BP zone permitted as an incidental use or sole practitioner use in compliance with Section 3.7.2.C.4.b.

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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	b-Tool Repair, Sharpening, Reconditioning (i.e. Small Engines, Power Tools)																								UPZ	P	P	P	P	
4. Gunsmithing (11)																					UPZ			UPM	P	UPZ	P	P	3.7.2.D	
B. Eating / Drinking Uses																														
1. Bar, Tavern																		UPP	UPP	UPP	UPP		UPP	UPP	UPP	UPP	UPP	3.7.3.C		
2. Catering Service																		P			P	P		P	UPZ		3.7.3.B			
3. Restaurant, Carry-out/Drive-through ²⁵ /Sit-down (9)																		UPZ	P	P	P	UPM ²⁶	P	P	UPM ²⁶	UPM ²⁶	UPZ ²⁶	3.7.3.A		
4. DELETED 07-04-2024 Commissary Kitchen																		P			P	P		P	UPZ					
C. Entertainment / Recreation Uses																														
1. Indoor General Recreation Facility; Indoor																		UPZ	P	P	P	UPZ ²⁶	UPZ ²⁶	UPZ ²⁶	UPZ ²⁶	P	UPZ ²⁶	P	3.7.4.A	

²⁵ For drive through, see Allowed Accessory Uses, Table 3.2.²⁶ In the BP, MP, M-1, and M-2 zones, the use shall be permitted, regardless of size or location, subject to a finding that the use is incidental to the business center and intended to serve its employees and customers; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator.²⁷ In the LC and GC zones, indoor recreation facilities exceeding a 300 person capacity shall require a Conditional Use Permit approved by the Zoning Administrator. Indoor shooting ranges regardless of size shall require a Conditional Use Permit approved by the Zoning Administrator.

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Zoning Districts		Agricultural		Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard							
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2
2. Outdoor General Recreation Facility; Outdoor		UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.7.4.B	
3. Driving Range		UPB																											
4. Adult Businesses	a. Adult Use/Sexually Oriented Business																										P	P	3.7.4.C
	b. Adult Related Establishment																									UPB	UPB	3.7.4.C	
	c. Adult Novelty Store																				UPM	UPM						3.7.1.B	
5. Arcade, Electronic, Mechanical, Video Games, or Computer Gaming Center [DELETED XX-XX-XXXX]																		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.7.4.D		
6. Boat Dock, Private	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM	UPM												
7. Campground	UPZ	UPZ	UPZ															UPZ	UPZ	UPZ									
8. Card Room																		UPP	UPP		UPP	UPP							
9. Dancing in a Bar or Restaurant, Incidental																		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.7.4.E		

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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Use Standards in Sections IdentifiedUPZ = Conditional Use Permit by the
Zoning AdministratorUPB = Conditional Use Permit by the
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Zoning Districts	Agricultural			Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard					
	AG-20 through AG- 160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5 RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
10. Outdoor Hunting Club, Gun Club, or Shooting Range Club, Outdoor Range Club, Outdoor	UPZ	UPZ	UPZ												UPZ	UPZ	P									UPZ	3.7.4.F
11. Live/Motion Picture Theater, and Indoor Performing Arts Center																		UPZ			UPZ	P		P	P		3.7.4.G
12. Marina, Boat Dock/Launch															UPZ	UPZ	UPZ										
13. Nightclub, Dance Club or Hall																		UPZ			UPZ	UPZ		UPZ	UPZ		
14. Recreation Vehicle Park, Travel Trailer Park															UPP	UPP	UPP										
15. Stadium, Race Track, Zoo															UPB	UPB										UPB	UPB
16. Internet Café [DELETED XX-XX-XXXX]															UPP	UPP	UPP	UPP	UPP	UPP	UPP	UPP				3.7.4.G	
17. Hookah/Smoking/Vape Lounges															UPZ	UPZ	UPZ	UPZ			UPZ	UPZ		UPZ	UPZ	UPZ	3.7.1.B
18. Event Center/Reception Hall															UPZ	P	P	P	UPZ	P UPZ (10)	P UPZ (10)	UPM	UPM	UPZ	UPZ	3.7.4.H	
D. Financial Institutions																											
1. General Financial Institutions (9)															P	P	P	P	P	P	P	P	P	UPZ	UPZ	3.7.5.A	
2. Payday Loan, Check Cashing ²⁸ (11)															UPZ			UPM	UPM								3.7.1.B
E. Lodging Uses																											

²⁸ If located within the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit approved by the Planning Commission. See Section 6.7.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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Zoning Districts	Agricultural		Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard							
	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2	
1. Bed and Breakfast Inn	UPP	UPP		UPP UPZ	UPP UPZ		UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	P				UPZ	UPZ					3.7.6.A
2. Hotel, Motel																		UPP	P			UPP	UPP	UPP	UPP	UPP	UPP	
3. Farm Stay	P	P	P	UPZ																								3.7.6.B
4. Resort																	UPP											
F. Office Uses																												
1. General Office Uses General (9)(12)				UPZ	UPZ		UPZ	UPZ	UPZ	UPZ								P	P	UPM	P	P	P	P	UPZ ³⁹	UPZ ³⁹	3.7.7.A	
2. Patient Services Laboratory Medical , Dental or Optical																		UPM	P	UPM	P	P	P	P	P	P	P	3.7.7.B
G. Retail, Auction, and Wholesale Uses																												
1. General Retail Sales (up to 49,999 sq. ft.) (11)(12)											UPZ (7) ³⁸						UPZ	P	P	P	UPZ ³¹	P	P	UPZ ³⁰	UPZ ³⁰	UPZ ³⁰		
2. General Retail Sales (50,000 – 350,000 sq. ft.)																		P	UPZ		P	P		UPZ	UPZ			

³⁹ In the M-1 and M-2 zones, office uses are permitted as incidental uses, subject to a finding that the use does not exceed 25 percent of the gross floor area of structure(s) committed to the primary use; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator.⁴⁰ Permitted in residential zoning districts as a standalone or as part of a small commercial center provided that the use or commercial center does not exceed three gross acres in size, subject to a Conditional Use Permit approved by the Zoning Administrator. Permitted in multifamily projects, regardless of size, subject to a finding by the Planning Director that the use is incidental to the project and does not exceed 25 percent of the project area, and is intended for the convenience of the residents of the project in which they are located; otherwise the use requires a Conditional Use Permit approved by the Zoning Administrator.⁴¹ In the BP, MP, M-1, and M-2 zones, the use is permitted subject to a finding that the retail use is incidental to the primary use and does not exceed 25 percent of the gross floor area of the structure(s) committed to the primary use; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator.

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Commented [MJ58]: A75

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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Zoning Districts	Agricultural			Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard							
	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ³²	GC ³³	MP	M-1	M-2		
3. General Retail Sales (>350,000 sq. ft.)																		UPP				UPP	UPP		UPP	UPP			
4. Neighborhood Convenience Store, Food Markets (Up to 6,000 sq. ft.) ⁽¹³⁾									UPP	UPP								P ³²	P ³²	P ³²			P ³²	P ³²		UPP	UPP	3.7.8.A	
5. Food Production and Wholesales																		UPZ					P		P	P	P		
6. Liquor Store ⁽¹¹⁾																	UPP	P	UPP			P	P						
7. Pawn Shop ⁽¹¹⁾																			UPM	UPM								3.7.1.B	
8. Thrift/Consignment																			UPM	UPM								3.7.1.B	
9. Smoke Shop ³³ ⁽¹¹⁾																			UPM	UPM								3.7.1.B	
10. Public Auction, Flea Market																				UPP									
11. Wholesale Store not otherwise listed																			UPZ	P	P	P	P						
12. Plant Nursery ³⁴	P (14)	P (14)	P (14)	P (14)	P (14)	P (14)										P (14)				P	P	P (14)	P (14)	3.7.8.B					
13. Construction-Landscape Materials Sales Yard / Equipment Rental, Outdoor																			UPP	P		P	P						

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³² Extended hours require a Use Permit approved by the Planning Commission. See Section 3.7.8.A for details.³³ If located in the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit approved by the Planning Commission. See Section 6.7.³⁴ Except for the LC and CC zones where retail sales are permitted, the nursery use shall be wholesale only. Incidental retail use of up to 25 percent of the gross floor area shall be allowed with a Minor Use Permit, and additional retail uses shall be subject to a Conditional Use Permit approved by the Zoning Administrator.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1	M-2
14. <u>Equipment Rental, Indoor</u>																UPZ	P	P	P		P	P	UPZ	UPZ	UPZ	3.7.8.C	
H. Vehicle-Related Uses																											
1. <u>Armored-Car Service</u> [DELETED XX-XX-XXX]																							UPM	UPM	UPM	UPM	3.7.9.A
2. <u>Automobile Sales, New and Used</u>																							UPP		UPP	UPP	3.7.9.B
3. <u>Automobile Service Station</u>																	UPB	UPB			UPB	UPB	UPB	UPB	UPB	3.7.9.C	
4. <u>Auto Vehicle Broker</u>																UPZ	UPZ		P	P	P					3.7.9.D	
5. <u>Vehicle Lease, Rental, and/or Sales (No Automobile Sales)</u> Automobile Lease or Rental, Limousine Service																UPZ	UPZ	UPZ	UPZ		UPM	P	UPM	UPM	UPM		
6. <u>Automobile Major Vehicle Repair, Major</u>																				UPZ	P		P	P	P	3.7.9.E	
7. <u>Automobile Minor Vehicle Repair, Minor</u>																UPZ			P	P		P	P	P	3.7.9.E		
8. <u>Automobile Wash Facilities</u>																	UPZ	UPZ			P	P			3.7.9.I		
9. <u>Equipment Rental</u> [DELETED XX-XX-XXX]																				UPZ		P	P	P	3.7.9.F		
10. <u>Package-Delivery Service</u> [DELETED XX-XX-XXXX]																				P	P	P	P	P			
11. <u>Parking Lot or Garage as a Primary Use</u>							UPM	UPM	UPM	UPM	UPM					P	P	P	P	P	P	P	P	P	3.7.9.G		

Commented [MJ64]: A68

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12. Small Vehicle and Trailer Lease, Rent, Repair, Sales, or Service [DELETED XX-XX-XXXX]																UPZ	UPZ	UPZ	UPZ	UPZ	UPZ		P	P		
13. Vehicle Wholesale and/or Storage Storage of Operable Boats, RVs, or Vehicles and Auto Wholesale																			UPZ			P	P	3.7.9.J		
14. Towing Service (office only) Mobile Food Commissary																		UPM	P	UPZ		P	P			
15. Truck and Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage, or Service																		UPZ			P	P	3.7.9.H			
16. Utility Truck and/or Trailer Rental Center Rent, Sales, or Services																	UPZ	P		P	P	3.7.9.L				
17. Vehicle Auction																		UPP			UPP	UPP				
18. Boat / Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage and Rental																UPZ			UPP	UPZ		P	P	UPZ		
19. Hydrogen Fueling Station																		P	P	P	P	P	P	3.7.9.K		
INDUSTRIAL USES																										

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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A. Extractive Uses																											
1. Borrow Mining, Short-term	UPP	UPP	UPP	UPP																			UPP		UPP	UPP	3.8.1.A
2. Gas or Oil Well	P	UPM	UPM	UPZ	UPZ									UPP	UPP								UPM	UPM	UPM	3.8.1.B	
3. Surface Mining	UPB	UPB	UPB											UPB	UPB								UPB	UPB	UPB	3.8.1.C	
B. Manufacturing and Processing Uses																											
1. Assembly, Manufacturing, and Processing, Heavy - Indoor																							P	P	P	P	3.8.2.A
2. Assembly, Manufacturing, and Processing, Light – Indoor <u>(11)</u>																						UPM	UPZ	P	P	P	3.8.2.B
3. Assembly, Manufacturing, and Processing – Outdoor																						UPZ	UPZ	P	P	P	3.8.2.C
4. <u>Concrete, Cement, or Asphalt Batch Plant</u>			UPP																		UPP		UPP	P	P	<u>3.8.2.D</u>	
5. Distilleries (See Ag Uses for Wineries and Breweries)																						UPZ	UPZ				
6. Canneries																						UPB	UPB				
7. <u>Research and Development</u> Laboratory														UPP				UPZ	UPZ	P	P	P	P	P	P	P	3.8.2.F
8. Service Yard, Workshop ³³			UPP																		P	P	P	P	P	P	3.8.2.F

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Commented [MJ69]: A75

Commented [MJ70]: A82

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9. Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard			UPP																					UPP	P	
10. Animal Slaughter, Tannery, and <u>Lor</u> Rendering																								UPB	UPB	
11. Aircraft and Rocket Testing ³⁵																								UPB	3.8.2.E	
C. Storage and Warehousing Uses																										
1. Household Moving, Storage-Service [DELETED XX-XX-XXXX]																			UPZ			P	P	3.8.3.A	Commented [MJ71]: A19	
2. Mini Storage, Mini³³ (11)																			UPP	P		P	P	3.8.3.B	Commented [MJ72]: A75	
3. Storage, Moved Building [DELETED XX-XX-XXXX]																			UPP	UPP	UPP	3.8.3.C	Commented [MJ73]: A94			
4. Storage of Towed or Damaged Vehicles and Boats																			UPP			UPM	UPM	3.8.3.D		
5. Warehousing																			P	P	P	P	P	3.8.3.E		
6. Hazardous Material Storage and/or Distribution [ADDED XX-XX-XXXX]																			UPZ	UPZ	UPZ	UPZ	UPZ	3.8.3.F		

³⁵ Permitted provided the use is located not less than 500 feet from the boundary line of a more restricted zoning district and subject to the issuance of a Conditional Use Permit approved by the Board of Supervisors.

TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
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7. Extremely Hazardous Material Storage [ADDED XX-XX-XXXX]																									UPB	3.8.3.G	
D. Transportation Facilities and Services																											
1. Airport	UPP ³⁶	UPP	UPP	UPP	UPP	UPP								UPP	UPP	UPP								UPP	UPP	3.8.4.A	
2. Boat Dock/Pier-Commercial [DELETED XX-XX-XXXX]														UPP	UPP	UPP											3.8.4.A
3. Bus Depot, Train Station																				UPP			UPP	UPP		3.8.4.B	
4. Freight Depot [DELETED XX-XX-XXXX]																							UPZ	UPZ		3.8.4.C	
5. Taxi Cab-Light Fleet Vehicle Service and Storage Facility																				UPZ			P UPM	P UPM		3.8.4.D	
6. Truck, Freight, or Draying Terminal																				UPZ			P UPZ	P		3.8.4.E	
E. Waste Handling and Disposal																											
1. Hazardous Waste Storage/Disposal Facility, Hazardous Waste Treatment, Storage, and/or Disposal Facility (TSDF)																							UPB	UPB		3.8.5.A	

³⁶ Private airports, including those open to public, are permitted subject to a Conditional Use Permit approved by the Planning Commission. Private landing strips for the sole use of the landowner in the AG zones are permitted subject to a Conditional Use Permit approved by the Zoning Administrator.

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2. Junk Tire Handling ³⁷																										UPP	UPP	3.8.5.B	
3. Junkyard, Vehicle/Equipment Wrecking Yard, Scrap or Used Materials Yard																										UPB UPP	UPP	3.8.5.C	
4. Recycling Facilities ³⁸	a. Convenience Recycling Facilities ³⁹ ⁽¹¹⁾																	P	P	P								3.8.5.D	
	b. Minor Recycling Facilities ³⁹ ⁽¹¹⁾																								UPZ	UPZ			
	c. Major Recycling Facilities ⁴⁰ ⁽¹¹⁾			UPP																				UPP	UPP				
5. Greenwaste Facilities	UPP	UPP	UPP																						UPP	UPP	3.8.5.D E		

³⁷ Permitted in the M-1 and M-2 zones, provided no more than 500 tires are on site at any one time; where more than 500 tires are on site at any one time, the use requires a Conditional Use Permit approved by the Planning Commission.³⁸ Refer to use standards for permitted and conditionally permitted uses and standards for all types of recycling facilities. If located within the Fair Oaks Boulevard Corridor Plan, use may require a Conditional Use Permit approved by the Planning Commission. See Section 6.7.³⁹ Minor recycling facilities in the M-1 and M-2 zones involving outdoor operations must be located at least 500 feet from an AR or RD zoning district, unless separated from an AR or RD zoning district by a major freeway or railroad and located behind a screen fence; otherwise, the use requires a Conditional Use Permit approved by the Zoning Administrator.⁴⁰ Major recycling facilities shall be permitted in the M-1 and M-2 zones if located more than 1,000 feet from an AR or RD zoning district, unless separated from an AR or RD zoning district by a major freeway or railroad and located behind a screen fence; otherwise, the use requires a Conditional Use Permit approved by the Planning Commission.

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TABLE 3.1: ALLOWED USES [AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 01-12-2019][AMENDED 07-16-2020][AMENDED 02-25-2021][AMENDED 09-09-2022][AMENDED 06-06-2024][AMENDED 07-04-2024]
[AMENDED 07-11-2024]

KEY

P = Permitted Primary Use

UPP = Conditional Use Permit by the
Planning Commission

A = Permitted Accessory Use

Grey Boxes – Refer to Applicable
Use Standards in Sections Identified

UPM = Minor Use Permit

UPZ = Conditional Use Permit by the
Zoning AdministratorUPB = Conditional Use Permit by the
Board of SupervisorsTUZ = Temporary Use Permit by the
Zoning Administrator

Zoning Districts	Agricultural			Agricultural-Residential		Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard				
	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ¹	GC ²	MP	M-1
6. Solid Waste Facilities ⁴¹																									UPB	3.8.5.E
7. Wastewater Disposal, Lagoon or Irrigation	UPP																							UPP	UPP	

Footnotes for Table 3.1

Commented [MJ76]: A99 (unless otherwise noted)

- (1) In the agricultural zones, primary processing of agricultural products is permitted by right up to five acres. In the AR-5 and AR-10 zones, primary processing of agricultural products is permitted by right up to one acre. For more details, see Section 3.4.3.
- (2) Not permitted in the AR-1 zone. In the AR-2 zone, permitted by right subject to standards provided in Section 3.4.4.
- (3) Urban agricultural stands of up to 120 square feet are subject to a Temporary Use Permit. Larger urban agricultural stands are subject to a Conditional Use Permit by the Zoning Administrator.
- (4) Use is conditionally permitted in the RD-10 zone and prohibited in the RD-5 and RD-7 zones.
- (5) In the agricultural, agricultural-residential, and residential zones, places of worship shall be subject to a Conditional Use Permit by the Zoning Administrator if seating capacity does not exceed 150 persons.
- (6) All commercial uses are subject to general commercial use standards in Section 3.7.1, in addition to the use standards cited in this table.
- (7) Permitted, subject to a Conditional Use Permit by the Zoning Administrator, in residential zoning districts as specified in Table 3.1 as a standalone use or as part of a small commercial center, provided that the use or commercial center does not exceed three gross acres in size. In any zone, permitted by right in multiple family projects, subject to a finding by the Planning Director that the use is incidental to the project, does not exceed 25 percent of the project area, and is only intended for the convenience of the residents of the project in which they are located; otherwise, the use requires a Conditional Use Permit by the Zoning Administrator.
- (8) In the C-O zone, permitted as an incidental use in compliance with Section 3.7.2.C.4.b. In the BP zone, permitted as an incidental use or sole practitioner use in compliance with Section 3.7.2.C.4.b.
- (9) If such use includes a drive-through, see Allowed Accessory Uses, Table 3.2 and Section 3.9.3.V.

⁴¹ Permitted provided the use is located no less than 500 feet from the boundary line of a more restrictive land use zoning district and subject to the issuance of a Conditional Use Permit approved by the Board of Supervisors, after a recommendation by the Planning Commission.

- (10) In the LC and GC zones, such facilities exceeding a 300-person capacity shall require a Conditional Use Permit by the Zoning Administrator. Indoor shooting ranges regardless of capacity shall require a Conditional Use Permit by the Zoning Administrator.
- (11) If located within the Fair Oaks Boulevard Corridor Plan, the use classification or a certain subset of the use classification may require a Conditional Use Permit by the Planning Commission. See Section 6.7.
- (12) For office and retail as an accessory use to a primary use, see Section 3.9.3.I.
- (13) Extended hours require a Conditional Use Permit by the Board of Supervisors. See Section 3.7.8.A for details.
- (14) In the agricultural, agricultural-residential, recreational, and industrial zones, the plant nursery use shall be wholesale only. Retail sales in these zones shall be subject to standards provided in Section 3.7.8.B.

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In addition to use standards referenced for each use classification provided in this table, all accessory uses are subject to general standards provided in Section 3.9.2.

TABLE 3.2: ALLOWED ACCESSORY USES⁴² [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 05-11-2018][AMENDED 01-12-2019][AMENDED 06-20-2019]
[AMENDED 09-18-2019][AMENDED 07-16-2020][AMENDED 01-15-2021][AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

KEY

P = Permitted Primary Use

UPP = Conditional Use Permit by the
Planning CommissionGrey Boxes = Refer to Applicable
Use Standards in Sections Identified

UPM = Minor Use Permit

UPZ = Use Permit by the Zoning Administrator

A = Permitted Accessory Use

AP = Administrative Permit

Zoning Districts		Agricultural			Agricultural Residential			Residential				Recreational			Mixed Use			Commercial			Industrial			Use Standard	
Use, Service or Facility		AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7	RD-10 RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁴³	GC ⁴⁴	MP	M-1	M-2		
A. Kiosks and Amusement Devices Coin-Operated Dispenser of Amusement		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	UPM	UPM	3.9.3.A	
B. Dish Antenna		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.B	
C. Dwelling, Agricultural Accessory		A	UPZ	UPZ	UPZ	UPZ																			3.9.3.C
D. Dwelling Unit, Accessory / Junior Accessory ⁴⁵ (1)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.D	
E. Family Contractor's Business		UPM	UPM	UPM	UPZ	UPZ	UPZ	UPZ																	3.9.3.E
F. Residential Accessory Structures ⁴⁶ (2)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			3.9.3.CC	
G. Home Occupation ⁴⁶ (2)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.F	
H. Incidental Agricultural Accessory Structures⁴⁶ (2) , Uses, and/or Keeping of Animals ⁴⁷		A	A	A	A	A	A	A	A			A													3.9.3.G

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Commented [MJ79]: NOTE: This line is depicted, assuming that the Crowing-Fowl Zoning Ordinance Amendment has been adopted as depicted on the Planning Commission strikethrough. (PLNP2024-00226)

⁴² All accessory uses are subject to the general accessory use standards in Section 3.9.1., in addition to the specific standards cited in this table.⁴³ Includes former SC zone; interim standards for SC zone should refer to Title IV of the Code.⁴⁴ Includes former AC and TC zones; interim standards for AC and TC zones should refer to Title IV of the Code.⁴⁵ In zones where multifamily or single-family dwellings are not permitted, an ADU is only permitted if there is a pre-existing legally established primary dwelling or multifamily development and the primary use of the site is residential. Pursuant to Section 1.9.3, no additional expansion of residential use or building shall be allowed beyond the allowable habitable space of the ADU.⁴⁶ Residential Accessory Structures, Home Occupations, and Incidental Agricultural Accessory Structures are only applicable to properties developed with a primary dwelling.

TABLE 3.2: ALLOWED ACCESSORY USES⁴⁴ [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 05-11-2018][AMENDED 01-12-2019][AMENDED 06-20-2019]
[AMENDED 09-18-2019][AMENDED 07-16-2020][AMENDED 01-15-2021][AMENDED 09-09-2022] **AMENDED XX-XX-XXXX**

KEY

P = Permitted Primary Use

UPP = Conditional Use Permit by the
Planning CommissionGrey Boxes = Refer to Applicable
Use Standards in Sections Identified

UPZ = Use Permit by the Zoning Administrator

A = Permitted Accessory Use

AP = Administrative Permit

Zoning Districts	Agricultural			Agricultural-Residential		Residential					Recreational			Mixed Use			Commercial			Industrial			Use Standard
	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 through RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁴⁵	GC ⁴⁶	MP	M-1	M-2	
I. Minor Repair and Maintenance of Vehicles for Personal Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.L
J. Residential Garage Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.M
K. Residential Swimming Pools and Spa Equipment	A	A	A	A	A	A	A	A	A	A	A	A											3.9.3.Q
L. Incidental Office <i>and/or</i> Retail Sales													A	A	A	A	A	A	A	A	A	A	3.9.3.I
M. Outdoor Comfort Features	A	A	A	A	A	A	A	A	A	A	A	A	A	P A	P A	P A	P A	P A	P A	P A	P A	P A	3.9.3.J
N. Accessory Parking and Storage of Company Commercial Vehicles	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.K
O. Bus Shelter	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.N
P. Storage of Flammable, Explosive, or Highly Corrosive Materials												A						A		A	A	A	3.9.3.O
Q. Accessory Utility Truck <i>and/or</i> Trailer or Truck Rental <i>or and</i> Storage, Accessory												A					A	A		A			3.9.3.S
R. Storage of Unregistered and/or Private Vehicles	A	A	A	A	A	A	A	A	A	A													3.9.3.P 3.9.3.F
S. Cargo Containers	A	A	A	UPM	UPM	UPM	UPM	UPM	UPM	UPM	A	A	A			A	A	A	A	A	A	A	3.9.3.T
T. DELETED [12-01-2017]																							
U. Drive Through												A		A	A	A	A	A	A	A	A	A	3.9.3.V

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Commented [MJ83]: Admin - Wrong Reference

TABLE 3.2: ALLOWED ACCESSORY USES⁴⁴ [AMENDED 02-24-2017][AMENDED 05-11-2017][AMENDED 06-22-2017][AMENDED 12-01-2017][AMENDED 05-11-2018][AMENDED 01-12-2019][AMENDED 06-20-2019]
[AMENDED 09-18-2019][AMENDED 07-16-2020][AMENDED 01-15-2021][AMENDED 09-09-2022] ~~AMENDED XX-XX-XXXX~~

KEY

P = Permitted Primary Use

UPP = Conditional Use Permit by the
Planning CommissionGrey Boxes = Refer to Applicable
Use Standards in Sections Identified

UPZ = Use Permit by the Zoning Administrator

A = Permitted Accessory Use

AP = Administrative Permit

Zoning Districts	Agricultural			Agricultural-Residential		Residential					Recreational			Mixed Use			Commercial			Industrial			Use Standard
	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7 through RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁴⁵	GC ⁴⁶	MP	M-1	M-2	
V. Leading-Deck [DELETED XX-XX-XXXX]														A	A	A	A	A	A	A	A	A	3.9.3.W
W. Snack-Bar Incidental to a Park, Boat Dock, Other Water-Oriented Use [DELETED XX-XX-XXXX]												UPZ	UPZ	UPZ			UPZ	UPZ	UPZ				
X. Solar Facility: Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.6.6.C	
Y. DELETED [07-16-2020]																							
Z. Electric Fencing [DELETED XX-XX-XXXX]	A	A	A															UPM		A	A	3.9.3.X	
AA. Dwelling, Caretaker			UPM									A	A	A	UPM	A	A	UPM	UPM	UPM	3.9.3.Y		
BB. Dwelling, Live-Work Unit														A	A	A	UPM	A	A	UPM	UPM	UPM	3.9.3.Z
CC. Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
DD. Short-Term Rentals	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.AA	
EE. Cannabis, Personal Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.9.3.BB	
FF. Concrete Ready Mix																	UPM		UPZ	P	3.9.3.U		

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Commented [MJ86]: A22

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Commented [MJ88]: A31

Footnotes for Table 3.2

- (1) **In zones where multifamily or single-family dwellings are not permitted, an ADU is only permitted if there is a pre-existing legally established primary dwelling or multifamily development and the primary use of the site is residential. Pursuant to Section 1.9.3, no additional expansion of residential use or building shall be allowed beyond the allowable habitable space of the ADU.**
- (2) **Residential Accessory Structures, Home Occupations, and/or Incidental Agricultural Accessory Structures, Uses, and/or Keeping of Animals are only applicable to properties developed with a primary dwelling including multifamily and nonresidential zones with no more than one existing legal non-conforming primary dwelling (see Use Standard for additional requirements).**

Commented [MJ89]: NOTE: This line is depicted, assuming that the Crowing-Fowl Zoning Ordinance Amendment has been adopted as depicted on the Planning Commission strikethrough. (PLNP2024-00226)

In addition to use standards referenced for each use classification provided in this table, all temporary uses are subject to general standards provided in Section 3.10.2. Per Section 6.5.7.D, any Temporary Use Permit by the Zoning Administrator may be escalated to a Major Temporary Use Permit by the Zoning Administrator.

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TABLE 3.5: ALLOWED TEMPORARY USES [AMENDED 01-07-2016][AMENDED 07-16-2020] [AMENDED XX-XX-XXXX]

KEY

TUZ = Temporary Use Permit by the Zoning Administrator

Grey Boxes = Refer to Applicable

Use Standards in Sections Identified

T = Temporary Use Permitted by right

MTZ = Major Temporary Use Permit by the Zoning Administrator

Zoning Districts	Agricultural			Agricultural Residential			Residential					Recreation			Mixed Use			Commercial			Industrial			Use Standard
	AG-20 through AG-160	UR	IR	AR-10 AR-5	AR-2 AR-1	RD-1 RD-2	RD-3 RD-4	RD-5 RD-7	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC	GC	MP	M-1	M-2		
A. <u>Temporary Uses Not Specified Below</u>	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3	
B. <u>Temporary or Permanent Use of Tents</u>	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	3.10.8	
C. Temporary Commercial Uses																								
1. <u>Promotional Displays and Sales</u>	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.4.A	
2. <u>Seasonal Sales and Displays</u>	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.4.B	
3. <u>Concessions</u>	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	3.10.4.C	
4. <u>Farmer's Market</u>																								3.10.4.D
D. Temporary Construction Uses																								
1. <u>Off-Site Construction Staging Areas</u>	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	MTZ	3.10.5.A	
2. <u>Habitation at Residential Construction Sites</u>	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.5.B	
3. <u>Subdivision Sales and Construction Office</u>	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.5.C	
4. <u>Outdoor Operations</u>	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.5.D	
E. Temporary Support Structures																								

TABLE 3.2 - ALLOWED TEMPORARY USES [AMENDED 04-07-2016][AMENDED 07-14-2020] [AMENDED XX-XX-XXXX]																											
Commented [MJ92]: A85																											
KEY																											
TUZ = Temporary Use Permit by the Zoning Administrator												Grey Boxes = Refer to Applicable Use Standards in Sections Identified															
T = Temporary Use Permitted by right												MTZ = Major Temporary Use Permit by the Zoning Administrator															
Zoning Districts	Agricultural			Agricultural Residential			Residential				Recreation			Mixed Use			Commercial			Industrial			Use Standard				
Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10	AR-2	AR-1	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP		LC	GC	MP	M-1
1. Office	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.6.A	
2. Storage Container	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.6.B	
3. Commercial Coach Classroom	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.6.C	
4. Watchmen's Quarters	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.6.D	
5. Storage of Moved Building	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.6.E	
6. Vacant Property Fencing	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	5.2.5.A.5	
F. Temporary Roadside Crop Sales																											
1. Urban Agricultural Stands, 120 sf or Smaller							TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.7.A	
2. Community Stands	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.7.B	

Footnotes for Table 3.3Reserved.

TABLE 3.5: ALLOWED TEMPORARY USES⁴⁸ [AMENDED 04-07-2016][AMENDED 07-16-2020]

KEY

A = Permitted Accessory Use

TUZ = Temporary Use Permit by the
Zoning AdministratorGrey Boxes = Refer to Applicable
Use Standards in Sections Identified

T = Temporary Use Permitted by right

Zoning Districts	Agricultural		Agricultural-Residential		Residential					Recreational			Mixed-Use			Commercial			Industrial			Use Standard						
Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15 through RD-40	RM-2	RR	E	CO	NMC	CMC	CMZ	BP	LC ⁴⁹	GC ⁵⁰	MP	M-1	M-2
C. Farmers Market ⁵¹																	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ		
D. Community Stand	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ				TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3.B		
E. Promotional Sale / Display																	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3.C	
F. Seasonal Sale / Display	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	3.10.3.D	
G. Temporary Concession																	TUZ	TUZ	TUZ	TUZ		TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3.E	
H. Temporary Construction Buildings	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	3.10.3.F		
I. DELETED [07-16-2020]																												
J. Temporary Sales / Construction Offices	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3.G		
K. Temporary Use of Mobilehomes and Commercial Coaches	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3.H		
L. Temporary Uses, General	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.2.L		
M. Recreational Vehicles at Residential Construction Sites	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	TUZ	3.10.3.J		
N. Temporary Storage Containers	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	3.10.3.L		

⁴⁸ All temporary uses are subject to the general temporary use standards in Section 3.10.2, in addition to the specific standards cited in this table.⁴⁹ Includes former SC zone; interim standards for SC zone should refer to Title IV of the Code.⁵⁰ Includes former AC and TC zones; interim standards for AC and TC zones should refer to Title IV of the Code.⁵¹ A Temporary Use permit shall not be required in the designated zoning districts if the market is certified by the County Agricultural Commissioner as a Certified Farmers Market, limited primarily to the sale of fresh fruits and vegetables, the use is operated no more than one day during the week, and is located within one quarter mile of a transit station or truck line bus stop or a "feed desert area" as identified in the Feed Desert/Feed Imbalance Study, 2010, prepared by the Department of Community Development or similar study.

TABLE 3.3: ALLOWED TEMPORARY USES⁴⁴ [AMENDED 04-07-2016][AMENDED 07-16-2020]

KEY

A = Permitted Accessory Use

TUZ = Temporary Use Permit by the
Zoning AdministratorGrey Boxes = Refer to Applicable
Use Standards in Sections Identified

T = Temporary Use Permitted by right

Zoning Districts	Agricultural			Agricultural-Residential		Residential					Recreational			Mixed-Use			Commercial			Industrial			Use Standard			
Use, Service or Facility	AG-20 through AG-160	UR	IR	AR-10	AR-5	AR-2	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7 through RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC ⁴⁵	GC ⁴⁶	MP	M-1	M-2
O = Emergency Temporary Use of Property Expired May 5, 2021																										

3.3. USE STANDARDS, GENERALLY

No changes.

3.4. AGRICULTURAL USE STANDARDS

3.4.1. General Agricultural Uses [AMENDED XX-XX-XXXX]

3.4.1.A. In the AR-1 zone, general agricultural uses are permitted by right only on lots of 150 feet or greater in width. ~~General agricultural uses on AR-1 lots not meeting this standard are subject to a Conditional Use Permit by the Zoning Administrator. In the AR-2 zone, regardless of lot width, general agricultural uses are permitted by right.~~

Commented [MJ93]: A75

3.4.1.B. ~~[DELETED-03-09-2016]~~

3.4.2. Beekeeping [AMENDED 02-24-2017]

3.4.2.A. No changes.

3.4.2.B. Non-commercial beekeeping use, where the keeping of honey bees is incidental to a permitted residential or non-residential use and beekeeping products do not constitute a significant source of income to a beekeeper, is permitted in ~~the AR-1, Residential, Recreation, Mixed Use, Commercial and Industrial zoning districts any zone~~ provided compliance with the following minimum standards:

Commented [MJ94]: A128

1. – 2. Registration and Location

No changes.

3. Enforcement

As provided for by Section 6.6 of the Code, any violation of this section may result in the withdrawal of beekeeping privileges from any property by written notification to the property owner by the Planning Director. Withdrawal must be done with cause, however, the causes need not be the fault of the beekeeper, nor be a factor that is under the control of the beekeeper.

Any condition or combination of circumstances that, in the opinion of the Director, creates problems contrary to public health, safety, or general welfare or constitutes a public nuisance will be considered valid cause to withdraw privileges to keep bee colonies on the property. The Planning Director shall remove privileges if:

- a. Written documentation over a medical doctor's signature certifies that a medical condition caused by bee stings to a resident of abutting property would constitute a higher than normal death-threatening or hospitalization event.
- b. Abnormally aggressive behavior is exhibited by bees beyond the property lines.
- c. After consultation with ~~the Agricultural Commissioner and/or~~ the Agricultural Advisory Committee, it is found that beekeeping practices are inconsistent with beekeeping best management practices.
- d. Beekeeping activities do not comply with the performance standards of Section 3.4.2.B.2.

Commented [MJ95]: A1

3.4 Agricultural Use Standards

3.4.3 Feedlots Primary Processing of Agricultural Products (Excluding Industrial Hemp) [ADDED XX-XX-XXXX]

Once any property owner has been noticed of a withdrawal of privilege to keep bee colonies on a particular property, such privilege may be reestablished only upon written request and approval of the Planning Director. A Director's Determination may be appealed to the Board of Supervisors. Where privilege is withdrawn, all beehives shall be abated as provided for in Section 6.6.9 of the Code.

3.4.3. Feedlots Primary Processing of Agricultural Products (Excluding Industrial Hemp) [ADDED XX-XX-XXXX]

[DELETED]

Commented [MJ96]: A75

3.4.3.A. Agricultural Zones

In the agricultural zones, primary processing of agricultural products is permitted by right up to five acres. The primary processing of agricultural products on more than five acres is subject to a Conditional Use Permit by the Zoning Administrator.

3.4.3.B. Agricultural-Residential Zones

1. In the AR-5 and AR-10 zones, primary processing of agricultural products is permitted by right up to one acre. The primary processing of agricultural products on more than one acre is subject to a Conditional Use Permit by the Zoning Administrator.
2. In the AR-1 and AR-2 zones, primary processing of agricultural products is prohibited.

3.4.4. Hog Farm [AMENDED XX-XX-XXXX]

In the AR-2 zone, a maximum of three adult hogs are permitted. In the AR-1 zone, the use is prohibited.

Commented [MJ97]: A99

3.4.5. Kill Floor

Permitted subject to a Conditional Use Permit approved by the Zoning Administrator and a valid Kill Floor License from the State Department of Food and Agriculture. The operation may be conditioned to limit hours of operation, limit the frequency of customers, and any other conditions deemed appropriate under the specific circumstances

3.4.6. Stables and Corrals [AMENDED 12-01-2017][AMENDED XX-XX-XXXX]

Riding stables, boarding stables, riding academies, and other stables and corrals, whether private or commercial, shall comply with the following minimum standards as applicable.

3.4.6.A. – 3.4.6.D

No changes.

3.4.6.E. Private Stable Development Standards

In the agricultural and agricultural-residential zones, private stables shall be subject to development standards for incidental agricultural accessory structures. In the residential zones, private stables shall be subject to development standards for residential accessory structures.

3.4 Agricultural Use Standards

3.4.7 Field Retail Stands, Farm Stands, Produce Stands, Urban Agricultural Stands, Agricultural Markets [AMENDED 02-24-2017]

~~See Section 5.3.2.C. for standards in Agricultural and Agricultural Residential zones (Table 5.6) and Section 5.4.5.B. for standards in Residential zones (Table 5.10 Agricultural Accessory Structures).~~

Commented [MJ98]: A90

3.4.6.F. Commercial or Public Stable Development Standards

1. In Residential zones:
 - a. Building areas shall not exceed 1,000 square feet.
 - b. Building height shall not exceed 30 feet and two stories.
 - c. Front yard setbacks shall be 30 feet without a PUPFE and 35 feet with a PUPFE.
 - d. Side and rear yard setbacks shall be 30 feet.
2. In ~~agricultural-residential zones zoning districts~~, the standards of Section 5.3.2.C. (Table 5.6) shall apply.
3. In ~~agricultural and recreational zones zoning districts~~, where allowed, the standards of Section 5.3.2.B. (Table 5.5) shall apply.

3.4.7. Field Retail Stands, Farm Stands, Produce Stands, Urban Agricultural Stands, Agricultural Markets [AMENDED 02-24-2017]

3.4.7.A. – J.

No changes.

3.4.7.K. Parking Requirements for Field Retail Stands, Farm Stands, Produce Stands, Urban Agricultural Stands, and Agricultural Markets

1. – 2. No changes.
3. All access roads must meet the standards of the Fire Marshall. All parking areas for Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets must have an active dust control program to the satisfaction of SMAQMD.
4. – 9. No changes.

3.4.8. Small Winery/Specialty and Craft Breweries [AMENDED XX-XX-XXXX]

3.4.8.A. – 3.4.8.C

No changes.

3.4.8.D. Standards

1. –10.
No changes.

11. In the Commercial and Mixed-Use zones, a small winery/brewery must include a retail sales floor and a tasting room.

Commented [MJ99]: A99

Commented [MJ100]: A101

3.4.8.E. Parking Requirements

1. Wineries or breweries shall not be subject to the development standards for off-

street parking, outlined in Section 5.9, unless otherwise specified herein.

2. The following ratios of off-street parking shall be required for all wineries or breweries:
 - a. Office area: 3.5 spaces/1,000 square feet
 - b. Production and storage area: one space/2,000 gross square feet
 - c. Tasting room facilities: one space/300 square feet
 - d. Events: one space/ three attendees
3. All access roads shall meet the standards of the Fire Marshall. All parking areas must have an active dust control program to the satisfaction of SMAQMD.
4. Parking lot lighting, subject to standards provided in Section 5.9.4.G, shall be required if the winery or brewery is open to the public after sunset.
5. Accessible off-street parking areas shall be provided and maintained as set forth in this Section.
 - a. The parking access area shall provide parking and maneuvering room for motor vehicles and for pedestrian safety and walkability based on the anticipated occupancy of the winery/brewery.
 - b. Plans submitted for a building permit to construct a building which has parking areas shall include the design of the required parking area drawn to scale. Such plans shall include:
 - i. All parking spaces and maneuvering areas,
 - ii. Curb cuts,
 - iii. Landscaping and other improvements, and
 - iv. If required, parking lot lighting.
 - c. A building permit shall not be issued until such parking plans have been approved through the Design Review process, and no final completion inspection approved until the parking spaces and required landscaping are installed. No business license shall be approved until issuance of a Certificate of Occupancy, except that a business license may be issued providing a cash bond is posted by the property owner to assure completion.
 - d. Parking spaces shall be provided for people with disabilities in accordance with the Uniform Building Code and Americans with Disabilities Act, subject to approval by the Chief Building Inspector. Designated spaces are to be incorporated into the overall parking requirement for the project.

3.4.8.F. – 3.4.8.G

No changes.

3.4.9. Large Winery/Brewery [AMENDED XX-XX-XXXX]

3.4.9.A. – 3.4.9.B

No changes.

3.4.9.C. Standards

1. Landowners shall comply with all standards for small wineries or specialty and craft breweries, except for annual production limitations.
2. **In the M-1 and M-2 zones, a large winery/brewery is permitted by right provided that tasting facilities are limited to a maximum of 15 percent of the square footage of the indoor portion of the winery/brewery; otherwise, a Minor Use Permit is required.**

Commented [MJ101]: A99

3.4.9.D. Allowed Uses

No changes.

3.4.9.E. Parking Requirements

Parking requirements for large wineries shall be the same as those for small wineries provided in Section 3.4.8.E.

Commented [MJ102]: A101

1. ~~Wineries or breweries shall not be subject to the development standards for off-street parking, outlined in this Code.~~
2. ~~The following ratios of off-street parking shall be required for all wineries or breweries:~~
 - a. ~~Office area: 3.5 spaces/1,000 square feet~~
 - b. ~~Production and storage area: one space/2,000 gross square feet~~
 - c. ~~Testing room facilities: one space/300 square feet~~
 - d. ~~Events: one space/ three attendees~~
3. ~~All access roads must meet the standards of the Fire Marshall. All parking areas must have an active dust control program.~~
4. ~~Parking lot lighting, as defined in this Code, will be required if the testing room is open to the public after sunset.~~

3.4.9.F. Signage

No changes.

3.4.9.G. Advisory for Other Permitting Requirements

Landowners shall refer to advisory requirements for other permitting, identified for small wineries or specialty and craft breweries per Section **3.4.8.G.** **3.4.8.F.**

3.4.10. Food Processing Industry [AMENDED XX-XX-XXXX]

Commented [MJ103]: A80

A Food Processing Industry use shall only be permitted in the AG-160, AG-80, AG-40, and AG-20 zoning districts subject to a Conditional Use Permit by the Board of Supervisors, upon recommendation by the Planning Commission.

~~The use shall be permitted in agricultural zoning districts only where the Food Processing (FP) combining zoning district has been established. The use shall be subject to a Conditional~~

~~Use Permit approved by the Board of Supervisors upon a recommendation by the Planning Commission, and shall be subject to those standards for the FP combining zoning district set forth in Section 4.3.~~

3.4.10.A. Considerations

When deciding on a Use Permit for a Food Processing Industry use, the Board of Supervisors shall consider the following:

1. Parking

The location and design of off-street vehicular parking facilities for visitors and employees and projected peak employee data.

2. Truck Traffic

The location and design of docking and waiting areas for trucks handling raw materials and processed products, ingress and egress from public roads, anticipated public street truck routes to freeways and major arterials, and the estimated peak number of trucks arriving and departing hourly and daily from the food processing plant.

3. Soil Engineering

A soil engineering analysis with recommendations, if necessary, to prevent structural damage as a result of the expansion and contraction of underlying soils, settling, subsidence, or other action.

4. Type of Food Processing Operation

The raw food crops that will be processed, their origins, previously processed bulk agricultural products used in the production process, the food products that will be produced, and the duration of the processing season.

5. Water Consumption

- a. The source of water to be used in plant operation.**
- b. The proposed location of wells and estimated drilling depth, if groundwater is to be used.**
- c. The location and identification number of existing wells on the property and on adjoining property.**
- d. An analysis of groundwater samplings from wells on the property or, if none exist, groundwater quality data that may be available for adjoining wells.**
- e. The average and peak daily water requirements, in gallons per day.**
- f. The total annual process water requirements and supplemental water requirements for irrigation in acre feet per year.**
- g. The existing annual water use at the site, including the area proposed to accommodate the waste disposal system.**
- h. Comments by the Environmental Management Department and Department of**

Water Resources regarding the proposed water supply system for the plant.

6. Air Pollution Control

Refer to SMAQMD for permit requirements.

7. Grading and Irrigation

- a. Location and acreage of the disposal area and the existing and graded topography at two-foot contour intervals (with spot elevations for flat land) with all surface drainage courses shown.
- b. Specific measures, if any, to improve soil permeability, such as ripping of hardpan or installation of underdrains.
- c. The design slope and length of run for surface irrigated fields.
- d. The layout of the irrigation system and irrigation return and discharge system.
- e. A description of the irrigation cycle, application rate, and infiltration rates of wastewater during periods of peak irrigation and the equipment or methods used to regulate application.
- f. The surface disposal systems, provisions for storm drainage, surface runoff drainage, and discharge of effluent, if any.
- g. Provisions for on-site liquid waste storage facilities capable of meeting emergency storage needs resulting from extreme weather or equipment failure.
- h. The comments by the Environmental Management Department, Department of Water Resources, the Sacramento Yolo Mosquito Abatement District, and Central Valley Regional Water Quality Control Board on the program to grade and irrigate the property.

8. Agricultural Management

- a. The proposed agricultural use of the land and existing agricultural use on and in the vicinity of the site.
- b. The types of crops to be grown, the management program (rotation, etc.) to be employed, and specific measures to minimize the concentration of rodents on and the attraction of birds to the disposal site.
- c. The distribution of soil types, soil profile descriptions (including depth to hardpan), soil chemical analysis, permeability data, and other relevant soil information that relate to the disposal site.

9. Economic Data

Because a clear and compelling economic need for land extensive wastewater disposal systems is the principal justification for rural industries and rural land disposal systems, the Use Permit application shall quantitatively identify the economic advantages of land disposal over conventional municipal treatment. Information necessary to make such a determination, includes, but is not limited to: the costs of land acquisition; land preparation; conveyance systems, pumps,

and other capital improvements; projected maintenance and operation requirements and costs; average and peak volume, organic loading, and suspended soils content of wastewater; and other information necessary to project sewage changes for municipal treatment shall be considered.

10. Domestic Sewage Disposal

- a. An estimate of the average and peak daily sanitary sewage flow during the processing season and during the off season shall be included within the waste management plan of the Use Permit application.
- b. The proposed method of treatment and disposal of domestic sewage.
- c. Conformance with the requirements of the Environment Management Department and the Regional Water Quality Control Board.

11. Solid Waste Management

Disposal of solid waste generated at the food processing facility shall be disposed of at a permitted solid waste facility.

3.4.10.B. Use Permit

1. Conditions

The Planning Commission may recommend, and the Board of Supervisors may require the Use Permit be subject to reasonable conditions.

a. Enforceable Restrictions

The Conditional Use Permit may be conditioned upon the owner of the land used for wastewater discharge executing a Land Conservation (Williamson) Act agreement or an open space easement.

b. Waste Discharge Requirements

The Use Permit shall be expressly conditioned upon compliance with waste discharge requirements of the Regional Water Quality Control Board. The Use Permit shall also specify that if the State suspends or revokes its approval of the waste discharge program, then the Conditional Use Permit may also be suspended or revoked. The County shall encourage the Regional Water Quality Control Board to include the following provisions in their waste discharge requirements:

- i. Maximum seasonal Biochemical Oxygen Demand loading rates to the land.
- ii. Monitoring of groundwater levels.
- iii. On-site liquid waste storage facilities sufficient to meet emergency storage requirements resulting from unseasonable wet weather during operating periods.

c. Soil Analysis

Each Conditional Use Permit shall include, as a condition, that an ongoing monitoring program be established to ensure that the long term productivity of

soils irrigated with wastewater is maintained. A soils analysis shall be performed biannually (immediately prior to the processing season and immediately following the processing season). The University of California Cooperative Extension Office (UCCE) or other qualified experts shall review such data to determine the level of buildup of sodium-based salts. If it is determined that soil salt levels are detrimentally affecting the agricultural productivity of the wastewater disposal site, this shall be reported to the State Regional Water Quality Control Board and the operator, along with recommended measures to reverse the salt buildup. Such measures may include changes in the types of crops planted, rotational cropping techniques, the use of soil amendments, alteration of production process to reduce chemical concentration in the wastewater, modified application practices, or other changes in the waste disposal program. Within 30 days of receiving such written measures the State Regional Water Quality Control Board shall establish, in consultation with the operator of the wastewater disposal site, a written schedule for implementing necessary measures. The operator shall implement all necessary measures no later than one year following establishment of the schedule, or within any lesser period as may be provided in the schedule.

2. Responsibility

The operator of the processing plant shall be responsible to the County for the operation of the disposal site even though the disposal site is owned or operated by another person or entity. If there is separate ownership or operating management, the County may condition the Use Permit by requiring an agreement between the land disposal operator and the plant operator relating to the management of the disposal site. Any agreement shall be approved by the County Counsel prior to the grant of the Use Permit.

3. Limited Term

The Use Permit shall be valid for 30 years from the date of approval, or a specified limited time frame consistent with the operative life of the proposed facility.

3.4.10.C. Bond

The Board of Supervisors may require that the applicant post a bond or other security to ensure compliance with any conditions of the Use Permit. The bond or security shall be in a form to be approved by the County Counsel and in an amount to be approved by the Planning Director and shall be deposited with the Clerk of the Board of Supervisors. The Planning Director is authorized to release the bond or security upon satisfaction of the conditions or expiration of the Use Permit.

3.4.10.D. Required Findings

In addition to any other findings required as a matter of law, the Board of Supervisors shall not grant a Conditional Use Permit for a Food Processing Industry use until it finds that:

1. The required plans and reports adequately describe the proposed operation.
2. The proposed use is consistent with the definition of food processing industries as

provided in this Code.

3. The required plans and reports incorporate all reasonable measures to mitigate probable significant adverse environmental effects of the proposed operation.
4. The required data establish a clear and compelling economic benefit to land disposal of process wastewater.
5. The proposed use has provided adequate mitigation to reduce or prevent, to the extent feasible, a concentration of rodents, birds, or other animals in such numbers that may constitute a threat to public health or safety and/or directly or indirectly interfere with the safe operation of general aviation aircraft within or above the disposal area.
6. The proposed use benefits agriculture.

3.4.11. Water Impoundment, Constructed Lake/Pond [AMENDED XX-XX-XXXX]

3.4.11.A. Permitted in all zones, except any facilities located in the Delta, as defined in Figure 3-1, shall require a Conditional Use Permit approved by the Board of Supervisors. The Delta Boundary shall be defined by Figure 3-1. The following features shall be exempt from the Use Permit requirement in the Delta:

1. Small ponds, where the design water level does not exceed the lowest adjacent grade level and where the pond is located at least 50 feet from an adjoining property line, with the following acreage limitations based on parcel size:
 - a. 0 – 5 acre parcels – 1/4 acres or less
 - b. 5 – 20 acres parcels – 1/2 acre or less
 - c. 20 acres or more – one acre or less
2. Ditches and canals used to transfer water.

Swimming pools.

3. Seasonal, intermittent farming practices supporting crop or animal-based agriculture. Also included is winter flooding (October 1 – April 1) for wetland habitat purposes.
4. Reclamation and Levee Maintenance District facilities.

3.4.12. Industrial Hemp [AMENDED XX-XX-XXXX]

3.4.12.A. Outdoor Operations. Outdoor industrial hemp cultivation, commercial hemp production, seed production, and related nursery uses are permitted in all AG zones if the shall meet the following standards are met:

1. In the AG zones.
 - a. Minimum parcel size of 40 acres.
 - b. Minimum setback requirements shall be as outlined in Chapter 6.87 of the SCC and as may be modified by the Agricultural Commissioner's Office.

3.4 Agricultural Use Standards
3.4.12 Industrial Hemp [AMENDED XX-XX-XXXX]

- c. Signage required for hemp cultivation shall comply with Chapter 6.87 of the SCC.
- d. Grower must be licensed and registered with the Agricultural Commissioner.
- e. ~~Primary processing of industrial hemp (drying, curing, pressing, and/or similar activities occurring after harvest) in AG zones shall take place in a fully enclosed legally permitted building where the odor cannot be detected from outside the structure and is limited to a maximum area of five acres dedicated to structures related to the cultivation and/or processing of industrial hemp as a permitted use. All methods of processing shall be non-volatile. If the indoor cultivation, processing, or storage area exceeds five acres or processing or storage occurs outside of a fully enclosed building a Conditional Use Permit approved by the Zoning Administrator is required (see Section 3.4.12.C for additional requirements).~~
~~Outdoor processing (drying, curing, pressing, and/or similar activities occurring after harvest) or storage of industrial hemp shall be subject to a Conditional Use Permit by the Zoning Administrator.~~

2. In all other zones, outdoor industrial hemp operations are prohibited.

3.4.12.B. Indoor Operations. Indoor industrial hemp cultivation and processing, seed production, or related nursery production and including incidental activities related thereto ~~within the M-1 and M-2 zones~~ shall meet the following standards:

- 1. General Standards. In all zones, indoor industrial hemp operations shall be subject to the following standards:
 - a. Structure(s) must comply with all applicable building codes.
 - b. Sites shall be developed in compliance with the development standards listed in Chapter 5.6 for projects in Industrial Zones.
 - c. All odor shall be mitigated so as not to be detected from outside the building structure.
 - d. All methods of processing shall be non-volatile.
 - e. Grower must be licensed and registered with the Agricultural Commissioner.
- 2. AG Zones. In the AG zones, indoor operations, including primary processing (drying, curing, pressing, and/or similar activities occurring after harvest) and storage of industrial hemp shall be permitted by right, provided that the total floor area of indoor operations does not exceed five acres. Uses exceeding this maximum floor area allowance shall be subject to a Conditional Use Permit by the Zoning Administrator and meeting additional standards provided in Section 3.4.12.C.
- 3. Light Industrial (M-1) Zone. In the M-1 zone, indoor operations, excluding any processing, shall be permitted by right. Any processing (drying, curing, pressing, and/or similar activities occurring after harvest) shall be subject to a Conditional Use Permit by the Zoning Administrator and meeting additional standards provided in Section 3.4.12.C.

4. **Heavy Industrial (M-2) Zone. In the M-2 zone, indoor operations, including processing, shall be permitted by right.**
6. ~~Processing in the M-1 zone requires a Conditional Use Permit approved by the Zoning Administrator pursuant to Section 3.4.12.C.~~

3.4.12.C. Additional Standards for Processing of Industrial Hemp. Processing of industrial hemp in the M-1 zone and any processing of industrial hemp that exceeds the requirements of Code Section ~~3.4.12.B.2~~ ~~3.4.12.A.4~~ above, shall require a Conditional Use Permit ~~approved~~ by the Zoning Administrator. Applications for Use Permits to process industrial hemp shall include the following in addition to any requirements listed in Section 6.4.3; Conditional Use Permits:

1. An odor control and mitigation plan to ensure odors of industrial hemp cannot be detected from outside of the building(s) in which the business operates. The odor control and mitigation plan shall be certified by a licensed professional engineer and shall include the following components:
 - a. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
 - b. Staff training procedures; and
 - c. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate industrial hemp odors.
- d. For Processing in Agricultural zones that require a use permit, the Odor Control and Mitigation Plan shall identify ways to mitigate/reduce odor based on surrounding uses and compliance with the County Right to Farm Ordinance.
2. A Safety Plan demonstrating adequate security on the premises, including lighting and alarms, to ensure the public safety, the safety of persons within the facility, and to protect the premises from theft. The Safety Plan shall include the following minimum requirements:
 - a. Lighting Plan: An interior and exterior lighting plan that utilizes best management practices to reduce glare, light pollution, and light trespass onto adjacent properties while still maintaining adequate security to provide illumination and clear visibility of outdoor areas surrounding buildings and in particular any points of ingress and egress. Interior lighting systems shall confine light and glare to the interior of the building.
 - b. Security cameras. Surveillance video cameras shall be installed and maintained in good working order to provide coverage on a 24-hour basis of all internal and exterior areas where industrial hemp is cultivated, weighed, manufactured/processed, packaged, stored, and/or transferred. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and shall be capable of operating under any lighting condition. Security video

3.4 Agricultural Use Standards
3.4.12 Industrial Hemp [AMENDED XX-XX-XXXX]

must use standard industry format to support criminal investigations and shall be maintained for 60 days.

- c. A professionally monitored alarm system shall be installed and maintained in good working condition and in compliance with SCC Chapter 9.96; Emergency Alarms.
- d. Secure storage and waste. Identify how industrial hemp products and associated product waste will be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.
- e. Transportation. Identify procedures for safe and secure transportation and delivery of industrial hemp to and from the facility.
- f. Locks. All points of ingress and egress to the industrial hemp processing facility shall be secured with Building Code compliant commercial-grade, non-residential door locks or window locks. Any exterior fences with locked gates shall utilize a fire/police accessible lock system such as a knox-box.
- g. Emergency Access. Identify security measures designed to ensure emergency access in compliance with the California Fire Code and local Fire Department standards.
- h. Noise. Facilities located within 300 feet of a non-industrial use or zoning district shall provide a noise analysis demonstrating that any ventilation system or other equipment shall comply with County noise regulations.

3.4.12.D. Research Cultivation and Production. Industrial hemp cultivation or seed production for research purposes is permitted in all AG zoning districts if the following standards are met:

- 1. Must be associated with an accredited university or college.
- 2. Minimum parcel size of 40 acres.
- 3. Minimum setback requirements shall be as outlined in Chapter 6.87 of the SCC and as may be modified by the Agricultural Commissioner's Office.
- 4. The maximum cultivation area shall not exceed one acre.
- 5. Signage required for hemp cultivation shall comply with Chapter 6.87 of the SCC.
- 6. Grower must be licensed and registered with the Agricultural Commissioner.

3.4.13. Agricultural Supplies and Services [ADDED XX-XX-XXXX]

3.4.13.A. In the AG zones, agricultural Supplies and Services uses shall be permitted subject to a Conditional Use Permit by the Zoning Administrator and a finding that the use serves only the needs of the surrounding agricultural uses in terms of the area, design, and location of the project.

3.5. RESIDENTIAL USE STANDARDS**3.5.1. Household Living Uses [AMENDED 09-09-2022]****3.5.1.A. Residential Uses, not otherwise listed [AMENDED 06-07-2018][AMENDED 07-16-2020]**

1. In the C-O, NMC, CMC, CMZ, BP, and LC zones, residential uses that are not listed in the table shall be considered on a case-by-case basis, subject to the issuance of a Conditional Use Permit ~~approved~~ by the Zoning Administrator and the development provisions of Chapter 5, "Development Standards."
2. ~~[DELETED 07-16-2020]~~

3.5.1.B. – 3.5.1.E

No changes.

3.5.1.F. Family Day Care Home [AMENDED 07-11-2024][AMENDED XX-XX-XXXX]

1. The use of a legally permitted and lawfully occupied dwelling as a family day care home shall be a permitted use in all zoning districts and shall not require any permit pursuant to this ordinance, provided that the dwelling is occupied by the day care provider.

Commented [MJ106]: A99

3.5.1.G. Transitional Housing, Supportive Housing [ADDED 06-06-2024]

No changes.

3.5.1.H. Mobile Home Park [DELETED XX-XX-XXXX]

~~A mobile home park use shall comply with the standards of Section 4.4, "Mobile Home Park (MHP) Combining Zoning District."~~

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3.5.1.I. – 3.5.1.K

No changes.

3.5.2. Group Living Uses [AMENDED 09-09-2022]

No changes.

3.6. PUBLIC, CIVIC, AND INSTITUTIONAL USE STANDARDS**3.6.0. Uses in the Agricultural and Agricultural-Residential Zoning Districts [AMENDED 06-07-2018]**

In the agricultural and agricultural-residential zoning districts, the following uses shall be subject to issuance of a Conditional Use Permit approved by the appropriate authority, as listed in the use tables or herein. ~~The Agricultural Commissioner and the Agricultural Advisory Committee, if existing and active, shall provide a recommendation to the final hearing authority, be consulted during the project review process.~~

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- Places of worship
- Private social centers/Fraterna
- Adult day care over 36 persons
- Private schools (all sizes)
- **Training, tutoring, or testing centers**
- Congregate care facilities
- Hospitals
- Social rehabilitation facilities
- Colleges and universities
- Residential care homes over six persons
- Bed and Breakfast Inns

The appropriate authority shall not grant the Conditional Use Permit in these zoning districts, unless it makes the following findings:

1. The proposed development will carry out the intent of the General Plan and the appropriate community plan.
2. The intensity and scale of development is proportional with the allowable residential and agricultural uses in the zone in terms of traffic generation and scale of proposed buildings.
3. The development does not alter the rural character of the community.
4. The development does not result in the need to extend public water and sewer.
5. A greater intensity may only be allowed if the appropriate authority finds that the proposed use is either along a major roadway and similar in scale to nearby established uses (e.g., existing places of worship) or is a continuation of an existing use at a consistent scale with historic activity.
6. **In the AG zones, for any private school; training, tutoring, or testing center; or similar privately operated educational institution, at least one of the following two findings:**
 - a. **The proposed use is not within a quarter mile (from property line to property line) of AG zoned land with a Department of Conservation designation of Prime, Unique, or Farmland of Local Importance.**
 - b. **The proposed use will not affect an existing agricultural operation by limiting the operation's ability to control pests through pesticide applications.**

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3.6.1. Assembly Uses

3.6.1.A. Places of Worship and Other Religious Institutions **[AMENDED XX-XX-XXXX]**

1. **In the agricultural, and agricultural-residential zoning districts, places of worship and other religious institutions with seating capacity over 150 persons shall be subject to issuance of a Conditional Use Permit approved by the Planning Commission in addition**

~~to complying with Section 3.6.0. In the agricultural, agricultural-residential, and residential zones, places of worship shall be subject to a Conditional Use Permit by the Zoning Administrator if seating capacity does not exceed 150 persons. If seating capacity exceeds 150 persons, a Conditional Use Permit by the Planning Commission shall be required.~~

- a. ~~In the agricultural and agricultural-residential zones, places of worship that exceed 150 persons shall be subject to required findings provided in Section 3.6.0.~~
2. ~~Dwellings for use by members of the place of worship shall be permitted by right up to 25 percent of the gross indoor floor area dedicated to the place of worship or five bedrooms, whichever is least restrictive. Dwellings in excess of this allowance are subject to the "Affinity Group Housing" use classification.~~

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Commented [MJ113]: A18

3.6.2. Education and Cultural Uses

3.6.2.A. Art Gallery, Art Studio [ADDED XX-XX-XXXX]

1. ~~Classes held as a part of this use classification shall not exceed 25 students receiving instruction on-site at any one time.~~
2. ~~In the residential, BP, and MP zones, retail sales in conjunction with an "Art Gallery, Art Studio" use shall be permitted by right, provided that sales are limited to the artist's originals and related accessories, including but not limited to, canvas frames, insurance, and coffee table art books. The sale of other items shall be considered a "General Retail" use.~~
3. ~~In the M-1 and M-2 zones, retail sales shall be limited to 25 percent of the floor area dedicated to the business by right. Otherwise, the use shall be subject to a Conditional Use Permit by the Zoning Administrator.~~

3.6.2.B. School, Private [AMENDED XX-XX-XXXX]

1. ~~In the commercial, mixed-use, and MP zoning districts, a private school with capacity total in-person student enrollment of 500 students or less, shall be subject to a Minor Use Permit, approved by the Planning Director. Schools exceeding 500 total in-person student enrollment students in these zoning districts shall be subject to a Conditional Use Permit approved by the Zoning Administrator.~~
2. ~~In the IR, M-1, and M-2 zones, if a private school primarily offers courses in industrial trades, including the operation of heavy equipment, trucks, and tractor trailers, and does not exceed 100 total in-person student enrollment, the use shall be subject to a Minor Use Permit. In the IR zone, such schools exceeding 100 total in-person student enrollment shall be subject to a Conditional Use Permit by the Planning Commission. In the M-1 and M-2 zones, such schools exceeding 100 total in-person student enrollment shall be subject to a Conditional Use Permit by the Zoning Administrator.~~
3. ~~In the UR, agricultural-residential, residential, and C-O zones, a private school with total in-person student enrollment of 100 or less shall be subject to a Conditional Use Permit by the Zoning Administrator. In these zones, such schools exceeding 100 total in-person total enrollment shall be subject to a Conditional Use Permit by the Planning Commission.~~

4. In the AG zones, the use shall be subject to a Conditional Use Permit by the Board of Supervisors and shall comply with Section 3.6.0, including a required finding provided in Section 3.6.0.6.
5. In the agricultural, and agricultural-residential zones zoning districts, private schools shall comply with Section 3.6.0.

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3.6.2.C. Training, Tutoring, or Testing Center [ADDED XX-XX-XXXX]

1. In all zones, training, tutoring, or testing centers shall not have more than 25 students on-site at any one time. Facilities characteristic of this use classification that exceed 25 students on-site at any one time shall be classified as a "Private School" use.
2. If a training, tutoring, or testing center with an effectuated use permit proposes to expand such that it would be reclassified as a "Private School," the existing use permit may be amended to reclassify the use, provided that the use permit level for the expanded operations is at the same level as the original training, tutoring, or testing center use permit. For example, a training, tutoring, or testing center use with a UPZ in the RD-5 zone for 20 students may amend their use permit to reclassify as a "Private School" with 50 students because such use would also require a UPZ.
3. In the BP and MP zones, training, tutoring, or testing centers shall be permitted by right up to the number of students specified in 3.6.2.C.1. However, in these zones, such facilities with non-student customers offered services with or without payment, including, but not limited to, cosmetology and beauty schools that train students with customers' hair, makeup, or nails; massage therapy schools that offer practice with customers; and culinary schools that serve food to the public are subject to a Minor Use Permit.
4. In the agricultural-residential and residential zones, if located on a property developed with an institutional or commercial use, a training, tutoring, or testing center shall be permitted by right, subject to the following findings:
 - a. Written authorization is provided for the use by the property owner.
 - b. There is sufficient parking for the proposed use pursuant to Section 5.9.
 - c. The proposed use is operating outside of the peak operating hours of the existing use. For example, an independently operated tutoring center operating on weekday afternoons within a place of worship which primarily has services on the weekend would be permitted under this provision.
5. In the AG zones, the use shall be subject to a Conditional Use Permit by the Board of Supervisors and shall comply with Section 3.6.0, including a required finding provided in Section 3.6.0.6.
6. In the UR, IR, and agricultural-residential zones, if not exempt under provision 3.6.2.C.4, the use shall comply with Section 3.6.0.

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3.6.2.D. Automobile Driving School [ADDED XX-XX-XXXX]

1. In the BP zone, an automobile driving instruction school shall not store more than two vehicles used for instruction on site.

2. In the CMC, LC, GC, and MP zones, as permitted, an automobile driving instruction school may store up to five vehicles used for instruction stored on site by right.
3. In zones with vehicle limitations, a Minor Use Permit may be obtained to increase the number of permitted stored vehicles on site up to ten total; or a Conditional Use Permit by the Zoning Administrator may be obtained to increase the number of permitted stored vehicles beyond ten. Either use permit is subject to finding that there is sufficient parking for the stored vehicles and other existing uses on site pursuant to Section 5.9.

3.6.3. Government Uses

3.6.3.A. Government Uses and Facilities [AMENDED XX-XX-XXXX] and Local Agency Uses and Buildings

Government Uses and Facilities shall be regulated as set forth in Table 3.7.

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Table 3.7 Government Uses and Facilities in All Zones

	<u>Government (State/Federal) Uses</u>	<u>Government (Non-State/Federal) Uses</u>	<u>Private Use</u>
<u>On Government (State/Federal) Owned or Leased Property</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>On Government (Non-State/Federal) Owned or Leased Property</u>	<u>[1]</u>	<u>See 3.6.3.A.1</u>	<u>See 3.6.3.A.2</u>
<u>On Privately Owned Property</u>	<u>[1]</u>	<u>See 3.6.3.A.1</u>	<u>See Table 3.1</u>

P = Permitted by right and exempt from Design Review in all zoning districts subject to the oversight of the State or Federal agency maintaining the property or operating the applicable on-site facility.

[1] Such uses shall be regulated by the most applicable use classification provided in Section 3.2.5, to the extent permitted by law. For example, an office for the U.S. Fish and Wildlife Service on private property would be regulated as a "General Office Use" and a service yard for State Parks on land of a non-dependent parks district would be classified as a "Service Yard, Workshop" use.

State and Federal Government Uses and Facilities

- a. A government use or building owned by a state or federal government entity and located on federal or state-owned property shall be permitted by right in any district.
- b. A federal or state government use within a privately-owned building, facility, or premises shall be permitted in any zoning district and shall be regulated as set forth this Code for the proposed use to the extent permitted by law.

Government Use and Facilities Other than Federal and State

- c. A government use or building owned by a government entity other than state or federal government within a privately-owned building, facility, or premises shall be permitted in any zoning district and shall be regulated as set forth in this Code for the proposed use to the extent permitted by law.

d. ~~If not permitted by paragraph 2.a. above, a government use or building owned by and located on property owned by a government entity other than state or federal government may be allowed by Conditional Use Permit in any zoning district.~~

~~Privately Owned or Operated Uses in Government-owned Premises~~

e. ~~A private use in a government-owned building, facility, grounds, or other premises shall be regulated as provided for elsewhere in this Code for the use type, except that a use located within a government-owned and operated facility such as a state park or office building that is regulated by that agency shall be a permitted use.~~

1. Government (Non-State/Federal) Uses on Government (Non-State/Federal) Owned/Leased Property or Privately Owned Property

a. ~~A Use Permit will not be required for County agency uses and/or facilities for which budgetary responsibility rests wholly or partly with the Board of Supervisors, such as the water agencies, airports, dependent park districts, Sacramento Housing and Redevelopment Agency, and where the uses and/or facility has already been subject to public hearings for the purpose of allocating funds to purchase the property, to construct the facility, or to commit the property to a specific use shall be permitted by right and exempt from Design Review.~~

b. ~~A Use Permit will not be required for Fire stations ~~if~~ located more than 500 feet from a residential or agricultural-residential zones shall be permitted by right and exempt from Design Review. zoning district~~

c. ~~or if the fire station site had been Fire stations designated on an approved tentative subdivision map which were also indicated on the subdivision map at the time of public noticing for the final hearing, and the public notices for the tentative subdivision map indicated that a fire station site was proposed shall be permitted by right and exempt from Design Review.~~

d. ~~Public airports operated by the Sacramento County Department of Airports shall be exempt from use permit requirements, exempt from development standards, and shall be subject to an adopted airport master plan and/or Airport Land Use Compatibility Plan (ALUCP).~~

e. ~~If not permitted by subdivisions (a) through (d), the use shall be regulated by the most applicable use classification provided in Section 3.2.5, to the extent permitted by law. If the most applicable use is permitted by right, it shall be exempt from Design Review.~~

f. ~~If the proposed use is prohibited pursuant to subdivision (e), the use shall be subject to a Conditional Use Permit by the Planning Commission and Design Review.~~

g. ~~In the agricultural and agricultural-residential zones, such uses may be permitted on lots not meeting minimum lot standards provided in Chapter 5, provided that the existing or, if in conjunction with a Tentative Parcel Map and Special Development Permit, proposed lot dimensions are adequate to serve the proposed use and sufficient to maintain landscaped buffers or fencing which allow for the use to operate in compliance with Section 2.1.3.~~

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2. Private Uses on Government (Non-State/Federal) Owned/Leased Property

- a. Should a private use be explicitly authorized by a resolution of the Board of Supervisors on property owned or leased by the County or County agencies for which budgetary responsibility rests wholly or partly with the Board of Supervisors, the use shall be permitted by right and exempt from Design Review.
- b. Temporary private uses, such as concessions, holiday tree sales, and signs, authorized by and on property owned or leased by a public school district shall be permitted by right.
- c. If not permitted by subdivision (a) or (b), the use shall be regulated by the most applicable use classification provided in Section 3.2.5.

3.6.4. Parks and Open Space Uses [AMENDED 02-24-2017]

3.6.4.A. Cemetery

No changes.

3.6.4.B. Community and Market Gardens [AMENDED 12-01-2017][AMENDED 06-07-2018] [AMENDED 07-16-2020][AMENDED XX-XX-XXXX]

Community and Market gardens are permitted, provided that permission to use the property has been given in writing by the property owner and subject to the standards included in this Section. Nothing in this Section shall be construed to preempt any provision related to the cultivation of cannabis as found in Title 6 of the SCC, or the provisions of the Land Grading and Erosion Control Ordinance, Stormwater Quality Ordinance, or Floodplain Management Ordinance.

1. Permit Requirements

Commented [MJ118]: A99

- a. One Acre in Size or Less. In all zones depicted as conditionally permitting market gardens in Table 3.1, a market garden one acre in size or less shall be permitted by right.
- b. One to Three Acres.
 - i. In the residential and recreational zones, a Minor Use Permit shall be required.
 - ii. In all other zones depicted as conditionally permitting market gardens in Table 3.1, a market garden of this size shall be permitted by right.
- c. More than Three Acres.
 - i. In the AR-1, AR-2, mixed use, and commercial zones, a Minor Use Permit shall be required.
 - ii. In the residential and recreational zones, a Conditional Use Permit by the Zoning Administrator shall be required.
 - iii. In the industrial zones, the use shall be permitted by right.

2. Maintenance

No changes.

3. Equipment

No changes.

4. Structures

Structures used to support community and market gardens, such as tool sheds, greenhouses, produce stands, and instructional spaces are permitted, subject to all other applicable zoning regulations and development standards found in Section 5.3.2.C. for ~~agricultural and agricultural-residential zoning districts (Table 5.6)~~ and Section 5.4.5.B. in Residential zones (Table 5.10-Agricultural Accessory Structures).

Structures including fencing, pens, barns and similar buildings utilized to secure and shelter animals shall comply with Section 3.9.3.G. All structures shall be constructed of quality materials and situated so that they do not pose a nuisance to surrounding properties.

5. - 13.

No changes.

3.6.5. Social Care Uses

Commented [MJ119]: A95

~~Adult Day Care Center [DELETED XX-XX-XXXX]~~

- ~~In the agricultural, agricultural-residential, and residential zoning districts, an adult day care center facility, with capacity of up to 36 persons, shall be subject to a Conditional Use Permit approved by the Zoning Administrator. An adult day care center facility, exceeding 36 persons, shall be subject to a Conditional Use Permit approved by the Planning Commission. In the agricultural, and agricultural-residential zoning districts, comply with Section 3.6.0.~~
- ~~In the recreational zoning districts, adult day care centers shall be subject to a Conditional Use Permit approved by the Planning Commission.~~

~~3.6.5.A. Child Day Care Center [ADDED XX-XX-XXXX]~~

- ~~In the agricultural, agricultural-residential, recreational, RD-1 through RD-10, and RM-2 zones residential, and recreational zoning districts, a child day care center facility with:~~
 - ~~Capacity of up to No more than~~ eight persons in care at any one time shall be permitted by right;
 - ~~Capacity between Nine and to~~ 14 persons in care at any one time shall be permitted, subject to a Minor Use Permit approved by the Planning Director;
 - ~~Capacity of 15 to 36 or more~~ persons in care at any one time shall be subject to a Conditional Use Permit approved by the Zoning Administrator.
 - More than 36 persons in care at any one time shall be subject to a Conditional Use Permit by the Planning Commission.

~~These standards do not apply in the multifamily zones. [ADDED 07-16-2020]~~

- ~~In any zone, a child day care center is permitted, regardless of capacity, as an accessory use to a permitted K-12 school or a multifamily use.~~
- ~~When in conjunction with a multifamily use, a child day care center shall be considered one and the same with the multifamily use and subject to multifamily development standards as provided in Chapter 5.~~

Congregate Care Facility, Convalescent Hospital, and Social Rehabilitation Center

In the agricultural and agricultural-residential zoning districts, congregate care facilities, convalescent hospitals, and social rehabilitation centers shall be subject to issuance of a Conditional Use Permit approved by the Planning Commission in addition to complying with Section 3.6.0.

3.6.6. Utility and Public Service Facility Uses**3.6.6.A. Non-Electrical Utility Facilities and Infrastructure [ADDED XX-XX-XXXX]**

Commented [MJ120]: A35

Unless otherwise specified in this section, a proposed non-electrical utility facility use in the agricultural, agricultural-residential, residential, recreational, and Delta Waterways zones shall be subject to a Conditional Use Permit by the Zoning Administrator; and, in all other zones, the proposed use shall be subject to a Minor Use Permit.

1. County Agencies. Non-electrical utilities and infrastructure authorized and/or operated by the County or agencies for which budgetary responsibility rests wholly or partly with the Board of Supervisors shall be subject to Section 3.6.3.A.1 or 3.6.3.A.2, as applicable.
2. Domestic Water. Pursuant to CA GOV § 53091(e), the siting or construction of facilities that produce, generate, store, treat, or transmit water are exempt from this Code, provided that such facility is operated by a "local agency" as defined in CA GOV § 53090.
3. Elevated Review. In all zones, waste transfer stations, landfills, dumps, and wastewater treatment plants, if not exempted by (1) or (2), shall require a Conditional Use Permit by the Board of Supervisors.
4. Minor Utilities. Utility facilities and infrastructure that are necessary to support legally established uses and require only minor structures, including but not limited to water well sites, telephone switching vaults, broadband/fiber cabinets, and similar facilities, shall be permitted by right if designated on an approved subdivision map through a dedicated parcel, Public Utilities Easement (P.U.E.), map note, or similar; and the final map has been recorded or has been submitted for recordation to the satisfaction of the County Surveyor.
5. Communication Facilities. For colocation centers, telephone exchanges, data centers, and other similar large scale communication equipment facilities, see "Warehousing." For wireless communication facilities, see Section 3.6.7.A.

3.6.6.B. Electrical Utility Facilities and Infrastructure [ADDED XX-XX-XXXX]

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In all zones, unless otherwise specified in this section or elsewhere in this Code, an electrical utility facility is subject to a Conditional Use Permit by the Board of Supervisors.

1. Local Agency Exempt Facilities. Pursuant to CA GOV § 53091(e), the production and generation of electricity by a local agency, as defined in CA GOV § 53090, shall be exempt from this Code. Further, electrical substations in an electrical transmission system operated by a local agency that receives electricity at less than 100,000 volts are also exempt from this Code.

2. **Minor Electrical Utilities. Utility facilities and infrastructure that are necessary to support legally established uses and require only minor structures, including but not limited to electrical distribution lines and electrical substations that receive electricity at less than 100,000 volts, if not exempted by (1), shall be subject to this section.**
 - a. **Recorded Map. If such facility is designated on an approved subdivision map through a dedicated parcel, Public Utilities Easement (P.U.E.), map note, or similar; and the final map has been recorded or has been submitted for recordation to the satisfaction of the County Engineer, the use shall be permitted by right.**
 - b. **If not exempted by subdivision (a), the use shall be subject to a Conditional Use Permit by the Zoning Administrator in the agricultural, agricultural-residential, residential, recreation, and Delta Waterways zones. In all other zones, the use shall be permitted by right.**
3. **Local Agency Transmission Lines and Substations of 100,000 Volts or More.**
~~Transmission Facilities of Sacramento Municipal Utility District (SMUD)~~
Local Agency Transmission Lines and Substations of 100,000 Volts or More are subject to a formal review by the Board of Supervisors for consistency with the General Plan, Zoning Code, and applicable Community Plan through a Board Review (BRB) entitlement. Such projects are exempt from conditional use permit requirements.
 - a. **Permitting**
~~SMUD electrical transmission lines and substations with less than 100,000 volt capacity are permitted with no review required by the County.~~
Within ~~four months~~ 60-days of receipt of a complete application and environmental document proposed from the local agency SMUD to locate and construct electrical transmission lines or substations of 100,000-volt or greater capacity, the Board of Supervisors shall make a determination on conduct a public hearing to ministerially consider the consistency compliance of such proposal with the provisions of the Development this Code, and shall adopt a resolution approving, approving an alternative, or disapproving the proposed facilities. Any such resolution shall contain findings concerning:
 - i. The consistency of the proposed facilities with the County's adopted General Plan and community plan;
 - ii. Feasible alternatives to the proposal;
 - iii. The necessity for, as compared to the impact of, the proposed facilities on the health, convenience, safety, and welfare of County residents.
 - b. **Siting**
 - i. Electrical transmission lines of 100,000-volt or greater capacity may be located in any zoning district and shall be located in easements or rights of way that permit access for maintenance with minimal disruption to surrounding properties.
 - ii. Every reasonable effort shall be exerted made to avoid established residential areas. In the event SMUD the local agency determines that it has no alternative

but to route a 100,000-volt or greater capacity transmission line through an established residential area, such lines shall be installed underground unless the local agency except when SMUD can demonstrate that it is not feasible to do so. "Feasible" as used herein in this use standard shall be as defined in CA GOV §53096(c). Preference shall be given to the location of transmission lines in the rank order specified below, in Sections 3.6.6.A.1.b.ii.1. through 3.6.6.A.1.b.ii.7..

1. Within existing SMUD local agency transmission rights of way or those anticipated for other projects proposed, subject to this Code.
2. Adjacent to railroads or adopted freeway routes.
3. Along or adjacent to major arterial streets, where existing or planned uses are commercial or industrial.
4. Adjacent to or through existing or planned commercial, industrial, or agricultural uses.
5. Along arterial streets where residential uses, designated in an adopted plan, are RD-20 or a greater density.
6. Through areas where land uses in an adopted plan are predominately commercial, but include residential uses.
7. Through residential areas, including side and rear yards, irrespective of density.

iii. "Substation" for the purposes of this Section means any structure with 100,000-volt or greater incoming capacity that either:

1. Converts electrical energy to a lesser voltage for the purpose of subregional or localized distribution;
2. Functions as a transition point from overhead to underground electrical transmission lines; or
3. Acts as the point of convergence for two or more transmission lines. Substations may be located on sites in all zoning districts, provided mitigation measures are instituted as provided in Section 3.6.6.B.3.c 3.6.6.A.1.e, "Advisory for Other Permitting Requirements". Preference shall be given to the location of substations in the following rank order:
 - a. Areas designated for industrial or commercial land uses in an adopted plan.
 - b. Undeveloped areas designated for residential use in an adopted plan.
 - c. Areas designated agricultural urban reserve in an adopted plan.
 - d. Sites designated for residential use in an adopted plan and surrounded by existing residential uses.

c. **Advisory for Other Permitting Requirements**

- i. Overhead electrical transmission lines of 100,000 volts or greater capacity should be installed in a manner so as to minimize possible adverse impacts to existing land use and conditions, including health, safety, biological, visual, and aesthetic impacts. Consolidating lines on fewer poles should be explored whenever feasible, as long as doing so would not negatively affect reliability

or safety. When feasible, ~~SMUD~~ **the local agency** should relocate and combine existing overhead transmission poles and lines with new installations.

- ii. Substations should be designed and constructed in such a manner as to minimize off-site visual and noise impacts. Planted or landscaped setbacks of at least 25 feet should be provided on all public street frontages of the parcel. For rights-of-way with PUPFs, planted or landscaped setbacks of at least 31 feet should be provided on all public street frontages of the parcel.
- iii. For rights-of-way with public utilities, **or** public facilities easements, substations should be designed and constructed in such a manner as to minimize off-site visual and noise impacts. Planted or landscaped setback of at least 31 feet should be provided on all public street frontages of the parcel.
- iv. ~~SMUD~~ **P**roposals to the Board of Supervisors to locate and construct electrical transmission lines and substations subject to this Code should include a description of mitigation measures to be utilized and a plan indicating the specific site treatments to be employed.

Utility and Public Service Facility Uses, Minor

~~The following minor utility and public service facility uses are permitted, as noted in Sections 3.6.6.B.1, otherwise, subject to a Conditional Use Permit approved by the Zoning Administrator.~~

- ~~1. Minor utility distribution facilities such as water well sites, telephone switching vaults, electrical transmission facilities, and similar facilities, if the site had been designated on an approved tentative subdivision map and the final map has been recorded or has been committed to recordation to the satisfaction of the County Engineer.~~

3.6.6.C. Solar Energy Facilities [AMENDED 07-16-2020][AMENDED XX-XX-XXXX]

The County Board of Supervisors recognizes the need to accommodate new sources of renewable energy to help energy providers meet the requirements of state law for renewable sources. This Section regulates solar energy facilities. Solar energy facilities include solar panels (photovoltaic systems), solar thermal systems that convert solar energy to electricity by heating a working fluid to power a generator, and solar hot water systems designed to heat water for use by either domestic or commercial uses. Definitions applicable to solar energy facilities, including the types of solar facilities are defined in Section 7.3.

1. General Provisions for All Solar Energy Facilities

No changes.

2. Accessory I and II Solar Energy Facilities

No changes.

3. Commercial I and II Solar Energy Facilities

Solar facilities shall comply with the following provisions, to be included as conditions of approval for the Use Permit:

a. Applicability to Zoning Districts

- i. Commercial Solar I facilities are permitted in ~~agricultural, recreational, mixed-use, commercial, and industrial~~ zoning districts, subject to the applicable Use Permit, indicated in Table 3.1.

b. Application Materials

- i. Standard application packet required for all planning applications, including a site map and elevations
- ii. Landscape and fencing plans and details
- iii. Visual analysis, as needed, of views from impacted residences, roadways, etc.
- iv. Solar pathways study, when merited by possible shading over the life of the project
- v. Signage warning of site dangers
- vi. Security Plan (fencing, surveillance cameras, etc.)
- vii. **A will serve letter stating intent to execute a purchase power agreement from the utility or other purchaser. Purchase power agreement signed by the utility or other purchaser**
- viii. Reclamation Plan
- ix. Decommissioning Plan
- x. No grid-interfaced photovoltaic system shall be approved until evidence has been provided to the Planning Director that the owner has obtained the consent of the utility company for the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

Commented [MJ122]: A77**c. – e.**

No changes.

f. Landscaping [AMENDED 12-01-2017][AMENDED XX-XX-XXXX]

- i. The applicant shall submit a **preliminary** landscape plan **per the Project Application Checklist** to Planning and Environmental Review, **which shall include the location, description and timing of plantings, fences, sound walls as required by the Code, and berms. The description of fencing shall include color and materials, when appropriate.** The **landscape** **landscaping** **plan** shall be designed to be generally compatible with the surrounding uses and existing landscaping patterns, to the satisfaction of the Landscape Architect, Planning and Environmental Review.
- ii. **– iv.** No changes.

g. – k.

No changes.

3.6.6.D. Wind Turbine Facilities

The County Board of Supervisors recognizes the need to accommodate new sources of renewable energy to help energy providers meet the requirements of state law for renewable sources. This Section regulates wind turbine facilities, including small wind turbines and large wind turbines, as defined in Section 7.3.

1. General Provisions for All Wind Turbine Facilities**2. Small Wind Turbines**

3. Large Wind Turbines**a. – f.**

No changes.

g. Landscaping [AMENDED 12-01-2017][AMENDED XX-XX-XXXX]

- i. The applicant shall submit a preliminary landscape plan per the Project Application Checklist to Planning and Environmental Review, which shall include the location, description and timing of plantings, fences, sound walls as required by the Code, and berms. The description of fencing shall include color and materials, when appropriate. The landscape landscaping plan shall be designed to be generally compatible with the surrounding uses and existing landscaping patterns, to the satisfaction of the Landscape Architect, Planning and Environmental Review.

ii. – iv.

No changes.

h. – l.

No changes.

3.6.6.E. Battery Energy Storage System (BESS) Facility [ADDED XX-XX-XXXX]

Commented [MJ123]: A46

Battery Energy Storage System (BESS) facilities shall comply with the following provisions:

1. Applicability to Zoning Districts. BESS facilities are conditionally permitted in the AG, IR, M-1, and M-2 zones subject to a Conditional Use Permit by the Board of Supervisors, as indicated in Table 3.1.
2. Application Materials
 - a. Standard application packet required for all planning applications, including a site map and elevations
 - b. Landscape and fencing plans and details
 - c. Visual analysis, as needed, of views from impacted residences, roadways, etc.
 - d. Applicable UL (Underwriters Laboratories) safety standard specification
 - e. Signage warning of site dangers and location of signs
 - f. Security Plan (fencing, surveillance cameras, lighting, etc.)
 - g. Draft Reclamation Plan
 - h. Draft Decommissioning Plan
 - i. A will serve letter stating intent to execute a purchase power agreement from the utility or other purchaser
3. Location
 - a. Avoid Prime Farmlands, unless mitigated consistent with County policy.
 - b. Avoid sensitive habitat areas, unless mitigated consistent with County policy.

Commented [MJ124]: A77

- c. Avoid locations in the viewscapes of scenic highways or in areas that would impact the views from historic places.
- d. Avoid delineated floodplains (A, AE).
- e. BESS facilities are not allowed on Williamson Act Agricultural Preserves except when specifically allowed under the Williamson Act contract.
- f. If applicable, a BESS facility shall comply with policies and restrictions of an adopted Airport Land Use Compatibility Plan (ALUCP).

4. Development Standards. BESS facilities, in all zones, shall be subject to development standards for the M-1 zone as provided in Table 5.14.

5. Fencing

- a. Security fencing is required to protect the site and screen outdoor storage areas. The fencing shall be:
 - i. Vinyl covered cyclone fence, neutral colors, or
 - ii. Vinyl slats, neutral color compatible with fence color, or
 - iii. Alternative fencing may be considered by the appropriate hearing body.
- b. Masonry walls of at least six feet in height may be required by the appropriate hearing body to dampen sound emitting from the facility on property lines adjacent to, or in the general direction of, residential, recreational, or commercial zoned properties.

6. Landscaping

- a. The applicant shall submit a preliminary landscape plan per the Project Application Checklist to Planning and Environmental Review. The landscape shall be designed to be generally compatible with the surrounding uses and existing landscape patterns, to the satisfaction of the Landscape Architect, Planning and Environmental Review
- b. In rural areas, the following shall be considered when approving the landscape plan:
 - i. Maintenance of visual openness and the preservation of rural character through design that may include clustering of plant species;
 - ii. Protection of watering systems and/or landscaping from theft; and
 - iii. Availability of water source.
- c. Landscaping shall be designed to bring immediate aesthetic relief upon planting by designating minimum sized plantings appropriate to the project and its surroundings.
- d. Landscaped areas shall be kept free of trash and weeds.

7. Operations. Maintain and operate facilities in compliance with County and State health regulations.

8. Reclamation. Reclamation shall start within six months, and be completed within 18 months, after operations cease or expiration of the Use Permit, whichever comes first.

9. Decommissioning Plan

a. The Decommissioning Plan shall include at a minimum, a detailed plan for decommissioning and deconstruction of the BESS facility and for restoration of the site.

The Decommissioning Plan shall be developed and approved to the satisfaction of the Planning Director.

10. Performance and Financial Assurance Guarantees

a. Prior to issuance of any building permits, the applicant shall provide performance and financial assurance guarantees in an amount sufficient to ensure the performance of the approved Decommissioning Plan. The performance and financial guarantees shall be provided and approved to the satisfaction of the Planning Director.

b. The performance and financial assurance guarantee may be comprised of, but not limited to, one or more of the following to the satisfaction of the Planning Director: an irrevocable letter of credit; or a trust fund or escrow established and maintained in accordance with the approved financial assurances and practices to guarantee that decommissioning will be completed in accordance with the approved Decommissioning Plan.

11. Signage

a. Warning signs and no trespassing signs shall be placed at entryways to the site and at regular intervals around the site.

b. No advertising shall be allowed on fencing or equipment.

3.6.7. Communication Facilities and Uses**3.6.7.A. Wireless Communication Facilities, Small Cell WCFs, and Eligible Facility WCFs**

The County Board of Supervisors recognizes the need to accommodate Wireless Communications Facilities (WCFs), Small Cell WCFs, and Eligible Facility WCFs, and has promulgated the following use and development standards to address them within the unincorporated areas of the County.

1. WCF Use Standards

a. For the purposes of regulating WCFs, zoning districts are organized into Groups, as shown in Table 3.8 3.6.1, below.

Table 3.8 3.6.1 Zoning Groups for WCFs [1]

Group	Zoning Districts
Group 1	RD, AR, O, C-O, RM-2, DW, RR, and SPA zoning districts (unless otherwise specified in the particular SPA ordinance).
Group 2	BP, LC, GC, and Mixed-Use zoning districts
Group 3	M-1, M-2, MP, AG, IR, and UR zoning districts

[1] WCFs are not allowed within Public Rights of Way (PROWs) in any zoning district unless classified as a Small Cell WCF or Eligible Facility WCF.

b. Appropriate Authority for Approval

- i. Group 1 zoning districts: Subject to the issuance of a Conditional Use Permit approved by the Planning Commission, provided they meet the development standards of Section 3.6.7.A.4, Table 3.10 ~~3.6.2~~, as applicable. The Planning Commission may impose conditions on the Use Permit as outlined in Sections 6.4.3.E.3 and 6.4.3.E.4.
- ii. Group 2 and Group 3 zoning districts: Subject to the issuance of a Conditional Use Permit approved by the Zoning Administrator, provided they meet the development standards of Section 3.6.7.A.4, Table 3.10 ~~3.6.2~~, as applicable. The Zoning Administrator may impose conditions on the Use Permit as outlined in Sections 6.4.3.E.3 and 6.4.3.E.4.

2. Small Cell WCF Use Standards**a. Attached to existing infrastructure:**

- i. Permitted in all zoning districts provided they:
 1. Meet the development standards of Section 3.6.7.A.5, Table 3.11 ~~3.6.3~~, as applicable.
 2. Enter into a Master License Agreement with the County of Sacramento, if County Facilities are to be utilized.
 3. Receive all required authorizations from non-County entities (such as PG&E or SMUD) to proceed with the installation of the antenna or any associated communication facilities on their facilities.
 4. Receive an Encroachment Permit and/or Pole Licenses by the Director of the Department of Transportation (DOT) or designee if located within a Public Right of Way (PROW).

b. New Towers

- i. Permitted in all zoning districts provided they obtain a Minor Use Permit, and
 1. Meet the development standards of Section 3.6.7.A.5, Table 3.11 ~~3.6.3~~, as applicable.
 2. Receive an Encroachment Permit or Pole License by the Director of the Department of Transportation (DOT) or designee if located within a Public Right of Way (PROW).

3. Eligible Facility WCF Use Standards

Permitted in all zoning districts, provided that the Eligible Facility WCF falls within the Federal Communications Commission (FCC) guidelines for "Eligible Facilities Requests," as described in 47 C.F.R. Subsection 1.6100(b)(3) & (7), and updated from time to time.

4. WCF Development Standards

The Development Standards for WCFs are summarized in Table 3.10 ~~3.6.2~~.

Table 3.10 3.6.2 WCF Development Standards

No changes.

- a. Deviations from development standards for WCFs may be permitted through issuance of a Special Development Permit, if the Appropriate Authority makes the general findings required in Section 6.4.6.H.1 and specific findings in Section 6.4.6.H.5.

5. Small Cell WCF Development Standards

The development standards for Small Cell WCFs are summarized in Table 3.11 3.6.3.

Table 3.11 3.6.3 Small Cell WCF Development Standards

No changes.

- a. Facilities that do not meet the standards of Table 3.11 3.6.3 will not be considered Small Cell WCFs, as defined, and so will be subject to issuance of a Conditional Use Permit as outlined in Section 3.6.7.A.1, and the development standards of Section 3.6.7.A.4, Table 3.10 3.6.2.

6. Eligible Facility Development Standards

- a. Eligible Facility WCFs that do not meet the standards of an "Eligible Facilities Request," as defined, are considered a new WCF, and are subject to issuance of a Conditional Use Permit as outlined in Section 3.6.7.A.1, and the development standards of Section 3.6.7.A.4, Table 3.10 3.6.2.

- 7. In addition to the requirements listed in this Section, all Wireless Communication Facilities are subject to all other applicable regulations and permits, including those of the Public Utilities Commission (PUC) of the State of California and the Federal Communication Commission (FCC).

3.7. COMMERCIAL USE STANDARDS**3.7.1. General Standards for All Uses in Commercial Zoning Districts**

Unless otherwise specified in the zoning district standards, the following standards shall apply in all commercial zoning districts:

3.7.1.A. Conduct of Business on Lot [AMENDED 01-12-2019]

No changes.

3.7.1.B. Distance Separation and Overconcentration Requirements [AMENDED 07-08-2016][AMENDED 12-01-2017][AMENDED 06-07-2018][AMENDED 01-10-2025]

The following uses shall be regulated as set forth in Table 3.1 and shall meet the distance separation requirements set forth in Table [3.12](#) [3.7](#).

Table [3.12](#) [3.7](#) [AMENDED 12-01-2017][AMENDED 01-10-2025]

No changes.

1. – 5.

No changes.

3.7.2. Commercial Service Uses**3.7.2.A. Animal and Pet Services [AMENDED XX-XX-XXXX]**

Commented [MJ125]: A33

1. Daytime Animal Services

- a. Daytime animal services shall operate in compliance with SCC Title 8.
- b. Facilities that only offer small animal training shall be permitted by right in the agricultural zoning districts, on the condition that the owner of each animal shall be present during such training.
- c. Daytime animal services that only serve cats and are fully operated indoors shall be permitted by right in the BP zone.
- d. All outdoor areas shall be enclosed by fencing which shall be kept in good condition.
- e. The business shall not operate before 7:00 a.m. and after 10:00 p.m.

2. Animal Boarding Kennel, Cattery, Animal Boarding and Training

An animal boarding use, which is specifically defined in Chapter 7, A kennel, cattery, or animal boarding and training use shall comply with the following minimum standards:

- a. Animal Boarding uses, both for commercial and noncommercial purposes, shall operate in compliance with SCC Title 8 and shall not be operated to constitute a nuisance. Any operation that meets the definition of "Kennel," as provided in SCC § 8.04.210, or "Cattery," as provided in SCC § 8.04.080 shall maintain a Kennel/Cattery Permit issued by the Director of Animal Services.
- b. Every lot or parcel used for a kennel Animal Boarding uses, except as permitted in 3.7.2.A.2.d, shall have a net project area lot area of not less than one acre,

Commented [MJ126]: A33

except in commercial, industrial, and mixed-use zoning districts.

~~Small animal training shall be permitted by right in the agricultural zoning districts, on the condition that the owner of each animal shall be present during such training.~~

- c. **Catteries. Long-term boarding facilities operated fully indoors that only keep cats**
~~Cattery facilities, fully operated indoors, shall be permitted by right in the commercial zoning districts.~~
- d. **Personal Kennel/Cattery Allowances. For the keeping of dogs and/or cats only on a noncommercial/hobby basis, located on a property developed with a single-family dwelling or halfplex in the agricultural, agricultural-residential, RD-1, O, C-O, M-1, and M-2 zones, the following allowances apply:**
 - i. Any structures associated with such keeping of dogs and/or cats shall be subject to standards provided for Incidental Agricultural Accessory Structures in the agricultural and agricultural-residential zones and Residential Accessory Structures in all other zones.
 - ii. In the AG, IR, AR-10, AR-5, RR, O, C-O, M-1, and M-2 zones, the keeping of up to ten domestic dogs of four months of age or older, ten domestic cats of six months of age or older, or any combination thereof up to ten shall be permitted by right.
 - iii. In the UR, AR-2, AR-1, and RD-1 zones, the keeping of up to ten domestic dogs of four months of age or older, ten domestic cats of six months of age or older, or any combination thereof up to ten shall be subject to a Minor Use Permit.
 - iv. Any personal keeping of dogs and/or cats beyond those allowances provided in subdivisions (i) through (iii) shall be subject to standards for non-personal animal boarding (commercial animal boarding / domestic animal sanctuary) uses.
 - v. Dogs and cats counted pursuant to this section shall not include "farm cats" and "working ranch dogs" as defined in SCC Chapter 8.04.

3. Wild Animal Sanctuary

- a. A Wild Animal Permit issued by the Director of Animal Services shall be maintained in compliance with SCC Title 8.
- b. The general public may only visit a wild animal sanctuary on an appointment-only basis not to exceed a weekly frequency deemed appropriate by the applicable hearing body for a wild animal sanctuary's conditional use permit. For facilities open to the general public for daily admission, see "Zoo".

3.7.2.B. **Business Services [AMENDED XX-XX-XXXX]**

1. General Business Services

~~Applies to business service uses as defined in Section 7.3, and other similar uses, not otherwise listed under this land use category.~~

Commented [MJ127]: A19/A25

- a. In the BP ~~zone and MP zoning districts~~, permitted ~~by right~~ subject to a finding by the Planning Director that the use is compatible to the office and industrial uses in the ~~area~~ if limited to 25 percent of ~~the business complex~~ project area; otherwise, the use requires a Minor Use Permit. This allowance shall be separate from the 25 percent allowance for "Personal Services, General" and "Beauty or Barber Shop, Spa" uses in the BP zone.
- b. In the BP zone within business complexes that have a total gross square footage of 8,000 square feet or less, "General Business Services" uses shall be permitted by right and are exempt from the 25 percent limitation.
- c. Permitted, subject to a Conditional Use Permit by the Zoning Administrator, in residential zoning districts as a standalone ~~use~~ or as part of a small commercial center provided that the use or commercial center does not exceed three gross acres in size, ~~subject to a Conditional Use Permit approved by the Zoning Administrator. In any zone, permitted by right~~ in multiple family projects, ~~and~~ regardless of size, subject to a finding by the Planning Director that the use is incidental to the project, ~~and~~ does not exceed 25 percent of the project area, and is only intended for the convenience of the residents of the project in which they are located; otherwise, the use requires a Conditional Use Permit ~~approved~~ by the Zoning Administrator.

2. Intensive Business Services

- a. ~~Applies to business service uses as defined in Section 7.3.~~
- b. ~~In the CMC, CC, BP, and MP zones, subject to issuance of a Conditional Use Permit approved by the Zoning Administrator when a finding can be made that the proposed use will not have any greater adverse impacts than adjoining uses or other uses permitted in the zoning district.~~

3.7.2.C. Personal Services [AMENDED 07-08-2016][AMENDED 06-07-2018][AMENDED 01-10-2025][AMENDED XX-XX-XXXX]

1. General Personal Services

~~Applies to personal service uses as defined in Section 7.3, and other similar uses not otherwise listed under this land use category.~~

- a. In the BP zone, permitted by right if, cumulatively, "General Personal Services" and "Beauty or Barber Shop, Spa" uses do not exceed 25 percent of the business complex, as defined in Chapter 7, otherwise a Minor Use Permit is required.
- b. Dealing of secondhand items shall only be permitted as an ancillary service to a "General Personal Services" use if a Special Business License from the County Department of Finance is obtained and the operator is not engaged in the business of a pawnbroker.

Commented [MJ128]: A131

2. Beauty or Barber Shop, Spa, Tanning

- a. Permitted, subject to a Conditional Use Permit by the Zoning Administrator, in the residential zoning districts as a standalone use or as part of a small commercial center provided that the use or commercial center does not exceed three gross acres in size, and subject to

~~issuance of a Conditional Use Permit approved by the Zoning Administrator, except that,~~

- b.** ~~In any zone, beauty and barber shops, Spas, and Tanning are permitted by right in multiple family developments, subject to a finding by the Planning Director that the use is incidental to the project, does not exceed 25 percent of the project area, and is only of any size where they are clearly incidental to the project, do not advertise off-site, and are intended only for the convenience of the residents of the project in which they are located.~~
- c.** ~~In the BP zone and MP zoning districts, permitted by right subject to a finding by the Planning Director that the use is incidental to the business center and intended to serve its employees if, cumulatively, "General Personal Services" and "Beauty or Barber Shop, Spa" uses do not exceed 25 percent of the business complex, as defined in Chapter 7, otherwise a Minor Conditional Use Permit is required by the Zoning Administrator.~~
- d.** ~~Massage, retail sales, tanning, and the application of body art are allowed as incidental uses to beauty, barber shops, or spas not to cumulatively exceed 25 percent of the business' floor area.~~
- e.** ~~Limited complimentary alcoholic beverage service pursuant to CA BPC § 23399.5 is permitted in conjunction with an establishment licensed by the State Board of Barbering and Cosmetology, subject to issuance of an appropriate license for serving alcohol by the State Department of Alcoholic Beverage Control. Areas used for alcoholic beverage service shall not be counted against square footage allowances for incidental uses as provided in 3.7.2.C.2.c.~~

3. Crematory

- a.** ~~In the GC zone, crematories shall be subject to a Conditional Use Permit by the Board of Supervisors. In the M-1 and M-2 zones, crematories shall be subject to a Conditional Use Permit by the Planning Commission.~~
- b.** ~~Crematories shall be located no less than 500 feet (from property line to zoning district boundary) from any agricultural-residential or residential zone. In the M-1 and M-2 zones only, if this distance separation requirement cannot be met, the use shall be subject to a Conditional Use Permit by the Board of Supervisors. In the GC zone, no deviation shall be permitted from the distance separation requirement.~~
- c.** ~~Crematories can be standalone establishments or associated with a funeral establishment.~~
- d.** ~~Public noticing for a crematory use permit shall be based on a 1,000 foot radius of the exterior boundaries of the subject parcel.~~

~~Permitted in the GC zoning district, provided that the crematory is located no less than 500 feet from any agricultural-residential, residential, or interim residential zoning district, or established residential use subject to the issuance of a Conditional Use Permit approved by the Board of Supervisors after a recommendation by the Planning Commission. The crematory can be stand-alone or associated with a funeral establishment. Required noticing shall be based on a 1,000 foot radius of the~~

~~exterior boundaries of the subject parcel. The applicant shall be responsible for additional noticing requirements.~~

~~Permitted in the M-1 and M-2 zones, provided that the crematory is located no less than 500 feet from any agricultural, residential, residential, or interim residential zoning district and subject to the issuance of a Conditional Use Permit approved by the Planning Commission. Uses located less than 500 feet from any agricultural, residential, residential, or interim residential zoning district shall be subject to the issuance of a Conditional Use Permit approved by the Board of Supervisors after a recommendation by the Planning Commission. The crematory can be stand alone or associated with a funeral establishment. Required noticing shall be based on a 1,000 foot radius of the exterior boundaries of the subject parcel. The applicant shall be responsible for additional noticing requirements.~~

4. Massage Establishments and Providers

No changes.

5. **Body Art Facility**

Commented [MJ129]: A32

- a. All Body Art Facilities must comply with all provisions of the Safe Body Art Act (CA HSC §119300 – 119328) and obtain an approved Body Art Permit from the Sacramento County Environmental Management Department (EMD).
- b. The application of body art is permitted, without a Conditional Use Permit, as a customarily incidental use to a primary "Beauty or Barber Shop, Spa," or "Art Gallery/Art Studio" use.

6. **Tanning**

Commented [MJ130]: A19/A25

- a. Tanning is permitted by right as an incidental use to an indoor or outdoor recreation facility, such as a health club or fitness center.
- b. In any zone, a tanning salon is permitted by right in multiple family developments, subject to a finding by the Planning Director that the use is incidental to the project, does not exceed 25 percent of the project area, and is only intended only for the convenience of the residents of the project in which they are located.

3.7.2.D. **Gunsmithing [ADDED XX-XX-XXXX]**

Commented [MJ131]: A86

1. In the industrial zones, retail sales in conjunction with gunsmithing shall be limited to 25 percent of the floor area dedicated to the business. Otherwise, the use shall be subject to a Conditional Use Permit by the Zoning Administrator.
2. In all zones other than the M-2 zone, gunsmithing must be conducted within a completely enclosed building.
3. Guns or ammunition stored on-site must be placed in a secure, locked container or must be locked with a locking device which renders it inoperable.
4. Operators must maintain an active Federal Firearm License issued by the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF).
5. Operators must have a valid listing on the State of California Department of Justice Centralized List of Firearm Dealers.

3.7.3. Eating/Drinking Uses**3.7.3.A. Restaurant, Carry-out/Drive-through/Sit-down [AMENDED 12-01-2017][AMENDED XX-XX-XXXX]**

1. Drive-throughs are permitted in the zoning districts listed in Table 3.2 if in compliance with the standards in Section 3.9.3.V. "Drive-Throughs."
2. In the BP, ~~and MP, M-1, and M-2~~ zones, permitted by right subject to a finding by the Planning Director that the use is incidental to ~~the a business complex center~~ and intended to only serve ~~its~~ the employees and customers of other establishments in the business complex; otherwise, a Minor Use Permit is required in the BP, MP, and M-1 zones, and a Conditional Use Permit by the Zoning Administrator is required in the M-2 zone.
3. In the BP, MP, and M-1 zones, notwithstanding subdivisions (1) and (2), any restaurant with a drive-through shall require a Conditional Use Permit by the Zoning Administrator, subject to standards in Section 3.9.3.V. "Drive-Throughs."
4. A restaurant may have, at maximum, two mobile food facilities stored on-site, subject to restrictions provided in Section 3.9.3.K, provided that such mobile food facilities are owned by the on-site restaurant's operators, operated by on-site restaurant's operators, and operationally integrated with the on-site restaurant. Restaurants operating in conjunction with a catering service are limited to two total mobile food facilities.
5. In any zone where "Catering Services" are prohibited, a permitted restaurant may operate ancillary catering services, provided that the catering service is not subleased and is a part of the same business that operates the restaurant.
6. In zones where "Food Production and Wholesale" are prohibited, wholesale food production may be established in conjunction with a permitted restaurant, subject to a Minor Use Permit and the following conditions:
 - a. The establishment must maintain a prominent retail storefront offering walk-in food sales.
 - b. The production of wholesale food shall not be subleased and must be a part of the same business that operates the restaurant.
 - c. The production of wholesale food shall not constitute a nuisance or produce off-site impacts inconsistent with the purpose of the zone the restaurant is located in.

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Commented [MJ133]: A109

Commented [MJ134]: A83

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Commented [MJ136]: A109

3.7.3.B. Catering Service [ADDED XX-XX-XXXX] [DELETED 07-04-2024]

1. A catering service may have, at maximum, two mobile food facilities stored on-site, subject to restrictions provided in Section 3.9.3.K, provided that such mobile food facilities are owned by the catering service's operators, operated by the catering service's operators, and operationally integrated with the catering service. Catering services operating in conjunction with a restaurant are limited to two total mobile food facilities.

3.7.3.C. Bars and Taverns [ADDED 12-01-2016]

Standard 6 contained herein in the current Code is depicted as separate standard 3.7.3.D. Formatting change to nest the standard under "Bars and Taverns," as that seems to be the intent of the standard.

1. – 5.

No changes.

6. ~~Patios~~ and designated outside seating areas shall be oriented and designed away from residences and must be buffered to ensure that noise is mitigated per the Noise Ordinance.

Commented [MJ137]: Admin\Formatting from 3.7.3.D to 3.7.3.C.6

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3.7.4. Entertainment/Recreation Uses

3.7.4.A. Recreation Facility, Indoor [AMENDED XX-XX-XXXX]

- ~~Indoor Recreation Facilities may include incidental outdoor recreation facilities, such as but not limited to, pools and spas, if the Planning Director finds they are clearly accessory to the requested indoor use and compatible with surrounding neighborhood; otherwise the outdoor recreation facility shall be additionally subject to use standards provided for the "Outdoor Recreation Facility" use classification based on the intensity of outdoor uses.~~
- ~~An Indoor Recreation facility Facilities with capacity a maximum occupancy load exceeding 300 persons shall be subject to a Conditional Use Permit approved by the Zoning Administrator.~~
~~or a Theater with four or more screens shall be subject to a Conditional Use Permit approved by the Zoning Administrator.~~
- ~~Indoor shooting ranges, regardless of maximum occupancy load, shall require a Conditional Use Permit approved by the Zoning Administrator.~~
- ~~In the BP, MP, M-1, and M-2 zones, the use shall be permitted by right, regardless of maximum occupancy load size or location, subject to a finding by the Planning Director that the use is incidental to the business complex center, and is intended to only serve it's the employees and customers of other establishments in the business complex; otherwise, the use is subject to a Conditional Use Permit approved by the Zoning Administrator.~~
- ~~Retail sales, sales of food, and, if in conjunction with a bona fide public eating place as determined by ABC, on-sale alcohol are permitted as customarily incidental accessory uses to an indoor recreation facility.~~

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Commented [MJ140]: A71

3.7.4.B. Recreation Facility, Outdoor [AMENDED XX-XX-XXXX]

- ~~In all agricultural, agricultural-residential, residential, recreation zoning districts, and in the DV zoning district, the use is permitted subject to issuance of a Conditional Use Permit approved by the Planning Commission. Such Use Permit Outdoor Recreation Facilities may include indoor recreation facilities and uses if the appropriate authority finds they are clearly accessory to the requested outdoor use; otherwise the indoor recreation facility shall be additionally subject to use standards provided for the "Indoor Recreation Facility" use classification based on the intensity of indoor uses.~~
- ~~In all zoning districts, if the capacity of the facility exceeds 2,500 persons, then the facility shall be subject to issuance of a Conditional Use Permit approved by the Board of Supervisors.~~

3. Retail sales, sales of food, and, if in conjunction with a bona fide public eating place as determined by ABC, on-sale alcohol are permitted as customarily incidental accessory uses to an outdoor recreation facility.
4. Any Outdoor Recreation Facility which was specifically approved by the Board of Supervisors as part of an application for a rezone, use permit, special development permit, tentative subdivision map, Planned Development ordinance, or other similar entitlement, and which was in operation prior to April 26, 2000, shall be considered a permitted use. Outdoor Recreation Facilities approved as a part of a repealed Planned Development Ordinance shall still be permitted, provided that such Planned Development was in effect on April 26, 2000.

3.7.4.C. Adult Uses and Adult-Related Establishments [AMENDED 06-07-2018]**1. Allowed Uses**

No changes.

2. Purpose and Intent for Sexually Oriented Businesses

No changes.

3. Location Conditions for Sexually Oriented Businesses

- a. Is in either an M-1 or M-2 zone.
- b. Is more than 1,000 feet from any other sexually oriented business.
- c. Is more than 1,000 feet from any existing residential use or property zoned agricultural, agricultural-residential, or residential, or that is regulated by Title V or Title VI of the SZC SEE.
- d. Is more than 1,000 feet from any of the following existing sensitive uses:
 - i. Single-family, duplex, or multifamily residences
 - ii. Child day care center
 - iii. Library
 - iv. Public park
 - v. Places of worship
 - vi. Community center
 - vii. Public or private K-12 school
 - viii. Indoor or outdoor recreation facilities that are designed to serve primarily persons under the age of 18.

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- e. Required separation distances shall be measured as a radius from the primary entrance of the business or establishment to the nearest property line of the property so zoned or used.
- f. Is located pursuant to the overconcentration requirements of Section 3.7.1.B.4.

4. Additional Regulations for Adult Live Theaters

No changes.

5. Location Conditions for Adult-Related Establishments.

No changes.

3.7.4.D. Arcade, Electronic, Mechanical, Video Games, and Computer Gaming Centers [DELETED XX-XX-XXXX]

Commented [MJ142]: A71

~~This use standard applies to the installation of more than three electronic, mechanical, or video games in a single structure or use and to computer gaming centers. Where permitted, requires the issuance of a Conditional Use Permit approved by the Zoning Administrator, subject to complying with the following standards. Additional standards and conditions may be imposed.~~

- ~~1. Public restrooms must be available and so designated within the same commercial building or portion of the building where the games are located.~~
- ~~2. One adult supervisor shall be on the premises at all times during business hours. Additional adult supervisors or uniformed guards may be required.~~
- ~~3. Electronic, mechanical, or video games shall not be located within 1,000 feet of the property line of any public or private school (kindergarten through 12th grade). This distance shall be measured from the entrance of the commercial facility to the school property line.~~
- ~~4. Electronic, mechanical, or video games shall not be located within 500 feet of a residential zoning district or habitable dwelling. This distance shall be measured from the entrance of the commercial facility to the zoning district boundary or the entrance to the habitable dwelling, whichever is the shorter distance.~~
- ~~5. Bicycle racks shall be provided near the entrance to the facility.~~
- ~~6. Exterior lighting shall be maintained during all hours of operation at a minimum of 1.5 foot candles per square foot of paved surface adjacent to all exterior walls of the commercial building or portion of the commercial building where the games are located. Said lights shall be shielded to prevent any stray light on adjacent residential properties.~~
- ~~7. Except when accompanied by and under the supervision of a responsible adult, minors shall be prohibited from using the games during hours when schools within the applicable school district are in regular session.~~
- ~~8. Use does not permit gambling, as controlled by federal and state regulations.~~

3.7.4.E. Dancing in a Bar or Restaurant, Incidental

No changes.

3.7.4.F. Outdoor Hunting Club, Gun Club, or Shooting Range [AMENDED XX-XX-XXXX]

~~An independent or self-contained mobile home may be used for the purpose of a clubhouse, for a hunting club provided that a permit to occupy is approved by the County Division of Building Permits and Inspections.~~

3.7.4.G. Internet Cafes Motion Picture Theatre, Indoor Performing Arts Center [ADDED XX-XX-XXXX]

Commented [MJ143]: A71

~~In all zones, Motion Picture Theaters with four or more screens, regardless of maximum occupancy load, shall be subject to a Conditional Use Permit by the Zoning Administrator.~~

~~Internet cafes shall be permitted in all commercial and mixed-use zoning districts, subject to~~

~~a Conditional Use Permit approved by the Planning Commission, and only if the use does not involve sweepstake games, gambling, or other activities/games that violate state or federal regulations.~~

3.7.4.H. Event Center/Reception Hall [ADDED 12-01-2017]

No changes.

3.7.5. Financial Institutions

3.7.5.A. Financial Institution [AMENDED 12-01-2017][AMENDED XX-XX-XXXX]

Permitted in the listed zoning districts, if in compliance with the standards in Section 3.9.3.V, "Drive-Throughs." Drive-throughs for financial institutions in the zoning districts listed in Table 3.2 are permitted if in compliance with Section 3.9.3.V, "Drive-Throughs."

3.7.6. Lodging Uses

3.7.6.A. Bed and Breakfast Inn

This section is currently one section and is proposed to be changed into two for clarity.

1. Permitted subject to issuance of a Conditional Use Permit ~~approved~~ by the Zoning Administrator, except in the agricultural and agricultural-residential zoning districts, the Planning Commission shall hear all projects, in addition to complying with the findings listed in Section 3.6.0.
2. The Use Permit may authorize limited ancillary social gatherings such as conferences, weddings, fundraisers, and other similar events attended by any nonlodger, subject to any conditions imposed including, but not limited to, restrictions on the frequency and timing of events and the maximum number of persons per event. Except as expressly authorized in the Use Permit, such activities are prohibited.

3.7.6.B. Farm Stay Operations

1. – 3.

No changes.

4. Parking Requirements for Farm Stays

- a. – b. No changes.
- c. All access roads must meet the standards of the Fire Marshall. All parking areas must have an active dust control program to the satisfaction of SMAQMD.

5. Advisory for Other Permitting Requirements

No changes.

3.7.7. Office Uses

3.7.7.A. Office Uses, General [AMENDED 06-07-2018][AMENDED XX-XX-XXXX]

~~In the M-1 and M-2 zones, office uses are permitted as ancillary uses up to a maximum of 25 percent of the gross floor area of structure(s) committed to the primary use; otherwise, a Conditional Use Permit approved by the Zoning Administrator is required.~~

Commented [MJ144]: A19/A25

Commented [MJ145]: A76

~~Office uses are not allowed in the AR-10 zone. In the AR-1, AR-2, AR-5 and RD zones, allowed office uses shall be limited to the following: real estate, legal, medical, dental, optician, insurance, accountant, beauty or barber shops, bookkeeper, and counseling, and consulting service, and shall require a Conditional Use Permit approved by the Zoning Administrator. See Use Table for permitted activities in conjunction with mixed use projects.~~

1. ~~Walk-in prescription pharmacies included as a part of this use classification may only have incidental retail sales of non-prescription medication and customarily related medical products. Sales of food, household, and sundry items are not permitted as a part of a prescription pharmacy in this use classification. Sales of such items in conjunction with a pharmacy constitute a "General Retail" use.~~
2. ~~In the M-1 and M-2 zones, standalone offices specifically for towing services which do not store towed vehicles on-site are permitted by right as a primary use.~~
3. ~~Office uses established in the AR and RD zones shall be subject to a finding that the use is compatible in design and size with the surrounding residential area.~~

Commented [MJ146]: A119

3.7.7.B. Laboratory, Patient Services Medical, Dental, or Optical Laboratory [AMENDED XX-XX-XXXX]

Permitted in the listed zoning districts, if in compliance with the following standards.

1. Outdoor storage of materials shall be prohibited unless fully enclosed in a structure or screened from public view with landscaping.
2. The use shall not create adverse levels of noise or vibration beyond ambient levels in the surrounding neighborhood. The applicant shall be required to take all measures necessary to reduce noise levels to ambient levels and to demonstrate there shall be no vibration affecting properties beyond the limits of the lot.
3. The location, arrangement, size, and intensity of operations and design of the use shall be compatible with the neighborhood in which it is located and shall safeguard surrounding properties from glare, unsightly view, odors, or other undesirable characteristics, as determined by the Planning Director.

3.7.8. Retail, Auction, and Wholesale Sales

3.7.8.A. Neighborhood Convenience Store, Food Market (Up to 6,000 square feet) [AMENDED XX-XX-XXXX]

1. ~~Residential Zoning Districts. In the RD-5 through RD-40 zones residential zoning districts, the use is permitted subject to a Conditional Use Permit approved by the Planning Commission, subject to the following findings:~~
 - a. ~~The use serves only the needs of the surrounding residents in terms of area, design, and location of the project; and~~
 - b. ~~The use will be compatible in design and size with the surrounding residential area.~~
2. Commercial and Mixed-Use Zoning Districts.

Commented [MJ147]: A119

- a. In commercial and mixed-use ~~zones zoning districts~~, the use is permitted ~~by right~~ if located 500 feet or more from a residential zoning district (~~measured from the closest publicly used entrance of the commercial structure to the zoning district boundary~~), and 1,000 feet or more from the property line of any ~~K-12~~ public or ~~K-12~~ private school (~~kindergarten through twelfth grade~~) (~~measured from the closest publicly used entrance of the commercial structure to the property line of such school~~).
- b. If ~~the use does not meet the distance separation requirements provided in subdivision (a), located less than 500 feet from a residential zoning district, or less than 1,000 feet from the property line of any public or private school (kindergarten through twelfth grade)~~, the hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m., unless a Conditional Use Permit ~~is approved~~ by the Board of Supervisors ~~is approved~~ for extended hours. ~~The distance shall be measured from the entrance of the commercial structure to the zone district boundary or the school property line.~~

3. – 4.

No changes.

3.7.8.B. Plant Nursery [ADDED XX-XX-XXXX]

~~In the agricultural, agricultural-residential, recreational, and industrial zones, plant nurseries shall be wholesale only. Incidental retail use of up to 25 percent of the area dedicated to the nursery, cumulative across indoor and outdoor areas, shall be allowed with a Minor Use Permit. Additional retail uses shall be subject to a Conditional Use Permit by the Zoning Administrator.~~

3.7.8.C. Equipment Rental, Indoor [ADDED XX-XX-XXXX]

Commented [MJ148]: A44

~~In the industrial zones, indoor equipment rentals are permitted by right, provided that publicly accessible showrooms are limited to 25 percent or less of the floor area dedicated to the business. Larger publicly accessible showrooms in such zones shall be considered a "General Retail" use.~~

3.7.9. Vehicle-Related Uses [AMENDED XX-XX-XXXX]

Commented [MJ149]: A68 - Entire section, unless otherwise noted

3.7.9.A. Armored-Car Service [DELETED XX-XX-XXXX]

~~Permitted in GC and industrial zoning districts, provided the entire operation including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or screened from view within a fenced-in area.~~

3.7.9.B. Automobile Sales ~~New and Used Auto Sales~~

The sale, lease, and rental of merchandise, which is specifically allowed, may be displayed in the required yard areas, provided no merchandise, in combination with display platforms, shall exceed six feet in height when displayed within 25 feet of a street right-of-way and no merchandise shall exceed 10 feet in height when displayed within 50 feet of a street right-of-way. Such merchandise shall not project over required landscaped areas.

3.7.9.C. Automobile Service Station [AMENDED 06-07-2018][AMENDED 07-11-2024]

The following requirements apply to all freestanding automobile service stations and stations that are part of another commercial use. [AMENDED 07-16-2020]

1. Procedures

No changes.

2. Special Requirements – Primary Automobile Service Station**a. Location****i. Criteria for Selecting Automobile Service Station Sites**

No changes.

ii. Abutting Residential Zoning Districts

No new primary automobile service station shall be permitted on lots abutting ~~agricultural-residential, RD-2 through RD-10, RM-2, or O zoned properties~~ property zoned as AR-10, AR-5, AR-2, AR-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, A-10, A-5, A-2, A-2-B, A-1-A, A-1-B, O, R-E-3, R-E-2A, R-E-2, R-E-1, R-1-A, R-1-B, R-2, RM-1, RA-2, or R-TH unless the Planning Commission finds that the design of the service station, along with the conditions placed upon the Conditional Use Permit will mitigate any adverse effects the station may have on the abutting residential property. In the event that the property abutting an automobile service station, previously constructed and operating pursuant to the provisions of this Code, is subsequently zoned to a zoning district enumerated in this Section, such subsequent zoning for such abutting property shall not cause the automobile service station site to be nonconforming to the provisions of this Code.

Commented [MJ150]: A91

iii. Location Near Automobile Service Stations No Longer in Operation

No changes.

b. - m.

No changes.

3. [DELETED]**4. Automobile Service Stations No Longer in Operation**

No changes.

5. Existing Automobile Service Stations

No changes.

3.7.9.D. ~~Auto Broker [AMENDED 07-16-2020] [DELETED XX-XX-XXXX]~~

~~The use shall be completely enclosed and storage and display of vehicles shall be limited to a maximum of two vehicles.~~

3.7.9.E. ~~Automobile Vehicle Repair, Major and Minor [AMENDED 06-07-2018]~~

~~A major automobile Vehicle Repair uses shall comply with the following minimum standards:~~

~~Major automobile and boat repair and maintenance shall include any repair or maintenance other than brake part replacement, minor tune up, change of oil and filter, repair of flat tires, lubrication, and other similar operations that meet the definition of "minor vehicle repair".~~

1. Any body or painting work of vehicles, vehicle parts, or boats shall constitute "major

vehicle repair,": except that minor applications of paint not requiring a sprayer or paint booth, such as to paint over dents, shall be considered "minor vehicle repair."

2. It shall be unlawful for any person to engage in, or permit others to engage in, major repair or maintenance of vehicles or boats in any agricultural, agricultural-residential, or residential zone, Interim Agricultural Holding, Interim Estate, or Interim Residential zoning district.
3. Major auto vehicle repair operations in the LC and GC zones and minor automobile vehicle repair operations in the CMC, LC and GC zones, shall be conducted entirely within a completely enclosed building.
4. In the M-1 and M-2 zones, major and minor auto vehicle repair operations shall be conducted entirely within a completely enclosed building or screened from view behind a fence or wall as set forth in Section 5.2.5.D, "Commercial and Industrial Fences."

3.7.9.F. Equipment Rental-[DELETED XX-XX-XXXX]

1. Renting or leasing of equipment, furniture, or appliances is permitted, provided retail sales of the same item(s) are permitted in the applicable zoning classification of the property. The entire operation must be conducted within a completely enclosed building or within the buildable portion of the lot and enclosed by a fence or wall that meets the standards set forth in Section 5.2.5, "Development Standards for Walls and Fences." Other specialized rental operations, specifically listed in the use table, shall be subject to those provisions and requirements, where applicable.
2. In the DW zone, an equipment rental use shall be limited to rental of farm equipment.

3.7.9.G. Parking Lot/Garage as a Primary Use or Garage [AMENDED XX-XX-XXXX]

Commented [MJ151]: A60

In residential zoning districts, a parking lot shall be allowed as a primary use, only when the parking lot is intended to serve as off-street parking for a business on an adjacent parcel.

1. In all residential zones, a Parking Lot/Garage as a Primary Use may be permitted subject to a Minor Use Permit and a finding that its parking spaces fulfill required off-street parking requirements for a use on directly adjacent parcels under common ownership.
2. In all zones where a Parking Lot/Garage is a permitted or conditionally permitted primary use, surface and underground level parking are permissible.
3. In the commercial and mixed-use zones, multi-story above ground garages shall be subject to a Conditional Use Permit by the Zoning Administrator.

In commercial and mixed-use zoning districts, ground level and underground facilities are permitted by right. Multi-story parking structures are permitted subject to approval of a Conditional Use Permit approved by the appropriate authority.

Commented [MJ152]: A60

3.7.9.H. Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage, and/or Service [AMENDED 07-16-2020]

Truck and Large vehicle lease, rent, repair, sales, storage, and/or service uses are allowed in the GC, M-1 and M-2 zones as a primary use so long as the vehicles are not dismantled, wrecked, parted out, scrapped, crushed or stacked and subject to the applicable standards below. The sale of vehicle parts, separate from the sale of whole vehicles, is prohibited. The

parking and storage of commercial vehicles must be in compliance with the applicable improvement requirements of Section 5.9.4. and the use standards of this section. **[ADDED 07-16-2020]**

1. In the GC zone, the entire operation, including the parking and storage of vehicles in connection with the operation, shall be conducted within a completely enclosed building or completely screened from view within a fenced-in area in accordance with Section 5.2.5., "Development Standards for Walls and Fences," and provided that all vehicle repair and service activities are conducted entirely within a completely enclosed building. **[ADDED 07-16-2020]**
2. In the M-1 and M-2 zones, the entire operation, including the repair, service, parking and storage of vehicles used in connection with the operation, will be conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."

3.7.9.I. Automobile Wash Facilities [ADDED 06-07-2018]

No changes.

3.7.9.J. ~~Storage of Operable Boats, RVs, or Vehicles and Auto Wholesale~~ Vehicle Wholesale and/or Storage [ADDED 07-16-2020] [AMENDED XX-XX-XXXX]

1. Permitted provided that the entire operation, including the parking and storage of vehicles in connection with the operation, is conducted within a completely enclosed building or completely screened from view within a fenced-in area in accordance with Section 5.2.5., "Development Standards for Walls and Fences," and provided that all vehicle repair and service activities are conducted entirely within a completely enclosed building.
2. For office space restrictions refer to section 3.9.3.I.
3. For auto wholesale operations that are "office only," see the "General Office" Use classification, allowances of this Code shall apply.

3.7.9.K. ~~Hydrogen Fueling Station~~ [ADDED 07-11-2024] [DELETED XX-XX-XXXX]

This section is expected to be deleted as a part of the 2024-2025 Legislative Update Package and moved to Section 6.8.

3.7.9.L. Utility Truck and/or Trailer Rental Center [ADDED XX-XX-XXXX]

Utility truck and/or trailer rental centers may dedicate up to 25 percent of the area dedicated to the business, exclusive of other accessory uses, to the sale of used off-rental vehicles associated with the business.

3.8. INDUSTRIAL USE STANDARDS**3.8.1. Extractive Uses****3.8.1.A. Borrow Mining, Short-term**

No changes.

3.8.1.B. Gas or Oil Well

A gas or oil well shall comply with the following minimum standards:

1. Gas or oil well sites proposed in an industrial or agricultural zoning district shall not be located within 1,000 feet of the boundary of property within the residential or recreational zones, zoned for residential, interim residential, interim estate, or recreational purposes.
2. No proposed gas or oil well site shall be located within 300 feet of a structure used for human habitation.

3.8.1.C. Surface Mining

This section has been revised to incorporate 3.8.1.D as 3.8.1.C.2 as it seems that it was not intended to be a standard separate from Surface Mining standards.

1. Surface mining operations conducted in conjunction with a permitted public service project shall be regulated pursuant to Section 3.6.6.B.

All other surface mining operations shall be regulated by the Surface Mining Combining Zoning District pursuant to Section 4.8 "Surface Mining (SM) Combining Zoning District" or regulation through the procedures of an existing Special Planning Area's zoning designation.

2. Conveyor systems for transporting aggregate material may be allowed to extend off of the mine site, on land with or without the Surface Mining Combining Zone, if approved as a part of a mining Use Permit and Reclamation Plan.

3.8.2. Manufacturing and Processing Uses**3.8.2.A. Assembly, Manufacturing, and Processing, Heavy — Indoor [AMENDED 07-16-2020] [DELETED XX-XX-XXXX]**

~~Permitted provided that the entire operation including the parking and storage of vehicles used in connection with the operation is conducted within a completely enclosed building.~~

3.8.2.B. Assembly, Manufacturing, and Processing, Light — Indoor [AMENDED 07-16-2020] [DELETED XX-XX-XXXX]

~~Permitted in the GC zone subject to the issuance of a Minor Use Permit when a finding can be made that the proposed use will not have any greater adverse impacts than adjoining uses or other uses permitted in the zone. Wherever permitted or conditionally permitted, the entire operation including the parking and storage of vehicles used in connection with the operation is conducted within a completely enclosed building.~~

3.8.2.C. Assembly, Manufacturing, and Processing, Outdoor [AMENDED 07-16-2020] [AMENDED XX-XX-XXXX]

1. In the M-2 zone, permitted by right provided the operation is screened from view

within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences.

2. Permitted in the M-1 zone subject to the issuance of a Conditional Use Permit ~~approved~~ by the Zoning Administrator and when the outdoor operation is screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences." **[ADDED 07-16-2020]**

3.8.2.D. **Concrete Batch Plant** **[DELETED XX-XX-XXXX]**

Commented [MJ153]: A31

1. ~~Permitted in the GC zone subject to issuance of a Conditional Use Permit approved by the Zoning Administrator and provided that only one concrete mixer with a capacity of one cubic yard or less may be located on the premises.~~
2. ~~Permitted for concrete mixers over two cubic yards in the GC and M-1 zones as an accessory to permitted uses, such as equipment rental, subject to issuance of a Conditional Use Permit approved by the Zoning Administrator.~~
3. ~~For larger facilities, a Conditional Use Permit approved by the Planning Commission is required.~~

3.8.2.E. **Aircraft and Rocket Testing** **[ADDED XX-XX-XXXX]**

Commented [MJ154]: A99

~~Aircraft and rocket testing uses shall only be permitted subject to a Conditional Use Permit by the Board of Supervisors in the M-2 zone and shall be located not less than 500 feet from the zoning district boundary of any zoning district less intense than M-2.~~

3.8.2.F. **Service Yard, Workshop** **[AMENDED XX-XX-XXXX]**

~~In the M-1 and M-2 zones, permitted provided that the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences." However, this standard does not apply to tree or pool service yards.~~

1. **In the MP zone, permitted by right, subject to the following standards:**
 - a. **All materials and equipment shall be stored within a completely enclosed building.**
 - b. **Company vehicles may be parked outdoors, provided that no more than five vehicles are stored on-site, subject to screening requirements provided in Section 3.9.3.K.4.**
 - c. **Businesses storing more than five vehicles on site are subject to a Minor Use Permit and a finding that there is sufficient parking for the proposed number of stored company vehicles and, pursuant to Section 5.9, all other uses within the business complex.**

Commented [MJ155]: A82

3.8.3. **Storage Uses**

3.8.3.A. **Household Moving and Storage** **[DELETED XX-XX-XXXX]**

Commented [MJ156]: A19

1. ~~Except in the M-2 zone, the entire operation including the parking and storage of vehicles used in connection with the operation shall be conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."~~

3.8.3.B. Storage, Mini

This section includes changes to numbering and formatting which clarify what standards apply to all mini storage facilities and what standards only apply for mini storage facilities which have on-site cargo containers.

1. In the M-1 zone, permitted provided that the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."
2. **In any zone where mini-storage may be permitted,** a Conditional Use Permit ~~approved~~ by the Planning Commission shall be required for any business that proposes the use of on-site cargo containers for customer storage needs. Existing businesses ~~as of July 22, 2015~~ using cargo containers are considered conforming uses if the following standards are met. These standards shall also apply to new projects.
 - a. Cargo containers shall be located on the buildable portion of the parcel.
 - b. Cargo containers shall not be stacked.
 - c. Cargo containers shall be screened from view from the street by a fence or wall of at least six feet in height and landscaping, or other method approved by the Planning Director.
 - d. Cargo containers shall be painted a solid neutral color, or a color(s) that matches the adjacent structures. Acceptable neutral colors include, but are not limited to: beige, taupe, and browns. Colors shall be maintained for the life of the container.
 - e. Cargo containers shall not display signage, and shall be kept free of graffiti.
 - f. Cargo containers shall not be used for human occupancy.
3. In the event that a project site is comprised of multiple legal parcels, development standards such as setbacks, landscaping, and fencing shall be determined by the perimeter boundary of the project site.
4. The operation shall have policies and procedures in place that prohibits the keeping of any material that is considered hazardous under U.S. or California law in a storage unit.
5. Any associated outdoor storage of automobiles, boats and RVs shall require a Minor Use Permit.

Commented [MJ157]: Admin\Formatting. Changing to be clear that Mini Storage cargo container standards are nested under 1, 2, 3, and 4 apply to all mini storage projects.

3.8.3.C. Storage, Moved Building [DELETED XX-XX-XXXX]

~~Temporary storage of moved buildings of not more than seven days shall be permitted subject to issuance of a Temporary Use Permit. Long term storage of used buildings may be approved subject to issuance of a Conditional Use Permit approved by the Planning Commission.~~

3.8.3.D. Storage, Towed or Damaged Vehicles and Boats [AMENDED 06-22-2017]

The storage of towed or damaged vehicles and/or boats is a permitted primary use in the GC, M-1 and M-2 zones so long as the vehicles and/or boats and equipment are not repaired, rebuilt, dismantled, wrecked, parted out, scrapped, crushed or stacked on site and subject to the applicable standards below. The sale of parts or equipment, separate from the sale of whole vehicles, is prohibited.

1. In the GC zone, permitted subject to the issuance of a Conditional Use Permit ~~approved by the Planning Commission after a recommendation by the Planning Director~~ provided that the entire operation, including the parking and storage of vehicles and boats used in connection with the operation, is conducted within a completely enclosed building or completely screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."
2. In the M-1 zone, permitted subject to the issuance of a Minor Use Permit provided that the entire operation, including the parking and storage of vehicles and boats used in connection with the operation, is conducted within a completely enclosed building or completely screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences".
3. In the M-2 zone, permitted subject to the issuance of a Minor Use Permit provided that the yard area is enclosed by a fence, in accordance with Section 5.2.5, "Development Standards for Walls and Fences."

3.8.3.E. Warehousing [AMENDED XX-XX-XXXX]**Commented [MJ158]: A84**

1. In the MP zone, permitted provided that the entire operation, including the parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."
2. ~~Customers may visit a warehouse on an appointment-only basis, not to exceed 8 appointments per day, to peruse and order stored, bulky products. Examples of such products include, but are not limited to, spas, hot tubs, industrial machinery, and HVAC systems. More frequent visits or walk-in customers shall constitute a "General Retail" use.~~

3.8.3.F. Hazardous Material Storage and/or Distribution [ADDED XX-XX-XXXX]**Commented [MJ159]: A94**

1. ~~In the industrial zones, if located within 300 feet (as measured from property line to zoning district boundary or property line, as applicable) of a residential zone, agricultural-residential zone, any property with an active residential use, any public park, or any active K-12 school use, a Hazardous Material Storage and/or Distribution use shall be subject to a Conditional Use Permit by the Zoning Administrator. Otherwise, the use shall be permitted by right in the M-1 and M-2 zones and subject to a Minor Use Permit in the MP zone.~~
2. ~~In the GC zone, the use shall require a Conditional Use Permit by the Zoning Administrator.~~
3. ~~Retail sales of hazardous materials in the MP, M-1, and M-2 zones shall be subject to provisions provided in SBC 3.9.3.I.1.~~
4. ~~Additional permits may be required from the Environmental Management Department and SMAQMD.~~

3.8.3.G. Extremely Hazardous Material Storage [ADDED XX-XX-XXXX]**Commented [MJ160]: A94**

~~Extremely Hazardous Material Storage facilities shall only be permitted subject to a Conditional Use Permit by the Board of Supervisors, after a recommendation by the Planning Commission, and meeting the following required standards:~~

1. Extremely Hazardous Material Storage facilities shall be located at least 500 feet from any zoning district less intense than M-2 (from property line to zoning district boundary), any property with an active residential use (from property line to property line), any public parks (from property line to property line), and any property with an active K-12 school use (from property line to property line).
2. Extremely Hazardous Material Storage facilities shall maintain the following setbacks:
 - a. If adjacent to an arterial or thoroughfare, a 300 foot setback shall be maintained from the edge of the right-of-way.
 - b. A 100 foot setback from any property line.
3. Appropriate permits and regular updates to the Risk Management Plan shall be filed with the Environmental Management Department.
4. Additional permits may be required from SMAQMD.

3.8.4. Transportation Facilities and Services

3.8.4.A. Boat Dock/Pier—Commercial Airport [ADDED XX-XX-XXXX]

Use is permitted for public or commercial use, provided off-site, or as an accessory use to another primary use such as a recreational vehicle park or resort.

Commented [MJ161]: A99

Commented [MJ162]: A127

1. In the AG zones, private landing strips for the sole use of the landowner and/or for the application of fertilizers, pesticides, and fungicides only shall be subject to a Conditional Use Permit by the Zoning Administrator. Should airport operations expand beyond these limitations, a Conditional Use Permit by the Planning Commission shall be required.
2. Aviation business services, including, but not limited to, small aviation schools, crop dusting services, airline catering services, aerial photography services, and emergency medical transportation services shall be permitted and considered a part of the "Airport" use classification, provided that no physical expansion of airport facilities are required to accommodate the business service. Should expansion of airport facilities, such as new buildings or an expanded footprint, be required to accommodate the aviation business service use, an amendment pursuant to Section 6.1.6 to the issued Airport use permit shall be required.
3. In any zone, public airports shall be subject to Section 3.6.3.A.
4. For recreational uses involving airplanes, such as skydiving facilities, which are not accounted for in the entitlement for the Airport, see "Recreation Facility, Outdoor."
5. Aviation schools with more than 25 students on-site at any one time shall be subject to standards for a "Private School."

3.8.4.B. Bus Depot

In the GC, M-1, and M-2 zones, the use shall be permitted subject to issuance of a Conditional Use Permit approved by the Planning Commission.

3.8.4.C. Freight Depot

In the M-1 and M-2 zones, the use shall be permitted as provided the entire operation.

~~including the parking and storage of vehicles used in connection with the operation, shall be conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."~~

3.8.4.D. **Taxi Cab Service and Storage Facility**

~~In the GC, M-1, and M-2 zones, the entire operation, including the parking and storage of vehicles used in connection with the operation, shall be conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."~~

3.8.4.E. **Truck, Freight, or Draying Terminal**

~~In the M-1 zone, the use shall be permitted provided the entire operation, including the parking and storage of vehicles used in connection with the operation, shall be conducted within a completely enclosed building or screened from view within a fenced-in area in accordance with Section 5.2.5, "Development Standards for Walls and Fences."~~

Commented [MJ163]: A75

3.8.5. **Waste Handling and Disposal**

3.8.5.A. **Hazardous Waste Treatment, Storage, and/or Disposal Facility (TSDF) [AMENDED XX-XX-XXXX] Waster Storage/Disposal Facility**

Permitted ~~subject to a Conditional Use Permit by the Board of Supervisors, after a recommendation by the Planning Commission, provided that the proposed use is located more than not less than 500 feet from the boundary line of a any residential zone (from property line to zoning district boundary) or any property with an active residential use (from property line to property line) zoning district or interim residential zoning district, nor less than 500 feet from any residential use and subject to issuance of a Conditional Use Permit approved by the Board of Supervisors after a recommendation by the Planning Commission.~~ Additional permitting may be required by the Environmental Management Department.

Commented [MJ164]: A94

3.8.5.B. **Junk Tire Handling**

A junk tire handling operation shall comply with the following minimum standards:

1. **Fire Department Review**

No changes.

2. **Standards**

- a. In the M-1 and M-2 zones, permitted ~~by right~~ provided that no more than 500 tires in any form are on site any one time. Where more than 500 tires are on site at any one time, permitted subject to SCC Chapter 4.32 and the issuance of a Conditional Use Permit approved by the Planning Commission. For purposes of this Section, processed tire products manufactured for resale which are stored within an enclosed building and complying with fire safety standards shall not be counted in determining the number of tires on site.

Commented [MJ165]: A99

b. - j.

No changes.

3.8.5.C. **Junkyard, Vehicle/Equipment Wrecking Yard [AMENDED XX-XX-XXXX]**

~~A vehicle wrecking yard operation located in an area subject to periodic flooding shall~~

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~~comply with the minimum standards of this Section.~~

This section includes changes to numbering and formatting to specify standards specific to flood areas.

Permitted in the M-2 zone subject to a Conditional Use Permit by the Planning Commission and the following standards:

~~provided the use is located not less than 500 feet from a more restricted zoning district, the yard area is enclosed by a fence, in accordance with Section 5.2.5, "Development Standards for Walls and Fences", none of the material or equipment is stored higher than the fence, and subject to issuance of a Conditional Use Permit approved by the Planning Commission.~~

1. Junkyards shall be enclosed by a fence, in accordance with Section 5.2.5, "Development Standards for Walls and Fences."
2. Stored materials shall not be stored higher than fences erected around the site. If this standard cannot be met, the use shall be subject to a Conditional Use Permit by the Board of Supervisors.
3. Junkyards shall be located not less than 500 feet from a more restrictive zoning district than the M-2 zone (from property line to zoning district boundary). If this standard cannot be met, the use shall be subject to a Conditional Use Permit by the Board of Supervisors.
4. A junkyard located in an area combined with the Flood (F) combining zone or otherwise subject to periodic flooding shall comply with the following standards:
 - a. All hazardous materials, including batteries, waste oil, gasoline, and cleaning solutions shall be stored at least 1.5 feet above the 100-year floodplain elevation.
 - b. No cleaning or engine breakdown shall take place within the 100-year floodplain.
 - c. All oil shall be drained and collected prior to engine removal.
 - d. Any fencing shall require the approval of the County Department of Water Resources.
 - e. A special cement slab that drains into a cement lined sump shall be installed where all engine removal, engine breakdown, and cleaning operations will take place. This sump must be located outside of any area subject to periodic flooding and shall be connected to the sanitary sewer.
 - f. Caustic detergent cleaning solutions shall be used rather than solvents. If it is absolutely necessary to use cleaning solvents, they should be set up on a self-recycling filtering system and must not be disposed of in the sump.
5. All hazardous materials shall be handled and disposed of in compliance with Title 22, Division 4, Chapter 30 of the California Code of Regulations: "Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes."
6. Additional permitting may be required by the Environmental Management Department.

3.8.5.D. **Recycling Facilities** [ADDED 11-27-2015] [AMENDED XX-XX-XXXX]

Commented [MJ167]: A21

1. Allowed Uses

a. Convenience Recycling Facilities

Convenience Recycling Facilities are permitted by right in the GC, LC, NMC, CMC, and CMZ, zones, subject to the Locational, Operational and Design Standards in Section 3.8.5.D.2.

b. Minor Recycling Facilities

- i. In the GC zone, Minor Recycling Facilities are subject to a Conditional Use Permit by the Planning Commission and meeting locational, operational, and design standards in Section 3.8.5.D.3. If the locational requirements provided in Section 3.8.5.D.3.a.i cannot be met, a Special Development Permit by the Planning Commission shall be required in addition to the Conditional Use Permit.
- ii. In the M-1 and M-2 zones, Minor Recycling Facilities are permitted by right, subject to locational, operational, and design standards in Section 3.8.5.D.3. If the locational requirements provided in Section 3.8.5.D.3.a.i cannot be met, a Conditional Use Permit by the Zoning Administrator is required.

~~Minor Recycling Facilities are permitted in the M-1 and M-2 zones, subject to standards for Minor Recycling Facilities in Section 3.8.5.D.3. Minor Recycling Facilities are permitted in the GC zone subject to the issuance of a Conditional Use Permit approved by the appropriate hearing authority. Minor Recycling Facilities are permitted if located more than 500 feet from a residential or agricultural-residential zoning district, measured from residential or agricultural-residential property lines to the nearest solid building wall when all operations (including materials storage) are conducted completely indoors or measured from property line to property line when self contained movable bins are used for outdoor storage. Minor Facilities located less than 500 feet from a residential or agricultural-residential zoning district shall require a Conditional Use Permit approved by the appropriate authority, unless the facility is separated from a residential or agricultural-residential zoning district by a freeway, railroad, or designated thoroughfare (six lanes of traffic or more).~~

c. Major Recycling Facilities

- i. In the M-1 and M-2 zones, Major Recycling Facilities are permitted by right, subject to meeting Locational, Operational, and Design Standards in Section 3.8.5.D.3. If the distance separation requirements provided in Section 3.8.5.D.3.a.ii cannot be met, a Conditional Use Permit by the Planning Commission is required.

~~Major recycling facilities are permitted in the M-1 and M-2 zones, if located more than 1,000 feet from an AR or RD zoning district, measured from property line to property line. Major Facilities located less than 1,000 feet from a residential or agricultural-residential zoning districts shall require a Conditional Use Permit approved by the appropriate authority, unless the facility is separated from a residential or agricultural-residential zoning districts by a freeway, railroad or designated thoroughfare (six lanes of traffic or more). Major recycling facilities are subject to standards specified in Section 3.8.5.D.3.~~

d. Greenwaste Facilities

- i. In the agricultural, M-1, and M-2 zones, greenwaste facilities shall be permitted subject to a Conditional Use Permit by the Planning Commission and meeting Locational, Operational, and Design Standards in Section 3.8.5.D.3.

2. Locational, Operational and Design Standards for Convenience Recycling Facilities

The following standards shall be applicable to all Convenience Recycling Facilities constructed or installed after the date of adoption of this Ordinance November 27, 2015 and to all existing Convenience Recycling Facilities.

No deviations from the Locational Standards for Convenience Recycling Facilities shall be permitted except as specified in a.vi. ~~All Locational Standards referenced in this section are measured from the front door of the Convenience Recycling Facility to the nearest property zoned or occupied for residential or agricultural-residential use.~~ Deviations from the Operational Standards and Design Standards for all Convenience Recycling Facilities are subject to issuance of a Special Development Permit ~~approved~~ by the Zoning Administrator.

a. Locational Standards

- i. The facility shall be operated only in a convenience zone as defined under the California Beverage Container Recycling and Litter Reduction Act (CA PRC §14500 et seq.).
- ii. The facility shall be located within a shopping center, which may consist of multiple parcels with a minimum cumulative size of five acres. The Convenience Recycling Facility must be located on a parcel site under the same facilities or property management as the shopping center.
- iii. If the facility is to be located on a parcel with a service station, liquor store, or convenience store, such service station, liquor store, or convenience store must be integral to the larger shopping center, meaning that the parcel should have shared automotive circulation, connected pedestrian access, and/or shared property management with the larger shopping center. The facility shall not be located on a property where there is a service station or liquor store, or convenience store that is not part of and integral to a shopping center over five acres.
- iv. There shall be a half mile distance between convenience recycle centers, measured from property line to property line.
- v. The facility shall be located at least 100 feet from a property zoned or occupied for residential or agricultural-residential use. The distance is measured from the front door of the Convenience Recycling Facility to the nearest property zoned or occupied for residential or agricultural-residential use.
- vi. If the proposed Convenience Recycling Facility is located outside of the Urban Services Boundary as identified in the Sacramento County General Plan, the deviations from Sections 2.a.i, ii, iii, and v are permitted with a Special Development Permit ~~approved~~ by the Zoning Administrator.

b. Operational Standards

No changes.

c. Design Standards for Permanent, Enclosed Buildings: [AMENDED 12-01-2017]

No changes.

d. Design Standards for Kiosks: [AMENDED 12-01-2017]

- i. The minimum size of any freestanding kiosk structure shall be 400 square feet. It may have no more than two other temporary components that attach to it, for temporary storage. The kiosk will be manned by one or two individuals to serve the customers.
- ii. The facility shall occupy no more than six parking spaces not including spaces that will be periodically needed for removal of materials or exchange of the collection receptacles. No parking spaces required for the primary host use may be occupied by the facility.
- iii. The facility shall be located within the buildable portion of the property and not be located in any required setback, and shall not obstruct pedestrian or vehicular circulation.
- iv. Outdoor customer staging areas are only permitted with the issuance of a Minor Use Permit ~~approved by the Zoning Administrator~~. The number of sorting bins and barrels shall be determined by the Minor Use Permit. The outdoor staging area shall not exceed 100 square feet in size within a controlled designated area. Unused barrels shall be stored indoors at all times. The facility shall be clearly marked with signage indicating the staging areas where the customers line up to drop off the materials.
- v. The facility shall not impair the landscaping required for any host use.
- vi. No parking spaces are required for customers. One space shall be provided for the facility attendant, if needed, as determined by the Design Review Administrator.
- vii. Design Review is required for new facilities in order to accomplish the following objectives: a) the orientation of the proposed facility shall minimize visual and acoustical impacts to surrounding properties; b) the architectural design, signage and color of the facility shall not intentionally detract from the existing commercial use or community service facility on the site. No standalone cargo containers are permitted. Any proposed kiosk must be compatible with the shopping center. Improvements may be required to ensure compatibility, including but not limited to landscaping, screening, and parking lot improvements. The landscaping may consist of landscape planters in portable containers. The free-standing structure used for recycling must be architecturally compatible with the shopping center.
- viii. Signage must be painted on the building and cannot be on the roof.
- ix. The facility shall not be located in the rear of a shopping center between commercial buildings and adjacent residential or agricultural-residential zoning districts, and shall be visible from the street.
- x. The facility shall provide best management practices for review by Planning and Environmental Review. This shall include a brief description of the business including the following: number of employees on site, amount of material accepted on a weekly and monthly basis, square footage of facility, materials

accepted, how material is stored and collected and how the facility is cleaned as part of the Design Review application.

3. Locational, Operational, and Design Standards for Minor Recycling Facilities, Major Recycling Facilities, and Greenwaste Facilities

The following standards shall be applicable to Minor and Major Recycling Facilities and Greenwaste Facilities constructed or installed after ~~the date of adoption of this Ordinance November 27, 2015~~ and to all existing facilities.

Deviations from the Operational and Design Standards applicable to all new and existing Minor Recycling Facilities, Major Recycling Facilities and Greenwaste Facilities are subject to a Special Development Permit by the Zoning Administrator.

Minor and Major recycling facilities that serve as processing plants and are not open to the general public are exempt from 3.8.5.D.3.b (vii & viii). These facilities are receiving material only for the purposes of processing the material and shipping it offsite.

Applicability to existing facilities with approved Non-Conforming Use Certificates. The development, operational and location standards contained herein shall not apply to existing facilities that have an approved Certificate of Non-Conforming Use, except that such facilities shall be subject to the reporting requirements contained in Section 3.8.5.D.3 (iii).

a. Locational Standards

- i. **Minor Recycling Facilities. The facility shall be at least 500 feet from any AR or RD zoned property unless separated by an existing freeway, railroad, or designated thoroughfare (six lanes of traffic or more). This distance shall be measured from the nearest property lines of parcels within the RD or AR zones to: (a) the nearest solid building wall when all operations (including materials storage) is conducted completely indoors or (b) measured from property line to the nearest property line when self-contained movable bins are used for outdoor storage. A solid building wall is defined as a wall with no roll up doors or windows.**
- ii. **Major Recycling Facilities. The facility shall be at least 1,000 feet from any AR or RD zoned property unless separated by an existing freeway, railroad, or designated thoroughfare (six lanes of traffic or more). This distance shall be measured from property line to property line.**

b. Operational Standards

No changes.

c. Design Standards

No changes.

3.8.5.E. Greenwaste Facilities [AMENDED 11-27-2015] Solid Waste Facilities [ADDED XX-XX-XXXX]

Commented [MJ168]: A21

1. Allowed Uses

Greenwaste Facilities are subject to the issuance of a Conditional Use Permit approved by the Planning Commission in the agricultural zoning districts and M-1 and M-2 zones, subject to standards for Greenwaste Facilities in Section 3.8.5.D.3.

2. Development and Operational Standards for Greenwaste Facilities

~~Refer to applicable standards in Sections 3.8.5.D.3. for Greenwaste Facilities constructed or installed after the date of adoption of this Ordinance (Date: November 27, 2015).~~

Solid waste facilities shall be located no less than 500 feet from the boundary line of a more restrictive zone and shall be subject to a Conditional Use Permit by the Board of Supervisors, after a recommendation by the Planning Commission.

3.9. ACCESSORY USE STANDARDS [AMENDED 05-11-2018]**3.9.1. Purpose**

No changes.

3.9.2. General Regulations for All Accessory Uses and Structures [AMENDED 05-11-2018]

All accessory uses and structures shall comply with the general standards in this Section.

3.9.2.A. Approval of Accessory Uses and Structures

No changes.

3.9.2.B. Compliance with This Code

1. All accessory uses and structures shall be subject to the standards set forth in this Section, and also the use-specific standards of this Chapter and the applicable design and dimensional development standards of Chapter 5 Five. In the case of any conflict between the accessory use standards of this Section and any other requirement of this Code, the more restrictive standard in the opinion of the Planning Director shall apply.
2. Accessory uses shall comply with all standards of this Code applicable to the principal use with which they are associated. Parking requirements shall be met for both the principal use and any accessory use.

Commented [MJ169]: A63

3.9.2.C. Same Lot

No changes.

3.9.2.D. [DELETED]**3.9.2.D. Temporary Accessory Uses and Structures**

No changes.

3.9.2.F. [DELETED]**3.9.3. Use-Specific Standards for Accessory Uses [AMENDED 05-11-2018]**

The specific standards of this Section shall apply in addition to the general standards of Section 3.9.2. In the event of conflict, the more restrictive standard in the opinion of the Planning Director shall apply.

Commented [MJ170]: A45

3.9.3.A. Kiosks and Amusement Devices [ADDED XX-XX-XXXX] Coin-Operated Dispenser or Amusement

1. The use shall be permitted only on developed properties with an active primary use. Kiosks and amusement devices which are on properties without an active primary use shall be classified under a primary use classification provided in Table 3.1.
2. The use may be located indoors or outdoors.
3. The use, if not a standalone building, may be located anywhere on a developed property, provided that it does not occupy required landscaping, required parking, and its placement does not pose a safety risk, specifically that the kiosk or device would not obstruct visibility, obstruct fire access, endanger drivers, nor endanger pedestrians.

4. **The use shall be continuously maintained and, if it is not a standalone building, it must be removed if it is no longer in use or in working order.**
5. **In the agricultural, agricultural-residential, recreational, Delta Waterways, and residential zones, such uses are only permitted in conjunction with a permitted primary multifamily, institutional, commercial, or industrial use.**
6. **When accessory to a primary multifamily use in a residential zone, such uses are only permitted provided that the devices are intended to serve residents and their guests.**
7. **The use shall not be designed for access by automobile. Kiosks designed for automobile access shall be classified under a primary use provided in Table 3.1 and shall be subject to standards for Drive-Throughs provided in Section 3.9.3.V.**
8. **Kiosks may involve permanent buildings up to 200 square feet in size, which shall be subject to Design Review and development standards, including setbacks, for commercial uses. Uses which involve larger buildings shall be classified under a primary use provided in Table 3.1.**
9. **In the M-1 and M-2 zones, kiosks and amusement devices are only permitted by right subject to a finding that the device is either intended to only serve the industrial center's employees and customers, or is intended to provide functionality customarily incidental to the primary use. Otherwise, a Minor Use Permit shall be required.**
10. **Kiosks that use cargo containers shall be additionally subject to standards provided in Section 3.9.3.T.**

~~Coin-operated dispensers are permitted by right as an ancillary use and shall occupy no more than 25 percent of the gross floor area of structure(s) committed to the primary use; otherwise refer to use standards for arcades, electronic, mechanical video games, or computer gaming center in Section 3.7.4.D.~~

3.9.3.B. Dish Antenna

No changes.

3.9.3.C. Dwelling, Agricultural Accessory

No changes.

3.9.3.D. Accessory Dwelling Units and Junior Accessory Dwelling Units [AMENDED 07-11-2024]

No changes.

3.9.3.E. Family Contractor's Business

No changes.

3.9.3.F. Home Occupation [AMENDED 07-08-2016][AMENDED XX-XX-XXXX]

1. Purpose

No changes.

2. Standards

Commented [MJ171]: A114

The intent of the following standards is to reduce the impact of a home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. A home occupation shall comply with the following standards:

a. Size and Number per Dwelling

i. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation ~~shall~~ may be conducted in the principal dwelling or accessory structures on the subject property provided that the area does not exceed 20 percent of the habitable floor area of the principal dwelling. In those cases where more than one home occupation is conducted on the property, the cumulative area that may be used to conduct the home occupations shall not exceed 20 percent of the habitable floor area of the principal dwelling.

ii. No changes.

b. - f.

No changes.

3. Part-Time Home Occupations Limited to Daytime Hours

~~Any home occupation that is permitted on only a part time basis shall be limited to a maximum of 32 hours per week and eight hours per day. Home occupations limited to daytime hours Operating hours shall not begin operate before 7:00 a.m. or after extend later than 9:00 p.m. Administrative tasks and limited activities related to the home occupation may occur after 9:00 p.m. and before 7:00 a.m., provided that such activities comply with the Noise Ordinance and do not involve on-site business visitors.~~

4. Example of Permitted Home Occupations

No changes.

5. Restricted Home Occupations

The following specific home occupation uses shall be permitted, subject to the standards of this Section and further limitations as indicated for the particular use:

a. - b.

No changes.

c. Furniture repair and restoration shall be limited to ~~one occupant of the dwelling daytime hours on a part time basis~~, subject to approval of Chief Building Inspector and Fire Marshall, as applicable. There shall be no pick-up or delivery at the location by the public.

d. Assembly, repair, or reconstruction of small electronic, mechanical, or garden equipment (including lawnmowers), or small household appliances, shall be limited to ~~one occupant of the dwelling daytime hours on a part time basis~~, subject to the approval of the Chief Building Inspector and Fire Marshall, as applicable. There shall be no pickup or delivery at this location by the public. All ~~storage, assembly, repair, and~~ testing of equipment shall be performed within an enclosed building. All equipment or appliances assembled, repaired, or reconstructed, pursuant to this use standard, shall not exceed six feet in height, length, or width; 100 pounds in weight; or five horsepower. ~~No more than 12 pieces of equipment, in any condition, shall be~~

on-site:

- e. No changes.
- f. Manufacture of toys, decorator items, clothing, needlework, handicrafts, or similar products, shall be limited to daytime hours part time, using equipment normally found in a residence.
- g. Private lessons, on a part time basis, providing individual instruction in academic subjects, athletics, the arts, crafts, or other similar discipline, provided that only one student may be present on-site for instruction or practice at any time. In-person, on-site lessons shall also be limited to daytime hours. Athletic lessons (swimming, tennis, basketball, pickleball, etc.) shall only be permitted within the rear yard of a residence, subject to the rear yard being completely enclosed by solid fencing and subject to compliance with the County's Noise Ordinance.
- h. Service home occupations involving light fleet vehicles with a GVWR that do not exceed 10,000 pounds, such as taxicab, limousine, or pedi-cab service, or non-emergency medical services, provided that the vehicle associated with the business does not make return trips to the residence more than eight times between 7:00 a.m. and 9:00 p.m. No more than two return trips to the residence shall occur after 9:00 p.m. and before 7:00 a.m. Such service should generally be conducted with the operator leaving the home and serving multiple customers before returning home for breaks or ending their shift. a vehicle parked at, or near, the residence shall not be on call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means; but may be parked at the residence when not in service. The activity, associated with the service, shall only occur at the residence between the hours of 7:00 a.m. to 9:00 p.m. No more than one vehicle may be parked at, or near, the residence, except that a Conditional Use Permit may be approved by the Zoning Administrator Minor Use Permit may be approved to allow one additional vehicle to be parked or stored at the residence. Operation of a taxicab service shall comply with SCC Chapter 4.14, including being subject to inspection and testing by the Sealer of Weights & Measures.
- i. Shoe repair, on a part time basis, providing provided that no more than eight customers visits per day to drop off or pick up such items, and operations are limited to daytime hours. No sales of any kind are permitted. The use will not be conducted in such a fashion as to constitute either a public or private nuisance.
- j. Massage enterprise, if all the following criteria are met:
 - i. Only one client is on site at a time and by appointment, only.
 - ii. The use shall be strictly limited to the hours of 7:00 a.m. to 9:00 p.m. conducted on a part time basis.
 - iii. The massage enterprise must comply with all applicable requirements of Chapter 4.36 of the SCC.
 - iv. The use will not be conducted in such a fashion as to constitute either a public or private nuisance.
- k. Gardening and landscape maintenance, limited to daytime hours part time.
- l. Home crafts (including ceramics with kiln up to six cubic feet), limited to daytime

hours part time.

- m. House cleaning service, limited to office only and daytime hours part time.
- n. Sales representative, limited to office only.
- o. Swimming pool cleaning, limited to office only and daytime hours part time.
- p. Dressmaking, sewing, tailoring, and contract sewing, limited to one operator.
- q. Locksmith, limited to office only and daytime hours part time.
- r. No changes.
- s. Dog and cat breeding, provided that, inclusive of any animals that permanently reside at the residence not used for breeding, as long as the number of adult dogs does not exceed four and the number of adult cats does not exceed four.
- t. Pet sitting provided there are no more than two dogs, two cats, or a combination thereof not to exceed four (does not include dogs or cats that permanently reside at the residence) at any one time. Short-term boarding is allowed, provided that overnight stays shall be indoors and operations shall not exceed ten days in any one month period, cumulative across all animals. Boarding animals for a longer period per month and/or boarding more animals than specified in this section shall be considered an "Animal Boarding" use. Operations shall be consistent with Sacramento County Code Title 8 Animals and shall not be operated to constitute a public nuisance.
- u. Pet grooming provided no more than eight pets are groomed per day, one per hour. If operated in conjunction with a pet sitting home occupation, the number of non-resident animals shall not exceed four dogs, four cats, or a combination thereof not to exceed four at any one time.
- v. Gun-related home occupations shall be subject to the following limitations:
 - i. The home shall be used for office use and/or gunsmithing only. Ammunition loading is prohibited.
 - ii. Noise level associated with gunsmithing shall not exceed 65dBA at the property line.
 - iii. Pick up or drop off of guns or ammunition at the home occupation site shall only be conducted by licensed couriers or U.S. Postal Service employees tasked with delivering packages. Pick up/drop off/sale/transfer by members of the public may only occur at shows, events, and locations listed in California Penal Code § 26805, other than the home occupation site.
 - iv. Operator must have an active Firearm Dealer license and a valid listing on the DOJ Centralized List of Firearm Dealers.
 - v. Guns and ammunition must be stored separately and must be placed in a secure, locked container or must be locked with a locking device which renders it inoperable.
- w. Private vehicle share shall be subject to the following limitations:

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Commented [MJ175]: A112

- i. Vehicles, if stored at the residence, must either be within a garage/carport or on paved surfaces in compliance with S2C Section 5.9.3.F and shall not use street parking. Such vehicles must also be registered to the business operator and registered to the address of the home occupation.
- ii. Commercial vehicles and heavy equipment shall not be stored on-site as a part of a vehicle share home occupation.
- iii. Customers must pick up and drop off the vehicle off-site at a non-residential location.

6. Prohibited Uses

The following uses are expressly prohibited as home occupations.

- a. – t.

No changes.

- u. Rental of private recreation facilities on properties principally developed with a residential use. Examples of such facilities include, but are limited to, indoor/outdoor swimming pools, hot tubs, spas, tennis courts, basketball courts, badminton courts, pickleball courts, fire pits, barbeques, playgrounds, yards, rooftops, horse stables, dog parks, paintball facilities, airsoft facilities, and miniature golf courses. This prohibition does not apply to the rental of commercial or public stables or corrals in zones where such use is permitted in conjunction with a residential use and in compliance with lot standards specified in Section 3.4.6.D.1.

Commented [MJ176]: A111

7. Conditions

No changes.

3.9.3.G. Incidental Agricultural Accessory Structures, Uses, and Keeping of Animals [AMENDED 02-24-2017][AMENDED 12-01-2017][AMENDED XX-XX-XXXX]

No changes.

3.9.3.H. [DELETED]

3.9.3.I. Incidental Office and/or Retail Sales [AMENDED XX-XX-XXXX]

1. Unless otherwise specified in the use standard for the primary use, in the C-O, BP, and MP zones, incidental retail sales uses are permitted by right as an accessory use and may occupy a maximum of 25 percent of the gross floor area committed to the primary use. Greater retail sales uses are subject to a Conditional Use Permit by the Zoning Administrator.
2. Unless otherwise specified in the use standard for the primary use, in the M-1 and M-2 zones, incidental office and retail sales uses are permitted by right as an ancillary use and may occupy, cumulatively across both retail and office, a maximum of 25 percent of the gross floor area of structure(s) committed to the primary use. Greater office and retail sales uses are permitted subject to a Conditional Use Permit by the Zoning Administrator.
3. In all zones where general office and/or general retail sales are not principal or accessory permitted uses, incidental office and/or retail sales may be permitted as accessory uses, provided that the Planning Director or designee finds that such

Commented [MJ177]: NOTE: This line is depicted, assuming that the Crowing-Fowl Zoning Ordinance Amendment has been adopted as depicted on the Planning Commission strikethrough. (PLNP2024-00226)

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~~accessory use is compatible with or customarily incidental to the primary use, and is consistent with or complimentary to the purpose of the zone it is located in. In the case of primarily indoor uses, the Planning Director shall not, through this provision, allow for a general office and/or general retail sales use to cumulatively exceed 25 percent of the indoor gross floor area committed to the primary use.~~

3.9.3.J. Outdoor Comfort Features [AMENDED 01-12-2019][AMENDED XX-XX-XXXX]

Commented [MJ179]: A76

1. ~~Outdoor comfort features are permitted only on developed properties with an active non-single family/duplex primary use.~~
2. ~~Accessory comfort features and customer conveniences including but not limited to tables, benches, litter receptacles, bicycle racks, and mailboxes are permitted. This provision does not include amusement machines, telephone booths, sales booths, playground equipment or any features used for advertising. Comfort features shall not block vehicular or pedestrian pathways or be located in required parking areas.~~

~~[DELETED]~~

3.9.3.K. Parking and Storage, of Commercial Company Vehicles [AMENDED 07-16-2020][AMENDED XX-XX-XXXX]

Commented [MJ180]: A88

The parking and storage of ~~commercial company~~ vehicles ~~and commercial company vehicles, both as defined in Chapter 7,~~ ~~is~~ are permitted when accessory to a permitted primary use, ~~and~~ when in compliance with the applicable improvement requirements of Section 5.9.4, and ~~when in compliance with~~ the use standards of this Section.

1. **Agricultural Uses Agricultural, Agricultural-Residential, and Recreation Zones [ADDED 07-16-2020]**

~~No motor vehicle or equipment used for, or designed primarily for, commercial, industrial or agricultural purposes with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, and no trailer used for, or designed primarily for, commercial, industrial or agricultural purposes, shall be parked or stored on any agricultural residential or recreation zoned property except when loading, unloading, or rendering service, except as provided in Section 3.9.3.K.1.b and c. [AMENDED 09-18-2020]~~

~~A vehicle used for agricultural purposes may be parked or stored in the buildable area or rear yard of a parcel or lot in the agricultural residential and agricultural zones, on which there is not less than five acres devoted to agricultural use.~~

~~In agricultural zoning districts, the storage, maintenance, and repair of trucks and truck trailers used for commercial or industrial purposes with a manufacturer's gross vehicle rating of 10,000 pounds or more in any agricultural or interim agricultural zoning district shall be permitted subject to the issuance of a Conditional Use Permit approved by the Planning Commission.~~

- a. **In the agricultural and agricultural-residential zones, if under a Williamson Act contract or if a minimum of five acres is dedicated to an active agricultural uses, agricultural uses may park, store, or repair company vehicles of any weight class and agricultural equipment of any weight class, provided that both are dedicated to on-site agricultural operations and are stored outside of required yards as provided in Table 5.5.**

- i. For the purposes of this section, “on-site agricultural operations,” shall refer to all parcels contiguous to the parcel storing the vehicles or equipment, including across public rights-of-way, that comprise a single identifiable farming operation under shared ownership or management.
- b. Notwithstanding 3.9.3.K.1.a, agricultural uses that include publicly accessible spaces, including, but not limited to, wineries, breweries, agricultural markets, agricultural supplies and services, and kill floors shall be subject to accessory company vehicle standards for commercial uses provided in Section 3.9.3.K.3.
- c. Notwithstanding 3.9.3.K.1.a and 3.9.3.K.1.b, agricultural uses in the industrial zones shall be subject to accessory company vehicle standards for industrial uses provided in Section 3.9.3.K.4.
- d. For any agricultural uses not covered under subdivisions (a), (b), or (c), one company vehicle of any weight class which is primarily used for agricultural purposes may be stored outside of required yards as provided in Table 5.5, provided that at least five acres on-site are dedicated to agricultural use. Any allowances beyond this limitation shall be subject to a Conditional Use Permit by the Zoning Administrator.

2. Residential Uses Zones
 - a. No commercial company vehicle ~~No motor vehicle~~ or equipment used for, or designed primarily for, commercial, industrial or agricultural purposes with a manufacturer's gross vehicle weight rating ~~GVWR~~ of ~~10,001 +0,000~~ pounds or more, ~~and no trailer used for, or~~ designed primarily for, commercial, industrial or agricultural purposes, shall be parked or stored on ~~property solely developed with a residential use~~ residential or interim residential zoned property except when loading, unloading, or rendering service.
3. Commercial and Institutional Uses Zones
 - a. In any non-industrial zone, the maximum number of company vehicles shall be as follows:
 - i. Two company vehicles regularly stored on site overnight are permitted by right as an accessory use to any primary institutional or commercial use.
 - ii. One additional company vehicle may be permitted per 10,000 square feet of gross floor area over 10,000 square feet dedicated to the business, not to exceed ten company vehicles.
 - iii. If a use needs to store more vehicles than permitted by (i) or (ii), a Minor Use Permit may be filed to allow for an institutional or commercial use to store up to ten company vehicles on site, provided that there is sufficient parking for all uses on the subject property pursuant to Section 5.9.
 - iv. More vehicles than what is permitted in (i) or (ii) may be authorized as a part of a primary use's conditional use permit, if one is required for the primary use.
 - v. Private patrol services hired as on-site security at their customer's business complex shall be exempt from this limitation.

- vi. A business storing more vehicles than permitted by provisions of this section shall be considered a "Light Fleet Vehicle Service and Storage Facility," "Commissary," or "Large Vehicle Lease, Rent, Repair, Sales, Wholesale, and/or Storage" use, as appropriate.
- b. In the industrial zones, there is no maximum number of company vehicles.
- c. In any zone, the storage of company vehicles with a GVWR that does not exceed 10,000 pounds shall be permitted by right within required yards without screening, provided that they are stored behind required landscaping.
- d. The storage of commercial company vehicles, as defined in Chapter 7, shall be subject to the following restrictions:
 - i. In the BP zone, such vehicles are prohibited unless authorized as a part of a primary use's conditional use permit, or in the absence of such permit, a Minor Use Permit. If permitted, such vehicles must be parked outside of required yards and behind screen fencing per Section 5.2.5.D.
 - ii. In the agricultural, agricultural-residential, and residential zones, such vehicles are prohibited unless authorized as a part of a primary use's conditional use permit, or in the absence of such permit, a Conditional Use Permit by the Zoning Administrator. If permitted, such vehicles must be parked outside of required yards and behind screen fencing per Section 5.2.5.D.
 - iii. In the M-1 and M-2 zones, such vehicles are prohibited within required yards. Such vehicles may be stored outside required yards, provided that they are behind required landscaping. No screen fencing shall be required.
 - iv. In all other zones, such vehicles are prohibited within required yards and must be stored behind screen fencing and required landscaping.

The parking of commercial vehicles is prohibited in required yards as identified in Table 5.13.

4. Industrial Uses Zones

- a. In any zone, the storage of company vehicles with a GVWR that does not exceed 10,000 pounds shall be permitted by right within required yards without screening, provided that they are stored behind required landscaping.
- b. In the M-1 and M-2 zones, the storage of commercial company vehicles, as defined in Chapter 7, is prohibited in required yards. Such vehicles may be stored outside required yards, provided that they are behind required landscaping. No screen fencing shall be required. company vehicles less than one ton do not require screening and may be parked with or without security fencing, within the setback areas; company vehicles exceeding one ton and that are permitted on public highways and used in the daily operation of the company are prohibited in required yards as identified in Table 5.14 and may be parked without screen fencing.
- c. In the MP zone and in any other zone where an industrial use may be permitted, the storage of commercial company vehicles, as defined in Chapter 7, is prohibited in required yards. Such vehicles may be stored outside required yards, provided that they are behind screen fencing per Section 5.2.5.D and required landscaping. All company vehicles in the MP zone shall be prohibited in required

~~yards as identified in Table 5.14. When located within the buildable area of the lot, parking shall be screened from view with solid wood fences, masonry walls or chain link fences with slats.~~

5. Mixed-Use Zones

- a. ~~The parking of commercial vehicles is prohibited in required yards as identified in Table 5.17.~~

3.9.3.L. Minor Repair and Maintenance of Vehicles for Personal Use [AMENDED 07-16-2020]

No changes.

3.9.3.M. Garage Sales [AMENDED XX-XX-XXXX]

~~Garage sales are permitted on any parcel where the sale operator resides, not to exceed three sales per calendar year and two consecutive days for each sale. Signs shall not exceed a total of 12 square feet. All signs and merchandise must be displayed within the property boundaries.~~

Commented [MJ181]: A76

3.9.3.N. Bus Shelter

No changes.

3.9.3.O. Storage of Hazardous Material [AMENDED XX-XX-XXXX] Flammable and Combustible Liquids

1. ~~Storage of hazardous materials may require additional permitting by the Environmental Management Department.~~
2. ~~Flammable and Combustible Liquids.~~ The storage of flammable and combustible liquids is limited to volumes as established by the local Fire Districts. Storage of flammable liquids in the fuel tank of a motor vehicle, motorboat, mobile power plant, or mobile heating plant, and the storage or use of paints, oils, varnishes, or similar flammable mixtures when such liquids are stored for maintenance, painting, or similar purposes is excluded from this requirement. ~~Additional permitting may be required by the Environmental Management Department.~~

Commented [MJ182]: A94

3.9.3.P. Storage of Unregistered or Inoperable Private Vehicles

Storage of not more than two unregistered or inoperable vehicles may be allowed outside a fully enclosed building on a parcel of land located in any agricultural, agricultural-residential, ~~or residential zone, interim agricultural holding, interim estate, or interim residential zoning district, and shall comply with subject to~~ the following standards:

1. The parcel size is 10,000 square feet, or larger, for the first vehicle and that 5,000 additional square feet is provided for the second vehicle.
2. Vehicles are the legal property of persons who reside in the on-site dwelling, as evidenced by a certificate of ownership issued by the Department of Motor Vehicles.
3. Vehicles shall not be stored in the front yard or side street yard.
4. Vehicles shall be stored behind a six foot high solid ~~wood~~ fence and not be visible from any public street.
5. For purposes of this Section, "unregistered vehicles" includes any vehicle that is considered non-operational pursuant to a current certificate of non-operation issued by the Department of Motor Vehicles of the State of California.

3.9.3.Q. Swimming Pool and Spa Equipment [DELETED XX-XX-XXXX]

Commented [MJ183]: A42

An accessory swimming pool or spa shall comply with the standards in Sections 3.9.3.Q.1 through 3.9.3.Q.2.f.

1. ~~Swimming pool and spa equipment may encroach into a front or side street yard not to exceed five feet providing said equipment is within a solid fenced yard or enclosure.~~
2. ~~Swimming pools and spas shall not be located:~~
 - a. ~~Within a recorded setback except rear yards of through lots unless otherwise prohibited by recorded subdivision map.~~
 - b. ~~Within a public utility easement.~~
 - c. ~~Within a public easement.~~
 - d. ~~Within the required front or side street yards.~~
 - e. ~~Within three feet of side or rear property lines except that the Chief, Building Inspection Division, may approve setbacks less than three feet from side or rear property lines as provided for in the Swimming Pool Code, SCC Section 16.36. For the purpose of this Section, setback shall be from the right-of-way line or property line to the water line.~~
 - f. ~~The provisions herein shall not alter the regulations of a special planning area.~~

3.9.3.R. [DELETED 07-16-2020]**3.9.3.S. Accessory Utility Truck and/or Trailer Rental and Storage [AMENDED XX-XX-XXXX] - Accessory**

In the AG, LC, and C-O zones where a "Utility Truck and/or Trailer Rental Center" use is not a primary use permitted by right, a Utility Truck and/or Trailer Rental Facility may be conducted as an accessory use subject to the following minimum standards:

~~In the M-1 and M-2 zones, the use may be permitted as an incidental sales use in conjunction with a permitted retail sales use and provided the entire sales operation takes place within a completely enclosed building.~~

~~In all other zoning districts, the use shall comply with the following minimum standards:~~

a. Permitted Accessory Use

~~The rental and storage of utility trucks and trailers may be ancillary to the following uses: auto sales, auto repairs, service stations, storage and warehousing, equipment rental, and vehicle storage.~~

b. Conditionally Permitted Accessory Use

~~i. In all commercial zoning districts upon the approval of a Conditional Use Permit by the Zoning Administrator, the rental and storage of utility trucks and trailers may be ancillary to the following permitted and conditionally permitted commercial and industrial land uses, listed in Table 3.1: industrial uses, vehicle-related uses, retail, wholesale, and auction sales uses, and business, trade, and vocational schools.~~

~~ii. If ancillary to a use requiring a Conditional Use Permit, the primary use must have a valid Use Permit or a valid Certificate of Nonconforming Use.~~

c. Standards

~~These minimum standards shall apply when the use is either a permitted or conditional use. The appropriate hearing authority may impose additional conditions, and may waive or modify these standards as part of the Use Permit process. In zoning districts where this use is a permitted use, the Planning Director may approve deviations through the Special Development Permit process. For all new development of a site, the commercial development standards in Chapter 5 shall also apply.~~

1. Qualified Primary Use

- a. If accessory to a permitted or legal nonconforming Auto Sales, Vehicle Repair, Automobile Service Station, Warehousing, Equipment Rental, or Vehicle Wholesale and Storage primary use, the accessory use shall be permitted by right.
- b. In the AG zones, the use shall only be permitted, subject to a Conditional Use Permit by the Zoning Administrator, in conjunction with an Agricultural Supplies and Services primary use. The use shall be prohibited as an accessory use to any other use in the AG zones.
- c. In the LC and C-O zones, if accessory to any use not listed in (a), the use shall be subject to a Conditional Use Permit by the Zoning Administrator. The use shall not be accessory to any residential uses as listed in Table 3.1.

2. Number of Trucks. Utility trucks will be permitted based on a ratio of one truck per every 4,000 square feet of lot area, not to exceed a maximum of eight trucks.
3. Number of Trailers. Utility trailers will be permitted based upon a ratio of one trailer per every 8,000 square feet of lot area, not to exceed a maximum of four trailers.
4. Trucks Under 7,000 Pounds. Utility trucks, unless of gross vehicle weight less than 7,000 pounds must have a van body, may have no more than two axles, and may not be equipped with lift-gate.
5. Parking Area. Utility trucks or trailers may not be stored or parked within the front or side street yard setbacks; nor within required parking and landscape areas; nor within 10 feet of residential zones or uses. the required 10-foot setback for commercial property adjacent to residential.
6. Parking Surface. Vehicles must be parked in an area with asphaltic concrete or similar surface.
7. Adjacent to Residential Zones. Where the parcel abuts a residential zoning district, a six foot solid masonry wall shall be constructed along the interior property line. There shall be a minimum 10-foot landscaped setback adjacent to this wall, planted to the satisfaction of the Landscape Architect, Planning and Environmental Review. This area shall be landscaped with the appropriate live plants and irrigation system. On nonconforming parcels, if a minimum 25-foot setback is provided between the parked or stored utility trucks or trailers, and the residentially zoned property, the six foot masonry wall and the 10-foot landscape area are not required in order to accommodate utility trucks and trailers as ancillary uses.

3.9.3.T. Cargo Containers [AMENDED 12-01-2017][AMENDED XX-XX-XXXX]

Commented [MJ184]: A28

All new or relocated cargo containers shall comply with the applicable standards in Section 3.9.3.T.1. through 3.9.3.T.5. Cargo containers in use prior to September 25, 2015 have until July 2023 (three years from date of adoption of this Ordinance) to come into compliance with applicable standards in Section 3.9.3.T.1. through 3.9.3.T.5. [ADDED 07-16-2020]

1. **General Standards. The following standards shall apply to all cargo containers erected pursuant to this Section.**
 - a. **Cargo containers shall be kept free of graffiti.**
 - b. **Cargo containers shall not be stacked, except in the industrial zones.**
 - c. **Signage on cargo containers may be permitted subject to Design Review, except in the residential zones.**
2. **In residential (RD) zones, zoning districts**
 - a. **If the property is developed with a primary multifamily, group living, or nonresidential use, standards for commercial zones shall apply for accessory cargo containers.**
 - b. A Minor Use Permit is required **for properties developed with any other residential uses.**
 - c. Cargo containers shall be painted a solid earth tone, or a color that matches the adjacent structures. Acceptable earth tones include, but are not limited to: beige, taupe, and browns. Colors shall be maintained for the life of the container. [AMENDED 07-16-2020]
 - d. There shall be no more than one cargo container per property, located in the rear or interior side yard of the property.
 - e. Development standards shall be as required for **general** residential accessory structures, listed in Section 5.4.5.**A** **B**, Table 5.10.**A** including maximum square footage and lot coverage requirements.
 - f. Cargo containers shall be screened from view from public rights-of-way and neighboring properties by fast-growing evergreen landscaping or fencing.
 - g. Cargo containers shall be designed to be compatible with and complement existing dwellings on the same or adjacent parcels.
Cargo containers shall not display signage and shall be kept free of graffiti.
3. **In agricultural-residential zoning districts zones and on properties less than 20 acres in size in the agricultural, recreational, and Delta Waterways zones.**
 - a. A single cargo container is permitted by right on parcels with a minimum lot size of two acres. A Minor Use Permit is required for parcels less than two acres in size or more than one cargo container on a single parcel.
 - b. Cargo containers shall **be subject to Design Review and** be painted a solid earth tone, or a color that matches the adjacent structures. Acceptable earth tones include, but are not limited to: beige, taupe, and browns. Colors shall be maintained for the life of the container.
Cargo containers shall not be stacked.
 - c. Cargo containers shall be located in the rear or interior side yard of the property.

- d. Cargo containers shall be screened from view from public rights-of-way by fast-growing evergreen landscaping or fencing.
- e. If the property is developed with a residential use, development standards shall be as required for general residential accessory structures, listed in Section 5.4.5.A., Table 5.10.A, including maximum square footage and lot coverage requirements. Cargo containers are not considered general agricultural buildings. If the property is not developed with a primary dwelling and an active primary use is occurring on site, development standards for general agricultural structures shall apply.
~~Cargo containers shall be kept free of graffiti.~~
~~Signage is allowed on each cargo container subject to Design Review approval.~~
- 4. On properties 20 acres in size or larger in the agricultural, recreational, and Delta Waterways zones, in agricultural and recreation zoning districts
 - a. One cargo container shall be permitted per 10 acres. A Minor Use Permit shall be required to exceed this limitation.
~~Cargo containers shall not be stacked.~~
~~Cargo containers shall be kept free from graffiti.~~
 - b. Development standards shall be as required for general agricultural buildings as provided in Section 5.3.2. residential accessory structures, listed in Section 5.4.5.B., Table 5.10.
~~Cargo containers are not considered general agricultural buildings and are subject to the maximum square footage requirements of incidental agriculture structures as shown in Table 5.10.~~
~~Signage is allowed on each cargo container subject to Design Review approval.~~
- 5. In mixed-use, commercial, and industrial zoning districts
 - a. Cargo containers shall be permitted by right, however, requests for deviation from standards provided herein shall be subject to a Minor Use Permit.
 - b. Cargo containers shall be located in the buildable portion of the lot.
 - c. Properties developed with multifamily or group living uses are limited to one cargo container, which shall be painted a solid earth tone, or a color that matches the adjacent structures.
 - d. Cargo containers shall not occupy required parking areas. Should a request be made to deviate from this standard, findings must be made that sufficient parking remains to accommodate all on-site uses pursuant to Section 5.9; and the placement of the container does not pose a safety risk, specifically that the container would not obstruct fire access, endanger drivers, nor endanger pedestrians, or required landscaping areas.
 - e. Cargo containers shall not occupy required landscaping.
 - f. In commercial zones, Cargo containers shall not be visible from public right-of-way, unless they are located in an industrial zone.
~~Cargo containers may be stacked in industrial zoning districts only.~~
~~Cargo containers shall be kept free of graffiti.~~

~~Signage is allowed on each cargo container subject to Design Review approval.~~

~~Cargo containers used on school or park sites must be screened from public view and located at least 25 feet from a property used for residential purposes.~~

3.9.3.U. ~~[DELETED 12-01-2017]~~ Concrete Ready Mix ~~[ADDED XX-XX-XXXX]~~

~~Permitted in the GC, M-1, and M-2 zones as an accessory use to a permitted retail store, construction-landscape materials sales yard / outdoor equipment rental yard, or any industrial use subject to the following limitations:~~

- ~~1. In the GC zone, only one concrete mixer with a capacity of one cubic yard or less shall be permitted subject to a Minor Use Permit.~~
- ~~2. In the M-1 zone, only one concrete mixer with a capacity of one cubic yard or less shall be permitted by right.~~
- ~~3. In the M-1 zone, for an accessory concrete ready mix facility to exceed the quantity and/or size limitation specified in subdivision (2), a Conditional Use Permit by the Zoning Administrator must be obtained.~~
- ~~4. For facilities with concrete mixing operations exceeding 25 percent of the area dedicated to the primary use, see "Concrete, Cement, or Asphalt Plant."~~

3.9.3.V. Drive-Throughs ~~[AMENDED 12-01-2017]~~ ~~[AMENDED XX-XX-XXXX]~~

1. Design

A drive-through shall comply with the following minimum standards:

- ~~a. Drive-throughs shall provide the appropriate length at least 180 feet of reservoir space (stacking lane) for each facility as outlined in Table 3.9, as measured from the service window or unit to the entry point into the drive through lane. Nonfood and nonbeverage businesses may reduce the stacking space to a minimum of 60 feet. When multiple lanes are provided, the length of each lane may be counted.~~

Commented [MJ185]: A122

~~The minimum reservoir space in Table 3.9 may be reduced, without a Special Development Permit, subject to engineering justification satisfactory to the Director of the Department of Transportation, or his or her designee. Such engineering justification may include a queuing analysis based on projected trip generation, queuing count at comparable sites, corporate study, or other traffic study.~~

~~A traffic study may be required if the Director of the Department of Transportation, or his or her designee, determines that the minimum prescribed in Table 3.9 is likely inadequate to accommodate the expected queuing.~~

~~The Department of Transportation may also require submittal of a Queue Management Plan (QMP). A QMP describes operational strategies that the applicant will commit to implement, if necessary, to ensure that queues exceeding the reservoir space do not block driveways, drive aisles critical for on-site circulation, access to parking spaces needed to meet minimum parking requirements, or public or private roadways. If required, the QMP shall be prepared to the satisfaction of the Director of the Department of Transportation, or his or her designee.~~

Table 3.9 Minimum Reservoir Space for Drive-Throughs

<u>Use / Business Type</u>	<u>Minimum Reservoir Space (Feet)</u>
<u>Restaurant with drive through (primarily serves beverages, such as a coffee shop/kiosk)</u>	<u>280</u>
<u>Restaurant with drive through (does not primarily serve beverages)</u>	<u>240</u>
<u>Automobile Wash Facility (standalone)</u>	<u>240</u>
<u>Automobile Wash Facility (accessory use to Automobile Service Station or other use)</u>	<u>180</u>
<u>Financial Institutions</u>	<u>120</u>
<u>General Office Uses, including prescription pharmacies; and prescription pharmacies incidental to General Retail Uses</u>	<u>60</u>
<u>Other</u>	<u>As determined by a traffic study to the satisfaction of the Department of Transportation; or as approved by the Department of Transportation.</u>

- b. Entrances and exits to drive-through lane shall be at least 25 feet from driveways entering a public street measured from the back of the public right-of-way.
- c. When a drive-through lane is adjacent to a public right-of-way, a minimum of 25 feet of landscaping shall be provided between the drive-through lane and right-of-way as measured from the back of sidewalk.
- d. Drive-throughs shall not be considered as justification for reducing the number of required parking spaces.
- e. Drive-throughs that do not meet the development standards may be permitted subject to the issuance of a Special Development Permit ~~approved~~ by the Zoning Administrator.
- f. With approval of a Special Development Permit, the 25-foot landscaped setback may be reduced to no less than 10 feet between the drive through lane and the right-of-way (measured from the back of sidewalk). ~~Additional screening such as low decorative walls or fences, berms, or enhanced landscaping may be required.~~
- g. Drive-through lanes shall be a minimum of 12 feet wide and shall be separated from other circulation aisles necessary for ingress or egress, or aisles providing access to any parking space. Each drive-through lane shall be striped, marked, separated with curbs and/or landscape planters, or otherwise distinctly delineated.
- h. To minimize the visual impact of automobiles and automobile lights from view**

and to visually separate drive-throughs from the surrounding environment screening shall be provided as follows:

- i. Where a drive-through lane is located interior to a site between interior driveways, drive aisles, and parking areas, screening shall be accomplished with landscaping within a minimum 3 foot wide planter, excluding curbs. Landscaping shall be no less than 3 feet in height.
- ii. Where a drive-through lane is located along the public right-of-way, screening shall be accomplished with a combination of architectural features or other design elements and landscaping. Examples of appropriate architectural features for this purpose include, but are not limited to, low walls, fences, trellises, and arbors. Architectural features and landscaping shall be no less than 3 feet in height.

Commented [MJ186]: A129

2. Location

Drive-throughs with amplified sound shall be located at least 300 feet from residential zoning districts. ~~(RD-1 through RD-40)~~. Drive-throughs without amplified sound may reduce the separation distance to at least 75 feet from residential zoning districts. ~~(RD-1 through RD-40)~~.

- a. Drive-throughs that do not meet the above standard may be permitted subject to the issuance of a Conditional Use Permit ~~approved~~ by the Zoning Administrator.
 - i. If the building size is 100 square feet, or less, then a Minor Use Permit shall be required instead of the UPZ, approved by the Planning Director.

3. Required Findings

No changes.

Commented [MJ187]: A22

3.9.3.W. Loading Dock-[DELETED XX-XX-XXXX]

Permitted provided it is setback at least 75 feet from the boundary of an adjacent residential property, unless a reduced setback is allowed upon approval of a Special Development Permit by the Zoning Administrator. Also, limited hours for loading and unloading may apply.

Commented [MJ188]: A22

3.9.3.X. Electric Fencing-[DELETED XX-XX-XXXX]

Electric fencing is allowed in all agricultural, M-1 and M-2 zones, and in the GC zone with a Minor Use Permit, provided that the adjacent property is in either an agricultural or industrial zoning district; otherwise, a Minor Use Permit shall be required in order to construct an electric fence. Electric fencing is permitted in the AR-2, AR-5, AR-10 and AR-20 zones if used for the keeping of animals. In the GC, M-1, and M-2 zones, electric fencing shall comply with the following standards:

1. Electric fences shall only be allowed in outdoor yard areas used for the parking and storage of fleet and construction vehicles, and equipment or materials.
2. Electric fences shall be completely surrounded by a non-electric fence or wall of at least six feet in height. The space between the electric fence and the perimeter non-electric fence or wall shall not exceed 12 inches, and this area shall be kept free of litter, debris and vegetation.
3. The energizer for electric fences shall be driven by a commercial storage battery not to exceed 12 volts DC.

4. ~~The electrical charge produced by the fence upon contact shall not exceed the energizer characteristics set forth in paragraph 22.108 of the International Electrotechnical Commission Standard 60335-2-76.~~
5. ~~Electric fences shall be clearly identified with warning signs that read "Danger Electric Fence" at intervals of not less than every 60 feet, and at least one sign per side of the area enclosed by the fence.~~

3.9.3.Y. Dwelling, Caretaker [AMENDED 06-22-2017][AMENDED XX-XX-XXXX]

Commented [MJ189]: A43

Permanent living quarters (does not include the temporary use of a mobile home) for a caretaker or night watchman shall be accessory to a permitted primary institutional, commercial, or industrial use, ~~and permitted in any commercial, mixed-use or industrial zoning district as well as the C-O zone~~, subject to the standards in this Section. For a dwelling accessory to a place of worship or religious institution, see Section 3.6.1.A. A Minor Use Permit for a caretaker dwelling shall be required in the BP, MP, M-1, and M-2 zones. ~~Exceptions to any of the standards in this Section shall also require a Minor Use Permit.~~

1. The caretaker living quarters shall be occupied by the owners or an employee of the business and shall not be rented separately from the primary use.
2. One caretaker dwelling is permitted per business complex. Caretaker dwellings shall not be counted towards or considered a part of density calculations. Caretaker dwellings may not be located on properties developed with a single-family dwelling.
3. The caretaker dwelling may be a detached dwelling or attached to the working space of the primary use. living quarters shall be located within the principal building.
4. Caretaker dwellings shall comply with the following standards. Exceptions to the following standards are permitted subject to a Minor Use Permit.
 - a. A minimum of one parking space shall be provided for the caretaker living quarters, in addition to parking spaces required for the primary use.
 - b. The caretaker living quarters shall have no more than two bedrooms, and shall provide no more than 650 square feet of habitable living area.

3.9.3.Z. Dwelling, Live-Work Units [AMENDED XX-XX-XXXX]

Commented [MJ190]: A43

~~Any live-work units shall be accessory to a permitted primary use, and shall comply with the following standards. Exceptions to any of the standards in Section 3.9.3.Z shall be permitted by a Minor Use Permit. Live-Work Units shall be permitted subject to the following standards:~~

1. All living space within the live-work unit shall be contiguous with, and an integral part of the working space of the primary use. Access to individual units shall be from common access areas, corridors, or hallways.
2. The live-work unit shall be occupied by the owner or an employee of the business, and shall not be rented separately from the working space.
3. In the mixed-use and commercial zones, live-work units shall be incorporated into a permitted primary household living use as a dwelling unit type, subject to the following standards:

- a. Projects containing live-work units shall be subject to density requirements of the underlying zone. A project shall not be eligible for a reduction of density through the inclusion of live-work units.
- b. Live-work units, as a unit type, may exceed 25 percent of the total project area, provided that minimum density across the total project area can still be met.
- 4. In the industrial zones, live-work units shall be limited to 25 percent of the project area.

3.9.3.AA. Short-Term Rentals [AMENDED 06-20-2019][AMENDED 07-11-2024]

No changes.

3.9.3.BB. Cannabis, Personal Cultivation [ADDED 05-11-2017] [AMENDED 07-16-2020]

No changes.

3.9.3.CC. Residential Accessory Structures [ADDED 05-11-2018][AMENDED 01-15-2021][AMENDED XX-XX-XXXX]

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1. Residential Accessory Structures include all of the following, and any similar structures as determined by the Planning Director:
 - a. Ancillary structures, including; detached garages, carports, workshops, art studios, greenhouses, and storage sheds.
 - b. Recreation-related accessory structures, including; swimming pools and spas, cabanas, and enclosures for swimming pools or spas.
~~Detached guest houses or similar that include conditioned space, and that are intended for occasional overnight use. Occasional overnight use means not more than 10 nights in any calendar month. Guest houses may not be used for short- or long-term rentals and are not considered an independent living unit. Only one such structure shall be allowed on a parcel.~~
 - c. Patios and deck structures, including: uncovered detached raised decks or patios over 18 inches from grade, and detached ground-level patios or decks when covered.
 - d. Fences when accessory to a primary residential use and greater than allowed heights listed in Section 5.2.5.
 - e. Cargo containers with use standards as listed in Section 3.9.3.T and development standards listed in Section 5.4.5.
2. Accessory Structures do not include:
 - a. Paving or patio areas 18 inches or less above grade.
 - b. Raised landscape planters or edging of up to 18 inches in height.
 - c. Accessory Dwelling Units of Junior Accessory Dwelling Units. See Section 3.9.3.D for units intended for ongoing habitation.
3. Total square footage of Accessory Structures is limited by the provisions of Section 5.4.5.A.
4. Compliance with the development standards of Section 5.4.5.A is required.

3.9.4. Prohibited Accessory Uses

3.9.5. [DELETED 07-16-2020]

3.10. TEMPORARY USE STANDARDS [AMENDED XX-XX-XXXX]**3.10.1. Purpose**

This Code allows for the establishment of certain temporary uses for limited duration, provided that such uses comply with the general and specific standards of this Section.

3.10.2. General Requirements for All Temporary Uses and Structures**3.10.2.A. General Standards**

All temporary uses or structures, regardless of whether or not a Temporary Use Permit is required, shall meet the following requirements, unless otherwise specified:

1. The temporary use or structure shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
2. Permanent alterations to the site shall be prohibited.
3. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.
4. Temporary uses shall comply with the Sacramento County Noise Ordinance.
5. Should electrical generators or extension cords be used, they shall be located and protected so as not to cause any tripping or other safety hazard.
6. Duration and Expiration. If a temporary use permit is obtained, the temporary use, including associated temporary structures and signs, shall cease at a date specified in the conditions of the issued permit.
7. Signs. Any signs associated with a temporary use, if standards are not explicitly provided herein, are subject to standards for Temporary Signs provided in Section 5.10 and, if applicable, should be submitted concurrently with the application for the Temporary Use Permit.
8. Parking. Adequate off-street parking shall be provided to accommodate the proposed temporary use.
 - a. Temporary support structures, when located on properties developed with a primary multifamily, institutional, commercial, or industrial use, shall not reduce parking below 75 percent of the required amount for all active uses, as provided in Section 5.9.
9. Setbacks.
 - a. Unless otherwise specified, all temporary uses and structures shall comply with the development standards associated with the primary use on site. If there is no permanent use on site, setback standards for the standard use type associated with the base zone shall be used (i.e. commercial development standards in commercial zones).
 - b. Setbacks adjacent to public rights-of-way for temporary uses shall not exceed 25 feet, even if development standards associated with the primary use on site exceed 25 feet.

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- c. The Zoning Administrator may, at their discretion, grant limited relief from setbacks for temporary uses and structures based on site conditions.
- d. Structures, merchandise, signs, and parking associated with any temporary use shall not obstruct visibility control triangles, emergency access, refuse enclosure access, ADA parking spaces, and/or ADA paths of travel.
- 10. Large Events. Outdoor festivals with more than 500 persons shall be subject to standards provided in SCC Chapter 4.38 with applications paid at least three months in advance of the start date of the event. Any event meeting this criteria is subject to a Major Temporary Use Permit by the Zoning Administrator.

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3.10.2.B. Required Permits from Other Departments or Agencies

The temporary use regulations of this Section do not exempt the applicant or operator from any other required permits from other County departments, local agencies, or other authorities. The following are advisories applicable to common temporary uses:

1. Any temporary use involving commercial activity may require a General Business License and/or Special Business License from the County Department of Finance.
2. Temporary structures shall be anchored securely and may be subject to review or permits from Building Permits and Inspection and/or the applicable fire department.
3. Any structures including electrical wiring shall require permits from Building Permits and Inspection.
4. Any uses serving food may require permits from the Environmental Management Department.
5. Any uses serving alcohol on a temporary basis shall require permitting from the California Department of Alcoholic and Beverage Control with prior written authorization from the Sheriff's Office.
6. Any temporary uses obstructing or occurring within public right of way shall require permits from the Sacramento County Department of Transportation.
7. Any event with bingo games and shall require prior review by the County Sheriff's Office.
8. Sale of produce is permitted only in accordance with State food and agricultural regulations, in Title 3 of the California Code of Regulations; as such, sale must take place at a producer's "roadside stand", or authorized by a "Direct Marketing Certificate" or "Produce Dealer's License".

3.10.2.C. Special Site Conditions

1. Undeveloped Sites. Undeveloped sites are only permitted where allowed with a temporary use permit and shall have sufficient area for the temporary use without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.

2. Within Flood Plains. Applications for temporary structures to be located in the 100-year floodplain, or in the 200-year floodplain in areas subject to the Urban Level of Flood Protection, will be distributed to the Department of Water Resources for review, comments, and conditions.

3.10.2.D. Temporary Uses Exempt from Temporary Use Permits

In addition to exemptions noted elsewhere in this Section, the following uses are exempt from obtaining a Temporary Use Permit:

1. Based on Location. TUZs are not required when temporary uses are conducted on a developed property with an active institutional, commercial, or industrial use within a completely enclosed building or open-air outdoor space designed for pedestrian activity, such as plazas, paseos, pedestrian malls, restaurant patios, and rooftop gardens. Use of any portion of a parking lot, vacant land, or areas prominently visible from public rights-of-way shall not be exempt pursuant to this section.
2. Fireworks Stands. Temporary retail fireworks stands shall not be required to obtain a TUZ and are regulated by SCC § 4.54.390.
3. On-Site Temporary Construction Uses. Temporary buildings and structures, unaffixed mobile homes, commercial coaches, trailers for the housing of tools and equipment, building assembly operations, and supervisory offices may be authorized on the same site as an active building permit by the Chief Building Official.
4. Emergency Temporary Uses. When an emergency is declared by a resolution of the Board of Supervisors, an emergency is declared by the Governor of California, or a danger of imminent health and safety is recognized by either the Chief Building Official or the Director of Community Development, temporary uses to address such threats to health and safety shall be exempt.

3.10.3. Temporary Uses Not Specified

3.10.3.A. General Allowances

The Zoning Administrator may approve a Temporary Use Permit, pursuant to Section 6.5.7, to allow the use of property in any zone for a Temporary Use Not Specified in Sections 3.10.4 Through 3.10.8 (herein referred to as "Temporary Uses Not Specified"), such as an exposition, concert, trail run, carnival, cultural festival, craft fair, vaccination clinic, amusement ride, or outdoor sale of old clothes/second hand merchandise, not to exceed 10 days, cumulatively across multiple events, within any 365-day period.

3.10.3.B. Qualified Operator or Supervisor

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Temporary Uses Not Specified, if located in a zone other than the C-O, commercial, mixed-use, or industrial zones, shall be under the supervision of a public agency; nonprofit organization as classified by the Secretary of State; a public school district; a public charter school; or a place of worship that is exempt from the Business License Ordinance pursuant to SCC § 4.06.040.

3.10.3.C. Additional Days

Sites that meet the following criteria shall be permitted to hold Temporary Uses Not Specified for up to 30 days, cumulatively across multiple events, within any 365-day

period:

1. The site must be within the Urban Services Boundary.
2. The site must have direct frontage on an arterial or thoroughfare.
3. The site must be zoned LC or GC.
4. The site must be at least 20 net acres in size, encompassing an identifiable singular development which may encompass multiple contiguous parcels with shared vehicle and pedestrian access.

3.10.3.D. Event Watchman

For any Temporary Use Not Specified which has a duration longer than 24 hours, a recreational vehicle may be used as temporary quarters for an event watchman.

3.10.4. Temporary Commercial Uses

The following section contains temporary commercial uses which are not related to active construction projects.

3.10.4.A. Promotional Displays and Sales

Promotional displays, activities, and sales may be conducted subject to obtaining a Temporary Use Permit by the Zoning Administrator and complying with following standards:

1. Qualifications. Promotional displays and sales shall only be permitted in conjunction with the promotion of an on-site institutional, commercial, or industrial use within the C-O, commercial, mixed-use, and industrial zones. Examples of such promotional activities include, but are not limited to, parking lot sales, live entertainment, street dances, amusement rides, photo booths, or similar.
2. Duration. Promotional displays and sales shall not exceed 30 days within a given calendar year, which may be split up into as many as 10 three-day periods.
 - a. Grand Openings. Promotional displays and sales may be permitted for up to 30 consecutive days within the first 90 days of the grand opening of a business. This allowance shall be in addition to the standard allowances permitted per calendar year.

3.10.4.B. Seasonal Sales and Displays

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Seasonal Sales and Displays of items such as flowers, pumpkins, plants, and Christmas trees may be sold as a temporary use, subject to the following requirements:

1. In the residential, commercial, mixed-use, C-O, DW, and industrial zones, seasonal sales and displays shall be subject to the following regulations:
 - a. If located on the same premises as an active institutional use, commercial business, or industrial business, the seasonal display and sales use shall be exempt from the requirement for a Temporary Use Permit. Such use shall be required to obtain a general business license unless the seasonal display is part of an already licensed business.

- b. If located on an undeveloped property or a developed property without an active institutional use, commercial business, or industrial business, the seasonal display and sales use shall be subject to a Temporary Use Permit by the Zoning Administrator and obtaining a general business license.
 - c. Notwithstanding 3.10.4.B.1.b, in the residential zones, seasonal display and sales shall be prohibited on properties developed solely with a residential use.
2. In the agricultural, agricultural-residential, O, and RR zones, seasonal sales and displays shall be subject to a Temporary Use Permit by the Zoning Administrator and obtaining a general business license.
3. Duration. If a Temporary Use Permit is required, the Zoning Administrator shall specify a period of sale not to exceed three months cumulatively in any twelve-month period. The Zoning Administrator shall also specify the time allotted to clear the lot of all seasonal items and other evidence of the temporary use.

3.10.4.C. Temporary Concessions

1. Applicability

The temporary concessions use classification includes four major types of retail vending which are used in lieu of permanent buildings:

- a. Nonmotorized Vending. Vending that operates from a temporary table, stand, cart, or similar nonmotorized conveyance without retail sales of food for human consumption.
- b. Mobile Vending Vehicles. Vending that operates from a motorized mobile vending vehicle without retail sales of food for human consumption.
- c. Compact Mobile Food Operator (CMFO). A nonmotorized vending operator with retail sales of food for human consumption. Such use is further defined in SCC § 6.05.010.
- d. Mobile Food Facilities (MFF). Mobile vending vehicles with retail sales of food for human consumption. Such use is further defined in CA HSC § 11831.

2. Exemptions

- a. Statutorily Exempt. The following types of temporary concessions uses are statutorily exempt from the Zoning Code, including the requirement for a Temporary Use Permit. Such uses shall still be subject to provisions provided in County Code.
 - i. Sidewalk vendors, as defined in CA GOV § 51036, that operate within County rights-of-way, including sidewalks, or within public parks.
 - ii. Temporary concessions operating completely within public rights-of-way.
- b. Exempt from Temporary Use Permit. The following types of temporary concessions uses are exempt from the Temporary Use Permit requirement, provided that applicable standards provided in Sections 3.10.2, 3.10.4.C.3, and 3.10.4.C.4 can still be met:
 - i. Mobile vending vehicles, including mobile food facilities, that render service for less than one day.

- ii. Temporary concessions rendering service on private property that are a part of an event with an issued Temporary Use Permit, provided that temporary concessions are accounted for in the issued permit.
- iii. Temporary concessions within 25 feet of the entrance of a retail center with at least 60,000 square feet of gross floor area.
- iv. Temporary concessions by nonprofit organizations within the buildable area of any lot developed with an active institutional, commercial, or industrial use.
- v. Operations pursuant to Section 3.10.5.D, "Temporary Outdoor Operations."

3. General Standards

Temporary concessions shall comply with the following general standards, unless specified in Section 3.10.4.C.4.

- a. Location. A Temporary Concessions use may only operate on the following types of properties:
 - i. Developed sites with an active institutional, commercial, or industrial use.
 - ii. Vacant sites that are not within a residential zone, provided that the site is improved with an access driveway and paved areas large enough to accommodate the use and associated customer parking.
- b. Required Documentation. Temporary concession uses must have the following information readily available on-site at the concession location for inspection upon request by a Code Enforcement officer or any other County employee. If a TUZ is required, this documentation shall be provided upon application submittal.
 - i. Notarized permission from the property owner or lessee of the property on which the concession is located.
 - ii. Signatures and current contact information for providing goods and/or services for distribution (if providers of goods and services are different than the operator).
- c. Number of Vendors on Vacant Sites. There shall be no more than one temporary concession vendor operating at any time per vacant parcel.
- d. Hours of Operation. Temporary concessions shall not operate before 7 A.M. and after 10 P.M. If located more than 500 feet from any residential zone, the temporary concessions use may operate any time after 5 A.M. and before 12 A.M.
- e. Size. Temporary concessions shall be limited to an area of not more than 200 square feet, which, if applicable, shall be clearly depicted on an approved exhibit accompanying the issued TUZ.
- f. Signs. Temporary concessions may, in addition to Temporary Signs as permitted in Section 5.10, have signs that are attached to the concession table, cart, stand, or vehicle.

- g. Setbacks. Temporary concessions shall maintain a setback of at least 25 feet from any public right-of-way. A setback of at least 10 feet shall be maintained from property lines shared with residential or agricultural-residential zones. A setback of at least 5 feet shall be required from any other property line.
- h. General Operation.
 - i. Every temporary concession shall be a temporary day-to-day use and all equipment, including any stand, cart, table, or vehicle, shall be removed at the end of each sales day.
 - ii. At least one trash receptacle shall be provided on site.
 - iii. No permanent or temporary utility connections (i.e. electric cords, water hoses, etc.) are permitted apart from electrical connections to a generator.
 - iv. The temporary concession shall not cause disruption to traffic so as to create dangerous conditions for vehicles on public roads or within private drive aisles.
 - v. Every operator of a temporary concession stand without food for human consumption shall have legal access to restroom facilities within 1,000 feet, which may be public restrooms.

4. Retail Sales of Food for Human Consumption (CMFOs and MFFs)

Temporary concessions with retail sales of food for human consumption (CMFOs and MFFs) are subject to the following additional standards, including any additional permitting as required by the Environmental Management Department.

- a. Restroom Access. Operators shall have access to restrooms to the satisfaction of the Environmental Management Department.
- b. Commissary. If applicable, Mobile Food Facilities and Compact Mobile Food Operators shall return to an approved commissary to the satisfaction of the Environmental Management Department at the end of every day.
- c. Trash Receptacles. Trash receptables shall be provided to the satisfaction of the Environmental Management Department.
- d. Distance Separation. Temporary concessions with retail sales of food for human consumption shall maintain a 300-foot separation distance (as measured between the stands' areas of operation pursuant to 3.10.4.C.3.e) from other temporary concessions with retail sales of food for human consumption on private property.
- e. Brick and Mortar Separation. If a temporary concessions use with retail sales of food for human consumption proposes to operate within 300 feet (measured as the crow flies from the edge of the concession stand's proposed area to the front door) of a restaurant, as classified by Chapter 3 of this Code, the proposed concessions use shall obtain a signed Letter of Support from every restaurant within said radius. If a signed Letter of Support cannot be obtained from every restaurant, see Section 3.10.4.C.5.c.

5. Appropriate Permits and Authority for Non-Exempt Concessions

- a. For any temporary concession without retail sales of food for human consumption, the Zoning Administrator shall be the appropriate authority for a Temporary Use Permit.
- b. For any temporary concession with retail sales of food for human consumption, a Major Temporary Use Permit by the Zoning Administrator shall be required.
- c. For any temporary concessions use, requests for relief from standards provided in Sections 3.10.4.C.3 or Section 3.10.4.C.4 shall be subject to a Major Temporary Use Permit by the Zoning Administrator and a recommendation by the local Community Planning Advisory Council (CPAC). If a CPAC recommends denial and wishes to authorize a Community Interest Appeal, such appeal must be requested on the same day.

6. Duration
 - a. A Temporary Use Permit or Major Temporary Use Permit for a temporary concessions use issued by the Zoning Administrator may be approved for a period of up to one year with no limits on renewals, or;
 - b. A Minor Use Permit may be applied for in lieu of a Temporary Use Permit or Major Temporary Use Permit to request extended approval of a temporary concessions use for a period of up to five years with no limits on renewals.

3.10.4.D. Farmer's Market

1. Farmer's Markets shall only be permitted in the C-O, mixed-use, commercial, and industrial zones, subject to a Temporary Use Permit by the Zoning Administrator and may be approved for up to one year with no limits on renewals.
2. A Farmer's Market shall be exempt from the Temporary Use Permit requirement if the entirety of the market is certified by the County Agricultural Commissioner as a Certified Farmers Market.

3.10.5. Temporary Construction Uses

The following section contains regulations for temporary uses which are operated in conjunction with a construction project, building under renovation, or other activity where, unless otherwise specified, a building, encroachment, or grading permit is issued.

3.10.5.A. Off-Site Construction Staging Areas

Construction staging areas storing construction materials, stockpiles, construction debris, scaffolding, tools, vehicles, equipment, trailers, cargo containers, portable toilets, and supervisory offices that are not located on the site of the construction itself are permitted subject to obtaining a Major Temporary Use Permit by the Zoning Administrator and complying with the following standards:

1. Qualifications. Off-site staging areas shall be permitted in conjunction with private development and public construction projects such as construction of roadways, utilities, bridges, and similar uses as determined by the Planning Director.

- a. Off-site staging areas may be associated with projects located outside of the jurisdiction of unincorporated Sacramento County, subject to coordination with the other jurisdiction's planning division.
2. Duration. A MTZ may be approved for a period of up to one year and may be renewed twice. Longer term use shall be considered a "Service Yard" use. Renewals may be limited or prohibited in compliance with adopted Habitat Conservation Plans.
3. Fencing Requirements.
 - a. The perimeter of the temporary staging area shall be secured with temporary fencing, subject to keeping clear of visibility control triangles.
 - b. All of the temporary staging area's street frontages, public and private, shall be secured with open fencing.
 - c. Temporary fencing on all interior sides shall provide a screening effect from neighboring properties with mesh, slats, or other materials acceptable to the Planning Director. Screening shall not be required for off-site staging areas located in the agricultural, M-1 or M-2 zones that only share property boundaries with properties within the agricultural, M-1, or M-2 zones.
4. One recreational vehicle or unaffixed mobile home may be used as a temporary residence for a night watchman in conjunction with an off-site staging area.
5. The off-site staging area shall operate in compliance with noise and operational hours standards for construction sites provided in SCC § 6.68.090(e) and/or, as applicable, the Allowable Times and Hours of Work as provided in Chapter 7 "Prosecution of the Work" of the Sacramento County Standard Construction Specifications.
6. The use shall be operated in a manner to limit, to the extent feasible, noise, dust, vibrational, and general nuisances to surrounding properties.
7. The use shall be operated in a manner to limit, to the extent feasible, run-off to surrounding properties.
8. The temporary use shall be subject to review and conditioning by appropriate departments and agencies, including, but not limited to, County Engineering; the Construction Management & Inspection Division; the Building Permits & Inspection Division; the Department of Water Resources; applicable fire departments; and the Department of Transportation.
9. The applicant shall provide the following documents to the satisfaction of the Chief of the Construction Management & Inspection Division or their designee:
 - a. Best Management Practices which encourage safe operations and limit nuisances;
 - b. A Hold Harmless Agreement; and
 - c. A copy of an agreement between the property owner and contractor.
10. At the conclusion of the use of the off-site staging area or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored to the condition that existed prior to the use.

3.10.5.B. Temporary Habitation at Residential Construction Sites

Temporary habitation within one recreational vehicle (RV) is permitted subject to obtaining a Temporary Use Permit by the Zoning Administrator and complying with the following standards:

1. Qualifications. A building permit for a residential dwelling is issued and the following findings can be made:
 - a. The Temporary RV is associated with the construction of a new dwelling or repair of an existing dwelling deemed not habitable by the Chief Building Official or their designee.
 - i. In the event that no permit may be issued due to an unresolved insurance settlement or contract procedure, the Zoning Administrator may issue a six-month long temporary use permit provided that such occupancy is necessary for security of the remaining residence, care of livestock, or other similar necessity.
 - ii. If the dwelling with the active building permit is still habitable, the Zoning Administrator must find that the renovations associated with the building permit will result in extraordinary hardship to residents of the dwelling, thus requiring the facilities afforded by the recreational vehicle.
 - b. If there are multiple dwelling units on the property, the other dwellings are occupied or are also deemed not habitable by the Chief Building Official.
2. Duration. A TUZ may be approved for a period of up to one year and may be renewed, provided that active progress is being made on building or repairing the dwelling.
3. Expiration. The use of the recreational vehicle shall not extend beyond 30 days after a Certificate of Occupancy is issued or the expiration of the Temporary Use Permit, whichever comes first. If the associated building permit expires prior to the expiration of the temporary use permit, the temporary use permit shall also expire on the same date as the building permit.
4. Site Standards. The RV shall meet the following requirements:
 - a. The RV shall be connected to all necessary service facilities (sewer/septic, water/wells, power).
 - b. Setbacks. The RV shall maintain a 12.5 foot setback from rights-of-way and maintain a 3 foot setback from all other property lines.

3.10.5.C. Temporary Subdivision Sales and Construction Office

In any zone, a temporary office established to handle sales or construction of lots, condominiums, or homes may be permitted subject to obtaining a Temporary Use Permit by the Zoning Administrator, obtaining a building permit, and complying with the following standards:

1. Duration. A TUZ may be approved for a period of up to three years or 90 days after the sale of the final lot, whichever comes first. The permit may be renewed if there are remaining unsold properties.
2. Signs. Temporary signs used in conjunction with the office shall be submitted for review concurrently and shall be subject to standards provided in Section 5.10.

3. Bundling. A TUZ for this use may be bundled, as described in the User Guide, with the discretionary entitlements or non-discretionary design review for the homes or lots being sold.
4. Conditions of approval may be applied regulating hours of operation, landscaping, or other aspects deemed necessary by the Zoning Administrator.

3.10.5.D. Temporary Outdoor Operations

Existing institutional and commercial uses which primarily operate indoors may temporarily operate outdoors, subject to obtaining a Temporary Use Permit by the Zoning Administrator and complying with the following standards:

1. Qualifications. A building permit for major renovations or reconstruction is issued. Additionally, the building or space the use regularly operates out of is condemned or is deemed not occupiable by the Chief Building Official.
2. Duration. A TUZ may be approved for a period of up to one year and may be renewed with a new application, provided that active progress is being made on construction.
3. Expiration. The temporary outdoor operation shall not extend beyond 15 days after a Certificate of Occupancy is issued or the expiration of the Temporary Use Permit, whichever comes first. If the associated building permit expires prior to the expiration of the temporary use permit specified by the Zoning Administrator, the temporary use permit shall also expire on the same date as the building permit.
4. Location. The temporary use shall occur on the same parcel or, if deemed appropriate by the Zoning Administrator, on a parcel within 500 feet of the property lines of the parcel with the building under renovation or repair.
5. The Zoning Administrator shall have discretion to impose appropriate conditions for the temporary outdoor operation in order to ensure the use is not operated in a manner constituting a public nuisance.

3.10.6. Temporary Support Structures

The following section contains regulations for temporary support structures in conjunction with active primary uses.

3.10.6.A. Temporary Offices

One unaffixed mobile home or commercial coach may be used for a temporary office in any zone, subject to obtaining a Temporary Use Permit by the Zoning Administrator, obtaining a building permit, and complying with following standards:

1. Qualifications. The temporary office shall be used in conjunction with an active primary multifamily, institutional, commercial, or industrial use.
2. Duration. A TUZ may be approved for a period of up to one year and may be renewed one time.

3.10.6.B. Temporary Storage Containers

Temporary storage containers may be stored on any property, subject to the following standards:

1. **Qualifications.** **Temporary storage containers may only be stored on property developed with an active primary use.**
2. **Duration.**
 - a. **One temporary storage container may be permitted by right for up to one week within any 30 day period.**
 - b. **Additional Days. A TUZ may be approved to keep up to two temporary storage containers for a period of up to 30 days within any six-month period.**
 - c. **For longer term use of a storage container, see Section 3.9.3.T, "Cargo Containers."**
3. **Setbacks. Temporary storage containers are not subject to setbacks and are permitted anywhere on a property provided that they are located outside of rights-of-way and do not obstruct visibility triangles.**
4. **On properties with a net lot size of 15,000 square feet or less, temporary storage containers must be situated on an impervious surface.**

3.10.6.C. Temporary Commercial Coach Classrooms

Commercial coaches (commonly known as modular or portable classrooms) may be used as temporary classrooms, subject to obtaining a Temporary Use Permit by the Zoning Administrator, obtaining a building permit, and complying with the following standards:

1. **Qualifications.** **Commercial coaches may be used as temporary classrooms in conjunction with an active primary "Educational and Cultural" use as listed in Table 3.1 or Place of Worship.**
2. **Duration.** **A TUZ may be approved for a period of up to one year and may be renewed three times.**
 - a. **The keeping of a commercial coach for a longer period shall be considered a permanent use and shall be considered an expansion of the on-site primary use, necessitating amendments to a site's issued use permit, or, if permitted by right, non-discretionary design review.**
 - b. **Upon submittal of the application for the third renewal, the applicant must affirm that the coach classrooms will be removed upon expiration or otherwise agree to file an appropriate application within 90 days of the approval of the third renewal to allow for adequate processing time to review the intended permanent use of the coach classrooms.**
3. **Capacity.** **The temporary classrooms will not exceed the permitted student enrollment or approved seating capacity if one was identified in the use permit or environmental document for the school.**

3.10.6.D. Temporary Watchmen's Quarters

One unaffixed mobile home may be used as a residence for a night watchman, subject to obtaining a Temporary Use Permit by the Zoning Administrator, obtaining a building permit, and complying with the following standards:

1. **Qualifications.** **A temporary watchmen's quarters shall only be permitted in conjunction with an active primary institutional, commercial, or industrial use.**

2. **Duration. A TUZ may be approved for a period of up to one year and may be renewed one time.**
 - a. **For longer term, permanent quarters for a similar purpose, see Section 3.9.3.Y for a "Caretaker Dwelling."**

3.10.6.E. Temporary Storage of Moved Buildings

One moved building may be temporarily stored on a property, subject to a Temporary Use Permit by the Zoning Administrator and complying with the following standards:

1. **Duration. A TUZ may be approved for a period not to exceed three months, cumulatively, within any twelve-month period.**
 - a. **By the end of the temporary storage period, the building must be installed on-site on a permanent foundation, moved off-site to its destination, or moved to an authorized long-term storage facility for such structures.**
2. **No habitation or use shall be established within the moved building.**

3.10.7. Temporary Roadside Crop Sales

The following section contains regulations for temporary roadside crop sales uses. Additional standards and regulations for these temporary uses are provided in Section 3.4.7.

3.10.7.A. Urban Agricultural Stands 120 S.F. and Smaller

Urban Agricultural Stands, 120 square feet or smaller in area, may be permitted in the AR-1, AR-2, residential, recreational, mixed-use, commercial, and industrial zones subject to a Temporary Use Permit by the Zoning Administrator, complying with standards provided in Section 3.4.7, and complying with the following requirements:

1. **Qualifications. An urban agricultural stand, 120 sf or smaller in area, may be approved in conjunction with a private (including residential), community, or market garden.**
2. **Duration. A TUZ may be approved for up to one year with no limit on renewals.**

3.10.7.B. Community Stands

Community stands are permitted as a temporary use, subject to a Temporary Use Permit by the Zoning Administrator and complying with the following standards:

1. **Qualifications. Community stands may be approved on any property, developed or undeveloped, within zones specified in Table 3.1, provided that the use is operated by a nonprofit organization as classified by the Secretary of State.**
2. **Duration. A TUZ may be approved for up to three years with no limit on renewals.**
3. **License Requirements. Community stands shall obtain a license from the State of California Department of Food and Agriculture (CDFA) and a permit from the EMD before operating.**
4. **Products for Sale.**

- a. Products sold shall be limited to shell eggs and crops that are locally grown; nonpotentially hazardous prepackaged food products from an approved source that were locally grown or produced; nonpotentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced; and agricultural and food preparation related items.
- b. Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced shall be limited to a 50-square-foot storage and sales area.
- c. Agricultural and food preparation related items shall be limited to 25 percent of the total storage and sales area of the farm stand.

5. Development Standards.
 - a. Activities, merchandising, and parking of community stands shall not occur within public rights-of-way or visibility triangles.
 - b. Community stands shall not exceed 1,500 sf of indoor sales and 3,000 sf total enclosed area.
6. The Zoning Administrator shall impose conditions on the TUZ regulating hours of operation, stand size, setbacks, signs, and parking requirements.

3.10.8. Temporary or Permanent Use of Tents

3.10.8.A. Applicability

Unless exempted in 3.10.8.B, this section shall apply to any freestanding structure made of cloth, membrane, or similar material (herein referred to as a "tent") which exceeds 120 square feet in size.

3.10.8.B. Exemptions

1. Tents that are not visible from public right of ways or parking lots.
2. The use of tents for seasonal use, such as covers for a restaurant patio, pedestrian area, or similar, shall be exempt from temporary use permit requirements, provided that the tents are not kept up for more than four months cumulatively in any twelve-month period and they do not occupy any parking areas.
3. Cloth sail shades, cloth pergolas, or similar used as permanent fixtures for public parks or community gardens.
4. Tents, which include cloth sail shades and cloth covered carports, used in conjunction with a residential use, provided that such tent is not located in the front yard. If located in the front yard, the tent is not kept up for more than four months cumulatively within any twelve-month period.
5. Tents expressly permitted as a part of a primary use's conditional use permit.

3.10.8.C. Duration

Unless otherwise permitted as a part of another temporary use, tents shall be subject to the following permit requirements:

1. **Four Months or Less. Tents erected for four months or less, cumulatively, in any twelve-month period are subject to a Temporary Use Permit by the Zoning Administrator.**
2. **Four Months or Less Annually. A Minor Use Permit may be issued to allow for the annual use of a tent for up to four months, across one continuous period or cumulatively across multiple periods, per calendar year.**
3. **Four to 12 Months. Tents erected for more than four months up to twelve months cumulatively in any twelve-month period, are subject to a Minor Use Permit. This permit may be renewed one time.**
4. **More than 12 Months. Tents erected continuously for a period of more than twelve months are subject to a Conditional Use Permit by the Zoning Administrator.**

3.10.2. General Requirements for all Temporary Uses and Structures [AMENDED 01-12-2017]

~~All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this Code:~~

~~3.10.2.A. The temporary use structure shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.~~

~~3.10.2.B. The temporary use shall comply with all applicable general and specific regulations of Section 3.10, unless otherwise expressly stated.~~

~~3.10.2.C. Permanent alterations to the site are prohibited.~~

~~3.10.2.D. All temporary signs associated with the temporary use or structure shall be properly permitted and removed when the activity ends or permit expires, whichever occurs first.~~

~~3.10.2.E. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.~~

~~3.10.2.F. The temporary use regulations of this Section do not exempt the applicant or operator from any other required permits, such as Environmental Management Department permits.~~

~~3.10.2.G. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic circulation as required that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.~~

~~3.10.2.H. If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, or parking space availability.~~

~~3.10.2.I. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and meet the requirements of the Building Official, including fire rating.~~

~~3.10.2.J. Off street parking shall be adequate to accommodate the proposed temporary use.~~

3.10.2.K. Applications for temporary structures to be located in the 100-year floodplain, or in the 200-year floodplain in areas subject to the Urban Level of Flood Protection, shall be required to submit a plan to the Building Department for the removal of such structure(s) in the event of notification by the Sacramento County Department of Water Resources. The plan shall include the following information:

1. The name, address, and phone number of the individual responsible for the removal of the temporary structures and the property owner;
2. The time frame prior to the event at which a structure will be removed; and
3. A plan to remove the temporary use earlier than the scheduled removal date, if required.

3.10.2.L. The Zoning Administrator may, except as provided in Section 3.10.3.K, may approve a Temporary Use Permit, pursuant to Section 6.5.7, to allow the use of property in any zone for a period within a given year for an exposition, concert, carnival, vaccination clinic, amusement ride, sale of old clothes and second hand merchandise, or other temporary activity not to exceed 10 days, unless additional time is specifically allowed per Section 3.10.3. [AMENDED 07-16-2020]

Temporary Use Permits are not required when these uses are conducted within mall areas or in a completely enclosed building. The temporary use, if located in a zone other than a commercial or industrial zone, shall be under the supervision of a public agency or an organization, school or place of worship that qualifies for an exempt fee license pursuant to the business license ordinance, unless specified per Section 3.10.3. [AMENDED 07-16-2020]

The permit shall be issued annually, and shall list all dates for the temporary event and uses permitted during the year.

3.10.3. Additional Standards for Specific Temporary Uses

3.10.3.A. Permanent Tent Structure

Any permanent structure of a cloth, membrane, or similar material that exceeds 120 square feet shall be subject to the requirements of this Section. Awnings, canopies, and similar structures are excluded from the requirement of this Section. The purpose of this Section is to provide a procedure for permitting tents as permanent structures and to ensure compatibility with the surrounding development.

1. Use Permit Required

Any tent used as a permanent structure that is not under a temporary permit shall require a Conditional Use Permit approved by the Zoning Administrator.

3.10.3.B. Community Stands

Community stands are permitted as a temporary use, subject to the issuance of a Temporary Use Permit by the Zoning Administrator and complying with following standards:

1. Community stands shall be operated by nonprofit organizations.
2. In the AG, AR, RD, RM-2 zones, community stands shall be supervised by a public agency or nonprofit organization.
3. Community stands shall obtain a license from the State of California Department of Food

~~and Agriculture (CDFA) and a permit from the EMD before operating. There shall be no annual limit to the number of occurrences and the Temporary Use Permits shall be valid for up to three years.~~

- ~~4. Products sold shall be limited to shell eggs and crops that are locally grown, nonpotentially hazardous prepackaged food products from an approved source that were locally grown or produced, nonpotentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced, and agricultural and food preparation related items.~~
- ~~5. Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced shall be limited to a 50 square foot storage and sales area.~~
- ~~6. Agricultural and food preparation related items shall be limited to 25 percent of the total storage and sales area of the farm stand.~~
- ~~7. No activities related to the sale of products from Community Stands shall take place on public right of way.~~
- ~~8. No part of this use, including merchandise or parking area, shall be located within the triangular clear visibility area defined in this Code.~~
- ~~9. Hours of operation, stand size (up to a maximum of 1,500 square feet of indoor sales area and 3,000 square feet of total enclosed area), setbacks, signs and parking requirements shall be regulated by the Temporary Use Permit for the Community Stand.~~

3.10.3.C. Promotional Displays and Sales

~~Promotional displays and activities including, but not limited to, amusement rides, street dances, concerts, live entertainment, and promotional out of door "parking lot" sales may be conducted in the commercial and industrial zoning districts for the purpose of promoting a use regularly and lawfully in operation on the premises. The activities shall be conducted only within the buildable portion of the lot or parcel and subject to first obtaining approval of a Temporary Use Permit approved by the Zoning Administrator. Temporary signs are permitted only with the approval of the Zoning Administrator. Time limits of use shall not exceed 30 days within a given year. Promotional displays and sales are permitted for 30 consecutive days within the first 90 days of the grand opening of a business and may be permitted for an additional period of up to 30 days within a given calendar year, annually. Beyond the grand opening display period, temporary signs may have their display time split up into as many as 10 three day periods, or may join the time allotments as the business sees fit and described in detail in the application for a Temporary Use Permit. Businesses that violate the provisions of this Code may have the Temporary Use Permit denied by the Zoning Administrator. Temporary signs, in conjunction with promotional display and sales are further regulated by Section 5.10.1.J.~~

3.10.3.D. Seasonal Display and Sales

~~Seasonal display and sale of items such as flowers, pumpkin, plants, and Christmas trees may be sold as a temporary use in the NMU, CMU, CMZ, BP, LC, GC, C-1, C-2, M-1 and M-2 zones and in similar zones found in Title IV, including any combination of these zoning districts and the NPA Combining zoning district and Special Planning Areas where commercial or industrial uses are permitted, subject to obtaining a business license. Seasonal~~

~~items may be sold as a temporary use in zoning districts other than commercial or industrial, upon securing approval of a Temporary Use Permit by the Zoning Administrator and obtaining a general business license. The Zoning Administrator shall specify the period of sale, and the period permitted to clear the lot of all seasonal items and other evidence of the temporary use. Temporary signs are permitted, subject to provisions of Section 5.10, "Sign Regulations" for commercial and industrial zoning districts and subject to approval by the Planning Director in all other zoning districts. The sale of seasonal items or plants in connection with and on the same premises as a supermarket, hardware, home maintenance or repair store, or other established business, if a temporary structure and electrical wiring are not employed in connection with such sales, is exempt from the regulations and requirements for a Temporary Use Permit.~~

**3.10.3.E. Temporary Concessions [AMENDED 02-24-2017][AMENDED 06-22-2017]
[AMENDED 07-11-2024]**

~~Excluding sidewalk vendors as defined in CA GOV §51036 that operate within County rights of way (including sidewalk) or within public parks, temporary concessions shall comply with the standards of this Section. Temporary concessions are allowed only in specified commercial and industrial zoning districts subject to the conditional approval of a Temporary Use Permit by the Zoning Administrator. The permit shall include any conditions appropriate to assure compliance of the requirements of this Section, shall include time limits as to when the Temporary Use Permit is valid and may include additional conditions and requirements that are found appropriate to assure the use will not be detrimental to health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood.~~

- ~~1. Every temporary concession shall be a temporary day-to-day use and all equipment, including any stand, cart, table, or vehicle, shall be removed at the end of each sales day.~~
- ~~2. Every operator of a temporary concession shall have notarized written permission (on a form provided by the County) from the property owner or lessee of property on which the concession is located, a copy of which shall be filed with the operator's application. The operator shall also have a copy of the permission statement required by these provisions at the concession location for inspection upon request by any person authorized to enforce the provisions of this Section.~~
- ~~3. Every operator of a temporary concession must provide signatures and current contact information of parties responsible for providing goods and/or services for distribution with the operator's application (if providers of goods and services are different than the operator). The operator shall also have a copy of contact information required by these provisions at the concession location for inspection upon request by any person authorized to enforce the provisions of this Section.~~
- ~~4. No activities relating to the operation of a temporary concession, including customer parking, shall occur on public property. All parking areas shall be maintained or surfaced so as to be dust free.~~
- ~~5. All stands, carts, vehicles, and displays of merchandise shall be set back not less than 25 feet from the right of way line of any public street, provided, however, that a table, stand, or cart of 16 square feet in size may be located at not less than 12.5 feet setback from a County right of way line.~~
- ~~6. No concession stand, cart, vehicle, merchandise, or parking area shall be located within~~

~~the triangular clear visibility area defined in this Code.~~

- ~~7. No additional signs beyond the signs otherwise permitted in the zoning district in which the temporary concession is located shall be permitted, except temporary signs flat against the table, cart, stand, or vehicle that shall not exceed two square feet per each linear foot of such equipment parallel to the street where the setback is 25 feet or more from the right-of-way line. Where the table, stand, or cart is set back less than 25 feet, the area of the signs shall not exceed a total of six square feet, and shall be placed flat against such equipment.~~
- ~~8. Only one temporary concession vendor at a time may conduct business on any parcel of property.~~
- ~~9. At least one trash receptacle shall be provided on site.~~
- ~~10. Every operator of a temporary concession stand shall have legal access to restroom facilities within 1,000 feet of the concession. (May be public restrooms, assigned permitted access to private restrooms, or a self contained recreational vehicle.)~~
- ~~11. Sale of produce is permitted only in accordance with state food and agricultural regulations, in Title 3 of the California Code of Regulations; as such, sale must take place at a producer's "roadside stand", or authorized by a "Direct Marketing Certificate" or "Produce Dealer's License". Sale of produce associated with an Urban Agricultural Stand shall be permitted only in accordance with Section 3.4.7.~~
- ~~12. The area used for sales or display of merchandise by the temporary concession shall be limited to 200 square feet. Such area shall be identified on the Use Permit and the Use Permit shall be valid only for the area so identified.~~
- ~~13. No food items shall be prepared or sold for immediate consumption on site except as in Sections 3.10.3.E.15. and 3.4.7.~~
- ~~14. Notwithstanding provisions elsewhere in this Code or the SCC, the following uses are exempt from the regulations and requirements for a Temporary Use Permit:
 - ~~a. The sale from stands of fireworks preceding and in connection with the celebration of the Fourth of July;~~
 - ~~b. Temporary concessions attendant to certain permitted retail uses: stands, carts, vehicles, and displays of merchandise are permitted within the pedestrian circulation areas of shopping centers, malls, and large retail buildings with over 60,000 square feet of gross floor area; and
 - ~~i. The temporary concessions shall be located within the buildable portion of the lot, and when located outside, no more than 25 feet from the entrance;~~
 - ~~ii. The use shall be subordinate and incidental to the primary use and have access to the restrooms;~~~~
 - ~~c. Sales of products by nonprofit organizations within the buildable area of a commercial lot.~~~~
- ~~15. Temporary Concessions for the Preparation and Sale of Food for Immediate Consumption~~

~~The Planning Commission may consider a Temporary Use Permit for a temporary concession for the sale of food intended for immediate consumption. This provision is~~

~~intended to be applied only in unusual situations where a convenience to customers can be demonstrated because of the locational factors or temporary circumstances and where a permanent facility or a mobile vendor service would be infeasible or inappropriate. The development standards for such concessions are those of Sections 3.10.3.E.1 through 3.10.3.E.11, with the additional requirement that appropriate licensing must be secured from the Environmental Management Department.~~

3.10.3.F. Temporary Construction Buildings

~~Temporary buildings for commerce or industry incidental to residential development, and temporary structures and trailers for the housing of tools, equipment, building assembly operations, and supervisory offices in connection with major construction projects may be authorized in any zoning district by the Chief Building Inspector.~~

3.10.3.G. Temporary Sales/Construction Offices

~~A temporary office established to handle sales or construction of lots and homes may be authorized by the Zoning Administrator in any zoning district by Temporary Use Permit. Parking shall be provided in accordance with Section 5.9, "Off Street Parking." Conditions of approval may regulate hours of operation, landscaping, or other aspects deemed necessary by the Zoning Administrator. Temporary signs may be permitted subject to approval by the Zoning Administrator.~~

3.10.3.H. Temporary Uses of Mobile Homes and Commercial Coaches [AMENDED 12-01-2017]

~~Temporary uses of mobile homes and commercial coaches shall comply with the applicable minimum standards of this Section.~~

1. Use of Mobilehome as Temporary Dwelling and Other Structures at a Construction Site

- ~~a. In any zoning district where a dwelling is permitted, while a permanent residence or other permitted primary uses within the residential and agricultural zoning districts is being constructed or remodeled to the extent that the permanent residence is not habitable, the Chief Building Inspector may authorize, by permit, the occupancy of a mobile home or other structure as a temporary dwelling for a period of not more than one year. No such occupancy shall be permitted unless a building permit has been issued for the permanent residence.~~
- ~~b. In the event that no permit may be issued due to an unresolved insurance settlement or contract procedure, the Chief Building Inspector may authorize occupancy for a period not to exceed six months when such occupancy is necessary for security of the remaining residence, care of livestock, or other similar necessity.~~

2. Use of Mobile Home as Accessory Dwelling for Persons in Need of Care and Supervision

- ~~a. In all AC, UR, IR and AR-10 zones, the Zoning Administrator may administratively grant approval for use of a mobile home as an accessory dwelling where there is a need to provide close care and supervision of a person with disabilities occupying either the principal dwelling or the accessory dwelling by the occupant of the other dwelling on the premises pursuant to the findings in Sections 3.10.3.H.2.a.(i) and (ii), and provided that the parcels meets the minimum lot size standards of the zoning~~

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~~district in which it is located. In all other zoning districts where a mobile home is allowed as an accessory dwelling use or in any zoning district with a legally established primary residential use, and where there is a need to provide close care and supervision of a person with disabilities occupying either the principal dwelling or the accessory dwelling by the occupant of the other dwelling on the premises, the Zoning Administrator shall grant a Conditional Use Permit for use of a mobile home as an accessory dwelling, where he or she finds:~~

- ~~i. That the person for whom the care and supervision is to be provided has physical or mental disabilities to the extent that he or she requires immediate supervision and care by the occupant of the other dwelling on the property. Proof of physical or mental disability may be required. Such proof shall be placed in a confidential file to be kept by the secretary of the appropriate hearing authority.~~
- ~~ii. That the establishment of the accessory dwelling in the mobile home is necessary in order to provide the required care and supervision of the person with disabilities.~~
- ~~b. The mobile home is to serve only as an accessory dwelling and shall be removed from the premises within 60 days after the expiration of the permit, or when the occupancy of the mobile home is no longer necessary for the provision of care and supervision of the person with disabilities, if earlier. The appropriate authority may impose additional conditions deemed necessary to protect the purpose and integrity of the zoning district in which a mobile home is located and to protect the general welfare of the community.~~
- ~~c. The Zoning Administrator may administratively approve the transfer of the permit to another person with disabilities who requires immediate supervision and care by the occupant of the other dwelling on the property. Proof of physical or mental disability may be required, and annual verification may be required.~~

3. Guidelines for Placement

- ~~a. Given the incidental and subordinate nature of the mobile home to the primary residence, consideration shall be given to placing the unit in reasonable proximity to the primary residence.~~
- ~~b. To the extent feasible, the yard standards for mobile home subdivisions contained in Section 4.4 of this Code shall be maintained for temporary mobile homes. **[AMENDED 07-16-2020]**~~
- ~~c. Appropriate and reasonable landscape screening shall be considered and applied via conditions of approval where deemed necessary by the hearing authority.~~

4. Use of Mobile Home at Construction Sites

~~A commercial coach, mobile home, or other licensed vehicle used for the temporary housing of tools, equipment, or building assembly operations in connection with major construction projects or for providing public utility services during an emergency shall be permitted in any zoning district, with authorization by the Chief Building Inspector.~~

5. Use of Commercial Coaches as Temporary Offices

- ~~a. A commercial coach may be used for a temporary office where such use is~~

~~authorized in Table 3.3, "Allowed Uses in the Mixed Use, Commercial, and Industrial Zoning Districts," and provided that a permit is secured from the Chief Building Inspector.~~

~~b. A commercial coach may be used for a temporary office in any other zoning district, where such use is incidental to a use other than a residential use permitted in said zoning district, provided that a Temporary Use Permit is first obtained from the Zoning Administrator and further provided that a permit is obtained from the Chief Building Inspector.~~

6. Use of Mobile Home for Night Watchmen Quarters

~~a. A mobile home may be used as a residence for a night watchman in any commercial or industrial zoning district where such use is incidental to a temporary use permitted in said zoning district, provided a permit is secured from the Chief Building Inspector.~~

~~b. A mobile home may be used as a residence for a night watchman in any other zoning district, where such use is incidental to a use other than a residential use permitted in said zoning district, provided that a Temporary Use Permit is first obtained from the Zoning Administrator and further provided that a permit is obtained from the Chief Building Inspector.~~

7. Use of Commercial Coach for Temporary Classrooms

~~Commercial coaches may be used as temporary classrooms for private schools in any zoning district where private schools are permitted, provided that a Temporary Use Permit is obtained from the Zoning Administrator and further provided that a permit is obtained from the Chief Building Inspector.~~

8. Commercial Coaches for Temporary Commercial and Industrial Uses

~~a. Commercial coaches may be considered as a temporary use for purposes of reconstruction of an existing permitted commercial or industrial use. Such commercial coaches shall:~~

~~i. Not diminish the parking requirement or obstruct vehicular circulation;~~

~~ii. Be within the buildable portion of the lot; and~~

~~iii. Meet all other applicable development standards within said zoning district.~~

~~b. If all applicable development standards in Section 3.10.3.H.8.a cannot be met, a Temporary Use Permit must be obtained by the Planning Director.~~

~~c. Duration of stay for a commercial coach at approved location is six months. The Zoning Administrator may extend the approval for a total duration of one year. The commercial coach and its installation are subject to approval of the Chief Building Inspector and the issuance of all necessary building permits prior to installation on site. The applicant shall post a bond as established by the Building Inspection Division to ensure removal by the end of the authorized period.~~

3.10.3.I. Use of Urban Agricultural Stands 120 Square Feet and Smaller [AMENDED 02-24-2017]

~~Urban Agricultural Stands, 120 square feet or smaller in area, are permitted as a temporary use on the site of an established private, community or market garden, subject to a Temporary Use Permit approved by the Zoning Administrator and the following:~~

- ~~1. The standards of Section 3.4.7. shall be maintained.~~
- ~~2. There shall be no annual limit on the number of occurrences and Temporary Use Permits shall be valid for up to one year.~~
- ~~3. Failure to comply with the provisions of Section 3.4.7. may result in permit revocation pursuant to Section 6.6.9.D. of this Code.~~

3.10.3.J. RV Use at Residential Construction Sites [ADDED 06-07-2018]

The temporary use of a recreational vehicle is allowed for up to one year at a residential construction site where the primary dwelling is being constructed at the site provided that:

- ~~1. A building permit for a primary residential dwelling is active.~~
- ~~2. The recreational vehicle is connected to all necessary service facilities (sewer, water, power).~~
- ~~3. The use of the vehicle does not extend beyond 30 days after the issuance of the final building permit.~~

3.10.3.K. Emergency Temporary Use of Property [ADDED 07-16-2020] [EXPIRED 05-05-2021]**3.10.3.L. Temporary Storage Containers [ADDED 07-16-2020]**

The use of temporary storage containers is permitted in any zoning district for up to one week. Storage containers must be located on impervious surfaces and outside of all easements and right of ways.

There are no changes proposed to Figure 3.1, "Delta Boundary Defined."

CHAPTER 4: SPECIAL AND COMBINING ZONING DISTRICTS

4.1. GENERAL

4.1.1. Purposes

No changes.

4.1.2. Table of Special and Combining Zoning Districts [AMENDED XX-XX-XXXX]

The special and combining zoning districts listed in Table 4.0 are established in this Chapter.

Section	Special or Combining Zoning District Name	Abbreviation
Combining Zoning Districts		
4.2	Flood Combining Zoning District	F
4.3	Food Processing Combining Zoning District	FP
4.4	Mobile Home Park Combining Zoning District	MHP
4.5	Natural Streams Combining Zoning District	NS
4.6	Neighborhood Preservation Area Combining Zoning District	NPA
4.7	Parkway Corridor Combining Zoning District	PC
4.8	Surface Mining Combining Zoning District	SM
Special Zoning Districts		
4.9	Delta Waterways <u>Special</u> Zoning District	DW
4.10	Special Planning Area <u>Special</u> Zoning District	SPA

4.1.3. Relationship to Base Zoning Districts

No changes.

4.2. FLOOD (F) COMBINING ZONING DISTRICT AND TRIBUTARY STANDARDS**4.2.1. Purpose**

No changes.

4.2.2. Application of the Flood Combining District [DELETED] [ADDED XX-XX-XXXX]

~~The Flood Combining Zoning District designation may be recommended to the Board of Supervisors if during the hearing before the Planning Commission, the Sacramento County Department of Water Resources provides evidence indicating that all or part of the property falls within a floodplain identified by the Federal Emergency Management Agency or some other applicable Water Agency source.~~

4.2.3. – 4.2.5

No changes.

4.3. FOOD PROCESSING (FP) COMBINING ZONING DISTRICT [DELETED XX-XX-XXXX]**4.3.1. Purpose**

~~The Food Processing (FP) Combining Zoning District provides for the location in agricultural areas of food processing industries that are dependent upon land extensive wastewater disposal in a manner that minimizes adverse environmental impacts and protects and enhances agricultural productivity.~~

4.3.1.A. Applicability

~~The FP zoning district may be combined with the AG-160, AG-80, AG-40, AG-20, and UR zones.~~

4.3.2. Allowed Uses

~~4.3.2.A. Any permitted or conditional use in the underlying zoning district and subject to the regulations of the underlying zoning district, except as otherwise provided in this Section.~~

~~4.3.2.B. Food processing industries as defined in Section 7.3, "Use Definitions," subject to approval of a Conditional Use Permit approved by the Board of Supervisors after receipt of a recommendation on such use by the Planning Commission.~~

~~4.3.2.C. Irrigation disposal of liquid waste material onto land, subject to approval of a Conditional Use Permit approved by the Board of Supervisors after receipt of a recommendation on such use by the Planning Commission. The Board of Supervisors may issue a single Use Permit where an application is made for both a food processing facility and irrigation disposal of wastewater.~~

4.3.3. Development Standards

~~A food processing use shall be developed using the following standards:~~

4.3.3.A. Setbacks

~~The site map shall show the setbacks of plant facilities from property lines. The building setbacks should correspond proportionately to the height of proposed structures. Plant~~

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~~facilities should be set well back from public streets, other public uses, and residential uses.~~

4.3.3.B. Landscaping, Signing, and Screening

~~Plant facilities shall be designed and landscaped to minimize their visual impact upon adjoining uses. The site development plan shall include:~~

- ~~1. A screening and landscaping plan, consisting of a combination of fencing, berms, and plantings;~~
- ~~2. The elevations of buildings and structures demonstrating to the maximum extent possible the concealment of all process piping and equipment from adjacent properties;~~
- ~~3. Location, size, height, and elevation drawings of any proposed signs.~~

4.3.3.C. On-site Signs

~~On-site signs and permitted advertising devices may be erected subject to the development standards of Section 5.10, "Sign Regulations." In addition, the Use Permit for food processing use may establish specific conditions for signs that are less or more restrictive than the generally applicable sign standards.~~

4.3.3.D. Bird and Rodent Nuisances

~~No use shall be conducted or operated in such a manner as to cause a concentration of rodents, birds, or other animals in such numbers that may directly or indirectly interfere with the safe operation of general aviation craft within or above the disposal area, or in any other way constitute a threat to the public health or safety.~~

4.3.4. Procedures

~~For every use in the FP combining zoning district, a Use Permit is required. Substantial method of operation, nature of use, or expansion of a permitted food processing use is subject to an amendment to the Use Permit in force.~~

4.3.4.A. Considerations

~~When deciding a Use Permit application, the appropriate authority should consider the following:~~

1. Parking

~~The location and design of off-street vehicular parking facilities for visitors and employees and projected peak employee date.~~

2. Truck Traffic

~~The location and design of docking and waiting areas for trucks handling raw materials and processed products, ingress and egress from public roads, anticipated public street truck routes to freeways and major arterials, and the estimated peak number of trucks arriving and departing hourly and daily from the food processing plant.~~

3. Soil Engineering

~~A soil engineering analysis with recommendations, if necessary, to prevent structural damage as a result of the expansion and contraction of underlying soils, settling, subsidence, or other action.~~

4. Type of Food Processing Operation

~~The raw food crops that will be processed, their origins, previously processed bulk agricultural products used in the production process, the food products that will be produced, and the duration of the processing season.~~

5. Water Consumption

- a. ~~The source of water to be used in plant operation.~~
- b. ~~The proposed location of wells and estimated drilling depth, if groundwater is to be used.~~
- c. ~~The location and identification number of existing wells on the property and on adjoining property.~~
- d. ~~An analysis of groundwater samplings from wells on the property or, if none exist, groundwater quality data that may be available for adjoining wells.~~
- e. ~~The average and peak daily water requirements, in gallons per day.~~
- f. ~~The total annual process water requirements and supplemental water requirements for irrigation in acre feet per year.~~
- g. ~~The existing annual water use at the site, including the area proposed to accommodate the waste disposal system.~~
- h. ~~Comments by the Sacramento County Environmental Management Department and Department of Water Resources regarding the proposed water supply system for the plant.~~

6. Air Pollution Control

~~Refer to the Air Quality Management District (AQMD) permit for requirements.~~

7. Grading and Irrigation

- a. ~~Location and acreage of the disposal area and the existing and graded topography at two-foot contour intervals (with spot elevations for flat land) with all surface drainage courses shown.~~
- b. ~~Specific measures, if any, to improve soil permeability, such as ripping of hardpan or installation of underdrains.~~
- c. ~~The design slope and length of run for surface irrigated fields.~~
- d. ~~The layout of the irrigation system and irrigation return and discharge system.~~
- e. ~~A description of the irrigation cycle, application rate, and infiltration rates of wastewater during periods of peak irrigation and the equipment or methods used to regulate application.~~
- f. ~~The surface disposal systems, provisions for storm drainage, surface runoff drainage, and discharge of effluent, if any.~~
- g. ~~Provisions for on-site liquid waste storage facilities capable of meeting emergency storage needs resulting from unreasonable weather or equipment failure.~~
- h. ~~The comments by the Sacramento County Environmental Management Department, Department of Water Resources, the Sacramento-Yolo Mosquito Abatement District, and Central Valley Regional Water Quality Control Board on the program to grade and irrigate the property.~~

8. Agricultural Management

- a. The proposed agricultural use of the land and existing agricultural use on and in the vicinity of the site.
- b. The types of crops to be grown, the management program (rotation, etc.) to be employed, and specific measures to minimize the concentration of rodents on and the attraction of birds to the disposal site.
- c. The distribution of soil types, soil profile descriptions (including depth to hardpan), soil chemical analysis, permeability data, and other relevant soil information that relate to the disposal site.

9. Economic Data

~~Because a clear and compelling economic need for land extensive wastewater disposal systems is the principal justification for rural industries and rural land disposal systems, the Use Permit application shall quantitatively identify the economic advantages of land disposal over conventional municipal treatment. Information necessary to make such a determination, include, but not limited to, the costs of land acquisition, land preparation, conveyance systems, pumps, and other capital improvements, projected maintenance and operation requirements and costs; average and peak volume, organic loading, and suspended soils content of wastewater; and other information necessary to project sewage changes for municipal treatment shall be considered.~~

10. Domestic Sewage Disposal

- a. An estimate of the average and peak daily sanitary sewage flow during the processing season and during the off season shall be included within the waste management plan of the Use Permit application.
- b. The proposed method of treatment and disposal of domestic sewage.
- c. Conformance with the requirements of the Environment Management Department and the Regional Water Quality Control Board.

11. Solid Waste Management

~~Disposal of solid waste as defined in Chapter 7, Definitions, generated at the food processing facility shall be disposed of at a permitted solid waste facility.~~

4.3.4.B. Use Permit**1. Conditions**

~~The Planning Commission may recommend, and the Board of Supervisors may require the Use Permit be subject to reasonable conditions. The Board of Supervisors has accepted the report "Agricultural Industries: Prospects, Perspectives, Planning", prepared by a technical advisory committee appointed by the Board of Supervisors. Guidelines and criteria in Chapter 7 of the report coupled with mitigation measures recommended in any environmental analysis of an application shall be duly considered by the Planning Commission or the Board of Supervisors, or both, in recommending and approving an application.~~

a. Enforceable Restrictions

~~The Conditional Use Permit may be conditioned upon the owner of the land used for wastewater discharge executing a Land Conservation Act agreement or an open~~

~~space easement.~~

b. Waste Discharge Requirements

~~The Use Permit shall be expressly conditioned upon compliance with waste discharge requirements of the Regional Water Quality Control Board. The Use Permit shall also specify that if the state suspends or revokes its approval of the waste discharge program then the Conditional Use Permit may also be suspended or revoked. The County shall encourage the Regional Water Quality Control Board to include the following provisions in their waste discharge requirements:~~

- ~~i. Maximum seasonal Biochemical Oxygen Demand loading rates to the land.~~
- ~~ii. Monitoring of groundwater levels.~~
- ~~iii. On-site liquid waste storage facilities sufficient to meet emergency storage requirements resulting from unseasonable wet weather during operating periods.~~

c. Soil Analysis

~~Each Conditional Use Permit shall include, as a condition, that an ongoing monitoring program be established to ensure that the long term productivity of soils irrigated with wastewater is maintained. A soils analysis shall be performed biannually (immediately prior to the processing season end immediately following the processing season). The Cooperative Agricultural Extension Office or other qualified experts shall review such data to determine the level of buildup of sodium-based salts. If it is determined that soil salt levels are detrimentally affecting the agricultural productivity of the wastewater disposal site, this shall be reported to the State Regional Water Quality Control Board and the operator, along with recommended measures to reverse the salt buildup. Such measures may include changes in the types of crops planted, rotational cropping techniques, the use of soil amendments, alteration of production process to reduce chemical concentration in the wastewater, modified application practices, or other changes in the waste disposal program. Within 30 days of receiving such written measures the State Regional Water Quality Control Board shall establish, in consultation with the operator of the wastewater disposal site, a written schedule for implementing necessary measures. The operator shall implement all necessary measures no later than one year following establishment of the schedule, or within any lesser period as may be provided in the schedule.~~

2. Responsibility

~~The operator of the processing plant shall be responsible to the County for the operation of the disposal site even though the disposal site is owned or operated by another person or entity. If there is separate ownership or operating management, the County may condition the Use Permit by requiring an agreement between the land disposal operator and the plant operator relating to the management of the disposal site. Any agreement shall be approved by the County Counsel prior to the grant of the Use Permit.~~

3. Term

~~The term of the permit shall be consistent with the operative life of the food processing industry involved. A term of 30 years is considered reasonable.~~

4.3.4.C. Bond [AMENDED 12-01-2017]

The Board of Supervisors may require that the applicant post a bond or other security to ensure compliance with any conditions of the Use Permit. The bond shall be in a form to be approved by the County Counsel and in an amount to be approved by the Director of Planning and Environmental Review and shall be deposited with the Clerk of the Board of Supervisors. The Director of Planning and Environmental Review is authorized to release the bond or security upon satisfaction of the conditions or expiration of the Use Permit. In lieu of the bond, the following will satisfy the bond or security requirement:

1. Certificates of deposit payable to the County issued by banks doing business in this state and insured by the Federal Deposit Insurance Corporation.
2. Investment certificates or share accounts assigned to the County and issued by a savings and loan association doing business in this state and insured by the Federal Savings and Loan Insurance Corporation.
3. Bearer bonds issued by the Federal or state government, or cash deposited with the County.
4. Other forms of security acceptable to the County Counsel.

4.3.4.D. Advisory Committee

The Board of Supervisors may establish a committee to advise the County in technical matters relating to the establishment of appropriate conditions of approval for the Use Permit, the periodic review of uses permitted under the provisions of this ordinance or the recommendation of measures that may be necessary to ensure ongoing compliance with the conditions of the Use Permit.

4.3.4.E. Action by the Board of Supervisors

In addition to any other findings required as a matter of law, the Board of Supervisors shall not grant a Conditional Use Permit for a food processing industry until it finds that:

1. The required plans and reports adequately describe the proposed operation.
2. The proposed use is consistent with the definition of food processing industries as provided in this Code.
3. The required plans and reports incorporate all reasonable measures to mitigate probable significant adverse environmental effects of the proposed operation.
4. The required data establish a clear and compelling economic benefit to land disposal of process wastewater.
5. The proposed use benefits agriculture.

4.4. MOBILE HOME PARK (MHP) COMBINING ZONING DISTRICT [DELETED XX-XX-XXXX]**4.4.1. Purpose**

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The Mobile Home Park (MHP) combining zoning district, as shown on the Comprehensive Zoning Plan, is designed to provide for the development of mobile home parks, as defined in Section 7.3, "Use Definitions," of this Code. When combined with the underlying zoning district, it will provide opportunity for a variety of mobile home park environments that are compatible with the communities in which they are placed. In adopting these regulations, the Board of Supervisors recognizes that:

- There is a need to afford present and future County residents with increased options for residential living environments.
- Mobile home parks are a potential means for affordable housing.
- Mobile home park densities should be consistent with densities in surrounding areas.
- There should be opportunities for design flexibility to permit mobile home park developments to be responsive to different site conditions, community plan considerations, potential markets, and sizes of mobile homes.

4.4.1.A. Applicability

The "MHP" appearing after a zoning district abbreviation in the Comprehensive Zoning Plan indicates that the property so classified is subject to the provisions of this Section in addition to those of the underlying zoning district, except as otherwise specified in this Code. The MHP combining zoning district may be combined with any residential underlying zoning district. The MHP combining zoning district shall be applicable to all new mobile home park projects proposed after August 22, 2015.

4.4.2. Permitted Uses

The uses permitted in the MHP combining zoning district shall be those uses specified in the Table 3-1, Allowed Uses for Agricultural, Agricultural-Residential, Residential, and Recreation Zoning Districts, subject to the provisions of this Section.

4.4.3. Site Planning Guidelines and Principles**4.4.3.A. Site Development Plans**

No mobile home park shall be constructed in the MHP combining zoning district and no permits issued for any construction unless a site development plan is prepared and approved pursuant to the provisions of Section 6.4, "Site Development Plans" and utilizes the guidelines set out in this Section.

The site development plan shall show individual site conditions and reflect the type of market to be served, and be adaptable to the trends in design of mobile homes. Site planning should utilize terrain, existing trees, shrubs, and rock formations and should reflect the following recommendations:

1. Amenities

Include provision for facilities and amenities appropriate to the needs of the occupants.

2. Arrangement of Structures and Facilities

The site, including mobile home stands, patios, structures, and all improvements, should be harmoniously and efficiently organized in relation to topography, the shape of the plot, and the shape, size, and position of structures and common facilities. Attention should be given to use, appearance, and livability.

3. Adaptation to Site Assets

The mobile home unit should be fitted to the terrain with a minimum disturbance of the land. Existing trees, rock formations, and other natural site features should be preserved if practical. Favorable views or outlooks ought to be emphasized by the plan.

4. Protection from Adverse Influences

Adequate protection should be provided against any undesirable off-site views or any adverse influence (such as heavy commercial or industrial use, heavy traffic, or brightly lighted activities) from adjoining streets and areas.

5. Site Plan

The site plan shall provide for a desirable residential environment for mobile homes that is an asset to the community in which it is located. Innovation and imaginative design shall be encouraged; monotony avoided.

6. Suitability of Site Improvements

All site improvements shall be appropriate to the type of development, and durable under the use, and maintenance contemplated.

4.4.4. Mobile Home Park Design Standards

No building or structure shall hereafter be erected or located, nor shall any mobile home park be constructed within the MHP combining zoning district unless the following requirements are provided and maintained.

4.4.4.A. Park Area

Each park shall have a minimum net area of not less than five acres.

4.4.4.B. Density

The gross residential density of a mobile home park shall not exceed the allowable density of the underlying zoning district, except that the appropriate authority may permit increased densities up to 50 percent over the maximum permitted by the underlying zoning district when it finds that at least 15 percent of the lots are designed exclusively for the placement of single-wide mobile homes.

4.4.4.C. Perimeter Yards

There shall be a landscaped yard of not less than 20 feet adjoining each public street right-of-way and not less than 10 feet adjoining each interior property line.

4.4.4.D. Public Street Frontage

Each park shall be located on a public street having at least a 60 foot right of way. Each park shall have not less than 60 feet of frontage on a public street, except as authorized by the appropriate authority.

For rights of way with PUPFs, each park shall have not less than 66 feet of frontage on a public street, except as authorized by the appropriate authority.

4.4.4.E. Mobile Home Lots

~~Each mobile home lot shall be designed to be occupied by one mobile home and uses accessory thereto. Lot sizes shall be appropriate to the anticipated size of mobile home and be governed by the regulations concerning yards, minimum distances between stands and structures, outdoor living areas, and on-site parking; however, no lot shall be less than 1,100 square feet. All lots shall be numbered, clearly defined and marked at all corners with permanent markers.~~

4.4.4.F. Separation of Mobile Homes

- ~~1. The occupied area of a mobile home lot shall not exceed 75 percent of the lot area.~~
- ~~2. The minimum distance required for the separation of a mobile home or accessory structure from a building shall be 10 feet. The minimum distance required for the separation of a mobile home or accessory structure from any other mobile home or accessory structure shall be 10 feet from side to side, eight feet from side to rear, and six feet from rear to rear or front to front or front to rear; provided, however, that each mobile home or accessory structure shall not be located closer than three feet from the rear or side lot line or any lot line abutting a property line or another mobile home lot.~~
- ~~3. When a mobile home has projections, including eave overhangs, the projections may intrude into the distance required for separation of setback; provided that a minimum of six feet separation is maintained between the edge of the projections and an adjacent mobile home, building, accessory structure, or its projection. A minimum of three feet shall be maintained from the mobile home projection and the adjacent lot line or property line.~~
- ~~4. The minimum setback from an interior access roadway shall be five feet.~~
- ~~5. Whenever the mobile home lot adjoins a perimeter street yard or perimeter interior yard, the distances specified here shall be in addition to the perimeter street yard or perimeter interior yard specified in Section 4.4.4.C.~~

4.4.4.G. Outdoor Living Area

~~Private outdoor living and service space shall be provided on each lot for each mobile home and be located for privacy and convenience to the occupant. The minimum area shall be not less than 300 square feet, with a least dimension of 15 feet.~~

4.4.4.H. Recreation Area

~~Recreation areas provided must be landscaped and maintained in a dust free condition as shown and approved on the site development plan.~~

4.4.4.I. Storage Area

~~One or more storage areas shall be provided for the storage of boats, campers, camping trailers, utility trailers, and extra vehicles. 100 square feet of vehicle storage areas shall be provided per mobile home space. Each vehicle storage area shall be completely enclosed within a chain link or comparable fence six feet in height and shall be screened from exterior view. Such storage areas shall not be located within any street or interior yard required by Section 4.4.4.C. Whenever any such storage area is adjacent to an interior yard, and the adjacent property is within a residential or agricultural zoning district,~~

~~the interior yard shall be planted with fast growing screening trees selected from the approved list of Plant Materials for Parking Lot Landscaping.~~

4.4.4.J. Water Supply and Sanitation Facilities

~~Public water supply and public sanitary sewerage facilities shall be required.~~

4.4.4.K. Fire Protection

~~Onsite and offsite fire hydrants and fire protection facilities shall be installed as specified in the site development plan and shall be of a type approved by the chief of the local fire protection district.~~

4.4.4.L. Entrance Roadways

1. ~~Entrance roadways shall not be located closer than 150 feet from any intersection of public streets.~~
2. ~~Entrance roadways shall have a minimum width of 40 feet, except where said entrance roadway is divided by a median planting strip; in such case, the minimum width shall be 50 feet and each side shall then be one-way.~~

4.4.4.M. Interior Access Roadways

~~No mobile home, travel trailer, or recreation vehicle site shall have direct frontage on any public street. The interior roadways within the mobile home park shall meet the following standards:~~

1. ~~The minimum width of pavement on any roadway shall be 25 feet. Roadways on which parking is permitted on one side shall have a paved width of not less than 32 feet. Roadways on which parking is permitted on both sides shall have a paved width of not less than 40 feet.~~
2. ~~Any roadway that does not provide for continuous circulation shall not exceed 600 feet in length from the nearest intersection of another roadway or a street. Any roadway that does not provide for through circulation shall terminate with a turnaround design acceptable to the Sacramento County Engineering Division.~~
3. ~~All roadways shall be surfaced with a minimum of two inches of asphaltic concrete over four inches of compacted aggregate base or an equivalent structural section.~~

4.4.4.N. Parking

~~Parking spaces in mobile home parks shall be provided pursuant to Section 5.10, "Off-street Parking Requirements."~~

4.4.5. Minor Expansions of Mobile Home Parks

~~Pursuant to CA GOV 65852.8, mobile home parks, whether permitted by right, conditionally permitted with an issued use permit, or legal nonconforming, may make a one-time ministerial expansion by a unit count not to exceed 10 percent of their previously approved number of lots, subject to a recorded deed restriction.~~

4.5. NATURAL STREAMS (NS) COMBINING ZONING DISTRICT**4.5.1. Purpose**

No changes.

4.5.2. Supplemental Use Regulations [AMENDED XX-XX-XXXX]**4.5.2.A. Permitted Uses-General Provisions**

Except as provided in Sections 4.5.2.B and 4.5.2.C, all permitted or conditionally permitted uses ~~designated as either permitted or conditional uses~~ in the underlying zoning district shall be ~~conditional uses in the NS combining zoning district~~ subject to obtaining a ~~Conditional Use Permit from by the Zoning Administrator appropriate authority and further subject to satisfactorily meeting the development~~ standards guidelines established in provided in Section 4.5.34.

4.5.2.B. Activities and Uses Permitted Without a Conditional Use Permit-Exceptions to the Conditional Use Permit by the Zoning Administrator

1. ~~Notwithstanding Section 4.5.2.A, the following uses, buildings, improvements, and structures are permitted uses without a Conditional Use Permit upon approval of the Planning Director or his designee per Section 4.5.2.E, and provided they meet the development standards described in 4.5.3. The following uses, buildings, improvements, and structures are permitted by right, subject to meeting development standards provided in Section 4.5.3.~~
 - a. Modification or alteration to an existing single-family ~~detached~~ dwelling or duplex.
~~Modification or alteration to an existing two-family dwelling on each lot.~~
 - b. Accessory uses, building, and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single family detached and two-family dwellings when constructed in conjunction with an existing single-family or two-family dwelling. Accessory uses commenced or accessory buildings/structures constructed after the completion of a single-family dwelling or duplex.
 - c. Erosion control improvements with the Sacramento County Department of Water Resources approval in conjunction with existing residential uses and "low flow" bridges in conjunction with recreation and open space uses operated by a public park district.
2. ~~In an NS combining zoning district, any application for a building permit or other entitlement of use, building, or structure authorized without a Conditional Use Permit by this Section shall be reviewed by the Planning Director for compliance with the provisions of this Section. The Planning Director shall require a site plan to make any determination. If, in the opinion of the Planning Director, the proposed development will not meet the development requirements provided in this Section, he shall inform the applicant that the building permit or other entitlement of use is disapproved. The Planning Director's decision is not subject to an appeal. The applicant's sole recourse to the Planning Director's decision is to apply for approval of the proposed development by Conditional Use Permit. If the Planning Director determines that a~~

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project subject to provisions provided in Sections 4.5.2.B.1 does not meet development standards provided in Section 4.5.3, the applicant may not appeal the Planning Director's determination, but may instead, apply for a Conditional Use Permit by the Zoning Administrator.

3. Projects consisting of one new single family dwelling or duplex, including any accessory structures to be constructed concurrently, are subject to a Minor Use Permit, pursuant to Section 6.4.2, and meeting development standards provided in Section 4.5.3.
4. If the proposed use requires a Conditional Use Permit by a lower hearing body in the underlying zoning district and provisions provided in Section 4.5.2.B.1 do not apply, the Conditional Use Permit shall be elevated to the Zoning Administrator.
5. If the proposed use requires a Conditional Use Permit by a higher hearing body in the underlying zoning district, the Conditional Use Permit shall be elevated to that hearing body.
6. County owned or controlled real property in an NS zoning district shall require prior approval of the Board of Supervisors for any use of the property.

4.5.2.C. **Uses with Prior Approval**

A use or development that received prior approval from an appropriate authority, including review by the Natural Streams Task Force, between March 1, 1979, and August 22, 2015, shall be exempt from the provisions of Section 4.5.3, "Development Standards," provided that any use to be developed ~~is~~ operated and ~~is~~ maintained in a manner consistent with the conditions of the issued approval.

4.5.2.D. **Use of County-owned Property**

~~County owned or controlled real property in an NS zoning district shall require prior approval of the Board of Supervisors for any use of the property. The Board of Supervisors shall not approve any use of such property that is inconsistent with the General Plan.~~

4.5.2.E. **Appropriate Authority for Granting of Use Permits**

~~The appropriate authority to hear Use Permits required under this Section shall be as prescribed in Section 6.4.3, "Conditional Use Permits," except that the Planning Director shall be the appropriate authority to hear Use Permits for the following uses:~~

1. ~~One new single family detached dwelling on each lot.~~
2. ~~One new two-family dwelling on each lot.~~
3. ~~Accessory uses, building, and structures, including swimming pools and appurtenant equipment customarily incidental to and subordinate to single family detached and two-family dwellings when constructed at the same time as any new single-family detached or two-family dwelling.~~

4.5.3. **Development Standards [AMENDED 01-12-2017] [AMENDED XX-XX-XXXX]**

4.5.3.A. **General Standards**

~~Generally, development requirements of property including lot area, lot width, or public street frontage applicable to property located in the underlying zoning district, shall apply to uses authorized by Sections 4.5.3.A and 4.5.3.B.~~

1. Every property, structure, or use in the NS zoning district that is located within flood hazard area shall comply with the Floodplain Management Ordinance, and applicable provisions of all other Water Agency regulations.
2. In addition, the appropriate authority, in consideration of any Use Permits application filed pursuant to this Chapter, shall utilize the following development **standards guidelines** as the basis for approving or denying the application. Any project that deviates from these development **standards guidelines** described may be approved only if there are no reasonable alternatives to the project that would meet the development **standards guidelines** and the project is consistent with the purposes of the NS combining zoning district.

4.5.3.B. – 4.5.4.D

No changes.

4.6. NEIGHBORHOOD PRESERVATION AREA (NPA) COMBINING ZONING DISTRICT

No changes.

4.7. PARKWAY CORRIDOR (PC) COMBINING ZONING DISTRICT**4.7.1. – 4.7.2**

No changes.

4.7.3. Development Standards**4.7.3.A. Standards on Lots Protected by Levees**

No changes.

4.7.3.B. Standards on Lots Not Protected by Levees **[AMENDED XX-XX-XXXX]**

Development standards for uses, buildings, or structures on lots not protected by levees maintained by a public agency and also not within the total setback distance in an erosion zoning district as described on the Erosion Zone Exhibits A through D, shall be as follows:

1. Height of Accessory Buildings

Accessory buildings shall not exceed **12 16** feet in height **to peak**.

2. – 3.

No changes.

4.7.3.C. Standards on Lots Located Within an Erosion Zoning District

No changes.

4.7.4. Procedures

No changes.

4.8. SURFACE MINING (SM) COMBINING ZONING DISTRICT**4.8.1. – 4.8.11**

No changes.

4.8.12. **Operating Standards for Aggregate Mining Operations**

Standards for aggregate mining operations, including sand and gravel mines, hard rock quarries and dredger tailing mining operations allowed in the SM combining zoning district shall comply with the minimum standards of this Section.

4.8.12.A. **Operating Hours**

Unless otherwise provided as a condition of Use Permit the hours of operation of mining, processing, maintenance, and related activities shall be as set forth in Sections 4.8.12.A.1 and 4.8.12.A.2.

1. When mining, processing, and related activities occur within 1,000 feet of a habitable structure and/or potentially incompatible use on land zoned ~~agricultural~~ or ~~agricultural-residential~~, or within 500 feet from a habitable structure and/or potentially incompatible uses in all other zones, or are otherwise provided as a condition of Use Permit, then the hours of operation of mining, processing and related activities, including haul out, shall be:
 - a. **Monday through Friday, inclusive:** 6:00 a.m. until 9:00 p.m.; maintenance operations beyond mining hours to occur from 9:00 p.m. to midnight.
 - b. **Saturday:** 7:00 a.m. through 3:00 p.m.; maintenance operations beyond mining hours to occur from 3:00 p.m. to 4:00 p.m.
 - c. **Sunday and any Federal/State holidays:** no mining, processing, hauling or maintenance permitted.

2. **to 4.**

No changes.

4.8.12.B. – 4.8.12.H

No changes.

4.8.13. – 4.8.16

No changes.

4.9. **DELTA WATERWAYS (DW) ~~SPECIAL~~ ZONING DISTRICT**

4.9.1. **Purpose**

No changes.

4.9.2. **Definitions**

The following definitions apply to the specified terms as used in this Section:

4.9.2.A. – 4.9.2.F

No changes.

4.9.2.G. **Conditional Uses [AMENDED XX-XX-XXXX]**

Notwithstanding any other Section or Table of this Code, the following ~~water-dependent~~ uses are permitted in the DW zone upon issuance of a Conditional Use Permit ~~approved~~ by

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~~the Zoning Administrator, unless otherwise specified herein, the appropriate authority.~~

1. Boat Launches.
2. Water recreation equipment rentals and sales.
~~Snack bar outside existing marinas incidental to a park, boat launch, or other water-oriented use.~~
3. Tackle Shops.
4. **Public** Parks, including facilities for boat launching, overnight camping, picnicking, and travel trailer and recreation vehicles ~~that are not exempt from a use permit pursuant to Section 3.6.3.~~
5. Boat rentals and sales outside an existing marina.
6. Industrial facilities for the shipping and receiving of raw or processed materials by water.
7. Restaurants.
8. Existing structures for human habitation when moored or anchored permanently in the waterway.
9. Marine supplies.
10. Boat harbors, marinas, and incidental accessory uses.
11. Commercial docks and piers.
12. Other similar water dependent uses ~~not listed herein.~~
13. Expansion of existing marinas ~~with no previous use permit on record.~~
14. Commercial boat docks, swim floats, fishing piers.
15. Gas and boat service at existing marinas and docks.
16. Mobile home parks in existence as of July 26, 1978, that held a validly issued Use Permit. If such Use Permit has expired, application to renew the Use Permit may be filed and, if approved, the use may be continued.
17. Private boat docks, swim floats, and fishing piers that do not meet the requirements of Section 4.9.3, "Development Standards". Private ~~multiple~~ docks accommodating more than three boats are allowed only adjacent to commercial zoning districts.
18. ~~Guest homes, residential accessory dwellings, Campgrounds.~~
19. Gas and oil wells, subject to ~~additionally~~ obtaining permits from the State.
20. **Farm Equipment Rental.**
21. **Outdoor Recreation Facilities, provided a Conditional Use Permit is obtained from the Planning Commission.**

4.9.3. – 4.9.4

No changes.

4.10. SPECIAL PLANNING AREA (SPA) **SPECIAL** ZONING DISTRICT

No changes.

CHAPTER 5: DEVELOPMENT STANDARDS

5.1. INTRODUCTION

5.1.1. Purpose

No changes.

5.1.2. Chapter Format and Use of Development Standards

This chapter contains General Standards, **Development Standards**, Off-Street Parking, and Sign Regulations that are applicable to all land use zoning districts in the County, ~~and development standards applicable to each of the land use zoning districts in the County~~:

- **Section 5.2: General Standards and Exceptions**
- **Section 5.3: Agricultural, Agricultural-Residential, and Recreational Zoning Districts**
- **Section 5.4: Residential Zoning Districts**
- **Section 5.5: Commercial Zoning Districts**
- **Section 5.6: Industrial and Industrial Park Zoning Districts**
- **Section 5.7: Mixed-Use Zoning Districts**
- ~~**Section 5.8: Institutional Uses [DELETED 07-16-2020]**~~
- **Section 5.9: Off-Street Parking**
- **Section 5.10: Sign Regulations**

Development Standards set the specific requirements for each project or design solution. They define the dimensional requirements that apply to structures built within each of the land use zoning districts, including required lot sizes, lot coverage; setbacks; building and structure heights; and other requirements related to the building envelope, location, and configuration of buildings and structures. Development standards in this Code are structured by topic areas and ensure projects within each of the County's zoning districts are compatible and sensitive to the context of the existing community. To understand the complete application of all development and design requirements, the user of this Code should review the development standards Section for the applicable zoning district of the project, including Section 5.9, "Off-Street Parking" and Section 5.10, "Sign Regulations." Additional standards apply to certain uses and in special zoning districts, as specified in Chapters 3, "Use Standards" and Chapter 4, "Special and Combining Zoning Districts." Chapter 7, "Definitions" should be consulted for the terms used in this Chapter.

Development and design standards in this Code set the basic, often quantitative requirements for development that supports the goals and policies of the County's 2030 General Plan and should be referenced in conjunction with the County's Design Guidelines for expectations on the qualitative design criteria that will be used to evaluate development projects during the Design Review process. Development examples, where provided in this

Code, illustrate typical or possible building types and designs that are encouraged, but are not intended to encompass all possible solutions or examples that may be permitted in the County

5.2. GENERAL STANDARDS AND EXCEPTIONS

5.2.0. General Prohibitions [AMENDED XX-XX-XXXX] Prohibited Activities

5.2.0.A. Storage and Accumulation of Junk, Garbage, and Rubbish

No changes.

5.2.0.B. Public Easements [ADDED XX-XX-XXXX] [DELETED 07-16-2020] Refer to Section 3.9.3.L

Any structures requiring a building permit shall not be located within recorded public easements. In any case where a recorded public easement is more restrictive than standards provided in this Code, including setbacks, the public easement's restrictions shall prevail.

5.2.1. Setback Standards for All Zoning Districts [AMENDED XX-XX-XXXX]

5.2.1.A. Measuring Setbacks

Street right-of-way dimensions and width are described in the adopted County Improvement Standards. Setbacks in the Code are identified and measured, based on one of two approaches, depending on whether the street right-of-way or future street right-of way includes or does not include a Public Utilities and Public Facilities (PUPF) easement. Prior to the adoption of the revised County Improvement Standards in 2009, buildings setbacks were historically measured from the back of the sidewalk. The revised County Improvement Standards include provisions for a PUPF easement overlaying the landscape buffer and sidewalk area, where the right-of-way is now measured from the back of the curb.

The Code reflects the existence of both methods for measuring setbacks from the public street right-of-way, as indicated in the Development Standard Tables for each zoning district. Developments that acquired right-of-way prior to adoption of the 2009 Improvement Standards shall follow the standards for setbacks without a PUPF easement, using setbacks measured from the back of the sidewalk. New or recent right-of-way acquisitions with setbacks that include a PUPF easement shall be measured from the back of curb. Where there is no street right-of-way, access easement, or future street right-of way, as identified through an official control or private road, a setback is measured from the property line.

The descriptions and accompanying diagrams in Figures 5-1 through 5-8 define the front, side, and rear yard areas and the methods for measuring setbacks. Section 5.2.1.G and Figure 5-9 define the front, side, side street, and interior yard areas and the methods for measuring setbacks on private road easements.

5.2.1.B. – 5.2.1.C

No changes.

5.2.1.D. Allowed Encroachments in Setbacks [AMENDED XX-XX-XXXX]

Refer to the Development Standards tables, found under the applicable zoning district in this Chapter for allowed encroachments into setback areas. Where not otherwise provided in the Code, the following setback encroachment standards shall apply.

Commented [MJ201]: A48

1. – 5.

6. **Lot Area, Width, or Setback Reduction for Dedications.**

Where a lot's area, or a lot width, depth, or setback has been reduced for an existing legally created lot by not more than 15 percent as a result of acquisition or dedication for an existing or future highway, road, drain, or other public purpose, as a result of a dedication ~~pursuant to a result of a Rezoning, Variance, or Conditional Use Permit~~, the lot area or yard so reduced may be included in determining compliance with lot area or yard requirements in the same manner as if the acquisition or dedication has not taken place.

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7. **Lot Area and Width Reduction for Local Public Agency Uses.**

Contemporaneously with the hearing for a Conditional Use Permit for the establishment of any buildings or grounds owned and operated by a local public agency in any agricultural zoning district, interim agricultural zoning district, or agricultural residential zoning district, the appropriate authority may permit such uses on a lot of less area or width than required in the zoning district, provided that the area and width of the lot is:

- a. ~~Adequate for the proposed use and sufficient to provide the required yards, parking areas, and landscaping.~~
- b. ~~Adequate under the circumstances of the particular case to prevent the proposed use from being detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or to property and improvements in the neighborhood or to the general welfare of the County.~~

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5.2.1.E. – 5.2.1.F

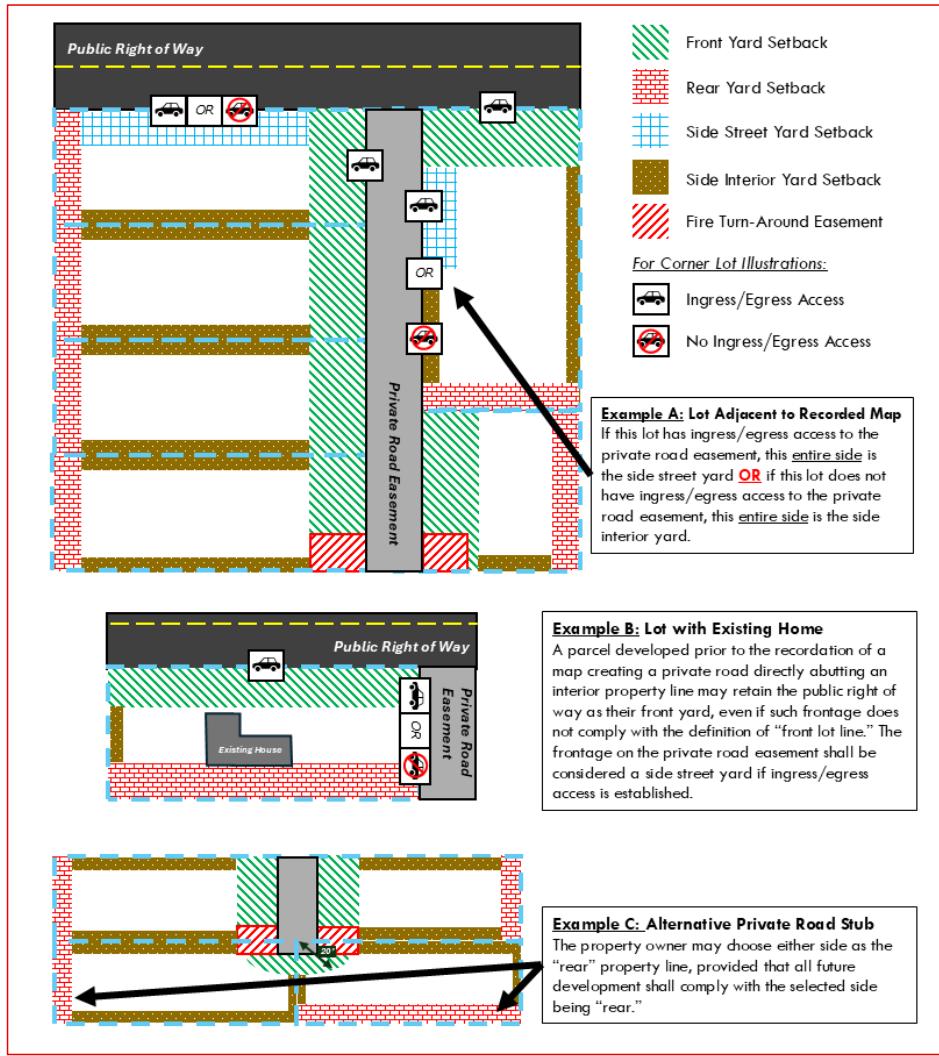
No changes.

5.2.1.G. **Measuring Setbacks for Private Road Easements [ADDED XX-XX-XXXX]**

~~Setbacks for developments with private road easements shall be subject to the following standards, which are depicted in Figure 5-9.~~

1. ~~Setbacks shall be measured from the edge of a private road easement as depicted in the recorded map.~~
2. ~~For parcels with fire turn-around easements, such easement may overlap with the required setback.~~
3. ~~Acceptable ingress/egress access for a parcel shall be determined by County Engineering.~~
4. ~~For lots adjacent to a recorded map with a private road directly abutting an interior property line, such property line shall only be considered frontage (thus subject to a front or side street yard setback) if ingress/egress access is established to the private road easement (Figure 5-9, Example A).~~

5. **For lots fronting the public right of way developed prior to the recordation of a map creating a private road which directly abuts an interior property line, the public right of way may be retained as the front yard, even if such frontage does not comply with the definition of a "front lot line" in Chapter 7. If this option is exercised and ingress/egress access is established to the private road easement, such frontage shall be subject to, as appropriate, a side street yard setback or through lot front yard setback. If no ingress/egress access is established, the frontage on the private road easement shall be subject to, as appropriate, a side interior yard setback or rear yard setback (Figure 5-9, Example B).**
6. **For lots at the terminus of a private road easement stub, the property owner may choose the side directly opposite of the stub or the side furthest from the stub as their "rear lot line," even if such lot line does not meet the definition of "rear lot line" in Chapter 7, provided that all future development complies with the selected side being the "rear" (Figure 5-9, Example C).**

**Figure 5-9: Example Private Road Easement Setback Measurements****[ADDED 06-07-2018][AMENDED XX-XX-XXXX]****5.2.2. Building Height Standards for All Zoning Districts**

In addition to the height regulations in the Sections and development standard tables that follow, the uses that follow shall also be subject to the height provisions in Sections 5.2.2.A

through D. The height provision for buildings or structures shall be interpreted so that both the limitation as to the number of stories and the limitation of the height in feet apply.

5.2.2.A. Height Limits in Aircraft Approach Zoning Districts

No changes.

5.2.2.B. Height Exceptions for Certain Structures [AMENDED 01-12-2019][AMENDED XX-XX-XXXX]

Towers, penthouses, and other roof structures for the purpose of shelter for mechanical equipment, solar panels, wind turbines, cupolas, water tanks, church steeples, carillon towers, radio television antennas, **chimneys**, and similar structures and necessary mechanical appurtenances may be erected on a building, or on the ground, to a height greater than the limit otherwise established within the zoning district, or for that use, provided that no such exception shall cover at any level more than 15 percent of the area of the lot, nor have an area at the base greater than 1,600 square feet. See Section 3.9.3.B for dish antenna regulations. All construction is subject to approval of the Chief Building Official.

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Signs may not be placed on such structures at any height exceeding the height of an otherwise permitted building.

Fences or walls may be required and conditioned to exceed seven feet in height for a project, as determined by the appropriate authority hearing related planning matters on the same parcel of land.

5.2.2.C. – 5.2.2.D

No changes.

5.2.3. Density Bonuses and Intensity Increases [AMENDED 09-09-2022]

No changes.

5.2.4. Landscape Standards

5.2.4.A. Purpose

No changes.

5.2.4.B. Requirements for Institutional, Commercial, Industrial, and Multifamily Residential Use Categories [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

1. General Requirements

No changes.

2. Landscaping of Setback and Frontage Areas.

All areas between the edge of the street right-of-way and the building or parking lot, and visible from the public street, except for driveways and screen areas, shall be landscaped. See Section 5.2.4.F for parking lot landscaping requirements.

a. Frontage Landscaping Adjacent to Parking Lots and Driveways

- i. A planter at eight feet wide excluding curbing, shall be provided between the edge of parking areas and: 1) sidewalks, where sidewalks are detached from curb and gutter, or 2) street right-of-way where sidewalks are attached. In addition, where the ultimate right-of-way is located behind a public sidewalk or curb, any area within the street right-of-way shall be developed as a planter

or landscaped area in conjunction with the required eight foot area in this subsection. The planter shall be designed to comply with parking lot shading and street tree requirements in this Chapter.

- ii. Within this planter, ~~large canopy shade~~ trees ~~approved by the Planning Director~~ shall be planted ~~no further than at 75% of selected species mature canopy diameter, not to exceed~~ 30 feet on-center and at least four feet but not further than 10 feet from the back of the sidewalk. ~~Where large canopy trees cannot be planted, such as beneath powerlines, smaller trees may be considered.~~ The planter shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments. Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees so long as it is consistent with the visibility regulations for the County.
- iii. Bus shelters may be located within this planter if approved by the Director of the Department of Transportation or his or her designee and the regional transit agency, but shall not be placed so as to reduce the number of trees which are otherwise required by this Section.
- b. Frontage Landscaping Adjacent to Buildings. Within the area between the right-of-way and buildings, ~~large canopy shade~~ trees ~~approved by the Planning Director~~ shall be planted ~~no further than at 75% of selected species mature canopy diameter, not to exceed~~ 30 feet on-center and at least four feet but not further than 10 feet from the back of the sidewalk. ~~Where large canopy trees cannot be planted, such as beneath powerlines, smaller trees may be considered.~~ The planter shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments. Nothing in this Section shall preclude the installation of additional landscaping and the planting of additional trees so long as it is consistent with the visibility regulations for the County.
- c. Landscaped Parkways. When required by the County's Improvement Standards, a six to eight-foot landscaped parkway shall be provided between the curb (i.e., edge of the street right-of-way) and detached sidewalk.
 - i. Landscape parkways may include earth berms, hedges, fences, or walls, in combination with trees and plantings, and may be used for stormwater purposes.
 - ii. Alternative landscaping methods and landscape parkway requirements may be considered as part of the Design Review process.
 - iii. Street Trees. ~~Within the parkway, large canopy shade trees shall be planted at 75% of selected species mature canopy diameter, not to exceed 30 feet on-center. Where large canopy trees cannot be planted, such as beneath powerlines, smaller trees may be considered.~~ Approved trees for planting in County right-of-way and public easements shall be subject to the County's Improvement Standards. ~~Trees not listed in the Improvement Standards, may be planted with the approval of Planning and Environmental Review for tree selections that can provide the greatest benefits (i.e., benefits to shading, health, air quality, water, and energy conservation) is recommended.~~ The planting of street trees applies to new construction or major reconstruction.
- d. Clustering and Alternative Design. Alternative design approaches, such as clustering of trees, may also be approved during Design Review.

- e. Pedestrian Walks and Connections. Required landscape areas should include pedestrian walks and well-marked paths of travel and connections, steps, and similar hard surface areas, provided that such hard surface areas do not cover more than 25 percent of the required landscape areas. A barrier free, four-foot wide paved walk may be provided through the required planter at street and driveway intersections to provide unencumbered access for people with disabilities from the sidewalk to the parking lot. Such walk shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided.

3. Landscape Screening Along Interior Property Lines.

- a. No landscape planter shall be required for Institutional, Commercial, or Industrial Uses when adjacent to ~~commercial, industrial, institutional or agricultural uses.~~
- b. No landscape planter shall be required along interior property lines of contiguous parcels within the same business complex, as defined in Chapter 7.
- c. A minimum seven-foot wide continuous landscaped planter area shall be required for ~~institutional, commercial, or industrial~~ uses when along property lines shared with any ~~agricultural-residential or residential~~ zoning district.
- d. A minimum seven-foot wide continuous landscaped planter shall be required for Multifamily Residential Uses in all cases.
- e. Landscaping within this planter shall consist of screen trees approved by Planning and Environmental Review, spaced 75% of selected species mature canopy diameter, not to exceed 30-feet on center, in combination with other plant materials to provide a dense visual screen. Trees shall be planted a minimum of five feet and no further than 10 feet from the required fencing. Fencing requirements for specific uses can be found in Section 5.2.5.

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4. Landscape Screening from Public Right-of-Ways and Within Scenic Corridors.

- a. For industrial uses visible from a public right-of-way, not otherwise screened by required landscaping, a 10-foot wide landscaped area shall be provided adjacent to the right-of-way. Landscaping shall include a combination of trees and shrubs at sufficient intervals to achieve the desired screening. Trees shall be planted at least 75% of selected species mature canopy diameter, not to exceed 30 feet on-center. The right-of-way elevation, relative to elevations in the adjoining property, shall be a consideration in selecting landscape plants which can accomplish appropriate visual screening.
- b. For properties within a scenic corridor, contiguous to a freeway right-of-way, not otherwise screened, a 15-foot wide landscaped area shall be provided adjacent to all freeway rights-of-way in the scenic corridor. Landscaping shall include a combination of trees and shrubs at sufficient intervals to achieve appropriate screening. Trees shall be planted at least 75% of selected species mature canopy diameter, not to exceed 30 feet on-center. The freeway elevation, relative to elevations in the adjoining property, and air quality benefits shall be a consideration in selecting landscape plants which can accomplish appropriate visual screening.

- c. Shrubs and other natural growth, combined with berms and other landscape features, at least **30 inches three feet** in height, shall be designed to enhance, soften, and visually screen loading and parking areas, trash enclosures, mechanical equipment, walls, and other unsightly uses visible to public right-of-way, except near street and driveway intersections where landscaping shall not exceed 2.5 feet in height in accordance with the visibility regulations of the Sacramento County Improvement Standards. Consideration shall be given to public safety as part of the design and maintenance of these areas.

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- d. No changes.
- 5. **Landscape Maintenance.** All landscaped areas shall be **mowed moved**, trimmed, and/or maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials may be stored in landscaped areas. Refer to Section 5.2.4.G for additional standards on landscape care and maintenance.

Commented [MJ207]: A79

6. – 11.

No changes.

5.2.4.C. Requirements for All Residential Use Categories, Except Multifamily and Mobile Home Parks [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

The following landscape requirements address required front and side-street yard areas:

- 1. **Trees.** The developer/home builder shall plant a minimum of one **(1) large canopy shade** tree in the front yards **and two (2) large canopy shade trees in the side street yards for corner lots of for** every built lot, except as follows:
 - a. For small lot developments, provide one tree per lot in common open space or landscaped areas.
 - b. Should a tree in the front yard interfere with solar panels **placement**, the tree may be **downsized to a smaller species or be** placed in a side or rear yard if sufficient area is available.
 - c. For lots of 7,500 square feet or more that meet or exceed the minimum street frontage requirements measured at the public rights-of-way line, a minimum of two trees shall be planted in the front yard.
 - d. One street tree in planted landscape areas between the curb and sidewalk, in the front yard of the lot, may count toward the minimum street tree requirements for single-family or multifamily housing.

Commented [MJ208]: A30

2. [DELETED 09-09-2022]

3. **Required Yard Area Hardscape Restrictions.**

- a. The maximum amount of paving and hardscape **within the required front and side street yard** is **regulated by Section 5.9.3.C. limited to not more than the greater of the following:**
 - i. **Interior Lots. Based on a parcel's street frontage, limitations to paving and hardscape apply as provided in Table 5.2.A. and depicted in Figure 5-10.**

Table 5.2.A Maximum Paving and Hardscape (Impervious Surfacing) for Interior Lots

<u>Street Frontage on Public or Private Street (feet)</u>	<u>Maximum Impervious Surfacing in Required Front Yard (square feet unless otherwise specified)</u>
<u>65+</u>	<u>50% of the required front yard</u>
<u>40 – 64.9</u>	<u>Required primary dwelling front yard setback multiplied by 32</u>
<u>30 – 39.9</u>	<u>Required primary dwelling front yard setback multiplied by 24</u>
<u>29.9 or less</u>	<u>Required primary dwelling front yard setback multiplied by 8, plus area leading to a legally constructed carport or garage</u>

- ii. Corner Lots. 50 percent of the combined required front and side street yards (See Figure 5-10).
- b. Paving Exceeding Requirements.
 - i. A turnaround or U-shaped driveway may exceed allowances provided in 5.2.4.C.3.a. provided that the driveway services an arterial or thoroughfare.
 - ii. Paving required as a part of a private road's fire turn-around easement is excluded from the calculation for maximum paving and hardscape.
 - iii. Paving in existence prior to Month XX, YYYY that exceeds provisions provided in this section may be repaired and replaced, however it may not be expanded unless a Minor Special Development Permit is obtained.
 - iv. A Minor Special Development Permit may be issued to request additional paved areas beyond provided allowances, subject to the general findings described in Section 6.4.6.H.1.

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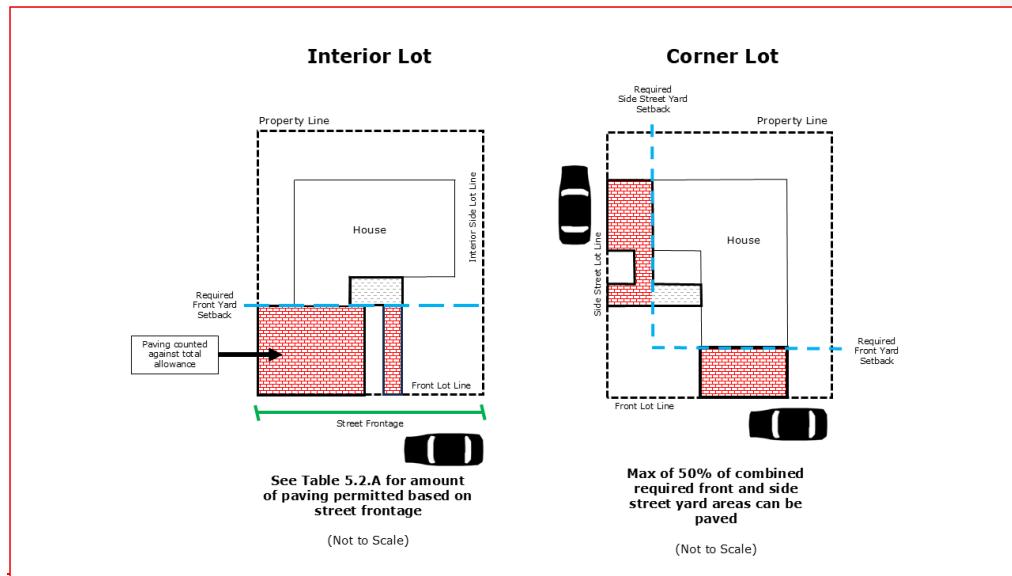


Figure 5-10: Residential (Except Multifamily and Mobile Home Parks) Hardscape Restrictions [ADDED XX-XX-XXXX]

4. **Landscape and Maintenance Requirements.** Notwithstanding **5.9.3.F 5.9.3.C.e**, the remaining unpaved or uncovered portion of the required setback area shall be landscaped, irrigated, and maintained.

- Landscaping may consist of a combination of grass, annuals, perennials, groundcover, shrubs, trees, edible gardens, and any other recognized landscape material as approved by the Planning Director.
- Landscape design elements such as rocks, planters, and mulch may be used, provided that living vegetation is the primary groundcover.

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5. - 9.

No changes.

5.2.4.D. Additional Requirements for Industrial Zoning Districts

[DELETED/STANDARDS CONSOLIDATED IN SECTION 5.2.4.B.4]

5.2.4.E. Additional Requirements for Commercial Zoning Districts

[DELETED/STANDARDS CONSOLIDATED IN SECTION 5.2.4.B.4]

5.2.4.F. Parking Lot Landscaping [AMENDED 07-16-2020] [AMENDED 09-09-2022]

The landscape construction standards of Table 5.2 apply to parking lot areas in all zoning districts.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this

~~strikethrough~~.

Table 5.2 Parking Lot Landscaping Construction Standards [1]

Standard	Minimum Requirement
Interior Planter Requirements - Additional for Multifamily Residential and Mixed-Use Developments	<p>1. Rows of parking stalls, either open or covered, shall be broken up by a tree planting every seven spaces.</p> <p>2. Units and parking/driveway areas <ins>Buildings and pedestrian paths, hardscape, parking, drive aisles, and gathering/amenity areas</ins> shall have a minimum five-foot landscaped separation, exclusive of vehicular overhang, but in general are encouraged to be located as far apart as possible.</p>

[1] Applicable to all use types in all zoning districts where there are ~~more than a minimum of~~ five parking spaces on the entire site, except for existing parking lots where compliance with interior landscaping standards would result in the loss of existing required parking spaces. Parking lot shade shall be provided regardless of number parking spaces on site.

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5.2.4.G. – 5.2.4.I

No changes.

5.2.5. Development Standards for Walls and Fences

All proposed walls and fences shall comply with the requirements of this section.

5.2.5.A. General Standards [AMENDED 06-07-2018][AMENDED XX-XX-XXXX]

1. – 4.

No changes.

5. ~~Vacant Property.~~ A Temporary Use Permit by the Zoning Administrator is required ~~from the Zoning Administrator~~ for security fencing around vacant property in all zones. Security fencing, typically chain link fencing that is either post-driven or held upright by a concrete block, fence weight, or steel base resting on the ground, including chain link, which may be erected on all property lines, and may be erected up to the edge of the sidewalk. The use of barbed wire, concertina fencing, electric fencing, or any permanent fencing to secure vacant property is prohibited. The Zoning Administrator may approve alternative temporary fencing types at their discretion. The vacant property shall be maintained in a weed and litter free condition. A Temporary Use Permit issued pursuant to this section shall be valid for one year and is renewable.

Commented [MJ213]: A22

6. – 7.

No changes.

7. The use of barbed wire, or concertina wire or electric fencing shall require a Minor Use Special Development Permit, unless such fencing is located in the agricultural, M-1, or M-2 zones zoning districts, and located adjacent to property in either the agricultural or industrial zones zoning districts, in which case its use shall be permitted, subject to the standards set forth in Section 3.9.3.X. The use of barbed wire and

~~electric fencing~~ is permitted in the AR-2, AR-5 and AR-10 zones if used for the keeping of animals.

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8. The use of barbed wire, ~~or~~ concertina wire ~~or electric~~ fencing shall require a Minor ~~Use Special Development~~ Permit, unless such fencing is located in the Agricultural, M-1, or M-2 zoning districts, and located adjacent to property in either the agricultural or industrial zoning district, in which case its use shall be permitted ~~by right, subject to the standards set forth in Section 3.9.3.X.~~ The use of barbed wire ~~and electric fencing~~ is permitted in the AR-2, AR-5 and AR-10 zones if used for the keeping of animals.
9. **Maintenance.** All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight.
10. **Exceptions.** ~~Unless otherwise specified,~~ fences deviating from the standards in this Section are permitted with a Special Development Permit ~~approved~~ by the Zoning Administrator. Fence standards may be modified by a condition of approval by the appropriate authority as part of a separate entitlement.

5.2.5.B. Measuring Height

Fence height for fences within five feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right-of-way with PUPF. Beyond five feet, fence height shall be measured from highest elevation of the ground on either side of the fence.

5.2.5.C. Single Family Residential and Duplex Fences: [AMENDED 06-07-2018][AMENDED 01-12-2019][AMENDED XX-XX-XXXX]

1. **Front Yards in All Zones Except ~~Agricultural and Agricultural-Residential AR and AG Zones.~~**
 - a. Fences in the front yard setback area shall be limited to:
 - i. ~~-v. No changes.~~
 - ii. Fencing exceeding height limits up to seven feet. Fences exceeding the heights described in i-iii of this section, up to seven feet, may be allowed with the issuance of a ~~Minor Special Development Use Permit, subject to the General Findings described in Section 6.4.2.C.2. In addition, the approving authority shall determine one of the following:~~
 1. ~~For solid fence over three feet in height there shall be a preponderance of solid fencing over three feet in the neighborhood and/or the fence is located along an arterial or thoroughfare.~~
 2. ~~For fences constructed of chain link or similar woven wire material or semi-open fencing exceeding four feet in height there shall be a preponderance of chain link or similar woven wire material or semi-open fencing over four feet in the neighborhood and/or the fence is located along an arterial or thoroughfare.~~
 - b. The fence height provisions of ~~Sections 5.2.5.C.1.a.(i) through (v) 5.2.5.B.1.a.(i)-(v)~~ shall apply in the required front yard setback areas.
 - c. No changes.
 - d. For lots without public street frontage, front yard setback areas, where fence height

Commented [MJ215]: Formatting to create new section as it was erroneously combined with the Measuring Height section.

Commented [MJ216]: A108

Commented [MJ217]: A118

restrictions apply, shall be determined pursuant to Figure [5-9](#) [5-10](#).

2. **Front Yards in ~~AG and AR~~ Agricultural and Agricultural-Residential Zones.** The maximum height is seven feet for open or solid fencing.
3. **Side Street Yards.** Fences shall not exceed seven feet in height. Retaining wall and fence combinations that exceed seven feet in height may be permitted with the issuance of a ~~Minor Special Development Use~~ Permit. Fence height for fences within five feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right of-way with PUPF. Beyond five feet, fence height shall be measured from highest elevation of the ground on either side of the fence.
4. **Interior Yards in All Zones.** Fences shall not exceed seven feet, unless otherwise noted in Section [5.2.5.C.6](#) [5.2.5.B.6.](#), and may be located on a retaining wall not to exceed four feet in height. Fence height for interior property lines shall be measured from the highest elevation at the interior property line or at the finished grade of the rear or side yard setback, whichever is higher.
5. No changes.
6. No changes.
7. **Exceptions. Fences deviating from single-family residential and duplex fence standards shall be subject to a Minor Special Development Permit.**

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5.2.5.D. Multifamily and Institutional Use Fences

1. **Front and Side Street Yards.**
 - a. **Multifamily Uses.** Only open ornamental security fences may be located directly outside and adjacent to the back of the sidewalk. All other fences along a public right-of-way in the multifamily zoning district shall be subject to the requirements for sound walls in Section [5.2.5.F.](#) [5.2.5.E.](#)
 - b. **Institutional Uses.** Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.
2. No changes.

5.2.5.E. Commercial and Industrial Fences

1. - 2.
No changes.
3. No fencing requirements for interior yards for commercial and industrial uses not located adjacent to ~~residential and agricultural~~ residential Zoning Districts.
4. - 5.
No changes.

5.2.5.F. Sound Walls Adjacent to Streets

No changes.

5.2.5.G. Nonconforming Fences

1. **Continuation and Maintenance.** A non-conforming fence may be continued, and may be maintained, except as provided in Sections 5.2.5.G.2 through 5.2.5.G.5, 5.2.5.F.2
5.

2. – 5.

No changes.

6. **Non-conforming Commercial or Industrial Fences Adjacent to Residential and Agricultural-Residential Zoning Districts.** In addition to Sections 5.2.5.F.1 through 5.2.5.F.4, 5.2.5.G.1 through 5.2.5.G.4 existing wood fences and chain link fences with slats shall be maintained with metal posts, minimal gaps, no broken boards and no sections that lean. Non-conforming fencing shall be the responsibility of the commercial or industrial property owner where the fence is located and activities on the premises shall comply with the County's Noise Ordinance.

5.2.5.H. Agricultural Electric Fencing [ADDED XX-XX-XXXX]

Commented [MJ220]: A22

1. **Agricultural electric fencing is permitted by right in the agricultural, RR, AR-2, AR-5, AR-10, DW, M-1, and M-2 zones if such fencing is proposed on a property line or zoning district boundary with the agricultural, RR, AR-2, AR-5, AR-10, DW, MP, M-1, or M-2 zones. If an agricultural electric fence is on or within fifty feet of a property line or zoning district boundary adjacent to any other zone, a Minor Special Development Permit shall be required.**
2. **Agricultural electric fencing in all other zones shall be subject to a Special Development Permit by the Zoning Administrator.**

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5.2.5.I. Non-Agricultural Electric Fencing [ADDED XX-XX-XXXX]

Reserved. See Section 6.8.4.A

5.2.6. Freestanding Flag Poles [ADDED 07-16-2020][AMENDED XX-XX-XXXX]

Commented [MJ222]: A117

5.2.6.A. On any property primarily developed with a single-family, halfplex, or duplex residential use, freestanding flag poles are permitted by right, provided that the flag poles comply with in agricultural, agricultural-residential, residential and recreational zoning districts, new freestanding flag poles shall be located outside of all easements and ROWs and be subject to the height and setback requirements for residential accessory structures found in Table 5.10, except that encroachment of up to 10 feet is allowed into front yard setbacks.

5.2.6.B. On any property primarily developed with a use other than those listed in Section 5.2.6.A, freestanding flag poles are subject to height and setbacks standards for the standard use type associated with the base zone (i.e. commercial development standards in commercial zones). In the agricultural-residential, recreational, and DW zones, height and setback standards for general agricultural structures shall be used for properties not primarily developed with a use listed in Section 5.2.6.A. In mixed-use, commercial and industrial zoning districts, new freestanding flag poles shall be located outside of all easements and ROWs and be subject to the standard height and setback requirements of the applicable zoning district.

5.2.6.C. In any zone, requests to exceed the height limit up to 100 feet or reduce the required setbacks are subject to a Minor Special Development Permit. If the flag pole is over 100 feet in height, a Special Development Permit by the Zoning Administrator shall be required.

5.3. AGRICULTURAL, AGRICULTURAL-RESIDENTIAL, AND RECREATIONAL ZONING DISTRICTS [AMENDED 05-11-2018][AMENDED 07-16-2020]

This Section provides:

- Standards for lots in the Agricultural, Agricultural-Residential, and Recreational zoning districts,
- Development standards for general agricultural structures in all zoning districts, where permitted, and
- Development standards for incidental agricultural accessory structures in Agricultural and Agricultural-Residential zoning districts.

Alternatives to these standards may be approved with a Special Development Permit if the intent and purpose of the standards and guidelines are met. Refer to Section 3.4. for applicable special use regulations.

5.3.1. Development Standards for Agricultural Uses

5.3.1.A. Lot Standards Summary

Table 5.4 Agricultural, Agricultural-Residential, and Recreational Zoning Districts [AMENDED XX-XX-XXXX]

Minimum Standard	AG-160	AG-80	AG-40	AG-20	UR	IR	RR	O	AR-10	AR-5	AR-2	AR-1
Lot Area (gross acres, unless otherwise specified) [1]	160	80	40	20	20		20 (net)	3 (net)	10	5	2	1 [1]
Lot Width (feet)	1,000		500	500	250		300	200	300	250	150	75
Street Frontage (feet) [2]			N/A						300	250	150	75

[1] Subdivision projects shall be required to have public water. Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090.

[2] Up to four lots may be served by a private drive without meeting the street frontage requirement.

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Commented [MJ224]: A102

5.3.1.B. Lot Size Reductions – Agricultural Zoning Districts [AMENDED XX-XX-XXXX]

- Parcels may be created smaller than the lot area specified in Table 5.4 specified for agricultural-supporting uses (including, but not limited to, agricultural supplies and services, feed lots, kill floors, stables and corrals, agricultural markets, publicly accessible portions of wineries/breweries, food processing industry, institutional uses, Veterinarian Animal Hospitals, Residential Care Homes with 7 to 20 in Care, Affinity Group Housing, Outdoor Recreation Facilities, Utility and Public Service Facility Uses, and similar and like uses as determined by the Planning Director, as a part of the use permit required for the use, or in the absence of such use permit, a Conditional Use Permit by the Zoning Administrator, and

~~meeting the following standards: the following uses: agricultural processing, agricultural organizations, agricultural sales, agricultural warehousing, agricultural specialty services, animal feed lot/sales, agricultural equipment repairs, maintenance, kill floors, hospitals, cemetery, commercial riding stables, boarding stables and riding academies, private social center, lodge, fraternal hall, animal hospital and veterinarian office, kennel/cattery, places of worship, public or private school, college, or university, child day care center, residential care home for more than six children or adults, public and government buildings or uses, airport, public utilities and public service facilities, outdoor recreation uses, fraternity/sorority house and similar end-like uses subject to the approval of a Conditional Use Permit and Design Review. These uses shall also be subject to the following standards:~~

- a. Lot area and width shall be the minimum required for the operation of the proposed use and its necessary infrastructure and still comply with all applicable setback requirements of this Section. Final determination of the minimum area and width necessary for any proposed use above shall rest with the administrative hearing body empowered to grant such requests. For any parcel encumbered by the Williamson Act Contract, said lot area shall also comply with the provisions of CA GOV §66474.4.
- b. As a condition of approval of the reduction in lot area for any of the proposed uses above, the owner or owners of the property shall convey to the County the right to develop or construct principal residences on the lot created and on the remainder of the property in order to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zoning district in which the property is located.

2. All other alternatives to lot size standards may be approved with a Special Development Permit if the intent and purpose of the standards and guidelines are met.
3. For lot size reductions for lots primarily developed with a single-family residential use or similar, see Section 6.4.6.I.1.
4. Lot size reductions pursuant to this section shall not constitute the ability to reduce lot size beyond minimum lot standards specified for specific use classifications as provided in Chapter 3 of this Code.

5.3.2. Agricultural Structures in Agricultural and Agricultural-Residential Zoning Districts

5.3.2.A. Applicability

No changes.

5.3.2.B. Development Standards for General Agricultural Structures

The following development standards in Table 5.5 apply to General Agricultural structures and commercial stables in all zones where permitted.

Table 5.5 Development Standards for General Agricultural Structures

Minimum Yard Setback Requirements (feet)	
Front Yard	50 (Without PUPF) / 55 (With PUPF)

Interior Side Yard	50 [1]
Rear Yard	50 [1]
Side Street Yard	50 (Without PUPF) / 55 (With PUPF)
Height Limit (feet) [2]	
Maximum Height to Peak	50

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Deviations from setbacks are permitted with a Minor **Special Development Use Permit**.

[2] Water tanks, silos, granaries, barns, antennas, and similar accessory or necessary mechanical structures may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.

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5.3.2.C. Development Standards for Incidental Agricultural Accessory Structures in Agricultural and Agricultural-Residential Zoning Districts

The following development standards in Table 5.6 apply to Incidental Agricultural Accessory Structures in the Agricultural and Agricultural-Residential zoning districts, constructed, enlarged, or otherwise modified.

Table 5.6 Development Standards for Incidental Agricultural Accessory Structures AMENDED 12-01-2017 AMENDED 05-11-2018 AMENDED XX-XX-XXXX AMENDED XX-XX-XXXX			
STANDARD	NET LOT AREA		
	LESS THAN 20,000 SF	20,000 SF -2 ACRES	OVER 2 ACRES
Maximum Size [1][2][3]			
The area of all incidental agricultural structures shall not exceed:	50% of the habitable floor area of the primary dwelling	100% of the habitable floor area of the primary dwelling	200% of the habitable floor area of the primary dwelling
Minimum Yard Setback Requirements (feet)			
Front Yard	25 (Without PUPF) / 30 (With PUPF)	20 (Without PUPF) / 25 (With PUPF)	
Interior Side Yard	10	10	
Rear Yard	10	20	
Side Street Yard	12.5 (With PUPF) / 18 (Without PUPF)		
Maximum Height of Structure (feet)			
Height of Structure to the Peak of the Roof	24	Same as permitted for primary dwelling	

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] The total floor area for all Incidental Agricultural Accessory Structures and Residential

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Accessory Structures shall not exceed 5,000 square feet. Exceptions to these area requirements may be permitted with a Minor Use Special Development Permit, provided that the lot size and primary dwelling square footage potentially allow for a combination of such accessory structures to exceed 5,000 square feet.

[2] Exceptions to these area requirements in agricultural and agricultural-residential zoning districts may be permitted with a Minor Use Special Development Permit.

[3] The size of accessory structures on legal nonconforming parcels less than one acre in size may be increased to greater than 50 percent with a Minor Use Special Development Permit.

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5.3.3. Development Standards for Accessory Dwellings for Agricultural Employees

No changes.

5.4. RESIDENTIAL ZONING DISTRICTS

5.4.1. Purpose [AMENDED 09-09-2022]

This Section provides the development standards regulating all types of residential development, including single-family residential development, multifamily residential development, mobilehome subdivisions, and accessory structures. The Residential Standards consist of five sections, including:

- Section 5.4.1: Purpose;
- Section 5.4.2: Low Density Residential Development Standards;
- Section 5.4.3: High Density Residential Development Standards;
- Section 5.4.4: Mobilehome Subdivision Development Standards; ~~and~~
- Section 5.4.5: Accessory Structure and Accessory Dwelling Unit Development Standards; and
- **Section 5.4.6: Mobile Home Park Development Standards**
- **Section 5.4.7: Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7)**
- **Section 5.4.8: Section 5.4.7. Projects pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5 and §66499.41)**

Commented [MJ228]: A96

Commented [MJ229]: Contingent 24-25 Fix-It
(PLNP2025-00194)

Residential standards in this Section are provided to facilitate project review and help applicants and County staff to identify major design issues and devise solutions early in the application process, reducing the need for special exceptions that require elaborate discretionary project approvals. The standards are updated to account for a variety of residential prototypes, yet establish a process that allows flexibility within the intent of these standards and encourages creative and innovative development solutions, with the final determination of acceptability and appropriateness made by the County based on the review of each project proposal through the Design Review process, described in Section 6.3.2. Applicants should consult with County staff in the early stages of the project design.

The purpose of this Section is to work with the County, community members, and developers to raise the overall design quality of residential developments occurring in the County. Application of these principles will result in high quality residential developments that are varied and integrated into the existing built surroundings and character of their respective neighborhood communities. The residential standards are provided to:

- Promote compatibility and connectivity between new and existing development;
- Maintain and enhance the community's identity, health, safety, and quality of life;
- Encourage high-quality development;
- Integrate physical activity and the use of sustainable strategies in designing the built environment when addressing site design, building design, and landscaping;
- Integrate active transportation, safe routes to schools, and parks strategies;

- Facilitate a clear and efficient project review process; and
- Maintain the health, safety, and welfare of all citizens of the County.

5.4.2. Low Density Residential Development Standards [AMENDED 07-16-2020][AMENDED 09-09-2022]

5.4.2.A. Applicability [AMENDED 09-09-2022]

No changes.

5.4.2.B. Lot and Subdivision Standards – Low Density Residential [AMENDED 09-09-2022]

1. – 5.

No changes.

Table 5.7.A. Lot Standards – Low Density Residential [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

STANDARD	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	All Other Zones				
Density												
Maximum Density (dwelling units/gross acre) [1][2][3]	1	2	3	4	5	7	10	[4]				
Lot Standards – Single-Family Attached and Detached [5]												
Minimum Interior Lot Area (square feet) [6]	1 acre	20,000	10,000	8,500	5,200	4,000	3,000	N/A				
Minimum Corner Lot Area (square feet) [6]	1 acre	20,000	10,000	8,500	6,200	5,200	3,500	N/A				
Minimum Lot Width and Public Street Frontage Width (feet) [6][7][8]	75		65		52	40	30	30				
Minimum Corner Lot Width and Corner Lot Street Frontage Width (feet) [6][8][9]	75		65		62	52	35	35				
Lot Standards – Duplex/Halfplex [5][10]												
Minimum Interior Lot Area (square feet) [6]	N/A		10,000		8,500	6,200	6,000	N/A				
Minimum Corner Lot Area (square feet) [6]	N/A		10,000		8,500	8,500	7,000	N/A				
Minimum Lot Width and Public Street Frontage Width (feet) [6][7][8]	N/A		80		80	62	60	60				
Minimum Corner Lot Width and Corner Lot Street Frontage Width (feet) [6][8][9]	N/A		80		80	80	70	70				
N/A = Not Applicable												
[1] Density bonuses or increases may be allowed for the provision of affordable housing, project amenities, proximity to transit, and/or other special project considerations, as noted in Section 5.2.3.												
[2] If specified within an adopted Master Plan or Specific Plan, density may be calculated at net acre (double or triple net) instead of gross acre.												
[3] New lots created with Parcel Maps shall use the density calculation methodology of Section 7.1.13.												
[4] See Section 3.5.1.B through 3.5.1.J for allowed densities for residential product types in all other zones, where allowed.												
[5] Unless otherwise noted, lot standards are based on net lot area, as defined in Chapter 7.												
[6] Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site												

Table 5.7.A. Lot Standards – Low Density Residential [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090. For single family development and duplexes/halfplexes with a public water service but no public sewer, the minimum lot size is one acre, and two acres where neither a public water nor a public sewage facility is in use. Public water facilities shall be required for all multifamily residential and subdivision projects. [AMENDED 06-22-2017].

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- [7] In the RD-5 and RD-7 zones, minimum interior lot width for single-family uses where a public sewage facility is not in use or where neither a public water nor a public sewage facility is in use is 52 feet. The required minimum lot width for duplexes/halfplexes and multifamily residential in this scenario is 100 feet.
- [8] Up to two lots may be served by a private drive without meeting the public street frontage requirement. [AMENDED 04-07-2016].
- [9] In the RD-5 and RD-7 zones, minimum corner lot widths for single-family uses where a public sewage facility is not in use or where neither a public water nor a public sewage facility is in use is 62 feet. The required minimum lot width for duplexes in this scenario is 100 feet.
- [10] Halfplex lot standards are half of duplex lot standards.

Table 5.7.B Subdivision Standards – Single-Family and Duplex/Halfplex Residential [DELETED 09-09-2022]

No changes.

5.4.2.C. Project Development Standards – Single Family Attached and Detached, and Duplex/Halfplex Residential [AMENDED 09-09-2022]

The development standards for single-family and duplex/halfplex residential projects in all zones where allowed but not governed by other specific plan, special planning area, or neighborhood preservation area standards are summarized in Table 5.7.C.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.7.C Project Development Standards – Single-Family Attached and Detached, and Duplex/Halfplex Residential [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]**Yard Requirements (feet) [1][2]**

Projection Into Rear Yard	<ul style="list-style-type: none"> • The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot (see Figure 5-11-A). • In no case shall encroachment result in a setback of less than 10 feet for one story buildings and 15 feet for two and three story buildings. • <u>One story portions of multistory dwellings are permitted to encroach into the rear yard setback down to 10 feet, provided that the height of the portion of the building does not exceed 16 feet within 15 feet of the rear property line (see Figure 5-11-B).</u>
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PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

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Table 5.7.C Project Development Standards – Single-Family Attached and Detached, and Duplex/Halfplex Residential [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.

[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.

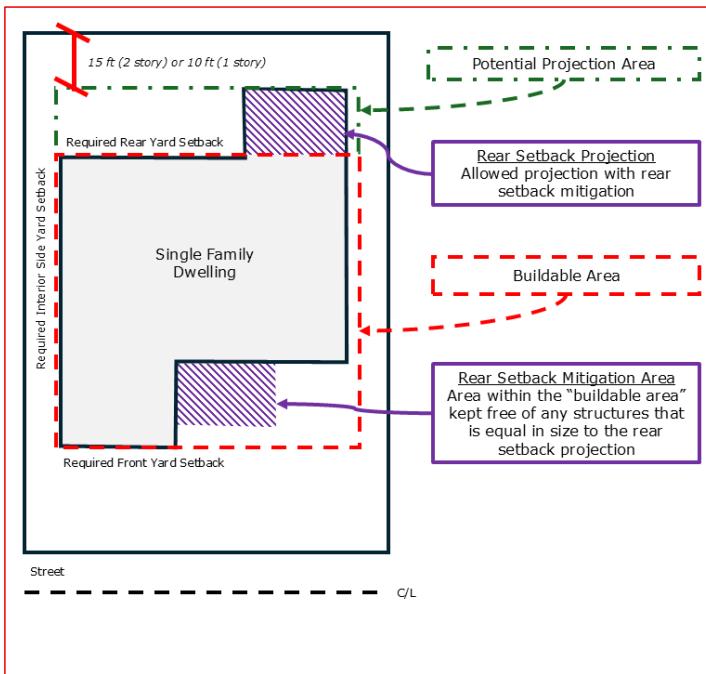


Figure 5-11-A: Single Family Rear Setback Projection [ADDED XX-XX-XXXX]

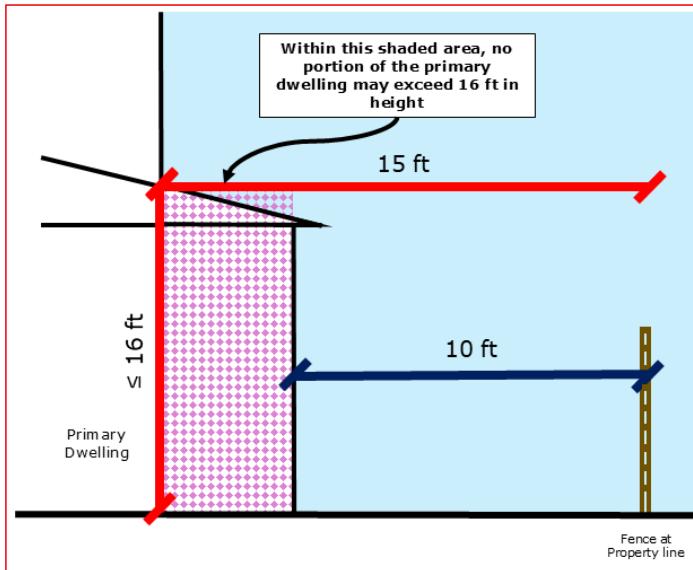


Figure 5-11-B: Stepping of Single Family Dwellings Projecting into Required Rear Yard [ADDED XX-XX-XXXX]

**5.4.2.D. Architectural Standards for Manufactured Homes [AMENDED 01-12-2019]
[AMENDED 09-09-2022]**

No changes.

- ||||| Front Yard Setback Area
- ||| Side Yard Setback Area
- |||| Rear Yard Setback Area

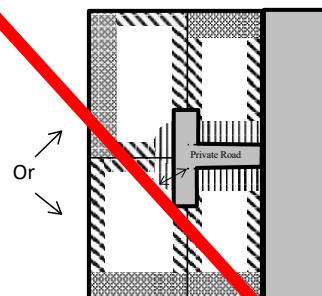
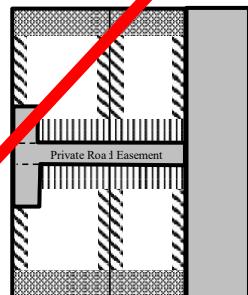
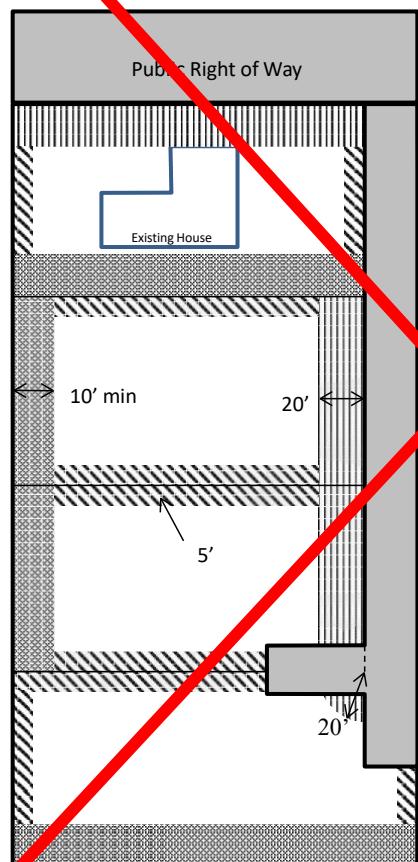


Figure 5-10: Example Private Road Easement Setback Measurements

[ADDED 06-07-2018]

**5.4.3. Multifamily Residential Development Standards [AMENDED 07-16-2020]
[AMENDED 09-09-2022]**

5.4.3.A. Applicability [AMENDED 09-09-2022]

No changes.

5.4.3.B. Lot Standards - Multifamily Residential [AMENDED 09-09-2022]

1. -4.

No changes.

Table 5.8.A Lot Standards – Multifamily Residential [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

Standard	RD-15	RD-20	RD-25	RD-30	RD-40	All Other Zones Where Permitted
Allowed Density [1]						
Maximum Density (dwelling units/net acre)	1.5	20	25	30	40	[2]
Multifamily Residential Lots [3]						
Minimum Net Interior Lot Area (square feet)			5,200			
Minimum Net Corner Lot Area (square feet)			6,200			
Interior Lot Width (feet)			52			
Corner Lot Width (feet)			62			

[1] New lots created with Parcel Maps shall use the density calculation methodology of Section 7.1.13. See Section 5.2.3. for density bonuses or intensity increases. Density bonuses are automatic when State Density Bonus. A Special Development Permit is required for density bonus projects not using the above criteria as noted in Section 6.4.6.G.

[2] See Section 3.5.1.B through 3.5.1.J for allowed densities for residential product types in all other zones, where allowed.

[3] Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090. Lot standards included in the table are for when public water and sewer are in use. Minimum lot requirements for all multifamily development where a public sewer facility is not in use: 1) minimum lot area of one acre for residential uses and non-residential uses, where permitted; 2) minimum interior lot and/or public street frontage width of 52 feet; and 3) minimum corner lot and public street frontage width of 62 feet. Lot requirements for all multifamily development where neither a public water nor a public sewage facility is in use includes: 1) minimum lot area of one acre; 2) minimum interior lot and/or public street frontage width of 52 feet; and 3) minimum corner lot and public street frontage width of 62 feet. Public water facilities shall be required for all subdivision projects.

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5.4.3.C. Project Development Standards – Multifamily Residential [AMENDED 09-09-2022]

All multifamily projects shall be subject to the development standards of Table 5.8.B.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.8.B Development Standards – Multifamily Residential [AMENDED 09-09-2022]

Standard	
Minimum Yard Requirements (feet) [1]	
Upper Story Stepbacks	Multistory buildings may be stepped-back to achieve minimum setback requirements

Table 5.8.B Development Standards – Multifamily Residential [AMENDED 09-09-2022]

	for upper stories as shown in Figure 5-11.C and provided for in Chapter 3 of the Countywide Design Guidelines. Stepped-back upper stories may be utilized regardless of whether located adjacent to an LDR zone so long as each story meets the minimum setback requirements.
Maximum Height and Story Limits	
Maximum Height (feet) and Stories - Adjacent to or Within Low Density Residential Zoning Districts [2]	40 feet and three stories (except when adjacent to major collectors or arterials, see Allowed Height Increase- Major Collectors and Arterials, below).
Maximum Height (feet) and Stories - All Other Circumstances	<ul style="list-style-type: none"> RD-15: 40 ft. and three stories RD-20 and RD-25: 45 ft. and four stories RD-30 20 and all other zoning districts: 150 ft. and no story limit
Allowed Height Increase- Major Collectors and Arterials	Heights may be increased by one story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.2 for height increases adjacent to transit.
<p>PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)</p> <p>[1] Setback requirements, encroachments, and internal street widths are subject to review by local service providers and may be restricted based on the County Access Drive Standards or other guidelines used for multifamily residential developments to ensure adequate spacing is available for all necessary utilities.</p> <p>[2] In this circumstance, Low Density Residential encompasses AG, AR and RD-1 through RD-10 zones. For these standards, 'adjacent' shall mean sharing at least one property boundary outside of the Right-of-Way (ROW). Additional yard area applies only to shared property boundary areas, if adjacent to Low Density Residential.</p>	

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No changes.

Figure 5-11-C: Example of a Stepped Back Multifamily Building [ADDED 09-09-2022]

5.4.4. Mobilehome Subdivision Development Standards [AMENDED 07-16-2020][AMENDED XX-XX-XXXX]

5.4.4.A. Applicability

This Section provides regulations for the placement of mobilehomes on individual lots with an approved subdivision specifically designed and designated RM-2 for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit. Standards for mobilehome parks can be found in Section **5.4.6. 4.4. Mobile Home Park (MHP) Combining Zoning District**.

5.4.4.B. Standards for Mobilehome Subdivisions and Manufactured Homes

A Mobilehome Subdivision developed under the RM-2 zone shall comply with the development standards of Table 5.7.A. for RD-5 zoned properties. A manufactured home shall comply with the architectural standards of Section 5.4.2.D and the development standards for detached single-family residential units in Table 5.7.B. 5.7.C, with the exception that the minimum building width requirement shall not apply, and the architectural standards of Section 5.4.2.D.

Table 5.9 Mobile Home (RM-2) Subdivision Development Standards – DELETED

5.4.5. Residential Accessory Structures, and Accessory Dwelling Units [AMENDED 09-09-2022]

5.4.5.A. Development Standards for Residential Accessory Structures

1. The development standards in Table 5.10.A apply to all Residential Accessory Structures listed in Section 3.9.3.CC that are constructed, enlarged, or otherwise modified in all zones where allowed.
2. The development standards in Table 5.10.B apply to all Incidental Agricultural Accessory Structures listed in Section 3.9.3.G that are constructed, enlarged, or otherwise modified in Residential zoning districts. See Section 5.3.2.C for Incidental Agricultural Accessory Structure standards in Agricultural and Agricultural-Residential zoning districts.
3. Deviations from the standards of this Section may be permitted with a Special Development Permit approved by the Zoning Administrator, subject to the General Findings in Section 6.4.6.H.1.

Table 5.10.A Development Standards – Residential Accessory Structures in All Zoning Districts, As Allowed [AMENDED XX-XX-XXXX]

In-Ground Swimming Pools and Spas [9]

Minimum Setback Requirements	Swimming pools and spas may not be located within the required front or side street yard. <u>Swimming pools and spas shall not be located, or</u> within a recorded setback, <u>easement, or no build area</u> , except the rear yards of through lots unless otherwise prohibited by a recorded subdivision map. Pools do not have a minimum setback from primary dwellings, but edge
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Table 5.10.A Development Standards – Residential Accessory Structures in All Zoning Districts, As Allowed [AMENDED XX-XX-XXXX]

	of water must be three feet from the rear and side property line.
Easement Areas	Swimming pools and spas may not be located within a public utility easement, or within a public easement.
Guest Houses [1]	
Maximum Square Footage	Guest houses may include up to 500 sq. ft. of conditioned space.
Internal Design	Guest houses are limited to one primary room and one bathroom. Closets are allowed but cannot be greater than three feet in depth.
Cooking Facilities	Guest houses shall not include cooking appliances, such as an oven or cooktop/range.
Maximum Attached Unconditioned Space	Attached unconditioned space is not limited, except by the overall maximum accessory structure square footage for a parcel.
All Other Standards	As stated under 'All Other Residential Accessory Structure Types.'
All Other Residential Accessory Structure Types [2]	
General Standards	
Maximum Square Footage [13]	The area of all accessory structures on a single parcel, shall not exceed [3]; <ul style="list-style-type: none">• For lots less than 20,000 sq. ft. in gross area: 50% of the habitable floor area of the primary residential dwelling.• For lots 20,000 sq. ft. in gross area or greater, 100% of the habitable floor area of the primary dwelling.
Maximum Building Coverage	30% of required rear yard <u>of primary dwelling</u> [3][10][14]
Maximum Height to peak of roof (feet)	16 (<u>14 feet to plate line</u>)
Provisions for Increased Maximum Height to Peak of Roof (feet)	Up to 24 ft. Permitted if increased setbacks are maintained, including: i. A rear setback of at least 10 ft; and ii. Side interior setbacks of at least 10 ft; and iii. A 10 ft setback from the primary dwelling. Attached to Detached ADUs Residential accessory structures attached to and subordinate to detached ADUs are permitted to match the maximum height for the ADU, provided both the ADU and residential accessory structure meet the increased setback to allow for the increased height.
Number of Stories	1
Separation From Primary Dwelling	Residential Accessory Structures must remain detached from

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Table 5.10.A Development Standards – Residential Accessory Structures in All Zoning Districts, As Allowed [AMENDED XX-XX-XXXX]

	Primary Dwellings.
Residential Accessory Structures Attached to Accessory Dwelling Units	New construction conditioned residential accessory structures shall not be attached (sharing a wall or floor) to accessory dwelling units. This restriction shall apply even if there are no internal connections between the two structures.
Cooking Facilities	Residential accessory structures shall not include cooking appliances, such as an oven, cooktop/range, or microwave. Residential accessory structures may include wet bars.
Overnight Stays	A residential accessory structure may be used for occasional overnight stays provided that the structure used for overnight stays contains conditioned space and has access to a full bathroom with a bathing fixture (shower or tub). No more than one residential accessory structure may be used for overnight stays at any one time per property. Residential accessory structures shall not be used for permanent habitation, short-term rentals, or long-term rentals.
Setback Requirements (feet) [4][5][6]	
Front Yard	20
Interior Side and Rear Yard	3
Side Street Yard	12.5
When Adjacent to Primary Structure	If less than six feet from the wall of the primary residence, accessory structures of any size must meet the same setback as the primary residence. [11]
Minor Accessory Structures	Minor structures or sheds which do not exceed 120 square feet in area and nine feet in height overall may be placed on the interior side and/or rear property line. Front and side street yard setbacks of the applicable zoning district apply.
Maximum Permitted Encroachment Into Required Yard Areas (feet) [12]	
Front Yard and Side Street Yard	Air Conditioning / Standby Generator Equipment: 5 [7] Swimming Pool and Spa Equipment: 5 [7] Other Mechanical Equipment: 5 [7]
Interior Side Yard and Rear Yard	Air Conditioning / Standby Generator Equipment: 0 Swimming Pool and Spa Equipment: 5 [8] Other Mechanical Equipment: 5 [8]

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Refer to Section 5.4.5.B for Accessory Dwelling Unit development standards. Reserved.

[2] Refer to Section 5.2.5.B, "Development Standards for Walls and Fences" for complete fencing standards.

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Table 5.10.A Development Standards – Residential Accessory Structures in All Zoning Districts, As Allowed [AMENDED XX-XX-XXXX]

[3] For the purpose of this calculation, all roofed space, enclosed or not, shall be counted as space occupied by accessory buildings, except for the habitable space of an ADU. This calculation includes unconditioned spaces attached to ADUs, such as garages, storage rooms, and covered porches.

[4] Accessory structures must maintain a minimum three foot setback from property lines for any portion of the structure including eaves and overhangs.

[5] Setbacks less than 5 ft. from property line or other structures, possibly including certain projections and appurtenances, may require fire walls and/or restrictions on non-protected openings as determined by Fire and Building Permits and Inspection.

[6] If the site has a PUPF that is greater than the listed setback, it becomes the minimum setback requirement.

[7] Provided said equipment is within a solid fenced yard or enclosure.

[8] Provided equipment shall be no closer than two feet from any property line.

[9] Above-ground swimming pools and spas, both permanent and temporary, with a water depth of at least 18" are subject to standards for "All Other Residential Accessory Structure Types."

[10] In Residential (RD) zones, maximum building coverage is cumulative across both residential accessory structures and incidental agricultural accessory structures.

[11] The distance between the primary dwelling and residential accessory structures is to be measured as the closest perpendicular distance between the face of the exterior wall of the primary dwelling to the face of the exterior wall of the residential accessory structure. Eaves, overhangs, other projections, open-air attached patios, open-air breezeways, and other open-air appurtenances are to be excluded from such measurement (see Figure 5-11-D).

[12] The amount of encroachment shall be deducted from the required setback of the structure the equipment is associated with. For example, an HVAC compressor associated with a primary dwelling with a 20 foot required front yard setback may encroach into the front yard by five feet, down to 15 feet.

[13] The total floor area for all Incidental Agricultural Accessory Structures and Residential Accessory Structures combined shall not exceed 5,000 square feet. Exceptions to this limitation may be permitted with a Minor Special Development Permit, provided that the lot size and primary dwelling square footage potentially allow for a combination of such accessory structures to exceed 5,000 square feet.

[14] This maximum coverage shall be calculated out of the entire Code-defined rear yard setback. Should a portion of the primary dwelling protrude into the required rear yard setback, it shall not be counted against this maximum coverage calculation.

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Commented [MJ246]: A24

Commented [MJ247]: A42

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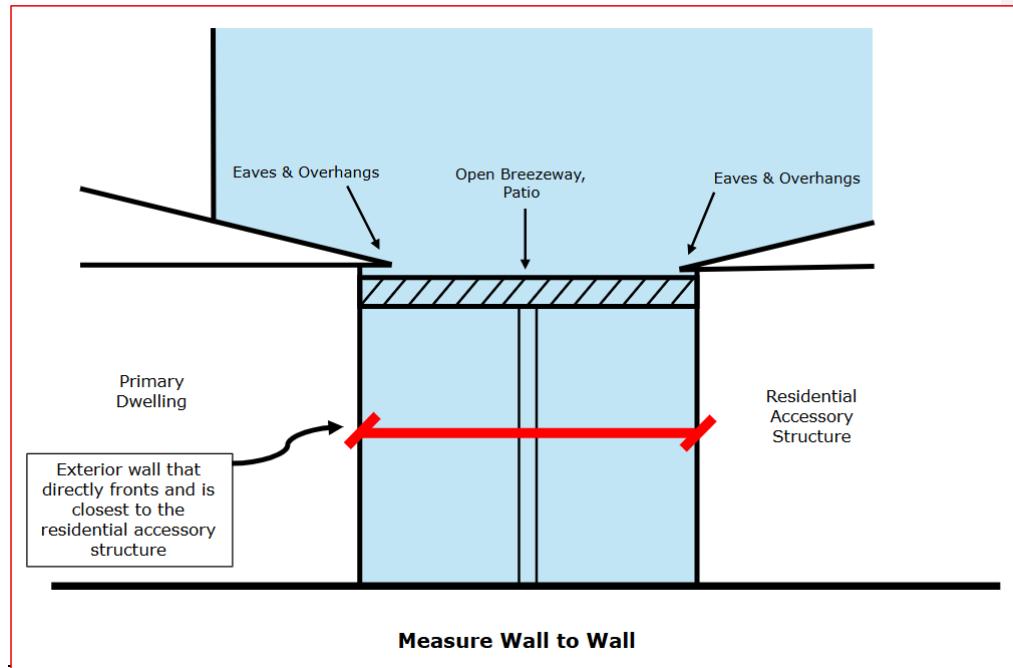


FIGURE 5-11-D: MEASUREMENT BETWEEN PRIMARY DWELLING AND RESIDENTIAL ACCESSORY STRUCTURES [ADDED XX-XX-XXXX]

FIGURE 5-11: [DELETED]

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.10.B Development Standards – Incidental Agricultural Accessory Structures in Residential Zoning Districts

Standard	Incidental Agricultural Accessory Structures	Aviaries/ Chicken Coops	Hog Barn/ Pen
General Standards			
Maximum Building Coverage	30% of required rear yard <u>of primary dwelling</u> [1][10]	N/A	

N/A = Not Applicable, PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] For the purpose of this calculation, all roofed space, enclosed or not, shall be counted as space occupied by accessory buildings, except for the habitable space of an ADU.

[10] In Residential (RD) zones, maximum building coverage is cumulative across both residential accessory structures and incidental agricultural accessory structures. Coverage includes aviaries/chicken coops and hog barn/pens.

Commented [MJ249]: A36

Commented [MJ250]: A36

5.4.5.B. Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units in All Zoning Districts [AMENDED 09-09-2022][AMENDED 07-11-2024]

1. The development standards in Table 5.11 apply to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) that are constructed, enlarged, or otherwise modified in all zones, where permitted.
2. With the exception of maximum size, requests for deviations from development standards listed in this Section may be permitted with either a Special Development Permit or Planning Director Determination, subject to the General Findings in Chapter 6 and compliance with State regulations (denoted in Table 5.11).

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough. Please note that more intensive changes related to legislative updates regarding ADUs are proposed in a separate package.

Table 5.11 Development Standards for ADUs and JADUs in All Zoning Districts Where Permitted [AMENDED 09-09-2022][AMENDED 07-11-2024]

General Standards	
Maximum Efficiency ADU Size	850 sq. ft.

Commented [MJ251]: A09

Commented [MJ252]: A96

5.4.6. Mobile Home Park Development Standards [ADDED XX-XX-XXXX][DELETED 12-01-2017]

This section shall regulate mobile home parks in any zone. All mobile home subdivisions are subject to standards provided in Section 5.4.4. All mobile homes within mobile home parks are subject to architectural standards provided in Section 5.4.2.D. New and expanding mobile home parks are subject to design review, in addition to, if applicable, required entitlements as provided in Table 3.1. Individual mobile homes within a mobile home park are not subject to design review.

Mobile Home Parks shall comply with standards provided in Table 5.12.A. Deviations from standards provided in Table 5.12.A are subject to a Special Development Permit by the Zoning Administrator.

Table 5.12.A Development Standards for Mobile Home Parks [ADDED XX-XX-XXXX]

Mobile Home Park General Standards	
<u>Minimum Park Area (net)</u>	5 acres For RD zones, defer to base zoning district density. [1]
<u>Density (du/ac)</u>	In all other zones, including the RM-2 zone, there is no limit on density besides meeting minimum lot standards of this table.
<u>Minimum Public Street Frontage</u>	60 feet
<u>Water Supply and Sanitation</u>	Public water and sewer are required.
<u>Fire Protection</u>	Onsite and Offsite fire hydrants shall be installed as required by the applicable fire department.
<u>Parking Standards</u>	See Section 5.9, "Off-Street Parking."
Interior Driveways Standards	
<u>Park Entrance Placement</u>	Park entrance driveways shall not be located closer than 150 ft from the intersection of any two public streets
<u>Minimum Park Entrance Width</u>	40 ft, or, if divided by a median planting strip, 50 ft with each side of the planting strip being for one-way traffic
<u>Minimum Interior Driveway Width</u>	No Parking: 25 ft If Parking Permitted on One Side: 32 ft If Parking Permitted on Both Sides: 40 ft
<u>Non-Through Driveways</u>	All non-through (dead-end) driveways shall terminate with an acceptable turnaround design as determined by County Engineering.
<u>Interior Driveway Surfacing</u>	Minimum 2 inches of asphaltic concrete over 4 inches of compacted aggregate base or an equivalent structural section.
Required Setbacks for the Entire Mobile Home Park (feet) [2]	
<u>Front and Side Street Yard</u>	20
<u>Interior Side and Rear Yard</u>	10
Individual Mobile Home Space Standards	
<u>Minimum Size</u>	1,100 sf
<u>Maximum Space Coverage [3]</u>	75%
<u>Street Access</u>	Spaces shall only have access from interior driveways and shall not have access from any public right-of-way.

Table 5.12.A Development Standards for Mobile Home Parks [ADDED XX-XX-XXXX]

<u>Minimum Setback to Interior Driveway</u>	<u>5 ft</u>
<u>Minimum Distance Between Structures (Including Across Space Boundaries) [4][5][6]</u>	<p><u>Mobile Home / Accessory Structure to any other type of building (i.e. club house, community center): 10 ft</u></p> <p><u>Mobile Home or Accessory Structure to other Mobile Home or Accessory Structure:</u></p> <p><u>Interior Side to Interior Side: 10 ft</u></p> <p><u>Interior Side to Rear Side: 8 ft</u></p> <p><u>Rear to Rear / Front to Front / Front to Rear: 6 ft</u></p>
<u>Setback Adjacent to Interior and Rear Boundaries of Mobile Home Park [2]</u>	<u>If a mobile home space is adjacent to the interior side or rear boundaries of the mobile home park, a 10 ft setback shall be maintained from such lot line.</u>
<u>Minimum Outdoor Living Area</u>	<u>Minimum 300 sf, with a width or length of at least 15 ft</u>
<u>Site Amenity Requirements</u>	
<u>Recreation Areas</u>	<u>Recreation areas provided must be landscaped and maintained in a dust free condition as shown and approved on the site development plan.</u>
<u>Storage Area</u>	<p><u>One or more storage areas shall be provided for the storage of boats, campers, camping trailers, utility trailers, and extra vehicles. 100 sf of vehicle storage areas shall be provided per mobile home space.</u></p> <p><u>Each vehicle storage area shall be completely enclosed within a chain link or comparable fence six feet in height and shall be screened from exterior view.</u></p> <p><u>Such storage areas shall not be located within any required perimeter yard. Whenever any such storage area is adjacent to an interior perimeter yard, and the adjacent property is within a residential or agricultural zoning district, the interior yard shall be planted with fast growing screening trees.</u></p>
<u>Legislative Allowances</u>	
<u>Minor Expansions of Mobile Home Parks</u>	<u>Pursuant to CA GOV 65852.8, mobile home parks, whether permitted by right, conditionally permitted with an issued use permit, or legal nonconforming, may make a one-time ministerial expansion by a unit count not to exceed 10 percent of their previously approved number of spaces, subject to a recorded deed restriction.</u>
<p><u>[1] An increase of the density of a mobile home park by up to 50% of the maximum permitted by the underlying zoning district may be permitted by a Special Development Permit by the Zoning Administrator, subject to the finding that at least 15 percent of the spaces are designed exclusively for the placement of single wide mobile homes.</u></p> <p><u>[2] No portion of any mobile home space shall encroach onto the required front and side street yard for the entire mobile home park. The interior side and rear yard setbacks for the mobile home park may overlap with the interior and rear yard setbacks for individual mobile home spaces.</u></p>	

Table 5.12.A Development Standards for Mobile Home Parks [ADDED XX-XX-XXXX]

- [3] Space coverage is based on the coverage by the mobile home only, not including accessory structures.
- [4] The "front" side shall be the side of the mobile home space with interior driveway frontage. The "rear" side shall be the most opposite side from the front side. The "Interior Side" shall be all other sides besides the front and rear sides of the mobile home space. In the absence of frontage on an interior driveway, the "front" side shall be the side with the front door of the mobile home or trailer.
- [5] Projections of mobile homes, such as overhangs, may encroach on the required distance separation, however, in no case shall there be less than 3 feet from the furthest edge or protrusion of any mobile home or accessory structure to any mobile home space boundary line or the edge of the required perimeter yard.
- [6] Accessory structures for mobile home park spaces shall be limited to one story with a maximum height of 16 feet in height to peak. Such structures may be attached to the mobile home (patio covers) or detached (sheds, gazebos).

5.4.7. Projects Pursuant to SB 9: Housing Opportunity and More Efficiency (HOME) Act of 2021 (CA GOV §65852.21 and §66411.7)

No changes.

5.4.8. Projects pursuant to SB 1123: Starter Home Revitalization Act of 2021 – Certain Projects of 10 or Fewer Units/Lots (CA GOV §65852.28, §65913.4.5 and §66499.41)

No changes.

5.5. COMMERCIAL ZONING DISTRICTS [AMENDED 07-16-2020]

5.5.1. Purpose and Applicability [AMENDED 01-12-2019]

No changes.

5.5.2. Commercial and Institutional Development Standards

5.5.2.A. Development Standards Summary

Lots created within commercial zoning districts or for commercial or institutional purposes in other zoning districts where allowed, and all commercial and institutional projects, shall be subject to the development standards of Table 5.13, as follows:

- For the creation of new lots, the lot area and width requirements of Table 5.13 regulate minimum lot size and configuration for each zoning district and are not necessarily as optimum project design standards. Refer to the Countywide Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.
- Development of commercial projects in the commercial zoning districts is subject to the applicable development standards in Table 5.13.
- Development of commercial projects in non-commercial zoning districts is subject to the lot and development standards of the LC/GC zones as summarized in Table 5.13.
- Development of institutional projects is subject to the development standards of the BP zone unless specified in Table 5.13.

All commercial and institutional development is subject to Design Review in accordance with the County-wide Design Guidelines.

Commented [MJ253]: Contingent on PLNP2024-00194.
24-25 Leg Update

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

**Table 5.13 Commercial Lot and Commercial and Institutional Project Development Standards
[AMENDED XX-XX-XXXX]**

Standard	BP	C-O	LC, GC			
Commercial Lot Standards						
Minimum Lot Area (sq. ft.)		N/A [1]				
Minimum Lot Frontage and Width (ft.)	60	66	N/A			
Minimum Lot Depth (ft.)	100		N/A			
Development Standards – Institutional Uses						
Yard requirements when located within a zoning district other than commercial or industrial	<p>Front Yard <u>and Side Street Yard</u> – 25 ft. (Without PUPF) / 31 ft. (With PUPF)</p> <p>Interior Side Yard – Minimum 6 ft.</p> <p>Rear Yard – Minimum <u>24 25</u> ft.</p>					
Development Standards - Commercial Uses						
Yard Requirements (ft.) [AMENDED XX-XX-XXXX]						
Minimum Front <u>and Side Street</u> Yard	25 (Without PUPF) / 31 (With PUPF)	50 (Without PUPF) / 56 (With PUPF)				
Minimum Interior Side and Rear Yards, Adjacent to Multifamily Use/Adjacent to Nonresidential Use [2]	<u>25 24</u> / 0		20 / 0			
Minimum Interior Side and Rear Yard-Abutting Freeway or Scenic Corridor	If the rear yard or interior side yard abuts a freeway or scenic corridor, a minimum 15-foot rear or interior side yard setback shall be provided. The entire 15-foot setback shall be landscaped.					
Minimum Interior Side Yard and Rear Yard, Adjacent to Single-Family, <u>Duplex, or Mobile Home Park</u> Residential Use [2]	<u>25 24</u> (one-story); 100 (two-story <u>or more and three-story</u>)					
Projection Into Rear Yard	The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.					
<u>Minimum Side Street Yard</u>	<u>25 (Without PUPF) / 31 (With PUPF)</u>	<u>50 (Without PUPF) / 56 (With PUPF)</u>				
Landscaping Requirements						
Landscaping to Allow <u>Front and Side Street</u> Yard Reduction [AMENDED XX-XXXX]	N/A	Front <u>and side street</u> yard depth may be reduced to a minimum of 25 feet, and to a minimum of 31 feet for right-of-way with a PUPF, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent				

Commented [MJ254]: IFD-2/A66: Added Side Street Yard and reduced rear to 24 for institutional

Commented [MJ255]: A66

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**Table 5.13 Commercial Lot and Commercial and Institutional Project Development Standards
[AMENDED XX-XX-XXXX]**

Standard	BP	C-O	LC, GC
		square foot of landscape area is provided in the corresponding street yard.	

Outdoor Merchandise Display [ADDED 01-12-2019]

Within the buildable area of a lot, material, goods, furniture, and appliances, normally used out of doors, which are sold on-site, may be allowed to be displayed outdoors during hours of operation when accessory to a permitted commercial use. Displays may be allowed within required setback areas adjacent to roadways with the issuance of a Minor **Special Development Use** Permit; however, displays must maintain a minimum 25-foot setback. Displays shall not block vehicular or pedestrian pathways or be located in required parking or landscaped areas.

Commented [MJ257]: A108

PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)

[1] Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090. [AMENDED XX-XX-XXXX] For business and professional uses and convenience centers in residential zoning districts, the minimum lot area shall be at least 6,000 square feet where both a public water and sewerage facility are in use, one acre if either a public water system or public sewerage facility, but not both, is in use, or two acres if neither a public water system nor a public sewerage facility are in use.

Commented [MJ258]: A92

[2] Exceptions for Mechanical Equipment. Mechanical equipment may be located in the required rear yard or interior side yard provided that no structure or equipment shall occupy more than 200 square feet of the required yard area, or be located within five feet of any property boundary, or extend more than 12 inches above the finished grade. All vents, flues, doorways, or other openings shall be oriented away from the adjacent property boundary. Landscaping shall be provided to screen any portion of such use which extends above ground level.

5.6. INDUSTRIAL AND INDUSTRIAL PARK ZONING DISTRICTS [AMENDED 07-16-2020]

5.6.1. Purpose and Applicability

No changes.

5.6.2. Industrial and Industrial Park Development Standards [AMENDED 01-12-2019]

5.6.2.A. Development Standards Summary

Lots created within the industrial zoning districts or for industrial uses in other zoning districts where allowed, and all industrial projects, shall be subject to the development standards of Table 5.14, as follows:

- For the creation of new lots, the lot area requirement regulates minimum lot size and configuration for each zoning district and is not necessarily as optimum project design standards. Refer to the Countywide Design Guidelines for ways to provide compatibility, access and connectivity with surrounding neighborhoods.
- Development of industrial projects in the industrial and industrial park zoning districts is subject to the applicable development standards in Table 5.14.
- Development of industrial projects in non-industrial zoning districts is subject to the lot and development standards of the M-1 (Light Industrial) zone as summarized in Table 5.14.

All industrial development is subject to Design Review in accordance with the County-wide Design Guidelines.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.14 Industrial and Industrial Park Lot and Project Development Standards [AMENDED XX-XX-XXXX]			
Standard	M-1	M-2	MP
Lot Standards			
Minimum Size (sq. ft.) [4]	6,000	20,000	15,000
Development Standards			
Yard Requirements (ft.)			
Minimum Front and Side Street Yard	50 (Without PUPF) / 56 (With PUPF)	25 (Without PUPF) / 31 (With PUPF)	
Minimum Interior Side and Rear Yards Adjacent to Multifamily Use / Adjacent to Non-Residential Use [1][2]	20 / 0 +10 adjacent to agricultural zoning districts		
Minimum Interior Side and Rear Yard, Adjacent to Agricultural Zone With Any Use	10		
Minimum Interior Side Yard and Rear Yard Adjacent to Single-Family	24 (1-story); 100 (2-story or more and 3-story)		

Commented [MJ259]: A20

Standard	M-1	M-2	MP				
Duplex, or Mobile Home Park Residential Use [2][3]							
Projection Into Rear Yard	The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.						
Building Height (ft.)							
Maximum Building Height	100	40					
Landscaping Requirements							
Minimum Landscaping	Refer to Section 5.2.4, "Landscaping Standards."						
Landscaping in Visible Areas	All setback areas visible from public streets and areas shall be landscaped, as required in Section 5.2.4.						
Landscaping to Allow Front and Side Street Yard Reduction/Minimum front yard landscaping between building and right-of-way	Front yard depth may be reduced to a minimum of 25 feet, and to a minimum of 31 feet for a right-of-way with a PUPF, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent square foot of landscape area is provided in the corresponding street yard.	25 ft. (Without PUPF) / 18 ft. (With PUPF)	Commented [MJ260]: A93				
Exception for interior yard areas adjacent to commercial or industrial zoning.	No landscaping is required when located adjacent to commercial and industrial zoning districts.						
N/A = Not Applicable; PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)							
[1] A side or rear yard is not required when the parcel within the M-1, M-2, or MP zone is adjacent to a rail line or spur track or abuts any of the following commercial and industrial zones: SC, LC, GC, AC, TC, M-1, M-2, or MP.							
[2] Exceptions for Parcels Adjacent to a Freeway or Scenic Corridor. If the rear yard or interior side yard abuts a freeway or scenic corridor, a minimum 15-foot rear or interior side yard setback shall be provided. The entire 15-foot setback shall be landscaped. A six-foot high fence constructed of wood, brick, rock, or other masonry material shall be used to screen storage yards. The fence shall extend along both sides of the exterior storage area for a distance of 100 feet perpendicular to the right-of-way to shield the stored materials from the view of oncoming traffic. No fence shall be required along the freeway right-of-way where the elevation of the freeway is more than eight feet above or below the grade of the adjacent property.							
[3] Exceptions for Mechanical Equipment. Mechanical equipment may be located in the required rear yard or interior side yard provided that no structure or equipment shall occupy more than 200 square feet of the required yard area, or be located within five feet of any property boundary, or extend more than 12 inches above the finished grade. All vents, flues, doorways, or other openings shall be oriented away from the adjacent property boundary. Landscaping shall be provided to screen any portion of such use which extends above ground level.							
[4] Pursuant to SCC § 22.24.630(B), any new lot two acres or less in size shall be provided domestic water from a public water supply source and distribution system conforming to the standards of the County or a water purveyor acceptable to the Deputy County Executive. Exceptions to this standard may be granted pursuant to SCC § 22.24.640-650. Pursuant to SCC § 6.32.150, newly created parcels with public water or an acceptable water purveyor that utilize on-site wastewater treatment (septic system) must be at least one acre in size and newly created parcels that use both on-site wastewater treatment (septic system) and an on-site well shall be at least two acres in size. Exceptions to this standard may be granted pursuant to SCC § 6.32.150(C) and § 6.32.090.							

5.7. MIXED-USE ZONING DISTRICTS

5.7.1. Introduction

No changes.

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5.7.2. Overview of Mixed-Use Zoning Districts

No changes.

5.7.3. General Development Standards

5.7.3.A. Mixed-Use Development Standards Summary

Table 5.17 provides the development standards for the three mixed-use zoning districts: Neighborhood Mixed-Use Centers (NMC); Community-Regional Mixed-Use Centers (CMC); and Corridor Mixed-Use Zones (CMZ).

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.17 Mixed-Use Development Standards

STANDARD*	NMC	CMC	CMZ
Minimum Setback Requirements (ft.) [2]			
Interior Side Yard Setback and Rear Yard Setback Adjacent to Non-Residential or Multifamily Residential Use [3][4][5]	5 (1 story); 15 (2-3 story); 25 (4 story)	5 (1 story); 15 (2-3 story); 20 (4+ story)	5 (1 story); 15 (2-3 story); 25 (4 story)
Interior Side Yard Setback and Rear Yard Setback Adjacent to Single-family Residential Use [3][4][5][6]	25 (1 story); 50 (2 story); 75 (3 story+)	25 (1 story); 50 (2 story); 75 (3 story+)	25 (1 story); 50 (2 story); 75 (3 story+)

*Alternatives or exceptions to these development standards may be permitted through the Design Review process or granted with a Special Development Permit, in accordance with the standards in Section 6.4.6.

[5] A six-foot high perimeter fence of brick, concrete, or a masonry material and landscaping shall be installed along the interior boundary lines of all adjoining residential, ~~interim residential, interim estate, recreation, or agricultural~~ residential ~~zones or interim agricultural zoning districts~~, as required in Section 5.2.4.

Commented [MJ263]: A91

5.7.3.B. Performance Standards for All Mixed-Use Zoning Districts

[AMENDED 12-01-2017][AMENDED 01-12-2019]

1. -10.

No changes.

11. Outdoor Merchandise Displays [ADDED 01-12-2019][AMENDED XX-XX-XXXX]

Within the buildable area of a lot, material, goods, furniture, and appliances, normally used out of doors, which are sold on site, may be allowed to be displayed outdoors during hours of operation when accessory to a permitted use. Displays may be allowed within required setback areas adjacent to roadways with the issuance of a Minor Use Special Development Permit; however, displays must maintain a minimum

25-foot setback. Displays shall not block vehicular or pedestrian pathways or be located in required parking or landscaped areas.

12. No changes.

5.7.4. Project Review and Required Findings

No changes.

5.8. INSTITUTIONAL USES [DELETED 07-16-2020]

[DELETED 07-16-2020] See Section 5.5 for Institutional Use Standards.

5.9. OFF-STREET PARKING [AMENDED 09-09-2022]**5.9.1. General Provisions****5.9.1.A. – 5.9.1.F**

No changes.

5.9.1.G. Parking of Inoperable or Unregistered Vehicles

1. Except as set forth in Section 3.9.3.P of this Code and Section 5.9.1.G.2, it shall be unlawful for any person to park or store, or permit others to park or store, any automotive vehicle or any trailer without current registration from the Department of Motor Vehicles on any lot in a residential, ~~interim residential, interim estate, recreational, agricultural, interim agricultural, or agricultural-residential zoning~~ district.
2. Notwithstanding the prohibitions set forth in Section 5.9.1.G.1, an automotive vehicle or a trailer without current registration from the Department of Motor Vehicles may be parked or stored in a fully enclosed building.
3. Except as set forth in Section 3.8.4.D of this Code and Section 5.9.1.G.4, it shall be unlawful for any person to park or store, or permit others to park or store, any automotive vehicle or any trailer in an inoperable condition, on any lot in any residential, ~~interim residential, interim estate, recreational, agricultural, interim agricultural, or agricultural-residential zoning~~ district.
4. Notwithstanding the prohibitions set forth in Section 5.9.1.G.3, an automotive vehicle or a trailer in an inoperable condition may be parked or stored in a fully enclosed building.

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5.9.1.H. Change of Parking Requirements

No changes.

5.9.2. Vehicle Parking Requirements [AMENDED 09-09-2022]

Parking requirements shall be applied uniformly in accordance with the general provisions, based on land uses, regardless of the zoning district in which a land use is to be located; unless otherwise specified in this Code. Additionally, on-street parking may count toward satisfying off-street parking requirements for commercial service and retail uses and visitor parking at a 1:1 ratio. Motorcycle and bicycle parking spaces shall also be required and provided in accordance with Sections 5.9.8. and 5.9.9., respectively.

5.9.2.A. Residential Uses [AMENDED 12-01-2017] [AMENDED 09-09-2022][AMENDED 07-11-2024]

No changes.

5.9.2.B. Public, Civic, and Institutional Uses [AMENDED XX-XX-XXXX]

Vehicular parking requirements for public, civic, and institutional uses are provided in Table 5.20.

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.20 Vehicle Parking Requirements for Public, Civic, and Institutional Uses
[AMENDED XX-XX-XXXX]

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Public, Civic, and Institutional Uses		Minimum Parking Area
Social Care Uses	a. Convalescent Hospitals, Nursing Homes, Sanitariums, and Congregate Care	<p>One space for every three beds licensed by the County or State, plus one space for every three employees.</p> <p><u>The greater of the following:</u></p> <ul style="list-style-type: none"> • <u>One parking space per employee; or</u> • <u>One parking space per 1.8 beds licensed by the County or State.</u>

5.9.2.C. – 5.9.2.D

No changes.

5.9.3. Parking Size, Location, and Configuration

Every use shall provide the required off-street parking spaces in accordance with the dimensional and location requirements in this Section.

5.9.3.A. – 5.9.3.E

No changes.

5.9.3.F. Specific Standards for Residential and Mixed-Use Projects with Residential

[AMENDED 09-09-2022] [AMENDED 1-13-2022]
[AMENDED XX-XX-XXXX]

Commented [MJ266]: A30

1. **Applicability.** In addition to the general standards of Sections 5.9.3 and 5.9.4, all residential and mixed-use projects with residential must follow the standards of this Section, as applicable.
2. **Single-Family and Duplex/Halfplex Residential Development.** Areas used for vehicle parking for single-family detached or duplex/halfplex units shall be governed by this Section. Single-family attached projects shall utilize the standards of Section 5.9.3.F.3.
 - a. **Parking Area Location.** Parking spaces shall be located on the same parcel as the development they are intended to serve except as otherwise provided in this Chapter.
 - b. **Surfacing Requirement For Lots 15,000 Net Square Feet or Less.**
 - i. ~~Within the required front yard, required side street yard, and all areas between the front and side street walls of a primary dwelling and any right-of-way, impervious, continuously paved surfacing (concrete, asphalt, non-permeable pavers) is required for vehicular parking areas.~~

- ii. Within the required front yard, required side street yard, and all areas between the front and side street walls of a primary dwelling and any right-of-way, surfaces leading to vehicular parking areas are not required to be continuously paved, however, parking on such surfaces is prohibited. Examples of such surfaces include a concrete ribbon or gravel driveway leading to a concrete vehicular parking pad.
- iii. Outside of areas described in subdivision (i), vehicles may be parked on permeable and cool paving (permeable pavers, gravel, limestone) instead of on impervious surfacing, provided that the vehicles are screened from any right-of-way or adjacent properties and, if the vehicle uses an internal combustion engine, an oil drip pan or oil absorbent mat is placed on the ground under the vehicle's engine.

~~On lots of 15,000 square feet or less, impervious surfacing is required for vehicle parking.~~

- c. **Surfacing Requirement For Lots Exceeding 15,000 Net Square Feet.** The use of permeable and cool paving (permeable pavers, gravel, limestone) is encouraged for vehicular parking areas ~~on lots that exceed 15,000 square feet~~, in lieu of required impervious surfacing.
- d. **Parking Space Size.** Each parking space provided must be at least nine feet wide by 19 feet long.
- e. **Garages.** Not required. However, if provided, the minimum interior dimension of garages shall be 10 feet wide and 20 feet deep, which is considered a single vehicle parking space. Reductions in length and/or area of up to 10 percent of the standard may be considered administratively, if the project demonstrates the proposed garage will accommodate at least one standard size vehicle.
- f. **Driveways.** Driveways must be a minimum of ~~19~~ 22 feet in length. With approval of a Special Development Permit, the 22-foot length may be reduced to no less than 20 feet. However, when a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet.
- g. **Limit on Parking Areas.** Impervious parking surfaces within required front and side street yard yards shall be counted towards limitations on hardscape provided in Section 5.2.4.C.3. Parking areas are limited to not more than the greater of the following:
 - i. ~~The area leading directly to a legally-constructed carport or enclosed garage (Figure 5-13, Example 1).~~
 - ii. ~~40 percent of the land area between the front lot line and the front wall of the primary dwelling that is furthest from the front lot line for interior lots (Figure 5-13, Example 2).~~
 - iii. ~~40 percent of the land between the front and side street lot lines and the front and side street walls of the primary dwelling that are furthest from the lot lines for corner lots (Figure 5-13, Example 3).~~
- h. **Paving Exceeding Requirements of 5.9.3.F.2.**
 - i. ~~An additional four feet of paving may be added adjacent to the permitted paved parking area to provide a walkway to the entrance of the residence or~~

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~~to the side yard for the storage of trash bins.~~

~~ii. A Minor Use Permit may be issued to request additional paved parking area, subject to the General Findings described in Section 6.4.2.C.2. and one of the following findings:~~

- ~~1. The paved area provides off street parking for vehicles where the residence has more than four bedrooms. Paved area may not exceed the area of a typical 9'X19' parking stall plus the area required to lead a vehicle to the parking area.~~
- ~~2. High traffic activity necessitates a turnaround driveway for the access of parking vehicles.~~

~~i. Application. These provisions apply to all detached single family residential and duplex/halfplex properties upon the effective date of this ordinance. Vehicle parking and storage areas not in conformance with this section shall not be used for vehicle parking or storage with exception to areas exceeding the 40 percent paving limitation if constructed prior to 2013.~~

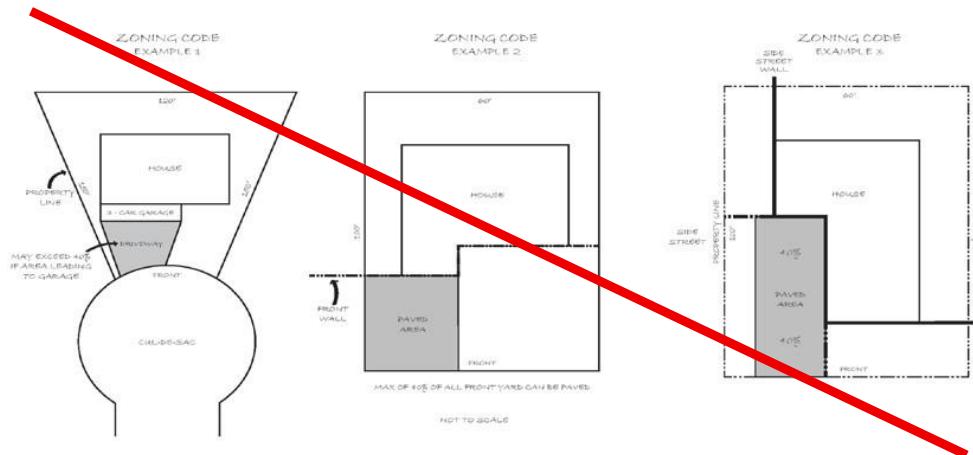


Figure 5-13

3. Multifamily and Mixed-Use Projects

Only modified and/or, for reference purposes, relevant sections of this table are provided in this strikethrough.

Table 5.25 Parking Size, Location, and Configuration Standards for Multifamily Residential and Residential Portion of Mixed-Use Projects [AMENDED 1-13-2022][AMENDED XX-XX-XXXX]

Standard	Minimum Requirement
Parking Location	
Parking Area Separation	<p>Parking and paving directly touching against residential buildings shall be avoided. <u>Minimum requirements for planters between residential buildings and parking areas are provided in Section 5.2.4.F, Table 5.2. Paved surface parking areas shall be separated from the primary residential building by a minimum four-foot-wide walkway and/or a minimum seven-foot-wide landscape strip.</u></p>
Tuck Under Parking	<p><u>Tuck under and subterranean parking may be permitted for projects in the RD-20 or higher density zoning districts.</u></p> <p><u>Permitted, provided that parking access is restricted to an alley, the rear 40 percent of the site.</u></p> <p><u>Permitted, provided that direct access to tuck under stalls is provided from a private driveway, alley, or street (public or private) with a design width of 32 feet or less pursuant to the Sacramento County Department of Transportation's Improvement Standards.</u></p>

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5.9.4. Improvement Requirements for Parking and Loading Areas [AMENDED 09-09-2022][AMENDED XX-XX-XXXX]

5.9.4.A. – 5.9.4.E

No changes.

5.9.4.F. Parking Area Screening

1. Parking lots and loading areas shall be screened from major public streets and adjacent residential uses with plants, trees, low walls, fences, berms, or grade changes that are a minimum of 30 inches tall. On that portion of any parking area located between the building line and the street where such a fence would interfere with visibility, the fence shall conform to the visibility requirements of the County's Improvement Standards.
2. A six-foot-high wall and landscaping shall be provided adjacent to properties zoned for residential, interim residential, agricultural-residential, interim estate, or agricultural uses, as identified in Section 5.2.4. The height of the wall fence shall be measured from the paved surface of the parking lot and may be modified with approval of a special development plan, where the appropriate authority, Special Development Permit by the Zoning Administrator, subject to the finding finds that due to a significant difference in elevation between parcels, different screening requirements are necessary.

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Commented [MJ271]: A121

5.9.4.G. – 5.9.4.J

No changes.

5.9.5. **Parking Reductions**

This Section provides the criteria, measures, and requirements for the reduction of off-street parking. Administrative parking reductions may be approved through a Design Review, or in the case that a Design Review is not required, through an administrative Planning Director's Determination. Automatic Administrative parking reductions ~~and those reductions approved through Design Review~~, either individually or on a cumulative basis, shall not exceed the reduction provisions provided in Table 5.26. Greater overall parking reductions may be approved by a Special Development Permit. **[AMENDED 07-11-2024]** **[AMENDED XX-XX-XXXX]**

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Figure 5-16 through 5-17

No changes.

5.9.5.A. **Criteria [AMENDED 07-11-2024]**

Required parking may be reduced through the Design Review process, subject to complying To reduce required parking as described above, the project shall comply with the following requirements:

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1. Project conditions such as proximity to frequent transit service; special characteristics of the population residing, working, or visiting the facility; or parking reduction measures in Section 5.9.5.C justify the reductions.
2. Parking demand generated by the project satisfies the requirements for the uses served and does not result in a negative impact on the supply of off-street parking in the surrounding area. Projects utilizing the provisions of Section 5.9.5.C.1.b Transit Accessibility or Section 5.9.5.C.4 Places of Worship Affiliated Housing Parking Reductions are not subject to this finding.
3. **Parking Management Plan.** A parking management plan may be required as evidence or documentation necessary to demonstrate the conditions that warrant a parking reduction and should include:
 - a. Parking demand information that documents the need for fewer spaces (e.g. sales receipts, records of customer visits, information on parking use for similar facilities in the region, etc.);
 - b. Floor plans indicating the typical uses of the buildings; and
 - c. Programs that may be implemented that would reduce parking demand.
4. If a parking reduction is based on specific specified uses, then those uses may not be replaced with an alternative use unless either additional parking is provided, or a finding can be made that the alternative use has an equivalent or lower parking demand.

5.9.5.B. **Review of Parking**

In addition to the allowed parking reduction measures in Section 5.9.5.C, parking may also be reduced ~~upon request during Design Review~~, provided the project proponent can demonstrate the parking demands would be less than typical, or agreements with owners of adjacent property for shared parking are obtained.

1. The project proponent shall submit with the request documentation to demonstrate that

unusual conditions warrant a parking reduction, such as:

- a. Number of bedrooms per unit, considering rooms that could logically be converted to bedrooms.
- b. Whether the parking for individual units is in open parking spaces in lieu of providing parking in garages or spaces restricted for the use of tenants only.
- c. That the reduction would preserve existing landscaping and open space that would otherwise have to be removed to provide additional parking.
- d. Multiple use of a parking area by uses having peak parking demands which occur at different times.
- e. Floor plans which indicate that the floor area devoted to customer or employee use is less than typical for the size building proposed.
- f. Other programs that will be implemented by the developer or tenant(s) which will result in a demand for parking at the site which is less than would otherwise occur, such as the provision of monetary incentives to employees who regularly utilize public transit or participate in a carpool or vanpool.

2. Parking reductions exceeding the maximums specified in this Section, or modifications of improvement requirements, may also be granted by the County Planning Commission, the Board of Supervisors, or the Zoning Administrator whenever such reduction or modification is considered in conjunction with a Special Development Permit, or is heard in conjunction with a Rezoning, Conditional Use Permit, or Variance by the appropriate authority.
3. The appropriate authority may require as a condition of approval of the parking reduction the recordation of agreements or covenants, prior to issuance of a building permit, which assure that appropriate programs are implemented for the duration of the parking reduction.

5.9.5.C. **Parking Reduction Measures [AMENDED 07-11-2024]**

No changes.

5.9.6. **Trip Reduction Requirements**

No changes.

5.9.7. **Off-Site Parking Requirements**

Where use of off-site parking is authorized to satisfy the parking requirements of this Chapter, parking may be provided by one or more alternatives in this Section.

5.9.7.A. **Off-site Parking Criteria**

Off-site parking alternatives may be permitted, subject to approval during the Design Review process, **or approval by the Planning Director in the case that a Design Review is not required**, and compliance with the following criteria.

Commented [MJ274]: A40

1. **Parking Distance.** Off-site parking spaces must be located no further than 1,200 feet from the primary entrance to a site and must provide a well-marked, safe, traversable pedestrian route, over and along publicly accessible streets or walkways, between the parking site and the buildings or structures they serve. The reviewing authority may waive this distance limitation for valet services, employee parking, or assurances

that van or shuttle service will be in operation between off- site parking areas and their principal uses.

2. **Parking Requirements.** All off-site parking spaces shall be subject to the same standards for access, configuration, location, dimensions, etc. as is required for off-street parking in this Chapter. In addition, the following standards also apply.
 - a. Wayfinding signs clearly directing visitors and employees to off-site parking areas shall be placed and maintained by the property owner at the principal site location. Signs at off-site parking locations should specify which uses or tenants the parking area serves and any parking restrictions applicable to the land use.
3. **Off-site Parking Agreement.** An agreement providing for the use of the off-site parking area, executed by the owner/tenants or other parties involved must be approved and guarantee the long term availability of the parking, commensurate with the uses they serve. Off-site parking privileges will continue for as long as this binding agreement remains in force.
4. **On-street Parking.** Additionally, on-street parking may count toward satisfying off-street parking requirements for commercial service and retail uses and visitor parking at a 1:1 ratio.

5.9.7.B. Collective Provision of Parking

No changes.

5.9.7.C. Shared Parking

Shared parking allows reduction of parking spaces for any site development or adjacent parcel proposing two or more land uses where the hours of operation for the uses allows shared use of parking spaces to occur without conflict. Parking reductions are permitted, subject to the following standards.

1. A shared parking study is provided, using Urban Land Institute (ULI) accepted ratios or an equivalent source to be approved ~~approved~~ during the Design Review process or, in the case that a Design Review is not required, by the Planning Director, by the Planning Director as part of the Design Review application. The application shall clearly define and achieve project shared parking, accompanied by the following findings:
 - a. Land uses / buildings participating in the shared parking program demonstrate different parking demands;
 - b. Parking spaces designated for shared parking are not otherwise committed to satisfying parking requirements for some other use at similar times;
 - c. Spaces comply with the distance and other criteria, identified for off-site parking in 5.9.7.A.
2. The parking study shall use the following methodology:
 - a. Base parking requirements shall be calculated as the sum of the requirements for each land use, per the requirements of this Chapter;
 - b. When different land uses utilize a common parking area, the total number of spaces required to support the collective uses will be determined by parking profiles using ULI accepted practices or an equivalent source approved by the Planning Director, rather than by peak ratios for each land use;

Commented [MJ275]: A40

- c. Review and approval of the parking studies shall be at the discretion of the approval authority.
- 3. A shared parking agreement establishing the long-term availability, maintenance, and spaces required, commensurate with the use of the facility, shall be approved and recorded by the County. Shared parking privileges will continue in effect for as long as the agreement remains binding on all parties. If a shared parking agreement lapses or is no longer valid, then parking must be sufficiently provided for each use, as required by this Chapter.

5.9.7.D. "Park Once" Program

No changes.

5.9.8. – 5.9.10

No changes.

5.10. SIGN REGULATIONS

No changes.

5.11. FINDINGS FOR PROJECTS IN FLOOD HAZARD ZONES [ADDED 01-12-2017]

No changes.

CHAPTER 6: ADMINISTRATION

6.1. GENERAL PROVISIONS

6.1.1. Purpose and Overview

No changes.

6.1.2. Advisory, Decision, and Appeal Bodies

Advisory, Decision, and Appeal Bodies are referenced throughout this Code. In addition to this Section and other Sections of this Code, Title 2 of the SCC provides information on the composition, responsibilities, and rules of conduct for planning decision bodies and Title 22 provides additional information on subdivisions. A table summary of the major review and decision-making responsibility bodies for planning entitlement applications is provided for reference in the User Guide.

~~DELETED 10-09-2020~~

6.1.3. Appeals

No changes.

6.1.4. Fees

6.1.4.A. – 6.1.4.D

No changes.

6.1.4.E. Determination of Land Use Type Table for Fees

1. The land use zoning districts listed in Table 6.1 shall be included within the corresponding land use type listed in the Table and such land use types shall be used for all purposes, specified pursuant to Chapter 16.87 of the SCC, including establishing, paying, and collecting roadway fees and transit fees.

Special Planning Area Land Use Zone (SPA) and Combining Land Use Zoning Districts shall be included within the land use types in this Section as designated by the Planning Director, who shall determine which land use zoning district or zoning districts authorize the uses and densities which correspond most directly to the uses and densities allowed in the areas within the SPA or Combining Zoning Districts.

Table 6.1 Land Use Types Corresponding to Zoning Districts

Land Use Type	Zoning District
Single-family Residential	AR-10 through RD-7 and RM-2
Multiple Family Residential	RD-10 through RD-40
Commercial and Mixed-Use	GC, LC, AC, TC, SC , C-O, NMC, CMC, CMZ
Business and Professional Office	BP
Industrial	M-1, M-2
Industrial/Office Park	MP

Commented [MJ276]: A91

Uses allowed by Conditional Use Permit in any of the zoning districts described in this subdivision shall be included within the land use types in Table 6.1 as designated by the Planning Director, instead of being included on the basis of the underlying land use zoning district in effect on the parcel of property. The Planning Director shall determine which land use zoning district or zoning districts authorize the uses and densities which correspond most directly to the uses and densities allowed by the Conditional Use Permit.

2. In any land use zoning district specified in subdivision (a), no building permit shall be issued (and no improvement plans for a mobile home park shall be approved) until the roadway fees and transit fees are paid as required by Chapter 16.87 of the SCC.

6.1.5. **Lapse of Permits Generally [AMENDED 06-07-2018][AMENDED XX-XX-XXXX]**

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6.1.5.A. **Default Effectuation Period**

Notwithstanding any other provision of this Code and unless otherwise specified herein, an entitlement, permit, approval, non-discretionary Design Review determination, or other approval issued pursuant to this Chapter, if not used for the purpose for which it was granted if not effectuated by an action specified in Section 6.1.5.F. shall lapse and become void three years following the date on which the permit became effective, , unless by conditions of the approval, a greater time is allowed, or upon the expiration date of a valid building permit application made after granting of the entitlement, permit, approval, or non-discretionary Design Review determination, provided the Planning Director has authorized issuance of that building permit, whichever date is last to occur. [AMENDED 06-07-2018]

6.1.5.B. **Shorter Effectuation Period**

As provided herein, approvals pursuant to this Chapter may be subject to a shorter effectuation period than specified in Section 6.1.5.A.

1. A shorter effectuation period may be specified in the project's conditions of approval.
2. Zoning Amendments pursuant to Section 6.2.1 which have reached their effective date shall be considered effectuated.
3. Temporary Use Permits and similar temporary approvals shall have a deadline for effectuation at the end of the period specified for the temporary use.

6.1.5.C. **Longer Effectuation Period**

As provided herein, approvals pursuant to this Chapter may be granted a longer effectuation period than specified in Section 6.1.5.A.

1. A longer effectuation period may be specified in the project's conditions of approval.
2. Tentative map expirations and extensions shall be subject to Chapter 22.20 of the SCC, the terms of an adopted Development Agreement, or legislative extension, which may grant a longer effectuation period than specified in Section 6.1.5.A.

6.1.5.D. **Relation to Bundling**

For projects approved concurrently under bundling provisions as provided in the User Guide, if one approval is effectuated, all other associated approvals are effectuated, except as specified herein.

1. Zoning Amendments pursuant to Section 6.2.1, if bundled with other approvals, shall, alone, not effectuate other bundled approvals.

6.1.5.E. Relation to Tentative Maps

Projects approved concurrently with and pertaining to an approved tentative map shall expire at the same time as the associated map, which may be granted a longer effectuation period pursuant to Section 6.1.5.C.2.

6.1.5.F. Effectuating Actions

The following actions effectuate approvals issued pursuant to this Chapter:

1. Issuance of a valid building permit which uses any portion of the approval.
 - a. If a building permit application is filed prior to the expiration of the approval, but the building permit is not issued prior to the expiration of the approval, the approval shall still be active until the expiration of the building permit application.
 - b. If a building permit is issued, but is canceled, expires, or otherwise does not result in an issued Certificate of Occupancy, the approval pursuant to this Chapter shall still be considered effectuated.
2. Issuance of a grading permit by County Engineering.
3. Recordation of a final map to the satisfaction of the County Surveyor.
4. For approvals that do not require a building permit or grading permit, the issuance of a business license by the Department of Finance.
5. Fulfilling a Condition of Approval which requires a permit issued by a County department or agency for which budgetary responsibility rests wholly or partly with the Board of Supervisors,
6. If the project does not require approvals listed in subdivisions (1) through (5), the project shall be considered effectuated if it is used for the purpose for which it was granted.

Notwithstanding any other provision of this Code, any entitlement or other approval which would expire pursuant to this Code shall be extended as follows:

1. Any entitlement or other approval which was approved concurrently with and pertains to any approved tentative subdivision or parcel map the expiration date of which was automatically extended by the provisions of CA GOV §66452.21-66452.24, or by the provisions of any other similar Section that may from time to time be added to the CA GOV, shall be extended automatically for the same period as that provided by said Section for the approved tentative subdivision or parcel map to which it pertains.

Any entitlement or other approval which would otherwise expire between March 5, 2020 and December 30, 2021, shall automatically be extended to December 31, 2021.
[AMENDED 07-16-2020]

6.1.6. Amendments To An Entitlement [ADDED XX-XX-XXXX]**6.1.6.A. Minor Amendments in Substantial Compliance**

Minor amendments to any entitlement pursuant to this Chapter may be approved by the Planning Director, and may be authorized without additional public hearings. Such

minor amendments may be authorized by the Planning Director as long as the development entitlement, as amended, is determined to be in substantial compliance with the approval by the original decision-making body and any approved development plans, is relatively minor in nature, and continues to comply with the standards of the Code. Minor amendments shall be reviewed on a time and materials basis.

1. The applicant may appeal a Substantial Compliance Determination made by the Planning Director to the Board of Zoning Appeals, in accordance with the procedures described in the User Guide.
2. Minor amendments approved prior to the effectuation of the associated entitlement shall expire on the same date as the associated entitlement's deadline for effectuation.
3. Minor amendments approved after the effectuation of the associated entitlement shall be subject to a new deadline for effectuation as provided in Section 6.1.5.A.

6.1.6.B. Major Amendments

Any amendment to an entitlement that, in the opinion of the Planning Director, is not in substantial compliance with the original approval as provided in 6.1.6.A shall be considered a major amendment, including:

1. An increase in the approved number of dwelling units that exceed allowable density requirements or triggers additional new environmental impacts; or
2. An increase in the amount of square footage of a non-residential land use or structure that exceed permitted development intensity requirements or triggers additional new environmental impacts; or
3. Results in a change in the housing mix or use ratio that is inconsistent with the standards of the Code; or
4. Triggers additional environmental review issues under CEQA, or other law, not adequately addressed in previous project reviews; or
5. Results in a change in the character of the development as previously approved; or
6. An extension in the deadline for effectuation which is explicitly provided in the conditions of approval.

A major amendment to an approved entitlement shall be accomplished in the same manner as the initial approval.

6.1.6.C. Approvals Ineligible For Amendments

Zoning Amendments pursuant to Section 6.2.1 (Rezones and Zoning Ordinance Amendments) are not eligible for amendments.

6.2. ZONING AMENDMENTS**6.2.1. Zoning Amendments****6.2.1.A. Purpose and Applicability**

No changes.

6.2.1.B. Initiation [AMENDED 06-07-2018][AMENDED XX-XX-XXXX]

1. – 3.

No changes.

4. **Notwithstanding 6.2.1.B.1 through 6.2.1.B.3, the Planning Director may initiate an application for any Code Amendment and/or Rezone, at their discretion, provided that the County is the applicant.**

Commented [MJ280]: A115

6.2.1.C. – 6.2.1.J

No changes.

6.2.1.K. Code Text Amendments to Comply with State/Federal Law [ADDED XX-XX-XXXX]

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Notwithstanding any other provision of this Code and the User Guide, Zoning Amendments initiated by the Planning Director which are limited in scope to amending the text of this Code to bring it into compliance with State/Federal law, judicial rulings, Federal/State agency determinations, and Federal/State agency directives shall not be subject to review by Community Planning Advisory Councils.

Such Code Text Amendments shall only be subject to one recommendation before the Planning Commission, before final decision by the Board of Supervisors.

This provision shall explicitly not be applicable to rezones, including those to comply with State Housing Element law.

6.2.2. Development Agreement

No changes.

6.3. DESIGN AND SITE PLAN REVIEW**6.3.1. Development Plan Review**

No changes.

6.3.2. Design Review**6.3.2.A. General [AMENDED 04-07-2016][AMENDED 12-01-2017][AMENDED 06-07-2018][AMENDED 07-11-2024]**

The Design Review Program is a program in which discretionary and non-discretionary projects are reviewed to determine a project's compliance with the Countywide Design Guidelines.

1. Discretionary Projects: Any commercial, industrial, residential, mixed-use, institutional, or public works project, regardless of zoning district, requiring discretionary entitlement(s) or approval(s) is subject to Design Review. Please see exceptions in Section 6.3.2.A.3.

2. Non-Discretionary Projects: Non-discretionary projects are those projects not requiring discretionary entitlements or approvals including Building Permits and Sign Permits, staff level Development Plan Approvals and other non-discretionary projects reviewed by the Planning Commission and Board of Supervisors, and Improvement Plans involving the construction or reconstruction of parking lots and new use of land for commercial and industrial purposes.

Any commercial, industrial, residential, mixed-use, institutional, or public works projects regardless of zoning district, requiring non-discretionary approval(s) is subject to Design Review. Please see exceptions in Section 6.3.2.A.3.

3. Exceptions: The following projects do not require Design Review.

- New single-family residential and lot division requests as described in Table 6.2.
- Projects requiring only a ~~Minor Use Permit~~, Rezone, Community Plan Amendment, or General Plan Amendment.
- j.

No changes.

k. Residential accessory structures, incidental agricultural accessory structures, and general agricultural structures, except in the following circumstances:

- In any zone where any portion of the structure is dedicated to, as provided in Table 3.1, agricultural uses open to the public, commercial uses, institutional uses, or industrial uses.
- If the structure is located in the Parkway Corridor Combining Zone (PC), the structure is subject to Section 4.7.4.B.2.
- If the structure is located on property subject to a Special Planning Area ordinance, Neighborhood Preservation Area ordinance, project-specific zoning ordinance, or applicable condition of approval that requires Design Review for such structures.

Commented [MJ282]: A67

[ADDED XX-XX-XXXX]

- Agricultural and non-agricultural electric fencing in compliance with Sections 5.2.5.H and 5.2.5.I. [ADDED XX-XX-XXXX]
- Government Uses and Facilities, if explicitly exempted from Design Review as provided in Section 3.6.3.A. [ADDED XX-XX-XXXX]
- Projects requiring only a Minor Use Permit or Minor Special Development Permit that do not trigger a building permit. [ADDED XX-XX-XXXX]

Commented [MJ283]: A22

Design Review is required for Single-family residential projects and lot division requests as described in Table 6.2.

Table 6.2 Design Review for Single-Family Residential Projects or Lot Division Requests

No changes.

6.3.2.B. Level of Review [ADDED 06-07-2018][AMENDED XX-XX-XXXX]

- 1. Discretionary Design Review.** The level of review for discretionary design review is as listed below. If a project does not match criteria as listed below see Section

6.3.2.B.3.

- a. Tentative Parcel/ Subdivision Maps (when only entitlement)
 - i. Incidental: ~~residential tentative parcel maps with no development proposed; tentative parcel maps with concurrently proposed development that, if considered standalone, would not require Design Review. (site only)~~
 - ii. Minor: subdivision maps ~~with no development proposed; tentative parcel maps requesting a lot reduction per Section 6.4.6.l.1; tentative parcel maps which can create 5 or more parcels per GOV § 66426 with no development proposed. (site only)~~
 - iii. Major: ~~tentative parcel and subdivision maps with concurrently proposed development that, if considered standalone, would require Design Review of any level; tentative parcel and subdivision maps which require review as specified in Table 6.2. maps which require or request review of site, buildings, and landscape according to Table 6.2 and all tentative parcel maps not within a residential zoning district.~~

b. No changes.

2. – 3.

No changes.

6.3.2.C. – 6.3.2.H

No changes.

6.4. SPECIAL PERMITS**6.4.1. Special Permits Generally**

No changes.

6.4.2. Minor Use Permits

No changes.

6.4.3. Conditional Use Permits**6.4.3.A. – 6.4.3.C**

No changes.

6.4.3.D. Decision Authority [AMENDED XX-XX-XXXX]

Approval authority for review and decisions on Conditional Use Permits are as indicated in the Use Tables, Table 3.1 and are as summarized in Section 6.4.3.D.1 through 6.4.3.D.4.

1. **Zoning Administrator.** The Zoning Administrator shall decide an application for a Conditional Use Permit, pursuant to the procedures described in the User Guide, except as otherwise specified in this Section.
2. **Planning Commission.** The Planning Commission shall be the appropriate authority to hear and decide an application for a Conditional Use Permit ~~when so indicated on the use tables (Table 3-1 through 3-3); or whenever the application is filed contemporaneously with an application to change property from one zoning district to another, or~~ any other permit where such application would be heard by the Planning

Commission pursuant to the provisions of this Code, ~~or for a tentative subdivision map pursuant to the provisions of Title 22 of the SCC.~~

3. **Board of Supervisors.** The Board of Supervisors shall be the appropriate authority to hear and decide an application for a Conditional Use Permit when so indicated on the use tables ~~(Table 3-1 through 3-3), Table 3-1 of this Code;~~ or when an application has been filed contemporaneously with an application for any other zoning matter for which a hearing is to be held by the Board of Supervisors; or, after a recommendation by the Planning Commission, when an application is located within the area regulated by any Airport Land Use Compatibility Plan (ALUCP) and does not comply strictly with policies of the ALUCP, upon making the findings by a 4/5 vote.

4. **[DELETED 09-18-2020]**

6.4.3.E. Approval Criteria [AMENDED 06-07-2018][AMENDED 12-20-2019][AMENDED XX-XX-XXXX]

1. No changes.
2. **[DELETED XX-XX-XXXX] Findings for Nonresidential Uses.** ~~In addition to the findings in Section 6.4.3.E.1, the following findings shall be considered in order to approve a Conditional Use Permit for the indicated use:~~
 - a. ~~Office uses permitted pursuant to Chapter 2-3, subject to findings that the proposed use will be:~~
 - i. ~~Compatible in design and size with the surrounding residential area, and~~
 - ii. ~~Complies with the use and development standard requirements in Chapters 2 and 3 of this Code.~~
 - b. ~~Convenience stores permitted pursuant to Chapter 2, subject to findings that the proposed use:~~
 - i. ~~Serve only the needs of the surrounding residents in terms of area, design, and location of the project;~~
 - ii. ~~Will be compatible in design and size with the surrounding residential area, and~~
 - iii. ~~Complies with the use and development standard requirements in Chapters 2 and 3 of this Code.~~
 - c. ~~Agricultural supplies and services, subject to findings that the proposed use:~~
 - i. ~~Serve only the needs of the surrounding agricultural uses in terms of the area, design, and location of the project, and~~
 - ii. ~~Will be compatible in design and size with the surrounding residential area.~~

3. **Conditions of Approval**

No changes.

4. **Conditions of Approval - Wireless Communications Facilities (WCFs)**

No changes.

Commented [MJ284]: A119

6.4.4. Conditional Use Permits for Condominium Conversions

6.4.4.A. – 6.4.4.N

No changes.

**6.4.4.O. Lapse of Conditional Use Permit for Condominium Conversions
[AMENDED 12-01-2017]**

Pursuant to this Code, an approved Conditional Use Permit, if not used for the purpose for which it was granted, shall lapse three years following the date on which the permit became effective. However, since the regulations related to condominium conversions are unique in that measures come into place with the filing of the application for the Conditional Use Permit in terms of the financial obligations related to eligible tenants and rental limitations, a Conditional Use Permit shall be deemed to be still in effect if, within three years from the date of approval, one of the following occurs:

1. A final subdivision map is recorded for all or a portion of the property involved in the Conditional Use Permit, or
2. Pursuant to the approved Relocation Assistance Plan, written evidence has been filed with Planning and Environmental Review that more than 10 percent of eligible tenants have been relocated.

Notwithstanding the provisions in this Section, a Conditional Use Permit that would otherwise expire pursuant to this Code may be subject to an automatic extension as described in Section 6.1.5.C. 4.I.I.

Commented [MJ285]: A04

6.4.4.P. Right to Terminate Conversion

No changes.

6.4.5. Conditional Use Permits for Uses Not Otherwise Provided in the Code [DELETED XX-XX-XXXX]

6.4.5.A. Findings for Uses Not Listed

~~It is recognized that from time to time persons in possession of property desire to use property for purposes which are not specifically provided for in this Code. In order to carry out the intent of this ordinance and to promote the general welfare of the community, the Board of Supervisors authorizes the Planning Director to determine the appropriate requirements for uses which are not provided for in this Code, subject to the following:~~

1. ~~Determination by the Planning Director that the use is substantially similar in characteristics, intensity, and compatibility to a use or uses within the zoning classification applicable to the property.~~
2. ~~Determination by the Planning Director that the use would be appropriate in the zoning classification applicable to the property as a permitted or conditional use. Each such use shall conform to all the regulations and conditions of approval applicable to similar described use specified in the provisions of the applicable zoning district as well as the standards and provisions applicable to the similar described use in Chapter Three of this Code.~~
3. ~~If the Planning Director determines that the use would be appropriate in the zoning classification applicable to the property as a conditional use, a Conditional Use Permit shall be heard by the appropriate hearing body for the similar use.~~
4. ~~The use shall then be processed in a similar manner, as determined by the Planning Director, until this Code can be amended to add the use to the tables.~~

6.4.6. Special Development Permits [AMENDED 09-09-2022]**6.4.6.A. – 6.4.6.C**

No changes.

6.4.6.D. Decision Authority and Approval Criteria [AMENDED 09-09-2022]

1. The appropriate authority may issue a Special Development Permit to allow deviations from any development standard in this Title. To grant a Special Development Permit, the appropriate authority shall find and record in writing that the establishment, maintenance, or operation of the use, building, or structure applied for will not under the circumstances of the project be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. Approval authority for review and decisions on Special Development Permits is as summarized in Sections 6.4.6.D.1.a through 6.4.6.D.1.e.

a. -b.

No changes.

- c. **Planning Commission.** The Planning Commission shall be the appropriate authority to hear and decide all applications for a Special Development Permit for the requests enumerated in subsection 6.4.6.c.i. through iv., except as otherwise specified in this Code.

~~i. Tentative subdivision maps, pursuant to the provisions of Title 22 of the SCC.~~

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- ii. Deviations from height standards for commercial and industrial buildings.
- iii. Deviations from the 100-foot setback for multistory commercial and industrial buildings adjacent to single-family residential.
- iv. Density bonuses unless permitted per Sections 6.4.6.G and/or 6.5.4.

d. -e.

No changes.

6.4.6.E. – 6.4.6.H

No changes.

6.4.6.I. Other Conditions and Findings [AMENDED 09-09-2022]

1. **Lot Reductions for Parcel Maps with Agricultural Deed Restrictions.** The ~~appropriate authority~~ **Planning Commission** may grant a Special Development Permit, ~~subject to findings provided in Section 6.4.6.H.~~, to provide greater flexibility from and alternatives to the minimum lot area or minimum lot width requirements of this Code for any agricultural or agricultural-residential zoning district for the purpose of providing greater options for finance and residential construction in conjunction with farming or ranching operations in agricultural zoning districts. The **Planning Commission** ~~appropriate authority~~ shall require the following conditions in the approval of any lot reduction in an agricultural zoning district:

- a. That the applicant submits a parcel map showing the lots approved by the appropriate authority. The appropriate authority shall specify the minimum area

and width of the proposed lot, provided that the lot shall not have an area of less than two acres, nor a width of less than 150 feet.

- b. That the owner or owners of the property convey to the County the right to develop or construct additional principal residences on a sufficient portion of the remainder of the property to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zoning district in which the property is located. Such conveyance may be terminated upon the rezoning of the property or upon the merger of the parcels into lots of sufficient area and width to comply with the lot requirements of the zoning district.
- c. That the lot for which the lot reduction permit is requested will be used only for residential purposes.

2. No changes.

6.4.6.J. Issuance of Permit

No changes.

6.5. OTHER APPLICATIONS

6.5.1. Variance [AMENDED XX-XX-XXXX]

Commented [MJ287]: A98

6.5.1.A. Purpose

No changes.

6.5.1.B. Applicability

Variances may be granted as authorized in Planned Developments, Special Planning Areas, and Neighborhood Planning Areas when the appropriate authority, as provided by this Section, finds that:

1. The applicant has shown that because of special circumstances peculiar to the subject property, including size, shape, topography, location, or surroundings; or because of the location of Heritage or Landmark Trees as defined and regulated by Chapter 19.4 of the SCC, the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning district classifications.
2. The grant of the Variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is situated.
3. The requirements of this Section shall be strictly interpreted and enforced for all open space zoning district to protect the interest of the public in the orderly growth and development of cities and counties and in the preservation and conservation of open space lands.

In all other cases, a Special Development Permit may be granted by the appropriate authority to provide greater flexibility from and alternatives to development standards, minimum lot area and lot width, and minimum public street frontage in any zoning district, subject to the provisions of Section 6.4.6.

The provisions of this Section shall not be applicable to a planned development processed and approved pursuant to the provisions of this Code unless **explicitly** authorized in the **Planned Development Ordinance, ordinance adopting the planned development**.

6.5.1.C. Application Procedures

Detailed procedures for the application, review, and approval of Variances, including public hearing and noticing requirements are outlined in the User Guide.

6.5.1.D. Decision Authority and Approval Criteria

1. Where an adopted ordinance references a Variance by the Zoning Administrator or Variance by the Planning Commission, such application shall be processed as a Special Development Permit by the Zoning Administrator or Special Development Permit by the Planning Commission, as appropriate, subject to provisions of Section 6.4.6.
2. Amendments of an effectuated Variance by the Zoning Administrator or Variance by the Planning Commission shall be processed as Special Development Permit Amendment by the Zoning Administrator or Special Development Permit Amendment by the Planning Commission, as appropriate, subject to provisions of Section 6.4.6.
3. If not otherwise specified, the appropriate authority for a Variance shall be the Board of Supervisors.
4. When a project is located within the area regulated by any Airport Land Use Compatibility Plan (ALUCP) and does not comply strictly with policies of the CLUP, upon making the findings by a 4/5 vote, the variance may be approved by the Board.

~~Approval authority for review and decisions on Variances is as indicated in the Use Tables, Table 3.1 and are as summarized in Sections 6.5.1.D.1.a through 6.5.1.D.1.c.~~

- a. ~~Zoning Administrator.~~ The Zoning Administrator shall be the appropriate authority to hear and decide applications for Variances, except as otherwise specified in this Code.
- b. ~~Planning Commission.~~ The Planning Commission shall be the appropriate authority to hear and decide all applications for Variances when an application has been filed contemporaneously with an application for any other zoning matter for which a hearing is to be held by the Planning Commission.
- c. ~~Board of Supervisors.~~ The Board of Supervisors shall be the appropriate authority to hear and decide an application for a Variance when so indicated on the Use Tables, Table 3.1 of this Code, or when an application has been filed contemporaneously with an application for any other zoning matter for which a hearing is to be held by the Board of Supervisors, or, after a recommendation by the Planning Commission, when an application is located within the area regulated by any Airport Comprehensive Land Use Plan (CLUP) and does not comply strictly with policies of the CLUP, upon making the findings by a 4/5 vote.

5. Conditions

No changes.

6.5.2. Certificate of Nonconforming Use [AMENDED 01-10-2025]**6.5.2.A. – 6.5.2.C**

No changes.

6.5.2.D. Findings and Conditions

1. **General Findings.** The following findings shall be made by the appropriate authority:

a. – b.

No changes.

- c. If the use is one which is required by this Code to be located at least 500 or 1,000 feet from any residential, ~~interim residential, estate~~, agricultural-residential, or agricultural land use zoning district, then the use shall meet the required distance from any such land use zoning district, except as provided in Section 1.9.3.F;
- d. Except for requests for reinstatement of a discontinued nonconforming use; If the use is one for which a business license is required, a valid business license has been continuously held for the entire period it has been required.
- e. The nonconforming use or structure has not resulted in a notable negative impact or nuisance to the surrounding area;
- g. The nonconforming use is compatible with the general character of the surrounding area; and,
- h. The proposed action is compatible with the purpose of the applicable zone.

2. – 3.

No changes.

6.5.2.E. Appeal

No changes.

6.5.2.F. Termination of Approval

No changes.

6.5.3. Planning Director's Determination [AMENDED XX-XX-XXXX] Interpretation

Commented [MJ288]: A98

6.5.3.A. Purpose

This Section establishes a procedure whereby Code users may seek a Planning Director's Determination to request an interpretation of any of this Code's provisions, to make a determination on ~~including an interpretation of~~ whether a specific proposed use is determined to be within a use classification permitted in a particular zoning district, or to receive a review as specified in this Code.

6.5.3.B. Application Procedures

The applicant shall submit a Request for a Planning Director's Determination as outlined in the User Guide. ~~Interpretation. Detailed procedures for the review and approval of an Interpretation are outlined in the User Guide.~~

6.5.3.C. Determination Interpreting This Code

The Planning Director may interpret this Code to clarify unclear or imprecise sections, considering the following, as applicable:

1. Relevant legal precedence, including court cases and recent legislation.
2. Historical records and practice by Planning staff.
3. Site specific conditions.
4. The intent of relevant adopted Ordinances.
5. Guidance from any relevant County Departments or third-parties.

6.5.3.D. Determination for Use Not Listed

It is recognized that from time-to-time persons in possession of property desire to use property for purposes which are not specifically provided for in this Code. In order to carry out the intent of this ordinance and to promote the general welfare of the community, the Board of Supervisors authorizes the Planning Director to determine the appropriate requirements for uses which are not provided for in this Code, subject to the following:

1. Determination by the Planning Director that the use is substantially similar in characteristics, intensity, and compatibility to a use or uses within the zoning classification applicable to the property.
2. Determination by the Planning Director that the use would be appropriate in the zone applicable to the property as a permitted or conditional use. Each such use shall conform to applicable regulations and conditions of approval applicable to similar described use or uses specified in the provisions of the applicable zoning district as well as the standards and provisions applicable to the similar described use or uses in Chapter 3.
3. If the Planning Director determines that the use would be appropriate in the zoning classification applicable to the property as a conditional use, a Conditional Use Permit shall be heard by the appropriate hearing body for the similar use or an alternate hearing body, as determined by the Planning Director.
4. The use shall then be processed in a similar manner, as determined by the Planning Director, until this Code can be amended, if warranted, to add the use as a part of an existing classification or as a new use classification.

6.5.3.E. Review or General Determination

Sections of this Code may require the Planning Director to review or make a determination to verify compliance of proposals with relevant Code sections or State law. Such determinations shall be made in compliance with, as applicable, the relevant Code sections, State laws, and Section 2.1.3.

Decision Authority and Approval Criteria

~~The Planning Commission shall hear and decide on applications for an Interpretation, in accordance with the procedures described in the User Guide.~~

6.5.3.F. Planning Commission's Determination

The Planning Director may, at their discretion, escalate a request for a determination pursuant to Sections 6.5.3.C or 6.5.3.D to the Planning Commission, subject to fees for a Commission Review. The Commission shall hear and formally interpret the Zoning Code in accordance with procedures described in the User Guide. The Commission may seek the advice of any County Department or Office before deciding on any question or

interpretation.

6.5.3.G. **Appeal**

The applicant may appeal ~~the decision of the a determination made by the Planning Director Planning Commission~~ to the Board of Zoning Appeals Supervisors, in accordance with the procedures described in the User Guide.

~~If the determination was made by the Planning Commission, the applicant may appeal the determination to the Board of Supervisors, in accordance with the procedures described in the User Guide.~~

6.5.4. **Affordable Housing Incentive Program [AMENDED 09-09-2022]**

No changes.

6.5.5. ~~**Housing Incentive Program (HIP) [DELETED 09-09-2022]**~~

~~Moved to Section 6.4.6.G. Housing Incentives for Special Needs Groups [09-09-2022]~~

6.5.6. **Short-Term Rental Permits [AMENDED 06-20-2019]**

No changes.

6.5.7. **Temporary Use Permits [AMENDED 07-16-2020]**

6.5.7.A. – 6.5.7.C

No changes.

6.5.7.D. **Major Temporary Use Permit [ADDED X-XX-XXXX]**

~~For certain temporary uses, as specified in Section 3.10, a Major Temporary Use Permit by the Zoning Administrator, which incurs additional fees compared to a standard Temporary Use Permit by the Zoning Administrator, shall be required.~~

~~The Planning Director may, at their discretion, escalate any Temporary Use Permit by the Zoning Administrator to a Major Temporary Use Permit by the Zoning Administrator if such request is found to require coordination with two or more County departments/partner agencies and necessitates more than two hours of staff time.~~

6.5.8. ~~{DELETED 01-15-2021}~~

6.6. ENFORCEMENT**6.6.1. – 6.6.8**

No changes.

6.6.9. Enforcement Actions, Remedies, and Penalties

Violation of the Code shall constitute a misdemeanor. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists, or maintains such violation may each be found guilty of a separate offense and suffer the penalties provided in this Section. Each day that a violation occurs or remains uncorrected shall constitute a separate and distinct violation of this Code.

6.6.9.A. Fines and Imprisonment [AMENDED 01-15-2021]

Any person who violates any of the provisions of this Code, upon conviction, shall be punished pursuant to SCC Section 1.091.190.

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6.6.9.B. – 6.6.9. I

No changes.

6.6.10. – 6.6.13

No changes.

6.7. FAIR OAKS BOULEVARD CORRIDOR PLAN**6.7.1. – 6.7.2**

No changes.

6.7.3. Special Provisions

Relating to East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area.

6.7.3.A. Permitted Land Uses [AMENDED XX-XX-XXXX]

Commented [MJ290]: A65

Land uses permitted within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area shall be those uses permitted in the underlying zoning district, except as set forth in Section 6.7.3.A.1 through 6.7.3.A.10, and shall conform to the development standards as set forth in this Code. The following uses, if otherwise permitted in their respective zoning district or subject to a lower hearing authority than the Planning Commission, shall require a Conditional Use Permit from by the Planning Commission:

1. Liquor Store.
2. Check Cashing Stores.
3. ~~Tobacco~~ Smoke Shop.
4. ~~Gun shop~~ Gunsmith. Retail sales of firearms & Gunsmithing
5. ~~Storage Building~~ Storage, Mini.

6. ~~Machine Shop, Photographic Processing Plant-wholesale Facility, Building Trades Service Yard and Workshop, Assembly, Manufacturing, and Processing, Light – Indoor & Service Yard, Workshop.~~
7. ~~Thrift/Second Hand Stores, excluding incidental sales of second hand items. [DELETED XX-XX-XXXX]~~
8. Recycling ~~Facilities (Convenience, Minor, and Major), Centers.~~
9. ~~Tattoo Parlors, Body Art Facilities.~~
10. Pawn Shops.

6.7.3.B. Development Standards

No changes.

6.8. State Legislation

No changes.

There are no changes proposed to Figure 6.1, "Fair Oaks Corridor Plan Boundaries."

CHAPTER 7: DEFINITIONS AND ACRONYMS

This section clarifies interpretation of common wording and language issues that may occur in this Code.

7.1. WORD USAGE AND CONSTRUCTION OF LANGUAGE

No changes.

7.2. INTERPRETATIONS

No changes.

7.3. CODE TERMS AND USE DEFINITIONS

This Section defines the terms used in this Code and the uses contained in Chapter Three, Use Regulations.

Only terms being modified by this Zoning Ordinance Amendment are shown below.

Adult Day Care Center

~~A licensed facility that provides an organized day program of personal care, daytime supervision, and social and support activities and services but excluding health care, to persons 55 years or older or other adults.~~

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Affinity Group Housing [ADDED XX-XX-XXXX]

~~A building, structure, or structures with eating facilities, shared social spaces, and more than five bedrooms with residents living on site for 30 or more consecutive days who are associated for their common interest. Residents of affinity group housing facilities are associated for their common interest through a shared membership, religion, or other organization which provides oversight over the operations of the facility. Additionally, residents of such facilities operate as a quasi-single-household unit, sharing the facility's maintenance responsibilities and performing activities to further the mission of the shared common interest. Common examples include off-campus fraternity/sorority houses, monasteries, nunneries, and similar religious group living facilities.~~

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Agricultural Uses [ADDED XX-XX-XXXX]

~~Those uses listed in Table 3.1 under the general use category of "Agricultural Uses."~~

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Airport, Public or Private [AMENDED XX-XX-XXXX]

~~An area of land or water used or intended for use for the landing and takeoff of aircraft, airport buildings, or other appurtenant facilities. Includes private landing strips, but does not include any area located in a permanent agricultural zoning district that is used exclusively as a landing or takeoff area by a crop duster or by the landowner.~~

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Ambulance Service [ADDED XX-XX-XXXX]

~~The vehicle storage, service yard, and dispatch office of a transportation enterprise that provides services that meet the definition of "emergency medical transport" as defined in Welfare and Institutions Code (WIC) § 14129(g). Further, any enterprise that stores "automotive ambulances" as a primary function of their operations also falls within this definition and classification.~~

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Animal Grooming Service, Short-term boarding

~~The provision of bathing and trimming services for small animals on a commercial basis. These uses include boarding of domestic animals for a maximum period of five days.~~

Coin-Operated Dispenser or Amusement Device [AMENDED XX-XX-XXXX]

Any machine, apparatus or device which may be operated by depositing a coin, token, or similar device, which is used for amusement purposes such as a juke box, ~~children's rides~~ ~~kiddie ride machines~~, or other equipment, where no competition, score, skill, or chance is involved.

Animal Boarding [ADDED XX-XX-XXXX]

Any lot, building, structure, enclosure, or premises where at least one of the three following qualifying quantities of animals are either kept for more than five days within any one-year period on a non-commercial/hobby basis or kept for one night or more on a commercial basis:

- Five or more domestic dogs of four months of age or older, not including any "working ranch dogs" as defined in SCC Title 8; or
- Five or more domestic cats of six months of age or older, not including any "farm cats" as defined in SCC Title 8; or
- Any animals, not including: domestic dogs; domestic cats; indoor-only pets; vertebrates of the classes Amphibia, Osteichthyes, or Chondrichthyes (amphibians and fish); invertebrates; horses; livestock used for on-site general agricultural purposes; or livestock used for on-site incidental agricultural purposes, in a quantity of:
 - a. Five or more in the Agricultural and Agricultural-Residential zones; or
 - b. Five or more in all other zones if 75 pounds or less;
 - c. One or more in all other zones if over 75 pounds.

The three qualifying quantities are intended to encompass kennels, catteries, and the keeping of an increased number of domestic animals, respectively. The third qualifying quantity also includes domestic animal sanctuaries.

As a part of operations, animals are provided with overnight shelter and care, which may include ancillary services such as grooming, training, and/or medical care. This use classification does not include home occupations operated pursuant to Section 3.9.3.F or any indoor commercial establishments dedicated to retail sales of fish, birds, reptiles, or amphibians. This use classification includes the keeping of animals that exceed limits provided in Section 3.9.3.F.5.t.

The word "animals" in this definition does not include "wild animals" as defined in SCC § 8.04.280.

Animal Slaughter, Tannery, and/or Rendering [ADDED XX-XX-XXXX]

A facility that slaughters animals on an industrial scale, prepares animal carcasses for on-site or off-site processing, chemically processes animal skins into leather and hides (tanning), and/or reduces animal carcasses or byproducts (offal, slaughterhouse waste, commercial meat waste, expired meat) into constituent substances (bone meal, protein meal, fats, oils) which can be further processed into products such as fertilizers, pet food, candles, and soap (rendering).

Arcade, Electronic, Mechanical, or Video Games

A single-use facility that provides three or more electronic, mechanical, or video-game machines for use of patrons. "Electronic, mechanical, or video-game machines" means any machine, apparatus, contrivance, appliance, or device that may be operated by placing or depositing a coin, check, token, slug, ball, or other article or device or by other means of payment, and involves in its use either skill or chance, including, but not limited to a tape machine, card machine, pinball machine, bowling game

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~~machine, shuffleboard machine, marble game machine, horse racing machine, basketball game machine, baseball game machine, football game machine, electronic video game, or any other similar machine or device. This does not include computer or electronic devices that are sample or "demonstrator" machines in a retail sales, rental, or service facility.~~

Art Gallery, Art Studio [AMENDED XX-XX-XXXX]

A facility where art pieces are, as a primary use, displayed and/or created using tools with limited off-site impacts. Examples of acceptable tools to create art pieces under this use classification include, but are not limited to, personal computers, cameras, canvases, paint, pencils, glue, carving knives, handheld soldering guns/irons, sewing machines, fabric presses, laser/inkjet printers, plotters, 3D printers, desktop laser cutter/engraving machines, desktop vacuum formers/thermoforming machines, and kilns up to six cubic feet. Such facilities, as a part of operations, may also hold arts and crafts-based classes. This use classification shall not include "modeling studios" as defined in SCC § 4.35.035 (see "Adult Uses and Adult-Related Establishments").

For the creation of art pieces with tools with more intense off-site impacts, including, but not limited to, computer numerical control (CNC) machines, welding machines, electric saws (band/table/miter), drill presses, anvils, torches, grinders, orbital jig saws, large laser cutter/engraving machines, and kilns over six cubic feet, see "Assembly, Manufacturing, and Processing, Light – Indoor." For the creation of digital art only, see "General Office Uses."

Spaces used principally for art activities.

Automobile [ADDED XX-XX-XXXX]

A four wheeled land-based motor vehicle used for transporting passengers that does not exceed a GVWR of 10,000 pounds. Typical forms include cars, minivans, light duty trucks, sport utility vehicles, and hatchbacks.

Automobile Sales [ADDED XX-XX-XXXX]

A retail establishment that sells more than two brand new or used automobiles. May include customarily incidental uses, such as repair services and wash facilities, to prepare cars for sale and to provide service to customers.

Automobile Service Station, Secondary [DELETED 07-16-2020]**Automobile Repair, Major**

Major body and engine work and repairs to automobiles, other passenger vehicles, or boats. Examples include but are not limited to: rebuilding of radiator, transmission, and other major machine shops, body rebuilding, and painting.

Automobile Repair, Minor

Minor adjustments, service, and repairs to automobiles or other passenger vehicles. Examples include but are not limited to: radiator, transmission, muffler, and brake repair, lubricant shops, diagnosis and tune-up, smog inspection, auto glass repair and installation, automotive seat covers and re-upholstery, tire sales and service, and car washes. Shall not include body and engine work as defined in "Auto Repair, Major."

Automobile Wash Facility [AMENDED XX-XX-XXXX]

Any facility designed for the purpose of either self-service or automatic washing of automobiles. For wash facilities where attendants only manually wash vehicles ("hand washes" / "auto detailing"), see "Vehicle Repair, Minor". For washing of other types of vehicles, see "Large

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Vehicle Lease, Rent, Repair, Sales, Wholesale, and/or Storage" or "Boat / Motorized RV Lease, Rent, Repair, Sales, Wholesale, and/or Storage."

Automotive Ambulance [ADDED XX-XX-XXXX]

A privately or publicly owned motor vehicle that is especially designed, constructed, modified, or equipped, is intended to be used for, and is maintained or operated for the overland transportation of patients, in a reclined position, typically from the location of an incident to a medical center or between medical centers. Automotive Ambulances are typically designed in compliance with the National Fire Protection Association (NFPA)'s Standard Number 1900 (formerly NFPA Standard 1917).

Bar, Tavern

A bar is any premises used or intended to be used for selling or serving alcoholic beverages to the public for consumption on the premises that does not qualify as or is not part of a "bona fide public eating place" as defined in CA BPC §2303.

Basement [AMENDED XX-XX-XXXX]

The portion of a building included between the upper surface of any floor and the upper surface of the next floor above, which is partly below grade, but so located that the vertical distance from grade to the floor below above is less than the vertical distance from grade to the floor above below. See the definition of "Story" determine whether the basement shall be counted as a story.

Battery Energy Storage System (BESS) Facility [ADDED XX-XX-XXXX]

A facility that, as a primary use, consists of a large array of electrochemical devices that charge (or collect energy) from the grid or a power plant and then discharges that energy at a later time to provide electricity or other grid services when needed. BESS devices that are an accessory use to other types of energy storage facilities or any multifamily or nonresidential use shall not be included in this use classification.

Beauty/Barber Shop, Spa [AMENDED XX-XX-XXXX]

A place of business providing cosmetology services, such as hair care, nail care, skin care, and similar services. Additionally includes the application of temporary cosmetics to the surface of the skin, including, but not limited to, henna, face paint, and makeup. Such establishments may also be referred to as a salon or beauty studio. hairdressing or other cosmetic treatment services, including manicures, facials and similar services. Massage and the application of permanent cosmetics are allowed as incidental uses.

Boat / Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage [ADDED XX-XX-XXXX]

A commercial establishment engaged in the lease, rent, repair, wash, sales, wholesale, or storage of boats of any weight and/or motorized recreational vehicles (RVs) of any weight.

Body Art Facility [ADDED XX-XX-XXXX]

The specified building, section of a building, or vehicle in which a practitioner performs, or demonstrates for the purpose of instruction, body art. A Body Art Facility may include reception areas, the procedure area, and the decontamination and sterilization area. Body Art Facility does not include a facility that only pierces the ear with a disposable, single-use, presterilized clasp and stud or slid needle that is applied using a mechanical device to force the needle or stud through the ear. [CA HSC §119301(d)].

Body Art

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Body piercing, tattooing, branding, or application of permanent cosmetics. [CA HSC §119301(c)].

Body Piercing

The creation of an opening in a human body for the purpose of inserting jewelry or other decoration. Body Piercing includes, but is not limited to, the piercing of an ear, including the tragus, lip, tongue, nose, or eyebrow. Body piercing does not include the piercing of an ear, except for the tragus, with a disposable, single-use, presterilized stud and clasp or solid needle that is applied using a mechanical device to force the needle or stud through the ear. [CA HSC §119301(e)].

Branding

The process in which a mark or marks are burned into human skin tissue with a hot iron or other instrument, with the intention of leaving a permanent scar. [CA HSC §119301(f)].

Permanent Cosmetics

The application of pigments in human skin tissue for the purpose of permanently changing the color or other appearance of the skin. This includes, but is not limited to, permanent eyeliner, eyebrow, or lip color. [CA HSC §119301(r)].

Tattooing

The insertion of pigment in human skin tissue by piercing with a needle. [CA HSC §119301(aa)].

For laser tattoo removal, see "Office Uses, General".

Building, Height of [AMENDED XX-XX-XXXX]

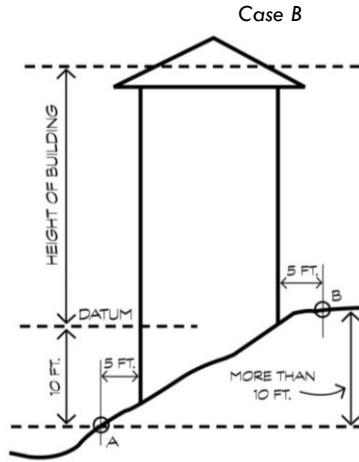
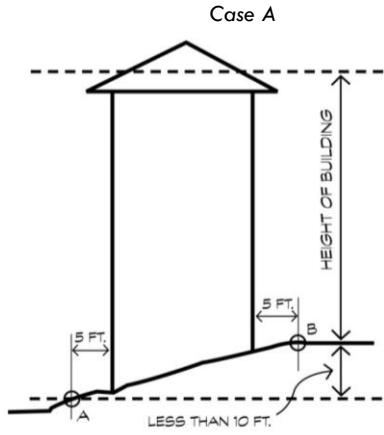
The height of a building shall be the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. **The height of an accessory structure, including an accessory dwelling unit (ADU), shall be measured from the reference datum to the peak of the structure.**

The reference datum shall be selected by either of the following, whichever yields a greater height of building:

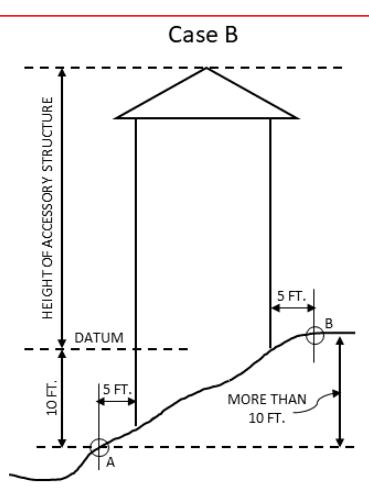
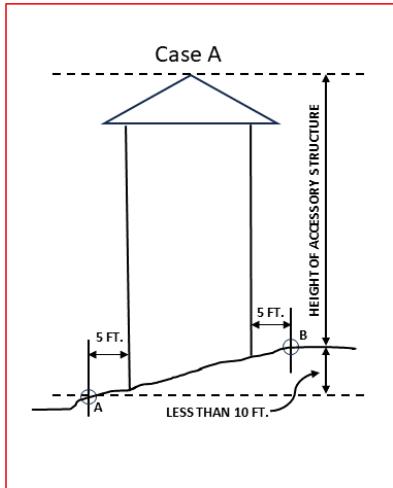
- A. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade of the lot.
- B. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface is more than 10 feet above the lowest grade of the lot.

The height of a stepped or terraced building is the maximum height of any segment of the building.

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Standard Height Measurement



For Accessory Structures (including ADUs)

Building Height Measurement

Business Complex [ADDED XX-XX-XXXX]

A business complex shall mean one or more buildings on a single parcel or multiple buildings on adjacent parcels where shared parking and access are provided. In cases where a business complex is located in more than one zoning district and calculations are required for a proposed

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use, the business complex's total interior gross square footage shall be calculated using only the square footage of buildings, or portion of a building, within the same zone as the location of the proposed use.

Business Services, General [AMENDED XX-XX-XXXX]

Service establishments operated primarily indoors that provide services to other businesses that, as a function of their everyday operations, result in more on-site customer traffic or impacts than General Office Uses but do not regularly generate traffic characteristic of a General Retail use. These types of businesses typically work with administrative tasks, offer repair of carriable items, and can generally be compatible with an office park and retail shopping center environment. These types of business may also serve individuals. Examples of such businesses include, but are not limited to, physical mailing services (with walk-in services); mailbox rentals; shipping and packing stores; office/enterprise machine and equipment sales, rental, and lease; computer/electronic equipment repair; locksmith/key and lock shops; safe repair; furniture rental agency; print and copy shop; messenger/courier service office; and package pickup station. The use may also include accessory retail sales of products related to the services provided.

Service establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc. Examples include but are not limited to addressing and mailing services; advertising business; computer programming, software, and systems; design; blueprinting-photocopying service; computer sales, rental, and lease; computer service and training; data processing service; mail or delivery service pickup station; locksmith/key and lock shop; mail order business; messenger service; office machines and equipment sales and minor repair; delivery service; drafting service; furniture rental agency; photocopy service; print shop; stenographic service; radio, television, or recording studio; telegraph office; telephone answering service; equipment rental agency; office related uses only.

Business Services, Intensive [AMENDED XX-XX-XXXX]

Service establishments primarily within buildings, providing other businesses with services that have Service establishments operated primarily indoors that provide services to businesses that, as a function of their everyday operations, result in more intense operational impacts than General Business Services, thus requiring the separation or mitigation from sensitive receptors. However, such uses do not result in acute effects characteristic of an Assembly, Manufacturing, and Processing use. This type of business may also serve individuals. This type of business typically works with common chemicals, noisy machines, and/or tools with motors/engines, resulting in generally unavoidable minor noise, vibrational, olfactory, or visual effects. These businesses are more compatible in heavy commercial and light industrial areas. Examples of such businesses include, but are not limited to, disinfecting-fumigating service; janitorial service; pest control service; commercial appliance repair; large household appliance repair; power tool repair; document shredding; physical data destruction; grinding-sharpening services; alarm or warning system testing; professional moving companies/services with on-site truck fleet; armored car service with on-site fleet; upholstery/furniture cleaning; laundry or dry cleaning plants; and outdoor landscaping power tool repair; alarm or warning system sales and service; upholstery/furniture cleaning; locksmith; and safe repair shop. This use classification may also include accessory retail sales of products related to the services provided.

Campground [AMENDED XX-XX-XXXX]

An area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and major recreational equipment, without the need for on-site infrastructure or individual sewer hookups, and which is primarily used for recreational purposes and

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retains an open air or natural character. Campgrounds may include customarily incidental uses such as snack bars, restaurants, and retail.

Catering Service [AMENDED XX-XX-XXXX]

A place of business established to provide food service for parties, events, and institutions at off-site locations. Also includes small-scale meal prep operations.

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Cemetery [AMENDED XX-XX-XXXX]

Land used or intended to be used for the burial of the dead humans or pets and dedicated for cemetery purposes including columbaria, mausoleums, and funeral establishments when incidental to and operated in conjunction with and within the boundary of the cemetery.

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Child Day Care Center [AMENDED 06-07-2018] [AMENDED XX-XX-XXXX]

A Day Care Center (as defined in this Code), which specifically only serves children under 18 years of age. A facility providing a program for social development, pre-academic, or group training for children under 18 years of age; a facility, other than a family day care home, providing care and supervision of children on less than a 24-hour basis, with or without compensation or on a cooperative basis. Included within the definition are the following types of facilities: day nursery, nursery schools, group day care facilities, and day centers for persons with mental disabilities. Such facilities shall include those child care facilities operated in conjunction with a school or place of worship.

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Cluster Development

A development in which dwelling units are arranged in one or more dwelling groups, separated by each other by intervening open space giving visual definition to each group. Dwelling groups shall consist of two or more buildings, each containing one or more dwelling units arranged around a court.

College, University [AMENDED XX-XX-XXXX]

An private or public educational institution, regardless of accreditation by a regional accreditation commission, that awards undergraduate, graduate, and professional degrees offering advanced instruction beyond the secondary level in any academic field, but not including business, trade, or vocational schools with a campus complex which includes a variety of incidental facilities, including, but not limited to dormitories, faculty office buildings, performance arts centers, recreation facilities, sports fields, stadiums, cafeterias/restaurants, retail stores, and facility maintenance yards.

Commercial Vehicle [ADDED XX-XX-XXXX]

A vehicle, as defined in this Code, excluding recreational vehicles and boats, permitted on public highways with a GVWR of 10,001 pounds or more. Subject to a determination by the Planning Director based on classification by the California Department of Motor Vehicles, certain vehicles not exceeding a GVWR of 10,000 pounds may be classified as a commercial vehicle and certain vehicles with a GVWR of 10,001 pounds or more may not be classified as a commercial vehicle.

Commercial Company Vehicle [ADDED XX-XX-XXXX]

A company vehicle, as defined in this Code, which is also a commercial vehicle, as defined in this Code.

Commercial Coach [ADDED XX-XX-XXXX]

(a) A non-habitable vehicle, with or without motor power, designed and equipped for human occupancy for industrial, professional or commercial purposes, or
(b) A non-habitable structure transportable in one or more sections which does not meet Uniform Building Code requirements for permanent structures, designed and equipped for human

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occupancy for industrial, professional or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in CA VEH § 635.

Commercial Uses [ADDED XX-XX-XXXX]

Those uses listed in Table 3.1 under the general use category of "Commercial Uses."

Commissary Kitchen [ADDED XX-XX-XXXX]

A facility where businesses prepare food, store food, store supplies, clean and sanitize utensils, and dispose of garbage and liquid waste. Such facilities are not open to the public, do not include an on-site retail storefront, and do not allow on-site ordering. Examples include commissary kitchens, virtual restaurants with no associated storefront, and ghost kitchens with no associated storefront. For Commissary kitchens that service any Mobile Food Facilities and/or Compact Mobile Food Operators, see "Mobile Food Commissary." A Commissary Kitchen, as defined and regulated by the Environmental Management Department, may or may not be classified under this Zoning Code use classification.

Company Vehicle [ADDED XX-XX-XXXX]

Any vehicle owned or directly managed by a commercial entity or nonprofit organization used by said entity/organization's employees, contractors, or agents for operations of said entity/organization. Additionally includes vehicles owned by employees or contractors if they are used for business operations during hours of operation and stored on-site beyond hours of operation. Does not include vehicles that are stored on site as merchandise.

Computer Gaming Center

Facilities where players challenge others by networked computers or on the internet. Also see the definition of Internet Café.

Concrete, Cement, or Asphalt Batch Plant [AMENDED XX-XX-XXXX]

A facility that combines various ingredients on-site, including, but not limited to, aggregate, cement, limestone, plaster, sand, clay, and bitumen, in order to produce concrete, cement, asphalt, and/or derivative products made of the aforementioned products or ingredients. The final product is transported to job sites by transit mixer trucks or trailers that may or may not be part of the establishment. A facility that stores ingredients for concrete, asphalt, and/or derivative products but does not combine ingredients on site, whether outdoors, indoors, or in trucks on site, shall be considered a "Service Yard, Workshop" use.

Concrete Ready Mix [ADDED XX-XX-XXXX]

A small-scale facility that combines various ingredients to produce concrete as an incidental use to a retail store, concrete-landscape materials / equipment rental yard, or industrial use.

Construction-Landscape Materials Sales Yard / Equipment Rental, Outdoor [ADDED XX-XX-XXXX]

A primarily outdoor rental, retail, and/or wholesale establishment that offers a wide variety of tools, materials, and equipment typically used for construction projects, home improvement projects, and landscaping. This use classification also includes businesses that primarily sell prefabricated buildings, such as sheds and manufactured homes, stored outdoors. Examples of such businesses include, but are not limited to, landscaping materials sales yards, lumber sales yards, riding lawn mower rental, lawn/garden equipment rental, power tool rental, welding equipment rental, pressure washer rental, scaffolding rental, fence rental, traffic control equipment rental, generator rental, mobile home sales yard, and shed sales. This use category does not include establishments that sell or rent "heavy equipment," as defined in this Code.

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establishments that sell or rent road-legal vehicles, and large primarily indoor retail stores that have incidental outdoor sales.

Cottage Food Operations [AMENDED XX-XX-XXXX]

An enterprise as defined by the California Retail Food Code that produces non-potentially hazardous food products in a non-commercial kitchen within a dwelling that the operator resides. These food products may be sold directly or indirectly to consumers, restaurants or markets.

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Crematory [AMENDED XX-XX-XXXX]

A crematory is a furnace or device, that through fire, water, heat, pressure, or other means, furnace where human remains are burned and reduced reduces human or animal remains to ashes, powder, or other substances.

Crop-Dusting Service

Application of fertilizers, pesticides, and fungicides onto crops (often from a low-flying aircraft).

Crops, Raising and Harvesting [AMENDED 02-24-2017]

The commercial raising and harvesting of agricultural and horticultural uses, including but not limited to production of grains, field crops, vegetables, fruits, nut trees, herbs, flowers and seed production, nursery stock and ornamental plant production (including plants, trees, shrubs and ground covers grown in containers or green houses). Does not include the use intended for personal consumption (e.g., gardening).

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Day Care Center [ADDED XX-XX-XXXX]

A facility, other than a Family Day Care Home, licensed by appropriate State agencies, providing care and supervision to persons on less than a 24-hour basis, with compensation, without compensation, or on a cooperative basis. Such facilities typically care for children under 18 years of age, persons with disabilities, and/or the elderly. Such facilities may include programs for social development, pre-academic training, group training, exercise activities, and/or social events designed for persons in care. This use classification includes child care facilities operated in conjunction with places of worship, preschools, and standalone pre-kindergartens.

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Daytime Animal Services [ADDED XX-XX-XXXX]

A commercial operation that provides for animal care services during the daytime without overnight boarding. Animals provided care at such establishments must be picked up the same day. Examples of such services include animal grooming (bathing, trimming), animal training, and doggy daycare facilities.

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Driving Instruction

A place of business that provides instruction for driving an automobile.

Domestic Animal Sanctuary [ADDED XX-XX-XXXX]

A facility not regularly open to the general public that provides shelter and care to animals consistent with the third qualifying quantity described in the definition for "Animal Boarding."

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Dwelling, Caretaker [ADDED XX-XX-XXXX]

A permanent accessory dwelling that is incidental to a primary institutional, commercial, or industrial use for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

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Dwelling, Live-Work [ADDED XX-XX-XXXX]

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A type of dwelling unit with a directly attached commercial space that is intended to be primarily operated by the persons living in the attached living space. The most common type of live-work units are composed of a first-floor street-level accessible commercial space with a second-floor dwelling unit accessible via a staircase within the backrooms of the first floor.

Dwelling, Junior Accessory Unit [ADDED 01-15-2021][AMENDED XX-XX-XXXX]

A residential dwelling unit that is no more than 500 square feet in size and contained entirely within the habitable area of a single-family residence. A Junior Accessory Dwelling Unit (JADU) shall include an efficiency kitchen and may include separate sanitation facilities, or may share sanitation facilities with the existing structure. JADUs may not be used for Short-Term Rentals **or farm stays**.

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Electrical Utility Facilities and Infrastructure [ADDED XX-XX-XXXX]

Any facility dedicated to electrical production, generation, storage, and/or transmission not otherwise provided in this Code. Examples of such facilities include, but are not limited to, nuclear, hydropower, geothermal, and biomass technologies, as well as emerging systems for energy storage.

Electric Fencing, Agricultural [ADDED XX-XX-XXXX]

Fencing intended for the keeping of animals which includes a single strand of wire supported by posts or other fixtures, has an electrical charge or is connected to a source of electrical current, and is so designed or placed that a person or animal coming into contact with the conductive element of the fence receives an electrical shock.

Electric Fencing, Non-Agricultural [ADDED XX-XX-XXXX]

Electrified security fencing, as defined in Civil Code § 835(a), which is intended to protect and secure commercial, manufacturing, or industrial property, or property zoned under another designation, but legally authorized to be used for a commercial, manufacturing, or industrial purpose.

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Kiosk [ADDED XX-XX-XXXX]

An unmanned pedestrian-scale, interactive electronic machine or small building that sells products or provides services that are customarily incidental to a multifamily complex, shopping center, or industrial center. Examples include, but are not limited to, automatic teller machines (ATMs), vending machines, used electronics recycling machines, coin counters, DVD/CD rental kiosks, dog name tag printers, automated parcel lockers, product returns kiosks, State authorized lottery ticket machines, gift card broker machines, phone charging stations, unmanned digital photo booths, water refilling machines, and photo printing kiosks. For automated outdoor kiosks that collect bottles and cans for recycling, see Convenience Recycling Facility. This use classification does not include kiosks oriented for use by automobiles.

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Equipment Rental, Indoor [ADDED XX-XX-XXXX]

A service establishment with a prominent storefront that primarily offers specialized or a variety of household and consumer products for rental. Examples of such businesses include banquet/party rentals, stage rentals, and rental of consumer furniture and appliances. Such businesses may also offer ancillary services (installation, delivery, financing), rent-to-own plans, and retail sales of related products. For such business without a prominent storefront, see "Warehousing."

Equipment Rental, Outdoor [ADDED XX-XX-XXXX]

See "Construction-Landscape Materials Sales Yard / Equipment Rental, Outdoor"

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Extremely Hazardous Material Storage [ADDED XX-XX-XXXX]

A facility where the primary use is the mass storage and/or distribution of hazardous materials, as determined by the Environmental Management Department and/or as provided in 40 CFR § 355, in quantities that trigger the California Accidental Release Prevention Program (CalARP)'s requirement of the preparation of a Risk Management Plan (RMP).

Examples of such facilities under this use classification include those that store significant quantities of propane, fertilizer, pesticides, toxic gas, and/or explosive material. Examples of facilities that may prepare an RMP that are not classified under this use classification include water wells, wastewater treatment plants, ice factories, cold storage whereas the hazardous material is related to refrigeration of the facility, agricultural operations with incidental fertilizer storage, and bottling plants.

Farm Stay [AMENDED XX-XX-XXXX]

A working farm on which bedrooms are made available for rent in a farmhouse or in a detached structure, and where lodging and overnight sleeping accommodations are provided for a stay of no more than 14 days, either with or without meals. ADUs permitted after January 1, 2020 and JADUs may not be available for rent as a part of a farm stay.

Financial Institution General

A public or private institution such as a bank or savings and loan that collects funds from the public or other institutions and invests them in financial assets.

Food Processing Industry [AMENDED XX-XX-XXXX]

Any activity in the agricultural zones involving both the storage, primary processing, or primary manufacturing of raw agricultural products or by products, and the secondary reprocessing, conversion, or compounding of previously processed bulk agricultural products so long as it occurs on the same site and in conjunction with an operation also involved in the primary process, except canneries, distilleries, wineries, and breweries. A key characteristic differentiating this use classification from the less intensive "Primary Processing" use and the equally intensive "Assembly, Manufacturing and Processing" uses is that this use typically involves land extensive wastewater disposal and is located in an Agricultural zone.

Mobile Food Commissary [ADDED XX-XX-XXXX]

A Mobile Food Commissary is an approved, permitted commercial food facility which a mobile food facility (MFF) shall use for parking outside of hours of operation, storage of food and supplies, cleaning and sanitizing of utensils, sanitary disposal of garbage and liquid waste, filling of the potable water tank, cleaning and maintenance of the MFF, and/or any food prep that can't be performed inside the vehicle. A MFF operator is not permitted to do any of these activities at home (unless exempted by Environmental Management Department for sale of only pre-packaged or cottage foods) or at a restaurant that is not directly associated with the MFF. Commercial kitchens at Mobile Food Commissaries may also be used by caterers and meal prep operations.

Fraternity House/Sorority House

A building or structure housing a group of persons associated for their common interest, including eating, sleeping, and other such facilities.

Freight Depot

See definition for "Truck, Freight, or Draying Terminal".

Funeral Establishment [AMENDED XX-XX-XXXX]

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A place of business devoted exclusively to activities related to the preparation and arrangements for the funeral, transportation, burial, or other disposition of ~~human~~ dead ~~human or pet~~ bodies and including but not limited to:

- A chapel in which memorial, funeral, or religious services may be conducted.
- A preparation room equipped for the preparations and embalming of human dead bodies for burial or transportation.

A funeral establishment does not include a crematory.

Gaming Machines [ADDED XX-XX-XXXX]

Any machine, apparatus, contrivance, appliance, or device that may be operated by placing or depositing a coin, check, token, slug, ball, or other article or device or by other means of payment, and involves in its use in an activity of skill or chance; including, but not limited to a foosball table, ping pong table, air hockey table, pool/billiard table, pinball machine, bowling game machine, shuffleboard table, marble game machine, horse racing machine, basketball game machine, baseball game machine, football game machine, arcade game cabinets, or any other similar machine or device. Also includes any mass-produced electronic video game console, augmented/extended/immersive/virtual reality device, or publicly-accessible computer dedicated to or primarily used for playing video games. This does not include computer or electronic devices that are sample or "demonstrator" machines in a retail sales, rental, or service facility. This also does not include computer simulators used for professional training (see "General Business Services").

Gas or Oil Well [ADDED XX-XX-XXXX]

A facility centered around a drilled hole with associated equipment designed to extract gas or oil from the ground and bring it to the surface.

Government and Local Agency Buildings and Uses and Facilities [AMENDED XX-XX-XXXX]

All buildings and uses owned or leased and operated by a public entity, including but not limited to libraries, museums, and community centers.

Guest House [ADDED 01-15-2021]

A detached accessory structure that includes conditioned space that is intended for occasional overnight use but does not contain cooking facilities. Occasional overnight use means not more than 10 nights in any calendar month. Guest houses may not be used for short- or long-term rentals and are not considered an independent dwelling unit. Can also be called casitas, pool houses, or studios. Does not include Accessory Dwelling Units or Junior Accessory Dwelling Units.

Gunsmithing [AMENDED XX-XX-XXXX] - Gun Sales/Ammunition Sales

A place of business that engages in any production or makes, sells, and repairs small of firearms on a non-mass manufacturing scale, and sells ammunition. For businesses which only sell firearms, see "General Retail Sales."

Hazardous Material Storage and/or Distribution [ADDED XX-XX-XXXX]

A standalone facility where the primary use is the on-site storage and/or distribution of hazardous materials, excluding hazardous waste, which triggers a Hazardous Material Disclosure Form, but does not result in the triggering of the California Accidental Release Prevention Program (CalARP). Examples of such facilities include storage and distribution of bottled gas, pool chemicals, wholesale fertilizer, surfactants, adjuvants, herbicides, insecticides, fungicides, algaecides, miticides, corrosive chemicals, explosives, and propane.

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For accessory retail sales of hazardous materials, such as sale of propane tanks and chlorine, see "Incidental Office and/or Retail Sales" or "General Retail Sales."

Hazardous Waste Treatment, Storage, and/or Disposal Facility (TSDF) [ADDED XX-XX-XXXX]
Any facility that, as a primary use, stores and handles disposal of hazardous waste, as defined in California Code of Regulations § 66261.3.

Hog, Adult [ADDED XX-XX-XXXX]

Swine (including domestic swine and sow) that is six months of age or older.

Hog Farm [AMENDED XX-XX-XXXX]

Any place where two or more ~~head of adult swine hogs, as defined in this Code,~~ are maintained, raised, fed, or fattened.

Hookah/Smoke/Vape Lounge [AMENDED XX-XX-XXXX]

A place of business that offers ~~any variation of smoke or vapor for consumption. Examples, include, but are not limited to:~~

- **Hookah Lounges. A place of business that offers smoking from a communal pipe device known as a "hookah" that is typically located at each table, and is used to smoke ~~flavored~~ tobacco or herbal products.**
- **Smoke/Cigar Lounges. A place of business that offers the smoking of traditional cigarettes and/or cigars.**
- **Vape Lounge. A place of business that offers the smoking and/or vaporizing of e-cigarettes. Also, includes businesses known as "vape lounges" for the smoking of e-cigarettes.**
- **Cannabis cafes or lounges are prohibited (see "Cannabis, Commercial Activity").**
- **Flavored tobacco is prohibited pursuant to SCC § 4.07.100.**

Industrial Uses [ADDED XX-XX-XXXX]

Those uses listed in Table 3.1 under the general use category of "Industrial Uses."

Internet Café

~~A place of business that offers a large number of computers with high speed Internet access to the public, usually for a fee. The business may provide snacks and drinks, and the fee for using a computer is usually charged as a time-based rate. The business may be geared towards multi-player gaming, but generally customers use the computers for access to the Internet or email. May also be known as a "Wi-Fi Café".~~

Institutional Uses [ADDED XX-XX-XXXX]

Those uses listed in Table 3.1 under the general use category of "Public, Civic, and Institutional Uses."

Kennel, Cattery, Small Animal Boarding and Training

~~Any lot, building, structure, enclosure, or premises where five or more dogs of four months of age or older are kept for more than five days per year. Any lot, building, structure, enclosure or premises where five or more cats of six months of age or older are kept for more than five days per year. The provision of shelter and care for small animals on a commercial basis including activities (e.g., feeding, exercising, grooming, and incidental medical care).~~

Kitchen, Full [ADDED 07-16-2020][AMENDED 01-15-2021] [AMENDED XX-XX-XXXX]

An area within a dwelling that ~~includes all of the following:~~

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1. Cooking appliances or rough-in facilities including, but not limited to: ovens, convection ovens, stoves, stove-tops, built-in grills, gas line connections, or 220-volt or higher electrical outlets. Portable 120-volt plug-in appliances shall not satisfy this requirement. Microwave ovens, whether portable or built-in, shall not satisfy this requirement.
2. A sink with drainage piping larger than 1 1/2 inches
3. Sufficient counter space to prepare food
4. Cabinetry to store food

has noncommercial appliances to cook food, a sink, and sufficient cabinetry and counter space to store and prepare food. Includes Efficiency Kitchen.

Efficiency Kitchen, Efficiency [ADDED 01-15-2021] [AMENDED XX-XX-XXXX]

A cooking facility with appliances, a sink, a food preparation counter, and storage units, cabinets that are of a reasonable size in relation to the dwelling unit. In comparison to a "kitchen," an efficiency kitchen may satisfy the requirement of cooking appliances with one or more 120-volt appliances, such as a microwave or hot-plate.

Kitchen, Outdoor [ADDED XX-XX-XXXX]

Outdoor cooking and food preparation area that is incidental to the primary kitchen facilities of a dwelling unit and located in an unenclosed area of the back or side yard that may be roofed, but is open on at least two sides (excluding posts/columns necessary to support a roof) and exposed to the weather. If roofed and enclosed on more than two sides, it shall be considered a second kitchen.

Laboratory, Patient Services [ADDED XX-XX-XXXX]

A facility that primarily provides controlled conditions to allow for analysis of medical samples and manufacture of individualized medical devices to support medical service providers and their patients. Examples of such laboratories include, but are not limited to, pathology/blood work labs, dental implant laboratories, optical lens laboratories, and genetics laboratories.

Laboratory, Research and Development [AMENDED XX-XX-XXXX]

A facility that provides controlled conditions in which scientific research, experiments, and measurements may be performed. Does not include laboratories that primarily support patient services.

Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage [ADDED XX-XX-XXXX]

A commercial establishment primarily engaged in the lease, rent, repair, washing, sales, wholesale, and/or storage, of vehicles with a GVWR of 10,001 pounds or more.

Light Fleet Vehicle Service and Storage Facility [ADDED XX-XX-XXXX]

A facility that serves as the dispatch, office, service, and storage facility of transportation service uses that primarily operate vehicles with a GVWR that does not exceed 10,000 pounds. Examples of such services include, but are not limited to, taxi cab services and non-emergency medical transportation services.

Live Theater/Motion Picture Theater, Indoor Performing Arts Center [AMENDED XX-XX-XXXX]

An establishment primarily engaged in providing live theatrical, musical, or other artistic productions indoors; or an establishment exhibiting motion picture productions, indoors or outdoors, that are intended for persons of all ages and that does not emphasize "Specified Sexual Activities."

Customers shall not dance at facilities under this use classification.

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Marina, Boat Dock, or Launch [AMENDED XX-XX-XXXX]

A location for boats or other water vessels to be moored or launched for private, public or commercial use. Marinas may include customarily incidental uses such as snack bars, restaurants, and retail.

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Mobile Home Park [AMENDED XX-XX-XXXX]

A subdivision of spaces plots designed for siting of mobile homes, which are -Plots are generally rented or leased to mobile home owners, and include water hookups and sewage disposal for each home. Mobile home parks typically contain all utilities, streets, parking and amenities such as swimming pools and clubhouses. Mobile home parks include cooperatively owned parks where owners jointly own the land the mobile home park sits on, however, it does not include mobile home subdivisions whereas each mobile home is situated on a separate legal parcel which may be conveyed separately. Mobile-home parks may also be called trailer parks.

Non-Electrical Utility Facilities and Infrastructure [ADDED XX-XX-XXXX]

Any facility dedicated to water, wastewater, natural gas, solid waste, communications services, and other utilities not otherwise provided in this Code. Examples of such facilities include, but are not limited to, water reservoirs, wastewater treatment plants, natural gas control stations, garbage dumps, and broadband/fiber cabinets.

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Office Uses, General [AMENDED XX-XX-XXXX]

This use classification includes business and professional offices, facilities under the supervision of one or more licensed medical professionals providing diagnosis and treatment of outpatients, and service uses with limited on-site impacts. Customers typically visit by appointment only and walk-in traffic is limited. Examples of such businesses, include, but are not limited to accounting offices; collections agencies; corporate offices; call centers; dispatch centers with no on-site fleet; coworking/shared office spaces; computer programming/software and system design; data processing services; drafting services; personnel/human resource services; insurance offices; public relations offices; marketing offices; real estate services; design agencies; trade contractor's administrative office; graphic design services; media production studios; call centers; vehicle registration services; virtual mailboxes/addressing (no walk-ins); prescription pharmacies; doctor's offices; dentistry/orthodontist offices; Includes but is not limited to such office-based business uses as accountants, bookkeepers, collection, computer programming, counseling, personnel, insurance, public relations, advertising, real estate, dating services, interior decorator, building trades contractors office, travel or ticket agency, or other business or professional offices having the same general characteristics. Also includes medical, dental, or optical offices or clinics. These are facilities under the supervision of one or more licensed medical professionals providing diagnosis and treatment of outpatients. Examples include but are not limited to: acupuncture clinics or office; orthopedic appliance sales and service; optician optometrist's offices with eye ware sales and service; corrective eyewear sales and service; hearing aids sales and service; counseling offices or clinics; diet clinics; sleep clinics; plastic surgery clinics; kidney dialysis clinics; and physical therapy clinics; dental appliance laboratory, physician, dentist, orthodontist, etc.

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Outdoor Comfort Features [ADDED XX-XX-XXXX]

Permanently affixed fixtures intended to provide functional comfort and convenience to residents, customers, employees, and visitors, including, but not limited to tables, benches, litter receptacles, lampposts, and bicycle racks. Does not include residential accessory structures, landscaping features (fountains/bird baths), unaffixed outdoor/patio furniture, kiosks, amusement machines, telephone booths, sales booths, playground equipment, signs, or any features used for advertising.

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Outdoor Hunting Club, Gun Club, or Shooting Range [ADDED XX-XX-XXXX]

Any outdoor facility where firearms are discharged.

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Outdoor Merchandise Display [AMENDED 01-12-2019][AMENDED XX-XX-XXXX]

An outdoor arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement, for the purpose of advertising products available for sale on site. Additionally includes stationery, installed propane tanks designed to dispense propane to end users at retail.

Parking and Storage of Commercial Vehicles, Accessory [ADDED XX-XX-XXXX]

The keeping of vehicles, including company vehicles, in conjunction with a permitted primary use where such primary use does not, as a core, inextricable part of operations, include the parking and storage of commercial vehicles. For example, a restaurant, farm, insurance office, or furniture store with vehicles for employees or delivery contractors would be included. However, a large truck storage yard, light vehicle service yard, or bus depot would not be included. Additionally, this use classification shall not apply to primary uses with use standards explicitly regulating accessory storage of vehicles.

Parking Lot/Garage as a Primary Use (use classification) [ADDED XX-XX-XXXX]

A property primarily developed with parking spaces, offered with or without payment, to serve nearby businesses during business hours and/or adjacent residential properties. Parking lots are characterized by regular traffic of vehicles entering and exiting the lot throughout the day with vehicles typically spending less than 24 hours in the same parking stall.

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Parking Garage or Lot

A building or surface area lot used to comply with minimum off-street parking requirements, including spaces, aisles, and driveways but, where automotive vehicles may be stored whether free, for compensation, or as an accommodation for clients or customers for the purposes of temporary, daily, or overnight off-street parking.

Pawnbroker [ADDED XX-XX-XXXX]

Any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

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Pawn Shop [AMENDED XX-XX-XXXX]

Any establishment wherein the business of a pawnbroker is conducted and/or establishments where the primary use is the purchasing of items consistent with the definition of "tangible personal property" as provided in SCC § 4.30.015 from customers for resale or off-site third-party wholesale liquidation. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

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For establishments that do not engage in the business of a pawnbroker and do purchase secondhand items from customers for resale or off-site third-party wholesale liquidation which are not consistent with the definition of "tangible personal property" as provided in SCC § 4.30.015, see "General Retail Sales."

Personal Services, General [AMENDED XX-XX-XXXX]

A place of business providing non-medical, personal care to individuals and/or repair of small consumer tools and appliances as a primary use. These types of businesses are typically not patronized by other businesses, are low intensity, and are more compatible with a retail shopping center rather than an office park or industrial environment. Examples include, but are not limited to, watch/jewelry repair; travel/ticket agency; mobile phone repair; countertop home appliance repair; ear piercing; electrolysis; dressmaker/tailor; wig sales and service; laundromat; self-service; drop-off laundry service; or cleaning agency; retail (on-site cleaning permitted); laundry or cleaning pickup station (no dry cleaning on-site); tailor; shoe shine parlor; shoe repair; bicycle/skateboard/scooter/unicycle/e-bike/e-scooter repair, lease, rent, storage, or service; photography studio, including incidental processing; picture framing shop; and direct sales marketing offices; art studios, and jewelry repair. Such uses may, as an ancillary service, purchase secondhand items (including items consistent with the definition of "tangible personal property" as provided in SCC § 4.30.015) related to the primary service from customers for resale or off-site third-party wholesale liquidation, provided that the business of a pawnbroker is not conducted.

The use may also include accessory retail sales of products related to the services provided.

Pet [AMENDED XX-XX-XXXX]

Any domesticated animal, as defined in Title 8.04.140, which is kept for pleasure, rather than utility or sale, in a cage, terrarium, aquarium, or other confinement within a primary dwelling; or, any fish or amphibian which is kept in a pond for pleasure, rather than utility or sale; or, any domestic dog (*canis familiaris*) or domestic cat (*felis catus*) kept or generally housed on property.

Primary Processing of Agricultural Products [AMENDED 02-25-2021] [AMENDED XX-XX-XXXX]

The act of changing or preparing an agricultural commodity, subsequent to its harvest or in its natural mature state to the initial stage of processing in order to prepare it for market or further processing at an off-site location. Examples of primary processing include drying, curing, pressing, crushing, extracting, sorting, nut hulling and shelling, grading of livestock or agricultural products, primary processing of fruits to juice and initial storage of the juice without fermentation, and cleaning and packing of agricultural products for shipment. Primary processing does not include smoking of fish or meat, canneries, mills, food processing, light or heavy processing into non-food commodities (see assembly, manufacturing, and processing), refineries, feedlots, kill floors, or other similar uses. This use classification specifically excludes the Primary Processing of Industrial Hemp (see "Industrial Hemp" use classification).

Promotional Sales and Display

The temporary display of merchandise and products, or any activity that is intended to promote the permitted primary use, including outdoor tent sales, amusement rides, street dances, concerts, and live entertainment.

Public Park [ADDED XX-XX-XXXX]

A publicly operated and publicly accessible primarily outdoor recreation space which may include playgrounds, sports courts, pools, splash pads, bathrooms, canopies, picnic areas, concession stands, snack bars, ancillary indoor facilities, event spaces, historical exhibits, and other customarily incidental and compatible uses.

Public Utility, Public Service Facility, Major

Generating plants, electrical substations, above ground electrical transmission lines, refuse collection or disposal facilities, water reservoirs, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

Public Utility, Public Service Facility, Minor

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~~A utility facility that is necessary to support a legally established use and involves only minor structures (e.g., electrical distribution lines).~~

Recreation Facility, Indoor [AMENDED XX-XX-XXXX]

A ~~primarily indoor~~ facility that is open to the general public ~~with or without a paid membership~~ for recreation activities, including but not limited to: bingo, schools and training facilities for self-defense, judo, boxing, and swimming; soccer; laser tag; ~~physical fitness studios; health clubs; physical fitness and body-reducing or building studios;~~ dance ballrooms; studios for dance, ~~voice, music, gymnastics, and aerobics;~~ ~~day spas that offer a wider variety of services than defined under "Beauty/Barber Shop, Spa" (not including "bathhouses" as defined in SCC Chapter 4); and charm or culture schools and interactive experiences (rage rooms, escape rooms).~~ ~~Also includes any facility with more than eight gaming machines, as defined in this Code.~~

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Recreation Facility, Outdoor [AMENDED XX-XX-XXXX]

A ~~primarily outdoor~~ facility that is open to members of the public, including groups, clubs, leagues, and organizations, that may or may not involve admission charges or compensation. The facility normally has boundaries and structures and is designed to comply with guidelines for a recreational activity. This use includes ~~amphitheaters~~, outdoor concerts, paint ball facilities and golf courses.

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- An outdoor recreation facility includes activities that may generate excessive noise, dust, traffic, and parking not normally associated with the permitted uses in the zoning district. Included are soccer, baseball, football, and similar activities when conducted as set forth above.
- Any use of constructed facilities for private or public motorized sports, such as water-skiing, motor cross, and go carts, is considered an outdoor recreation facility. Motorized vehicles used strictly for agricultural purposes are not considered an outdoor recreation facility.
- Personal recreational uses, clearly incidental to a residential use, such as, ~~but not limited to, one basketball stands, one volleyball courts, one tennis courts, one badminton nets, and similar uses as determined by the Planning Director to be intended for non-commercial recreational use.~~ are not considered outdoor recreation facilities as defined in this Section.

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Recreational Vehicle [ADDED XX-XX-XXXX]

~~A camp car, motorhome, travel trailer, tiny home, park trailer, truck camper, tent trailer or similar vehicle as defined in Sections 18010 and 18009.3 of the CA HSC or other applicable sections of the CA HSC or CA VEH, with or without motor power, designed for human habitation for recreational or emergency occupancy, or other limited occupancy as specified by this Code.~~

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Remote Teller

~~A facility separated from the main structure but located on the same or a separate parcel of property, where one can conduct financial or other business transactions through the use of computer or other electronic or similar transmission means. The remote teller may be oriented for either pedestrian or auto access.~~

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Repair Services, General

~~A place of business providing repair or maintenance services. This use does not include the maintenance and repair of vehicles.~~

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Residential Uses [ADDED XX-XX-XXXX]

~~Those uses listed in Table 3.1 under the general use category of "Residential Uses."~~

Resort [AMENDED XX-XX-XXXX]

An establishment offering overnight accommodation, A place providing recreation, events, and entertainment for vacationers.

Aircraft and Rocket Testing [ADDED XX-XX-XXXXX]

A facility where aircraft and/or rockets are tested for viability, performance, and safety.

School, Automobile Driving [ADDED XX-XX-XXXX]

An enterprise that provides individualized hands-on driving instruction, with or without a classroom component, of an automobile or motorcycle to assist customers with obtaining or maintaining a Class C, M1, or M2 California Driver's License or out-of-state equivalent.

School, K-12, Public [AMENDED XX-XX-XXXX]

A publicly-operated or publicly-funded charter institution, as classified by the California Department of Education, that provides classrooms and other accessory facilities for the instruction of students between the grades of transitional kindergarten (TK) through grade 12 or any subdivision of those grades (elementary school, middle/junior high school, high school), attendance at which satisfies the compulsory education laws of the State of California.

An educational institution serving the public and comprised of the following divisions:

Elementary School

A school, providing instruction for kindergarten through eighth grade.

Junior High School

Any public or private school, other than a trade school, where instruction is given in the sixth through the ninth grades, inclusive, or in any one of grades seven, eight, or nine.

High School

Any public or private school, other than a trade school, in which instruction is given in the ninth through twelfth grades, inclusive, or in any one of such grades.

School, K-12, Private [ADDED XX-XX-XXXX]

A privately operated educational institution that provides classrooms and other accessory facilities for the instruction of students between the grades of transitional kindergarten (TK) through grade 12 or any subdivision of those grades (elementary school, middle/junior high school, high school), attendance at which satisfies the compulsory education laws of the State of California.

School, Private [AMENDED XX-XX-XXXX]

A privately operated educational institution for instruction of business, trade, or vocational school for adults offering instruction in academic subjects, industrial trades, and/or vocational fields, including, but not limited to culinary arts; cosmetology; digital media; computer training/coding; accounting/finance; health; dental; nursing; legal; psychology; technology; religion; construction; ironworking; pipefitting; steam fitting; welding; plumbing; electricity; carpentry; furniture upholstery; HVAC; hazardous material management; and the repair, installation, and/or operation of heavy equipment, machinery, automobiles, commercial vehicles, and appliances. Schools within this use classification typically operate in a shopping center, business park, or industrial park with limited ancillary amenities for students. Private schools often prepare students for industry-standard certification exams and may also award, regardless of

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accreditation by a regional accreditation commission, undergraduate, graduate, and professional degrees. business skills such as clerical, bookkeeping, stenographic, office, and data-processing machine or computer skills, including a college or university offering instruction beyond the secondary level when instruction focuses on business, management, administration, and similar fields and where instruction is provided in an office like setting; or a school offering instruction in technical, commercial, or trade skills, such as electronic, automotive, and aircraft technician schools; or a school offering instruction in vocations including, but not limited to, medical, dental, and animal health technicians, barbers, and beauty operators.

Seasonal Sales and Display [AMENDED XX-XX-XXXX]

Any temporary business of selling, displaying and/or delivering goods, merchandise, or service upon any ~~street, sidewalk, or~~ private ground, conducted for seasonal purposes for, or in advance of specific holidays, including the seasonal display of flowers, pumpkins, and Christmas trees at permitted primary retail uses.

Self-Service Laundromat [AMENDED XX-XX-XXXX]

A business establishment with washing and drying machines ~~that operate in paid increments of several minutes operated by coins~~, where articles of clothing may be washed and dried by the customer, and which may include accessory ~~services, such as drop-off/pick-up laundry, uses by the operator. This use classification does not include self-service laundry rooms within residential developments intended only for residents and their guests.~~

Smoke Shop [AMENDED XX-XX-XXXX]

An establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or products where ~~more than~~ 15 percent ~~or more~~ of the shelf space is devoted to selling tobacco or any smoking-related paraphernalia and products. Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition.

Smoking Paraphernalia [ADDED XX-XX-XXXX]

~~Any device or product that is designed or used to cause or assist in the act of burning or heating a product or substance with the intent of ingesting the smoke and/or vapors. These items may include, but are not limited to:~~

- ~~Any device or product that can be used to burn or vaporize any substance to ingest the smoke or vapors~~
 - ~~Pipes of any material (metal, glass, clay, wood, hollowed fruit); or any style of pipe (standard, hookah, water-pipe)~~
 - ~~Rolling papers of any style~~
 - ~~Vaping device (any fluid or flower type of vaporizing device)~~
- ~~Matches, lighters or any device that could create fire or make enough heat to cause ignition~~
- ~~Filters (steel wool, metal mesh, any type of material used to hold or filter a product to be consumed via smoke)~~
- ~~Any device or product that's used with the act of smoking/vaping (cigarette holder, pipe cleaner, stir stick, carrying case, cigarette rolling device)~~

Riding Stable, Corral-Stables and Corrals [MODIFIED XX-XX-XXXX]

A building, structure, or parcel occupied or used for the keeping, training, or pasturing of six or more horses not belonging to the owner, or where six or more horses are kept for hire or sale or kept as a

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business with the intention of gain or profit; or a riding stable or academy.

Stable, Commercial or Public

~~A building, structure, or parcel occupied or used for the keeping, training, or pasturing of six or more horses not belonging to the owner, or where six or more horses are kept for hire or sale or kept as a business with the intention of gain or profit, or a riding stable or academy.~~

Storage, Mini [AMENDED XX-XX-XXXX]

A building or group of buildings consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractor supplies. Also commonly known as "self-storage" facilities.

Story [AMENDED XX-XX-XXXX]

Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above. Also, the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling, or roof, above, except where the distance between floor and ceiling, or roof, is less than five feet, in which case the area shall not constitute a story. Building setbacks shall be measured from that portion which constitutes the "story" as shown in the Story Measurement diagram.

~~If the finished floor level directly above a basement, cellar, or unused under-floor space is more than six feet above grade, as defined herein, for more than 50 percent of the total perimeter, or is more than 12 feet above grade, as defined herein, at any point, such basement, cellar, or unused under-floor space shall be considered as a story.~~

A basement shall be considered a story if the finished floor level directly above it is either:

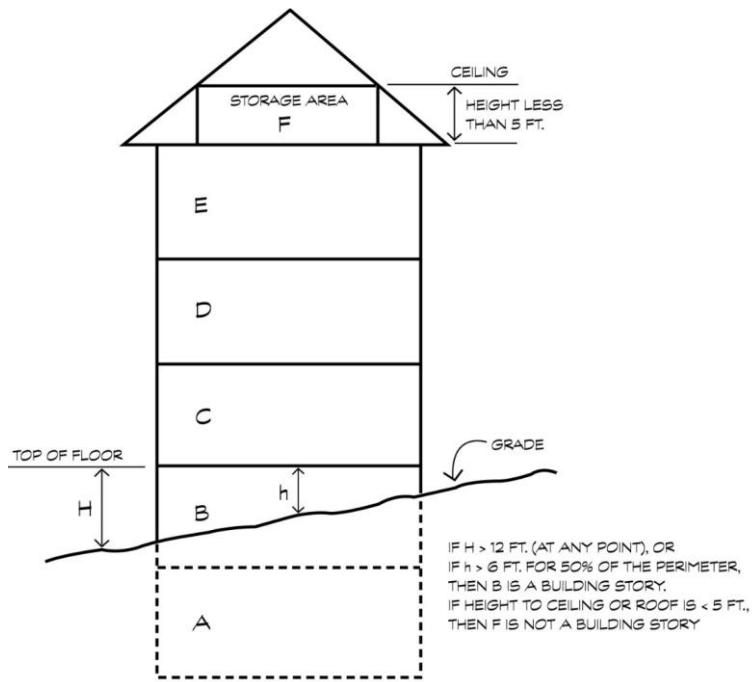
- (a) More than six feet above grade for more than fifty percent of the total perimeter, or**
- (b) More than 12 feet above grade at any point.**

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Story Measurement

Structure, Incidental Agricultural Accessory [ADDED 05-11-2018][AMENDED XX-XX-XXXX][AMENDED XX-XX-XXXX]

A structure that supports agricultural activity, animal husbandry, or incidental keeping of animals conducted on a hobby-type basis for personal use or consumption, or for urban agricultural purposes. Further provided that such activity is not a primary use of the premises. Incidental Agricultural Accessory Structures are limited to private stables and corrals, barns used primarily for agricultural purposes, hog barns/pens, and aviaries/chicken coops (shelter for fowl). **Incidental Agricultural Accessory Structures shall not be used for non-agricultural storage including but not limited to the storage of personal vehicles, recreational vehicles, or non-agriculturally related equipment.**

Tanning [ADDED XX-XX-XXXX]

Any facility where customers artificially darken their skin through UV light (tanning beds and tanning booths), spray tanning, or other means.

Tattoo Shop

A place of business whose principal activity is placing designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of skin by means of the use of needles or other instrument designed to contact or puncture the skin.

Temporary Concession [AMENDED 06-22-2017][AMENDED 07-11-2024][AMENDED XX-XX-XXXX]

Any individual retail sales operation from a location not involving a permanent building for the purpose of housing or conducting sales, distributions or transactions, to make goods or services available to the general public using a **mobile vending vehicle or** temporary table, stand, cart, or similar equipment, **but not including a mobile vending vehicle licensed and operated pursuant to the provisions of the SCC.**

Tool Repair, Sharpening, and Reconditioning

A place of business providing repair or maintenance services for tools including, but not limited to, appliances, electronic equipment, televisions, radios, and shoe repair. This use does not include the maintenance and repair of vehicles.

Total In-Person Student Enrollment [ADDED XX-XX-XXXX]

The total number of individual students who are on-site at the subject educational facility for two or more days during the entire duration of an academic quarter, academic semester, or, if the school is not run on such schedule, a calendar year.

Training, Tutoring, or Testing Center [ADDED XX-XX-XXXX]

A small-scale educational facility with no more than 25 students on-site at any one time that provides supplemental instruction and/or trains students in specialized, non-industrial programs that do not result in a degree. Examples of specialized programs include, but are not limited to, CPR training, after-school K-12 supplemental tutoring/classes, computer training/coding, etiquette/charm training, language classes, culinary classes, small beauty schools, music/video production classes, and voice lessons. Also includes facilities that provide standardized testing environments that do not exceed 25 customers on-site at any one time.

Train Station [ADDED XX-XX-XXXX]

A passenger station for publicly or privately operated train lines.

Truck, Freight, or Draying Terminal [AMENDED XX-XX-XXXX]

A building or area in which freight brought by air, rail, or truck is assembled or stored for routing or

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refreshment; and in which semitrailers used for the business, including tractor/trailer units and other trucks, are parked or stored. **Includes distribution facilities for package delivery services.**

Truck and Large Vehicle Lease, Rent, Repair, Sales, Storage or Service [AMENDED 07-16-2020]
A commercial establishment primarily engaged in the lease, rent, repair, sales, storage, or service of vehicles with a manufacturer's gross vehicle rating of 10,000 pounds or more.

Utility Truck and/or Trailer Rental Center [ADDED XX-XX-XXXX]

A business that primarily offers the short-term rental of utility trucks (pickup trucks, cargo vans, moving/box trucks), trailers (small cargo trailers, utility trailers), and accessory items (hitches, bike racks) typically for the purposes of personal relocation or business relocation. The business may also include customarily incidental related services such as retail sales of packing supplies, propane tank refills, sales of used off-rental vehicles, and moving consultation services.

Vacation Rentals [DELETED 06-20-2019]

Vehicle [ADDED XX-XX-XXXX]

Any self-propelled or towable (trailer) unit designed primarily for transportation of persons or goods on land, water, or air.

Vehicle Auction [AMENDED XX-XX-XXXX]

The sale of new or used vehicles, regardless of weight or type, offered to bidders by an auctioneer for money or other consideration. A vehicle is defined as any self-propelled or towable (trailer) unit designed primarily for transportation of persons or goods on land, water, or air.

Vehicle Broker [ADDED XX-XX-XXXX]

The professional office of a person or company that assists customers with obtaining vehicles from third parties. Auto brokers may offer new or used vehicles at retail or wholesale on-site, provided that no more than two vehicles, which individually do not exceed a GVWR of 10,000 pounds, are stored on-site at any time.

Vehicle Lease, Rental, and/or Sales (No Automobile Sales) [ADDED XX-XX-XXXX]

A commercial establishment primarily engaged in the lease, rental, and/or sales of vehicles that do not exceed a GVWR of 10,000 pounds, excluding specifically all automobile sales. This use classification also excludes, regardless of weight, the lease, rental, and sales of boats and/or motorized RVs. This use may include customarily incidental uses, such as repair services and wash facilities, to prepare vehicles for sale and to provide service to customers.

Examples of vehicles that may be leased, rented, and sold as a part of this use classification include, but are not limited to, motorcycles, sports cycles, jet skis, snowmobiles, mopeds, electric bikes, electric scooters, golf carts, all-terrain vehicles, mopeds, non-motorized campers (teardrop, truck, pop-up), non-motorized travel trailers/fifth-wheels that do not exceed 10,000 pounds, and cargo vans/utility trucks that do not exceed 10,000 pounds. This use category also includes businesses dealing in camper shells and other similarly large vehicle accessories. Automobiles may be leased or rented as a part of this use classification.

Vehicle Repair, Major [ADDED XX-XX-XXXX]

An establishment that does any major body, engine work, painting, and/or repairs of vehicles, excluding boats and motorized RVs, with a GVWR that does not exceed 10,000 pounds. Examples include but are not limited to: rebuilding of radiator, transmission, and other major vehicle components; body rebuilding; electric vehicle battery service; and painting. Major vehicle repair typically includes any repair that requires the removal, replacement, or physical alteration of internal vehicle components within the engine

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bay ("under the hood") or on the undercarriage of the vehicle, including, but not limited to, the timing belts, engine, transmission, or alternator. Includes "full service" motorcycle, golf cart, and motorsports vehicle repair facilities.

Vehicle Repair, Minor [ADDED XX-XX-XXXX]

An establishment that performs tune-ups, diagnosis, oil changes, tire installation, and/or other minor repairs and service of vehicles, excluding boats and motorized RVs, with a GVWR that does not exceed 10,000 pounds. Examples include but are not limited to: fluid/oil change service, air filter replacement, brake repair, lubricant shops, smog inspection, auto glass repair and installation, automotive seat covers and re-upholstery, tire sales and service, auto detailing/hand washes, audio/entertainment console service, and suspension service / tire alignment. Shall not include body and engine work as defined in "Vehicle Repair, Major."

Vehicle Storage

Service establishments in the business of storing cars, buses, and other motor vehicles for clients. The definition includes sites where vehicles are stored for rental or leasing. The definition does not include wrecking yards or farm equipment storage.

Vehicle Wholesale and/or Storage [ADDED XX-XX-XXXX]

A commercial establishment primarily engaged in the storage of operable vehicles; and/or the office, service, and storage yard of a wholesale dealer of automobiles. Any vehicle stored shall be limited to vehicles with a GVWR that does not exceed 10,000 pounds. This use classification also excludes storage of boats of any weight and motorized RVs of any weight.

Veterinarian, Animal Hospital [AMENDED XX-XX-XXXX]

An establishments where small animals receive medical and surgical treatment. Such facilities may include customarily incidental services and facilities designed to support animal patients, including, but not limited to, grooming services, boarding facilities, and veterinary pharmacies.

Water Impoundment, Constructed Lake/Pond [ADDED XX-XX-XXXX]

An artificial body of water created by impounding of a stream, trenching, earthmoving, or other means typically for agricultural, irrigation, or recreational purposes. Examples of such facilities include, but are not limited to, fish farms, private reservoirs, and waterboarding lakes.

Wastewater Disposal, Lagoon or Irrigation [ADDED XX-XX-XXXX]

Disposal of wastewater or liquid waste by either storage in ponds or other suitable basins such that disposal occurs by evaporation and percolation with no surface discharge of wastewater from the disposal area; or by application onto land by sprinklers, flooding, overland flows, or other suitable means for the purpose of irrigating marketable crops.

Wet Bar [ADDED 01-15-2021] [AMENDED XX-XX-XXXX]

An area that may include a sink, counter, and storage for food and drinks, but no cooking appliances. Wet bars shall not have outlets rated at 220-volts or higher. Does not include Efficiency Kitchen.

Wild Animal Sanctuary [ADDED XX-XX-XXXX]

A facility not regularly open to the general public that provides shelter and care to animals consistent with the definition of "Wild Animal" as provided in SCC § 8.04.280.

Zoning District

Any of the land use zoning districts specified in Chapter 2 or 4 Three of this Code.

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Zoo [ADDED XX-XX-XXXX]

A facility regularly open to the general public that provides shelter and care to a wide variety of animals, including "Wild Animals" and "Domestic Animals," as defined in SCC Title 8, and provides educational activities to the general public. Such facilities typically include a variety of ancillary uses, including, but not limited to restaurants/snack bars, exhibition buildings, educational facilities, veterinary clinics, retail stores/gift shops, and/or event facilities.

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7.4. ACRONYMS

Only acronyms being modified by this Zoning Ordinance Amendment are shown below.

GVWR – Manufacturer's Gross Vehicle Weight Rating

Allowed Uses Abbreviations [AMENDED XX-XX-XXXX]

P – Permitted Primary Use

C – Conditional Use Permit

UPM – Minor Use Permit

UPZ – Conditional Use Permit by the Zoning Administrator (Alternatively: Conditional Use Permit approved by the Zoning Administrator)

UPP – Conditional Use Permit by the Planning Commission (Alternatively: Conditional Use Permit approved by the Planning Commission)

UPB – Conditional Use Permit by the Board of Supervisors (Alternatively: Conditional Use Permit approved by the Board of Supervisors)

A – Accessory Use

T – Temporary Use

MTZ – Major Temporary Use Permit by the Zoning Administrator

N – Prohibited

AP – Use Subject to an Administrative Permit

TUZ – Temporary Use Permit approved by the Zoning Administrator

Zones [AMENDED XX-XX-XXXX]

AG – Agriculture Agricultural

AG – AG-160, AG-80, AG-40, and AG-20 zones

AG-160 - Agriculture 160 acres Agricultural 160

AG-80 - Agriculture 80 acres Agricultural 80

AG-40 - Agriculture 40 acres Agricultural 40

AG-20 - Agriculture 20 acres Agricultural 20

UR - Urban Reserve

IR - Interim Agricultural e-Reserve [AMENDED 01-12-2019]

AR – Agriculture Agricultural Residential

AR-10 - Agriculture Agricultural-Residential 10 acres

AR-5 - Agriculture Agricultural-Residential 5 acres

AR-2 - Agriculture Agricultural-Residential 2 acres

AR-1 - Agriculture Agricultural-Residential 1 acre

RD – Residential

RD – RD-1 through RD-40 zones

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RD-1 - Residential 1
RD-2 - Residential 2
RD-3 - Residential 3
RD-4 - Residential 4
RD-5 - Residential 5
RD-7 - Residential 7
RD-10 - Residential 10
RD-15 - ~~Multifamily Residential: 15 dwellings~~ **Multiple Family Residential 15**
RD-20 - ~~Multifamily Residential: 20 dwellings~~ **Multiple Family Residential 20**
RD-25 - ~~Multifamily Residential: 25 dwellings~~ **Multiple Family Residential 25**
RD-30 - ~~Multifamily Residential: 30 dwellings~~ **Multiple Family Residential 30**
RD-40 - ~~Multifamily Residential: 40 dwellings~~ **Multiple Family Residential 40**
RM-2 - Mobile Home ~~Subdivision~~

Commercial

BP - Business Professional Office
LC - Light Commercial
GC - General Commercial

Industrial

MP - Industrial ~~Office Park~~
M-1 - Light Industrial
M-2 - Heavy Industrial

Mixed Use

NMC - Neighborhood Mixed-~~Use~~ Center
CMC - Community-Regional Mixed-~~Use~~ Center
CMZ - Corridor Mixed Use

Recreational

RR - Recreation Reserve
O - Recreation
C-O - Commercial-~~Recreation~~

Combining Zones

F - Flood ~~Combining Zoning Districts~~
FP - ~~Food Processing Combining Zoning Districts~~
MHP - ~~Mobile Home Park Combining Zoning Districts~~
NS - Natural Streams ~~Combining Zoning Districts~~

NPA - Neighborhood Preservation Area

PC - Parkway Corridor ~~Combining Zoning District~~

SM - Surface Mining ~~Combining Zoning District~~

Special

DW - Delta Waterways ~~Zoning District~~

SPA - Special Planning Area ~~Zoning District~~

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