



**COLUSA COUNTY ZONING UPDATE
STEERING COMMITTEE**

AGENDA PACKET

Meeting #4 – September 11, 2013

TO: Steering Committee Members

FROM: Steve Hackney, Director of Planning and Building; Ben Ritchie and Beth Thompson, De Novo Planning Group

SUBJECT: Summary of Topics and Items for the 4th Zoning Code Steering Committee Meeting

DATE: August 30, 2013

INTRODUCTION

The primary purpose of the September 11th Steering Committee meeting is to review the development standards and allowed uses within each zoning district contained within the existing Colusa County Zoning Code.

The existing Zoning Code does not make use of tables to present information related to development standards and allowed uses. In preparation for this Steering Committee meeting, the consultant team has put existing information from the Zoning Code into table format to assist with the Committee's review of this information.

STEERING COMMITTEE PREPARATION FOR THE NEXT MEETING

Prior to the September 11th meeting, please review the tables included in this meeting packet. In reviewing these tables, please consider the following:

1. Are the site development standards shown in the tables for each of the zoning districts appropriate? In other words, are the building heights, lot setbacks, and other applicable standards appropriate for each district? Should any specific changes be made?
2. Are the allowed uses (either principally permitted uses, or uses allowed with a use permit) appropriate for each zoning district? Are there additional uses or categories of uses that should be included? Are some of the uses shown in the table confusing or unclear? If so, what are some suggestions for clarifying the description of certain uses?

ADDITIONAL BACKGROUND MATERIALS

The Colusa County General Plan Update website is an excellent source of information for this project. As the County proceeds with the update to the Zoning Code, the General Plan Update website will be expanded to provide information and resources specific to this new work effort.

The recently adopted General Plan, including all supporting information and documentation, is available on the website.

www.countyofcolusageneralplan.org.

Permitted Uses Tables

Information from Existing Zoning Code

Existing Colusa County Agricultural Zoning Districts

Agricultural Preserve, or A-P Zone: The agricultural preserve or A-P zone is intended to be applied in areas where agriculture is the natural and desirable primary land use and where protection of agricultural from the encroachment of incompatible land uses is essential to the general welfare.

Exclusive Agriculture, or E-A Zone: The exclusive agriculture, or E-A zone is intended to be applied in areas of fertile soils and areas where agriculture is the natural and desirable primary land use, and in which areas the protection of agriculture from the encroachment of incompatible uses is essential to the general welfare.

Upland Conservation, or U-C Zone: The upland conservation, or U-C zone is intended to be applied in the mountain and upland foothill areas of the county in which forestry, mining, grazing and recreation are natural and desirable uses, and in which protection of the watershed lands from fire, erosion, pollution and other detrimental effects is essential to the general welfare.

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	A-P	E-A	U-C
Agricultural Uses			
All general agricultural uses, including farming and pasturage, including all structures appurtenant to principal agricultural uses	P	P	P
Animal husbandry, and general keeping of animals, subject to the animal maintenance requirements of section 6.04.	P	P	-
Commercial animal raising or farms, including dairies.	U	U	U
Horticulture, floriculture, aquaculture, and viticulture; the growing and harvesting of forestry products.	P	P	P
Nurseries and greenhouses.	P	P	P

Winery and public tasting rooms in conjunction with a winery; provided, that such tasting room be considered accessory to the on-site winery.	U	U	U
Private farm airports	P	P	U
Commercial Uses			
Agriculture auction and sales yards or collection yards	U	U	-
Agriculture chemicals manufacture, distribution, and storage	-	U	-
Agricultural products processing plants	U	U	U
Airports	-	-	U
Airports for commercial farm services	U	U	-
Animal hospitals and kennels	U	U	U
Farm equipment: sale, rental, repair and supplies	U	U	-
Exploratory drilling and production of fossil fuels and geothermal power	U	U	-
Logging and saw mill operations	-	-	U
Natural gas: establishments for repair of natural gas equipment and associated accessories associated with natural gas wells.	-	U	-
Natural materials excavation	-	-	U
Oil and natural gas wells		U	-
Public and Recreational Uses			
Boat landings with accessory structures, and resorts	U	U	U
Cemeteries	-	-	U
Golf courses and country clubs: privately operated parks, resorts and recreation facilities	-	-	U
Public or riding stables and academies	-	U	U
Gun and hunt clubs	U	U	U
Motels, trailer parks; restaurants and	-	-	U

service commercial uses providing tourist or recreation services			
Outdoor commercial recreational facilities on sites not less than five acres	-	U	-
Private institutions: hospitals, churches, schools, nursery schools and day care centers	-	-	U
Public and quasi-public uses	-	U	-
Publicly owned parks and playgrounds and public schools and buildings	-	U	P
Residential Uses			
Primary residence, one single-family dwelling or modular home per parcel, for the landowner or primary tenant of the property.	P	P	P
Single-family dwelling units for immediate relatives of the property owner, caretakers or farm labor housing	U	U	-
Farm labor camps * up to twelve agricultural workers and their families employed by the owner or operator of premises or owners or operators of other agricultural lands.	U	P*	-
Guest houses not rented or otherwise conducted as a business	P	U	-
Mobile homes	U	U	-
Utilities			
Commercial or public garbage	-	-	U
Solid waste site	-	-	U
Sewage disposal site	-	-	U
The erection, construction, alteration or maintenance of gas, electric, water, or communication transmission facilities		U	-
Other Regulations			
	(1) Minimum parcel size: 80 acres. (2) Minimum parcel width: 100	(1) Minimum parcel size: 40 acres including the existing and proposed rights-	(1) Minimum parcel size: 10 or more acres, see zoning acreage designation.

	<p>feet.</p> <p>(3) Minimum parcel depth: 200 feet.</p> <p>(4) Minimum yards: front - 25 feet, side - 10 feet, rear - 20 feet.</p> <p>(5) Maximum building height: 30 feet.</p> <p>(6) Development standards as set forth in Article 8.</p>	<p>of-way of the county road or roads on which said parcel has frontage on the front, rear or side.</p> <p>(2) Minimum parcel width: 100 feet.</p> <p>(3) Minimum parcel depth: 200 feet.</p> <p>(4) Minimum yards: front - 25 feet, side - 25 feet, rear - 25 feet.</p> <p>(5) Maximum building height: 30 feet.</p> <p>(6) Development standards as set forth in Article 8.</p>	<p>(2) Minimum parcel width: 100 feet.</p> <p>(3) Minimum parcel depth: 200 feet.</p> <p>(4) Minimum yards: front - 25 feet, side - 10 feet, rear - 20 feet.</p> <p>(5) Maximum building height: 30 feet.</p> <p>(6) Development standards as set forth in Article 8.</p>
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Existing Colusa County Commercial Zoning Districts

Neighborhood Commercial, or C-1 Zone: The neighborhood commercial or C-1 zone is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities to residential areas, without detracting from the residential desirability of such areas.

Community Commercial, or C-2 Zone: The community commercial or C-2 zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience.

Highway Service Commercial, or C-H Zone: The highway service commercial or C-H zone is intended to provide necessary services and conveniences for the traveling public along main roads and highway frontages at proper intervals and locations in developments designed for safety, convenience and suitable appearance.

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), and Highway Service Commercial (C-H)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	C-1	C-2	C-H
Community Uses			
Social halls	P	P	-
Clubs	P	P	-
Fraternal and social organizations	P	P	-
Churches and other private institutions	U	U	U
Private recreation facilities	U	U	U
Commercial Uses			
Agencies and services of a light commercial character (1)	P	P	-
Amusement parks	-	-	P
Animal hospitals (small animals)	U*	U*	U
Auditorium	-	P	-
Automobile service stations, oil and gas distributors/services	P	P	P
Auto repair garages	-	P	U
Blueprint shops	-	P	-
Bowling alleys	-	P	-

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), and Highway Service Commercial (C-H)

P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	C-1	C-2	C-H
Business colleges	-	P	-
Commercial recreational facilities	-	-	P
Dance and music studios	-	P	-
Hotels and motels	U	U	P
Kennels	-	-	U
Mortuaries	-	P	-
Newspapers	-	P	-
Print shops	-	P	-
Nurseries and greenhouses	-	-	P
Professional and business offices	P	P	
Restaurants and appurtenant services.	P	P	P
Retail stores	P	P	-
Retail fruit and vegetable stands	-	-	P
Sales and services (2)	U	-	-
Sales of used and secondhand goods	P	P	-
Stores, agencies and services (3)	-	U	-
Theaters	-	P	-
Truck service depots	-	-	U
Residential Uses			
Dwellings	U	U	U
Boarding and rooming houses	U	U	U
Mobile home parks	U	U	U
Other Regulations			
	(1) Minimum yards: front, none; side, none; rear, ten feet. (2) Maximum building height: forty feet.	(1) Minimum lot size, width, depth, and minimum yards: none. (2) Maximum building height: forty feet.	(1) Minimum yards: front, fifteen feet; side, six feet; rear, ten feet. (2) Maximum building height: forty feet.

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), and Highway Service Commercial (C-H)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	C-1	C-2	C-H
	(3) Development standards as set forth in Article 8.	(3) Development standards as set forth in Article 8.	(3) Development standards as set forth in Article 8.

Existing Colusa County Industrial Zoning District

Industrial, or M Zone: The industrial or M zone is intended to apply to areas devoted to light manufacturing, heavy commercial uses, large administrative facilities, and normal operations of industries, subject only to such regulations as are needed to control congestion and protect surrounding areas from significant environmental impacts.

Permitted Uses - Industrial (M)	
P = Permitted Use, subject to Zoning Clearance U = Use Permit	Industrial or (M) zone
Community Uses	
Churches and other private institutions.	U
Private recreation facilities.	U
Commercial	
Administrative office	P
Animal hospitals	U
Animal products processing plants.	U
Automotive sales, service, repair and rental facilities	P
Automotive salvage yards	U
Building supplies	P
Business office	P
Commercial animal farms	U
Editorial, publishing and bookbinding.	P
Farm equipment sales, service, repair and rental facilities	P
Farm supplies	P
Kennels	U
Professional offices	P
Industrial	
Asphaltic paving products manufacturing	U
Concrete manufacturing	U

Drilling for oil or gas	U
Electrical and electronic equipment manufacturing	P
Excavation of sand, rock, gravel or other natural materials.	U
Fabrication or processing of metal, wood, fiber, plastic or pottery products	P
Food processing plants	P
Industrial manufacturing uses	P
Manufacturing, refining and storage by manufacturers or wholesalers of petroleum or petroleum products, acids, cement, explosives, fireworks, gas, glue, gypsum and inflammable fluids or gasses.	U
Pottery products manufacturing	U
Research and development laboratories.	P
Smelting or reduction of metallic ores.	U
Truck terminals	P
Warehouses, enclosed storage and distribution facilities	P
Public Services	
Energy production plants.	U
Sewage plants	U
Garbage dumps	U
Other regulations	
	<p>(1) Minimum lot size, width, depth and minimum yards: none.</p> <p>(2) Maximum building height: fifty feet.</p> <p>(3) Development standards as set forth in Article 8.</p>

Existing Colusa County Residential Zoning Districts

Rural Residential, or R-R Zone: The rural residential or R-R zone is intended to be applied in areas of the county which are particularly suited to large-lot development of single-family homes not normally connected to public sewer and water supply.

Residential Single-Family, or R-1 Zone: The residential single-family or R-1 zone is intended to be applied in areas of the county in which topography, access, utilities, public services and general conditions make the areas suitable and desirable for development of property with one single-family residence per parcel.

Residential Two-Family, or R-2 Zone: The residential two-family or R-2 zone is intended to be applied in areas of the county close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building lot.

Residential Multi-Family, or R-3 Zone: The residential multi-family or R-3 zone is intended to apply in areas of the county where it is reasonable to permit and protect low-density apartment developments.

Apartment-Professional, or R-4 Zone: The apartment-professional or R-4 zone is intended to apply in areas suitable for higher density residential uses and for professional and business offices and institutional uses.

Permitted Uses - Rural residential (R-R), Residential single-family (R-1), Residential two-family (R-2), Residential multiple family (R-3), Apartment-professional (R-4)					
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning				
	R-R	R-1	R-2	R-3	R-4
Residential Uses					
Single family dwellings	P	P	P	P	P
Two-family or duplex buildings	-	-	P	P	P
Multiple family dwelling <small>*for not more than four families per building lot.</small>	-	-	-	P*	P
Mobile home parks	-	-	-	U	U
Dwelling groups <small>** for not more than four families per building lot.</small>	-	-	-	P**	P
Rooming and	-	P***	P***	P	P

Permitted Uses - Rural residential (R-R), Residential single-family (R-1), Residential two-family (R-2), Residential multiple family (R-3), Apartment-professional (R-4)					
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning				
	R-R	R-1	R-2	R-3	R-4
boarding houses. *** not more than two persons not employed on the premises					
Other Uses					
Accessory structures	P	P	P	P	P
Churches and other private institutions	U	U	U	U	U
Mortuaries	-	-	-	-	U
Motels	-	-	-	U	P
Non Commercial Recreational facilities	-	-	-	-	U
Private recreation facilities	U	U	U	U	U
Professional offices ****and businesses	-	-	-	U	p****
Public schools, parks and public buildings.	P	P	P	P	P
Social halls, fraternal and social organizations	-	-	-	-	U
Other Regulations					
	(1) Minimum parcel size: 1 acre. (2) Minimum parcel width: 100 feet. (3) Minimum parcel depth: 200 feet. (4) Minimum yards: front, 25 feet; rear, 25 feet; side, 10 percent of lot width on each side, except that no side yard may be less than eight	(1) Minimum lot size: R-1-6 requires a minimum of 6,000 square feet where both public water and sewerage services are provided. (2) Minimum lot size: R-1-8 requires a minimum of 8,000 square feet where both public water and sewerage	(1) Minimum lot size: 8,000 square feet where both domestic water and sanitary sewerage are furnished by a public agency. (2) Minimum lot width: 80 feet. (3) Minimum lot depth: 100 feet. (4) Maximum ground coverage: 40 percent. (4) Minimum yards: front,	(1) Minimum lot size: 8,000 square feet for two dwelling units and 2,000 square feet of lot area for each additional unit where both domestic water and sanitary sewerage are furnished by a public agency. (2) Minimum lot width: 80 feet. (3) Minimum lot depth: 100 feet.	(1) Minimum lot size: 8,000 square feet for two dwelling units and 2,000 square feet of lot area for each additional unit where both domestic water and sanitary sewerage are furnished by a public agency. (2) Minimum lot width: 80 feet. (3) Minimum lot depth: 100 feet.

Permitted Uses – Rural residential (R-R), Residential single-family (R-1), Residential two-family (R-2), Residential multiple family (R-3), Apartment-professional (R-4)					
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning				
	R-R	R-1	R-2	R-3	R-4
	<p>feet, or need be more than twelve feet.</p> <p>(5) Maximum building height: 30 feet.</p> <p>(6) Development standards as set forth in Article 8.</p>	<p>services are provided.</p> <p>(3) Minimum lot widths: R-1-6 – 60 feet. R-1-8 – 80 feet.</p> <p>(4) Minimum lot depths: R-1-6 – 100 feet. R-1-8 – 100 feet.</p> <p>(5) Maximum ground coverage: 40 percent.</p> <p>(6) Minimum yards: front, 25 feet; rear, 20 feet; side, 10 percent of lot width on each side, except that no side yard may be less than 6 feet, or need be more than 12 feet; side street setback (corner lots), 15 feet.</p> <p>(7) Maximum building height: 30 feet.</p> <p>(8) Development standards as set forth in Article 8.</p>	<p>twenty-five feet; rear, twenty feet; side, ten percent of lot width on each side except that no side yard may be less than 6 feet, or need be more than 12 feet; side street setback (corner lots), 15 feet.</p> <p>(5) Maximum building height: 30 feet.</p> <p>(6) Development standards as set forth in Article 8.</p>	<p>(4) Maximum ground coverage: 50 percent.</p> <p>(4) Minimum yards: front, 25 feet; rear, 20; side, 10 percent of lot width on each side except that no side yard may be less than 8 feet, or need be more than 12 feet; side street setback (corner lots), 15 feet.</p> <p>(5) Maximum building height: 40 feet.</p> <p>(6) Special yards for dwelling groups: The distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than 12 feet.</p> <p>(7) Development standards as set forth in Article 8.</p>	<p>(4) Maximum ground coverage: 50 percent.</p> <p>(4) Minimum yards: front, 25 feet; rear, 20; side, 10 percent of lot width on each side except that no side yard may be less than 8 feet, or need be more than 12 feet; side street setback (corner lots), 15 feet.</p> <p>(5) Maximum building height: 40 feet.</p> <p>(6) Special yards for dwelling groups: The distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than 12 feet.</p> <p>(7) Development standards as set forth in Article 8.</p>

Existing Colusa County Recreation, Airport, and Public Facilities Zoning Districts

General Recreation, or G-R Zone: The general recreation or G-R zone is intended to be applied to land areas which are best suited to be used and developed for recreational purposes because of natural features related or contributing to such use.

Airport, or A-V Zone: The airport or A-V zone is intended to be applied on lands suitable for and used for public and commercial airport purposes to promote and protect the public convenience and safety.

Public Facilities, or P-F Zone: The public facilities or P-F zone is intended to be applied to the zoning of lands used for governmental entities, structures and facilities such as county buildings, school buildings, and playgrounds, parking lots, etc.

Permitted Uses: General Recreation (G-R), Airport (A-V), Public Facilities (P-F)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	G-R	A-V	P-F
Airport Uses			
Aircraft Landing strips, runways, taxiways and aprons.	-	P	-
Aircraft storage, service and repair hangars.	-	P	-
Aircraft fueling facilities.	-	P	-
Aircraft Passenger and freight terminal facilities.	-	P	-
Aircraft Lighting, radio, radar and weather facilities.	-	P	-
Aircraft accessory uses and structures.	-	P	-
Agricultural Uses			
Crop and tree farming, grazing and animal husbandry, dairies, farm dwellings and accessory structures.	P	-	-
Commercial/retail/industrial Uses			
Restaurants, sporting goods and other retail sales and services which are necessary for the public convenience, as determined by the planning commission.	U	-	-

Permitted Uses: General Recreation (G-R), Airport (A-V), Public Facilities (P-F)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	G-R	A-V	P-F
Commercial boating, fishing, hunting and similar recreational operations and facilities.	U	-	-
Commercial and public service operations and uses.	-	U	
Dwellings, resorts, trailer parks, and mobile home parks.	U	-	-
Industrial plants, operations and uses	-	U	-
Motels	U	-	-
Public and Recreational Uses			
Churches and other private institutions.	U	-	-
Public, organizational and private non-commercial picnic, boating, swimming, fishing, riding, hiking and hunting facilities and structures.	P	-	P
Public parks, playgrounds, golf courses and recreation areas, and related facilities and structures for public service and convenience.	P	-	P
Public agency buildings and structures.	-	-	P
Public agency parking lots and road yards.	-	-	P
Public agency wildlife preserves	-	-	P
Public agency sewerage plants and ponds, water facilities, cemetery lots.	-	-	P
Waste disposal sites.	-	-	U
Other Regulations			
	(1) Minimum yards: front, none; side, none; rear, 10 feet. (2) Maximum building height: 40 feet. (3) Development	(1) Maximum building height, 35 feet, except that additional height of airport equipment or facilities may be permitted by use permit	(1) Development standards as set forth in Article 8.

Permitted Uses: General Recreation (G-R), Airport (A-V), Public Facilities (P-F)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	G-R	A-V	P-F
	standards as set forth in Article 8.	(2) Development standards as set forth in Article 8.	

Existing Colusa County Floodway, Floodplain, and Open Space Zoning Districts

Floodway, or F-W Zone: The floodway or F-W zone is intended to be applied to lands which lie within stream or tidal channels and to adjacent areas which are periodically inundated, or which will be inundated by a “design flood.”

Floodplain, or F-P Zone: The floodplain or F-P zone is intended to be applied to areas other than floodway areas which have been inundated by overflow floodwaters in the past and which may reasonably be expected to be inundated by such floodwaters in the future. The floodplain zone is intended to limit the use of areas subject to such inundation and flooding to protect lives and property from loss, destruction and damage due to floodwaters and the transportation by water of wreckage and debris.

Open Space, or O-S Zone: The open space or O-S zone is intended to be applied to public forest, scenic, and recreational lands, to wildlife preserves, to regional and local parks, golf courses and other such open areas, and to greenbelt buffers and similar features in urban development.

Permitted Uses: Floodway (F-W), Floodplain (F-P), Open Space (O-S)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	F-W	F-P	U-C
Uses			
Boat docks and launching facilities	U	P	U
General agriculture, but not including building or structures	P	P	-
Excavation of natural materials or construction of earthworks or water flow control devices	U	-	-
Nurseries and greenhouses, and animal sales and feed yards.	-	P	-
Public facilities: water, sewer, roadway, bridge and other such facilities necessary for public health and safety	U	-	-
Recreational use : public including stables, boathouses, golf courses and shooting ranges	-	P	U
Recreation facilities : private	U	-	U
Recreational uses requiring enclosed buildings	-	U	U
Recreational uses on open land, including public and private	P	-	U

Permitted Uses: Floodway (F-W), Floodplain (F-P), Open Space (O-S)			
P = Permitted Use, subject to Zoning Clearance U = Use Permit - = Use not allowed	Zoning		
	F-W	F-P	U-C
parks and golf courses			
Residential uses, including farm dwellings	-	U	-
Trailer camps and mobile home parks	-	U	
Minor or temporary structures incidental to agricultural or recreational uses which will not impede flood flow and are of flood-proof design	U	-	-
On public lands; uses as permitted by owner public agency	-	-	P
Uses as prescribed in use permits, and generally to include such uses as golf courses, riding, hiking and bike trails, ball parks, picnic areas and playground equipment, tennis and other games courts, open natural and landscaped areas, and uses similar to the foregoing	-	-	U
Other Regulations			
	(1) Minimum lot size, width, depth and minimum yards: none (2) Maximum building height: 50 feet. (3) Development standards as set forth in Article 8.	(1) Minimum lot size: 1 acre (2) Minimum lot width: 100 feet. (3) Minimum lot depths: 200 feet. (4) Maximum building height: 30 feet. (5) Development standards as set forth in Article 8.	(1) Development standards as set forth in Article 8.

Development Standards Tables
Information from Existing Zoning Code

Development Standards**Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C)**

	Zoning		
	A-P	E-A	U-C
Minimum Parcel Size	80 ac	40 ac	10 or more
Minimum Yard Setbacks	front	25 ft	25 ft
	rear	20 ft	20 ft
	side	10 ft	10 ft
Maximum Building Height	30 ft	30 ft	30 ft
Minimum Parcel Width	100 ft	100 ft	100 ft
Minimum Parcel Depth	200 ft	200 ft	200 ft
Parking	2 covered off-street parking spaces for each dwelling unit		

Development Standards			
Neighborhood commercial (C-1), Community commercial (C-2), Highway service commercial (C-H)			
	Zoning		
	C-1	C-2	C-H
Minimum Lot Size	None	None	None
Minimum Yard Setbacks	front	None	15 ft
	rear	None	6 ft
	side	10 ft	10 ft
Maximum Building Height	40 ft	40 ft	40 ft
	<p>For parcels zoned R-3 and R-4 which have contiguous parcels zoned agricultural or residential, structures and buildings may not exceed twenty-four feet in height and shall not exceed one story, unless a use permit has been approved as provided in subdivision (3)(c) below.</p> <p>For parcels in all other commercial zones which have contiguous parcels zoned agricultural or residential uses, structures or buildings may not exceed twenty-four feet in height or one story, unless a use permit has been approved.</p>		
Minimum Lot Width and Depth	<p>R-3 or R-4 zoning district: each lot shall have at least sixty feet of public street frontage and lot width and one hundred feet of lot depth.</p> <p>C or commercial zoning district: each lot shall have at least sixty-six feet of public street frontage and lot width. No minimum lot depth is required.</p>		
Front and side street yards	<p>R-3 or R-4 zoning district: There shall be a front yard and side street yard of at least twenty-five feet.</p> <p>All other commercial zoning districts: There shall be a front and side street yard of at least fifty feet between any structure within these zones and the public street right-of-way. Such yard depth may be reduced to a minimum of twenty-five feet, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter and landscaped areas required in Section 5 of this article and shall be subject to all the provisions of this section.</p>		
Rear yard and interior side yard	<p>R-3 and R-4 zoning district: There shall be a rear yard of at least twenty-five feet and an interior side yard of at least twenty feet between any structure within this zone and the boundary line of any residential, interim residential, interim estate, recreation, agricultural, agricultural-residential or interim agricultural zone; otherwise rear yard or interior side yard is not required.</p> <p>All other commercial zoning district: There shall be a rear yard or an interior side yard of at least twenty-five feet between any structure within these zones and the boundary line of any adjacent residential, interim residential, interim estate, recreation, agricultural, agricultural-residential or interim agricultural zone; otherwise a rear or interior side yard is not required.</p> <p>Exception for parcels adjacent to a highway: If the rear yard or interior side yard abuts a highway which is in a residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone, a ten-foot rear or interior side yard shall be provided. The entire ten-foot yard shall be landscaped. Landscaping required in section (e) shall be included in the landscaped yard.</p>		
Parking	<ol style="list-style-type: none"> 1) Motels and hotels: one for each unit or guest room. 2) Hospitals: one for each bed and one additional for each three staff members. 3) Offices and retail establishments: one for each three hundred square feet of floor area, with a minimum of four for each office building. Medical and dental offices shall provide one additional for each staff member. 4) Restaurants and licensed premises: one for each four seats or one for each two hundred square feet of floor space, whichever yields the greatest number of spaces required. 5) Wholesale, industrial and public utility buildings: one for each three employees, taking the largest number of employees on duty at any one time. 6) Public assembly, including churches and theaters: one for each six seats. <p>(a) Every commercial use occupying more than five thousand square feet of floor area in any building shall provide one loading space and one additional loading space for every twenty thousand square feet of floor area in excess of five thousand square feet.</p>		
Landscaping	<p>A planter or landscaped area at least twenty-five feet wide in the R-3 and R-4 zoning districts and five feet wide in all other commercial zones, measured on a horizontal plane and excluding curbing, shall be provided adjacent to all street</p>		

	<p>rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required twenty-five-foot or five-foot area above, unless this requirement is waived by the director of the department of public works or his designee. In all commercial zones, the planter width shall be increased to at least eight feet measured on a horizontal plane, and excluding curbing, for at least seven feet of every fifty feet but no further than ten feet from the back of the sidewalk. The planter shall be bounded by a curb at least six inches high, and shall include shrubs, hedges, and other natural growth, or other features such as berms designed to form a partial visual screen at least three feet in height. Nothing in this section shall preclude the installation of additional landscaping and the planting of additional trees, except near street and driveway intersections where landscaping shall not exceed four feet in height.</p>
Fencing	<p>A six-foot-high perimeter fence of solid wood or masonry shall be installed along the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural residential or interim agricultural zones. Said perimeter fence shall be reduced in height to four feet whenever it is located within twenty-five feet of a street right-of-way. Landscaping shall consist of trees planted thirty feet on center in individual planters sufficiently large and protected so that a parked vehicle does not overhang or intrude the minimum four-by-four-foot tree planting area which shall include ground cover, shrubs or climbing plants. The landscaping and fence shall be designed so as to form a visual screen between this zone and the adjoining residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone. The height of such fence and the screening requirements may be modified by a condition of approval of a use permit or development plan where the appropriate authority finds that due to a significant difference in elevation between parcels different screening requirements are necessary.</p>

Development Standards		
Industrial (M)		
	Zoning	
	M	
Minimum Lot Size	None	
Minimum Yard Setbacks	front	None
	rear	None
	side	None
Maximum Building Height	50 ft	
	No building or structure erected on property in the industrial zone shall have a height greater than one hundred feet. Such height limitation may be exceeded by appurtenances necessary to the operation of any permitted use if approved by the appropriate authority; provided, however, that, where a parcel is contiguous to a parcel zoned, at the time of the issuance of the building permit for said building or structures, residential or residential mix zone, said structure or building may not exceed twenty-four feet in height or one story.	
Front and side street yards	There shall be a front and side street yard of at least twenty-five feet between any structure or use within this zone and the public street right-of-way. Such yard may be reduced to a minimum of twenty feet provided that for each square foot of additional buildable area created by the application of this provision an equivalent area of planter or landscaped area is provided in the corresponding front or side street yard. The remaining portions of either the front or side street yard may be used for off-street parking.	
Side yard	A side yard shall not be required except where the side of a lot in the industrial zone abuts a lot in any residential zone, office-residential mix zone, or interim estate zone or a lot in the commercial or office zone, in which case there shall be a side yard of not less than ten feet.	
Rear yard	A rear yard shall not be required except where the rear of a lot in the industrial zone abuts a lot in any residential zone, office-residential mix zone, or interim estate zone, or a commercial or office zone, in which case there shall be a rear yard of not less than fifteen feet.	
Parking	Wholesale, industrial and public utility buildings: one for each three employees, taking the largest number of employees on duty at any one time.	
Landscaping	A planter or landscaped area at least five feet wide, measured on a horizontal plane and excluding curbing, shall be provided adjacent to all street rights-of-way, excluding approved driveway entrances. In addition, any area within the street right-of-way between the edge of the sidewalk and outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required five-foot area above, unless this requirement is waived by the director of the department of public works or his designee. The planter width shall be increased to at least eight feet measured on a horizontal plane, and excluding curbing, for at least seven feet of every fifty feet of frontage along street rights-of-way. Within this planter, trees from an approved list shall be planted no further apart than fifty feet on center, at least five feet but no further than ten feet from the back of the sidewalk. The planter shall be bounded by a curb at least six inches high, and shall include shrubs, hedges, and other natural growth, or other features such as berms designed to form a partial visual screen at least three feet in height. Nothing in this section shall preclude the installation of additional landscaping and the planting of additional trees, except near street and driveway intersections where landscaping shall not exceed four feet in height.	
Fencing	A six-foot-high perimeter fence of solid wood or masonry shall be installed along the interior boundary lines of all adjoining residential, interim residential, interim estate, recreation, agricultural residential or interim agricultural zones. Said perimeter fence shall be reduced in height to four feet whenever it is located within twenty-five feet of a street right-of-way. Landscaping shall consist of trees planted thirty feet on center in individual planters sufficiently large and protected so that a parked vehicle does not overhang or intrude the minimum four-by-four-foot tree planting area which shall include ground cover, shrubs or climbing plants. The landscaping and fence shall be designed so as to form a visual screen between this zone and the adjoining residential, interim residential, interim estate, recreation, agricultural, agricultural-residential, or interim agricultural zone. The height of such fence and the screening requirements may be modified by a condition of approval of a use permit or development plan where the appropriate authority finds that due to a significant difference in elevation between parcels different screening requirements are necessary.	

Development Standards					
Rural residential (R-R), Residential single-family (R-1), Residential two-family (R-2), Residential multiple family (R-3), Apartment-professional (R-4)					
	Zoning				
	R-R	R-1	R-2	R-3	R-4
Minimum Lot Size	1 ac	R-1-6: 6,000 sq ft R-1-8: 8,000 sq ft where both public water and sewerage services are provided.	8,000 sq ft where both domestic water and sanitary sewerage are furnished by a public agency.	8,000 sq ft for two dwelling units and 2,000 sq ft of lot area for each additional unit where both domestic water and sanitary sewerage are furnished by a public agency.	8,000 sq ft for two dwelling units and 2,000 sq ft of lot area for each additional unit where both domestic water and sanitary sewerage are furnished by a public agency.
Minimum Lot Width	100 ft	R-1-6: 60 ft R-1-8: 80 ft	80 ft	80 ft	80 ft
Minimum Lot Depth	200 ft	R-1-6: 100 ft R-1-8: 100 ft	100 ft	100 ft	100 ft
Minimum Yards	front	25 ft	25 ft	25 ft	25 ft
	rear	25 ft	20 ft	20 ft	20 ft
	side	10 % of lot width on each side, except that no side yard may be less than 8 ft, or need be more than 12 ft.	10 % of lot width on each side, except that no side yard may be less than 6 ft, or need be more than 12 ft. Side street setback (corner lots), 15 feet	10 % of lot width on each side, except that no side yard may be less than 6 ft, or need be more than 12 ft. Side street setback (corner lots), 15 feet	10 percent of lot width on each side except that no side yard may be less than 8 feet, or need be more than 12 feet. Side street setback (corner lots), 15 feet.
Maximum Building Height	30 ft	30 ft	30 ft	40 ft	
Maximum Ground Coverage	N/A	40 %	40 %	50 %	50 %
Parking	Off-street parking shall be provided in all zones in conformity with the following: two covered for each dwelling unit.				
Special yards for dwelling groups	N/A	N/A	N/A	The distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than 12 feet.	The distance between separate buildings of a dwelling group shall be not less than 10 feet. The distance between the front of any dwelling unit in the group and any other building shall be not less than 20 feet. The distance between the front of any dwelling unit in the group and any side lot line shall be not less than 12 feet.

Development standards for multiple-family dwellings, condominiums, townhouses, row houses and cluster developments.

Zoning Ordinance Section 8.05:

Height regulations. No building or structure shall, when located within one hundred feet of property zoned at the time of issuance of the building permit for such building or structure in the single-family residential zones or any interim estate zone, be constructed to a height greater than two stories or thirty-five feet except that the planning commission may approve up to three stories or up to forty feet if the commission finds that any visual impacts are adequately mitigated. No building or structure shall have a height greater than three stories nor greater than forty feet when greater than one hundred feet from property in the zones listed above.

(c) Setback for structures from public and private streets. All structures, including carports, shall set back twenty-five feet from all streets, measured from the edge of the right-of-way, edge of the dedicated right-of-way, or edge of pavement, whichever is greater.

(d) Setback reductions. In order, to accomplish a better site design and to provide greater flexibility in building design and solar orientation, the twenty-five-foot setback requirement may be reduced as follows:

(1) The setback may be reduced to not less than twenty feet provided that no more than twenty percent of the units or building length are placed less than twenty-five feet from the street right-of-way; provided that the overall average setback of the units in the block is not less than twenty-five feet from a public street; and provided that no portion of a building or individual unit with a setback greater than fifty feet may be considered in obtaining an overall average.

(2) The above setback requirement may be further reduced by five feet for corners of buildings when the angle formed by extended lines of the building intersecting with the street are between thirty and sixty.

(e) Open space requirements. Buildings, roofed areas, and parking facilities, including drives, shall not cover more than seventy-five percent of the site. A minimum open space area around each building shall be maintained as follows:

(1) One-story buildings. Buildings having no entrance to the yard shall provide a yard of not less than five feet. Buildings having one or more entrances to the yard shall provide a yard of not less than ten feet.

(2) Two-story buildings. Buildings having no entrance to the yard shall provide a yard of not less than seven and one-half feet. Buildings having one or more entrances to the yard shall provide a yard of not less than fifteen feet.

(3) Three-story buildings. Buildings having no entrance to the yard shall provide a yard of not less than twelve and one-half feet. Buildings having one or more entrances to the yard shall provide a yard of not less than twenty-five feet.

(4) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building.

(f) Distance between buildings. The minimum distance between buildings or wings of a building shall be not less than the sum of the open space required for each building wing or building face. However, the appropriate authority may approve a lesser distance between buildings than required above if the design of the building entry courts provides adequate open space, light and air easements, and security lighting so that a lesser distance is appropriate. In no case shall an area between buildings covered by a roofed structure be less than ten feet in width.

(g) Landscaping.

(1) All open space areas shall be landscaped.

(2) Landscaping requirements for parking lots will be as required in special parking lot standards.

(3) Within the perimeter open space areas adjacent to interior lots, there shall be a landscaped area at least five feet wide. Within this planter, one screen tree, from an approved list, shall be planted at least every thirty feet on center, in combination with other plant materials, to provide a dense visual screen.

(4) The setback areas between all streets and buildings shall be landscaped with live landscaping. Within the landscaped area, one tree, from an approved list, shall be planted at least every fifty feet, no closer than five feet from the back of the sidewalk.

Mobile home park standards.

Zoning Ordinance Section 8.06:

All mobile home parks shall be subject to the following requirements:

(a) Minimum lot area: one acre.

(b) Minimum recreation space: ten percent of site.

(c) Minimum yards around parks: front, twenty feet; side and rear, ten feet; suitably landscaped to provide effective screening.