



COLUSA COUNTY ZONING UPDATE STEERING COMMITTEE

AGENDA PACKET

Meeting #6 – February 11, 2014

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 6th Zoning Code Steering Committee Meeting

DATE: February 4, 2014

INTRODUCTION

The primary purpose of the February 11th Steering Committee meeting is to review and discuss the first “batch” of DRAFT Zoning Code sections. The Zoning Code is being prepared in separate pieces to help facilitate the Committee’s review of a large amount of detailed information.

This first “batch” of information includes the Administrative Provisions chapter of the Zoning Code Update, and the Development Standards and Permitted Uses chapter of the Zoning Code Update.

As the Steering Committee is aware, definitions are a critical component of the Zoning Code Update. Definitions are contained in the Administrative Provisions chapter. The list of definitions included in this packet is still a work in progress. There are some definitions that are highlighted, indicating that they still need further review and refinement. Additionally, there are places where we have identified the need to define a term, but a definition has not yet been developed. The definitions section will continue to evolve and be updated/refined as work on the Zoning Code Update proceeds.

The primary purpose of this Steering Committee meeting is to receive detailed input and feedback regarding the Draft products included in this packet. Please read the included materials in their entirety, and come to the meeting prepared to discuss your thoughts, edits, and concerns.

STEERING COMMITTEE PREPARATION FOR THE NEXT MEETING

Prior to the February 11th meeting, please review the Draft Administrative Provisions chapter and the Draft Development Standards and Permitted Uses chapter. In reviewing these materials, 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?

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3. Are the definitions clear and understandable? Are there any additional definitions that should be included?
4. Is the document readable and understandable to the lay-person? In other words, will the general public be able to read, understand, and use this document?

If you have any questions regarding the meeting materials, please contact Steve Hackney at 530-458-0480.

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.

Chapter 44, ZoningTitle 44-1: Administrative Provisions

- 44-1.10. **Title.** Chapter 44 of the Colusa County Code shall be known and officially cited as the “Zoning Code.”
- 44-1.20. **Purpose.** The Zoning Code carries out the policies of the Colusa County General Plan by classifying and regulating the uses of land and structures, consistent with the General Plan. This Zoning Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the unincorporated County. More specifically, the purpose of this Zoning Code is to:
- A. Provide standards and guidelines for the continuing orderly growth and development that will assist in encouraging economic growth, protecting the rural and agricultural character, and providing property owners the ability to develop and optimize the use of their land;
 - B. Conserve and protect the County’s agricultural character and open spaces, including scenic vistas, cultural and historic resources, forests, hills, and waterways;
 - C. Ensure that proposed development and new land uses conserve energy and natural resources;
 - D. Create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage, energy, and other public facilities and utilities;
 - E. Ensure that proposed development within established communities is designed to contribute to the character of the community, through compatible building types and appearance, attractive streetscapes, and appealing pedestrian spaces; and
 - F. Ensure compatibility between different types of development and land uses.
- 44-1.30. **Authority.** This land use code is enacted based on the authority vested in the County of Colusa by the State of California, including but not limited to: the State Constitution (Article XI, Section 7); the Planning and Zoning Law (Government Code Section 65000 et seq.); and the California Environmental Quality Act (Public Resources Code Section 21000 et seq.)
- 44-1.40. **Responsibility for Administration.** This Zoning Code shall be administered by the County of Colusa Board of Supervisors, hereafter referred to as the “Board;” the County of Colusa Planning Commission, referred to as the “Commission;” the Director of Planning and Building, referred to as the “Director;” and the Department of Planning and Building, hereafter referred to as the “Department.”

44-1.50. **Applicability.** This Zoning Code applies to all land uses, subdivisions, and development within unincorporated areas under Colusa County jurisdiction.

44-1.50.010 *New Land Uses or Structures, Changes to Land Uses or Structures.* It is unlawful and a violation of this Zoning Code for any person to establish, construct, reconstruct, alter, or replace any use of land or structure, except in compliance with the requirements of Title 44-2 (Zoning Districts, Allowed Uses, and Development Standards), and Section 44-XX.X (Nonconforming Uses, Structures, and Parcels – TO BE ADDED AT A LATER DATE) of this title. No planning permit, building permit, or grading permit shall be issued by the County unless the proposed development complies with all applicable provisions of this Zoning Code.

44-1.50.020 *Subdivisions.* Any subdivision of land proposed after the effective date of this Zoning Code shall be consistent with the minimum lot size requirements of Title 44-2 (Zoning Districts, Allowed Uses, and Development Standards) and Colusa County Code Appendix IV (Subdivisions), and all applicable requirements of this Zoning Code.

44-1.50.030 *Minimum Requirements.* The provisions of this Zoning Code shall be minimum requirements for the promotion of the public health, safety, and general welfare. When this Zoning Code provides for discretion on the part of a County official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Zoning Code, as may be determined by the applicable review authority to be necessary to promote orderly land use and development, agricultural and environmental resource protection, and the other purposes of this Zoning Code.

44-1.60. **Interpretation.**

44-1.60.010 *Authority.* The Zoning Administrator is delegated the responsibility and authority to interpret the meaning and applicability of all provisions in this chapter. The Director of Planning and Building shall serve as the Zoning Administrator.

44-1.60.020 *Exercise of Discretion.* In the event that a provision of this Zoning Code allows the reviewing authority to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used in exercising discretion:

- A. The development complies with all applicable provisions of this Zoning Code;
- B. The exercise of discretion will act to ensure the compatibility of the development with its site, surrounding properties, and the community; and
- C. The decision is consistent with the General Plan.

44-1.60.030 *Interpretation and Addressing Conflicting Requirements.*

- A. *Zoning Code Requirements.* Where there is a conflict between text and any figure, graphic, or caption, the text governs. The words “shall,” “will,” “is to,” and “are to” are mandatory. “Should” means a regulation that is not mandatory, but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. “May” is permissive.
- B. *County Code and Zoning Code Provisions.* If a conflict occurs between requirements of this Zoning Code and the requirements of the Colusa County Code, or other regulations of the County, the most restrictive shall apply.
- C. *Development Agreements or Specific Plans.* If a conflict occurs between the requirements of this Zoning Code and standards adopted as part of any development agreement or applicable specific plan, the requirements of the development agreement or specific plan shall apply.
- D. *Private Agreements.* This Zoning Code applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of any agreement or restriction.
- E. *Other Requirements May Apply.* Nothing in this Zoning Code eliminates the need for obtaining any other permits required by the County, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any state, or federal agency.

44-1.70. **Definitions.** This article defines terms and phrases used in the Zoning Code that are technical or specialized, or which may not reflect common usage. If any of the definitions in this article conflict with others in the County Code, these definitions shall control only for the provisions of the Zoning Code. If a word is not defined in this article or in other provisions of the Zoning Code, the Director shall determine the appropriate definition.

A's:

Accessory building. A detached building, the uses of which are incidental and subordinate to the primary structure or principal permitted use on a parcel. An accessory building or use is not permitted without a permitted use on the property. A second dwelling unit is not considered an accessory building.

Accessory use. A use that is permitted in the zone, is incidental and subordinate to the principal use of the site or a primary building on the site, and does not alter the primary use

of such parcel, building, or zone, nor serve property other than the parcel of land on which the primary use is located.

Accessory retail use: The sale of goods or merchandise in support of the alternate primary use of the site. Examples include the sale of pet food at a veterinary office, the sale of hair care products at a salon, or the sale of laundry detergent at a Laundromat.

Adult entertainment. See Chapter 44-X, Adult entertainment to be defined and regulated separately.

Agriculture. The use of land for the raising of crops, trees, or animals, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, and the necessary accessory uses thereto; provided, however, the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. As used in this definition, "accessory use" means supply, service, storage, and processing areas and facilities for any other agricultural land. Stockyards, slaughterhouses, fertilizer works, or plants for the reduction of animal matter are excluded from this definition.

Agricultural processing. The cooking, dehydrating, refining, milling, pressing, or other treatment of agricultural products that changes the naturally grown product for consumer use or for further processing, and receiving agricultural products from other growers for such processing. Examples of Agricultural Processing uses include cold storage houses, wineries (pursuant to the definition of "Winery Production Facility, limited"), hulling operations for on-site or off-site products, fruit dehydrators, dryers, and the sorting, cleaning, packing, bottling, storing or warehousing, pruning, and sale of orchard and farm wood, and the wholesaling, transportation, and distribution of agricultural products. Uses classified as agricultural industrial are excluded from this definition.

Agricultural industrial. Industrial uses that directly support on- or off-site agricultural operations, including agricultural research, processing and storage, supply, services, crop dusting, agricultural chemical and equipment sales, and facilities and technologies that use agricultural byproducts.

Agricultural products. Products that are the result of agriculture or agricultural processing.

Agricultural worker housing center. Housing for agricultural employees consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household.

Agricultural worker housing unit. A dwelling unit accommodating six or fewer agricultural employees.

Airport, airstrip, and heliport. Any area of land or water where aircraft take off or land. This does not include places where aircraft land and take off solely for emergency purposes. It includes accessory structures and areas for aircraft storage, cargo, passengers, airport and airspace control facilities, repairs, or refueling.

Airport-related uses. Uses and activities commonly associated with airports and necessary to support airport operations. Examples include unscheduled air carrier and facilities;

charter aircraft operations; pilot training operations, aircraft rental and sightseeing services; aerial photography; aerial advertising and surveying; aircraft sales and service; aircraft storage; sale of aviation petroleum products; aircraft repair, restoration, and maintenance; sale of aircraft parts; unscheduled air cargo carriers; pilot lounges and airport offices; blast fences; taxiways, navigational aids, and obstruction lights; airport support facilities such as terminal buildings, control towers, hangars, fire training facilities, and flight service stations; airport parking facilities; and communication equipment and facilities associated with airport operations.

Animal and poultry husbandry. The agricultural practice of caring and breeding of livestock. This mainly involves raising and caring of domestic animals that are used for food or products. Such animals may include, but are not limited to sheep, pigs, cattle, horses, and chickens.

Animal grazing. The keeping of cattle, sheep, goats, or other similar animals on fields for the purpose of grazing and feeding. Uses classified as Dairy, Intensive Animal Operations, and Stables are excluded from this definition.

Animal hospitals. Any establishment that provides medical treatment for animals on the premises or regularly offers temporary boarding facilities for animals in association with the provision of medical care. Examples of Animal hospitals include veterinarian clinics.

Animal processing. A facility where the slaughtering and processing of animals raised off-site for commercial purposes takes place, including rendering plants.

[The below definitions are from the County's current Zoning Code and will be updated upon completion of the section addressing animal keeping]

Animal raising, commercial. Any kennels, fowl or poultry ranches, rabbit farms, fur-bearing animal ranches, hog ranches, livestock feed lots, and dairies as follows:

(a) Kennels. Any keeping or maintaining of six or more dogs four months of age or older by the same household, except dogs for herding livestock or hunting on the same property as the owner, or dogs in pet shops or animal hospitals.

(b) Fowl or poultry ranches. Ranches involving more than twenty-five mature birds, poultry or fowl, per half acres. Ben: Steve had noted that we need to define poultry ranch. Here is a definition, but we may end up changing the term/definition.

(c) Rabbit farms. A facility for the keeping of more than twenty-five mature rabbits per half acre.

(d) Fur-bearing carnivorous animal ranches. A facility for the keeping of more than twenty mature fur-bearing carnivorous animals per half acre.

(e) Hog ranch. The keeping of more than ten mature hogs or swine.

(f) Livestock feed lots. Any enclosure for the keeping of more than the numbers of hoofed animals allowed under this title for domestic animal raising and where such animals are confined for periods exceeding forty-five days.

(g) Dairies. Any permanent facility for concentration of more than five dairy cattle or six goats for milk production.

Animal raising, domestic. "Domestic animal raising" means the keeping of any animals within the standards established in this ordinance for domestic animal raising including but not limited to household pets, club project animals, apiaries, aviaries, fowl, rabbits, or hoofed animals.

Animal services. Any establishment that keeps animals for sale or hire provides medical treatment for animals on the premises or regularly offers temporary boarding facilities for animals. Examples of animal services uses include veterinarian clinics, commercial dog and cat grooming businesses, animal hospitals, commercial kennels, and animal shelters.

Apiaries. Any place where one or more colonies or nuclei of bees are kept.

Applicant. The party applying for permits or other approval required by the Zoning Code.

B's:

Bars, nightclubs, and lounges. Businesses devoted to the on-site sale and consumption of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages. Uses may include indoor entertainment such as live music and dancing.

Bed and Breakfast. A structure with one or more managers in permanent residence and from one to eight guest rooms without individual cooking facilities rented for overnight lodging, and serving at least one meal per day. Hotels and Motels are excluded from this definition.

Breeders. Add definition.

Building. Any structure having a roof intended and/or used for the shelter or enclosure of persons, animals, property, or for use in commercial, industrial, or other enterprises.

C's:

Camper. A portable unit, consisting of a roof, floor, and sides, designed to be loaded onto, and unloaded from, a truck and designed for human habitation for recreational or emergency occupancy (Health and Safety Code Section 18012.4).

Caretaker quarters. A permanent residence that is provided as an accessory use to a non-residential use, and is used to house an owner, operator, guard or caretaker, and his or her family, to provide around-the-clock service, support, care or monitoring of the use and/or site.

Child care center. A facility that provides non-medical care and supervision of minors for periods of less than 24 hours. Examples of Child Care Center uses include nursery schools, day nurseries, day care centers, infant day care centers, cooperative day care centers, and other similar uses.

Child day care. A facility providing daytime supervision and care for children located in the provider's own home. Child day care facilities may serve 1 to 14 children.

Child Day Care Center. Any child day care facility other than a family day care home, including centers for infants, preschools, and school age child care centers (Health and Safety Code Section 1596.76).

Child Day Care Facility. A facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facilities include family day care homes and child day care centers (Health and Safety Code Section 1596.750).

Family Day Care Home definitions added in the 'F' section.

Clubs, Lodges, and Private Meeting Halls. An organization and its premises catering primarily to its members for social, educational, recreational, or athletic purposes. This definition does not include Hunting and Fishing Clubs or Adult Entertainment uses.

Club project animals. Those animals raised or kept for a temporary club project such as 4-H or FFA.

Combination zoning district. Any zoning district which permits expansion of or limitations on the uses allowed or permitted under the regulations of the principal zoning district with which it is combined, or on the development standards or procedural requirements available to or imposed upon property so zoned.

Commercial coach. A structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in Section 635 of the Vehicle Code (Health and Safety Code Section 18001.8).

Commercial recreation, indoor. An establishment that provides entertainment activities or services in an indoor setting for a fee or admission charge. Examples include bowling alleys, electronic game arcades, billiard rooms, sports clubs, commercial gymnasiums, and dancehalls. Establishments such as a restaurant or laundromat that offer a small number of game machines to its customers as an accessory use are excluded from this definition.

Commercial recreation, outdoor. An establishment that provides entertainment activities or services outside of a building for a fee or admission charge. Examples include, golf driving ranges, shooting ranges, water parks, amusement parks, fairgrounds, commercial sports centers, amphitheater or theater entertainment facilities for the performance of concerts or other entertainment events, facilities for rodeos and equestrian events, ranges, boat ramps, docks, landing facilities, commercial camps and campgrounds, and other similar uses. Water ski lakes, golf courses and country clubs, hunting and fishing clubs, duck clubs, adult entertainment uses, and off-highway vehicle uses are excluded from this definition.

Conservation Easement. An agreement between a landowner and a government agency or a qualified land trust organization or other entity creating a legally enforceable encumbrance on real property imposing limitations, restrictions, or affirmative obligations, the purposes of which include retaining or protecting agriculture, natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space

use; protecting natural resources, including wetlands, riparian and wildlife habitat; or maintaining air or water quality.

Construction, maintenance, and repair services. Businesses providing construction, maintenance, and repair services off-site, but that have an office, store equipment and materials, and/or or perform fabrication or similar work on-site. Examples include off-site plumbing shops, general contractors, appliance repair, janitorial services, electricians, pest control, heating and air conditioning, roofing, painting, landscaping and septic tank service.

Convenience store. Add definition.

Corner lot. A lot located at the intersection of two or more streets. The front of the lot shall be the lesser of two street frontages.

Correctional institutions and facilities. Publicly or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

Covered parking structure. Add definition.

Crop production and cultivation. The growing and harvesting of agricultural produce for food and fiber. Examples include farms, orchards, groves, greenhouses and wholesale nurseries primarily engaged in growing crops, plants, vines, or trees and their seeds, excluding the growing of marijuana for medicinal purposes.

D's:

Dairy. A place where five or more cows or goats are kept and maintained for the purpose of producing milk or other dairy products for commercial purposes.

Duplex. A structure that contains two dwelling units separated by a common wall, each with its own entrance. Each unit within a duplex home provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Development. Any human-caused change to land that requires a permit or approval from the County.

Duck club. Any establishment that provides outdoor duck hunting activities or services for a fee or admission charge. The establishment may include day use facilities and/or overnight accommodations.

Dwelling or dwelling unit. A building or a portion of a building containing one or more habitable rooms used or designed for occupancy by one family for living and sleeping purposes, including kitchen and bath facilities.

Dwelling, multifamily. A building containing three or more dwelling units.

Dwelling, single-family. A building containing one dwelling unit.

Dwelling, two-family. A building containing two dwelling units.

E's:

Emergency shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801(e)).

Equipment sales and rentals. Businesses selling or renting tools, trucks, tractors, construction equipment, agricultural implements, and similar equipment. Equipment sales and rental uses may include the storage, maintenance, and servicing of such equipment.

F's:

Family. Two or more related persons living in a dwelling unit or any group of up to six individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. A family includes, for example, the residents of group homes for seniors or persons with disabilities. A family does not include larger institutional group living situations such as large residential care facilities, dormitories, fraternities, sororities, monasteries, or nunneries. "Household" has the same definition as "family".

Family Day Care Home. A dwelling where care, protection, and supervision for 14 or fewer children are provided in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home (Health and Safety Code Section 1596.78).

Family Day Care Home, Large Family. Facilities providing family day care for 7 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.465 (Health and Safety Code Section 1596.78(b)).

Family Day Care Home, Small Family. A home that provides family day care for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.44 (Health and Safety Code Section 1596.78(c)).

Farmstays. A form of agricultural tourism where a farmer or rancher hosts tourists at their farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching. Farmstays are a secondary use to the primary agricultural use of a property.

Floor area. The sum of the horizontal areas of each floor of a structure, measured from the interior faces. **See Figure X - Floor Area.**

Floor area ratio (FAR). The ratio of the total gross floor area of all buildings on a site, excluding structured parking areas, divided by the total site area. **See Figure X - Floor Area Ratio.**

Forestry and logging. The growing and harvesting of timber, pulp woods, and other forestry products for commercial purposes. Timber processing activities for finished products, such as wood mills, are excluded from this definition.

Foster home. Any residential facility providing twenty-four-hour care for six or fewer children, licensed pursuant to the regulations of the state, which is owned, leased, or rented and is the residence of the foster parent or parents in whose care the foster children have been placed.

G's:

Garage, private. A fully enclosed accessory building, either attached or detached, or a portion of a building designed and or used primarily for the shelter or storage of vehicles, trailers, recreational vehicles, and boats by the occupants of the dwelling.

Garage, commercial. A building other than a private garage used for the parking, repair or servicing of vehicles, trailers, recreational vehicles, and boats. A commercial garage is considered a commercial or light industrial use.

Garbage. The accumulation of animal or vegetable or other waste matter that attends or results from the preparation, consumption, decay, dealing in, or storage of meat, fish, fowl, fruits, vegetables, or other food products and shall include any food container in which there is material that may decay, either in solid or liquid form.

Gas and service station. Any facility used primarily for the retail sale and dispensation of motor fuels, lubricants and motor vehicle accessories. A gas and service station may include food and beverage sales, as well as a car wash, as an accessory use.

Grading. The act of excavation, cutting, or filling or combination thereof or any leveling to a horizontal or sloping surface on a property.

Greenhouse. An agricultural structure, with transparent or translucent roof and/or wall panels intended for the raising of agricultural plants.

Grocery store. Add definition

Group home. See 'residential care home'.

Guest houses. Detached living quarters of permanent construction, without a kitchen, which are clearly subordinate and incidental to the use of the main building on the same lot. Guest houses shall not be let, leased, or rented, in whole or in part, independently of the main building. Guest houses may include a bathroom.

H's:

Habitat Mitigation and Management. The active management of land or natural resources for the purposes of providing compensatory mitigation for off-site projects, or for the active management of resource lands that may or may not involve active agricultural production and use of the land.

Height. The vertical distance from the structure's average finished grade (the mid-way point between the highest and lowest points of the where the structure contacts the ground) to the highest point of the structure.

Home occupation. The conduct of a business within a dwelling unit or residential accessory structure or outdoors on a residential lot, with the business activity being subordinate to the residential use of the property. Home occupations may include, but are not limited to, work performed by telephone, mail, or by internet, or appointment; home offices; professional services, small-scale production and repair, handicrafts, parts assembly; or work or craft that is the activity of creative artists, music teachers, academic tutors, trainers, or similar instructors.

Hotel and motel. A facility containing nine or more guestrooms where lodging is provided for a fee, and where no provision is made for cooking in any individual room or suite. Bed and Breakfast establishments are excluded from this definition. **Need to figure out how to treat motel suites with kitchens.**

Household. Two or more related persons living in a dwelling unit or any group of up to six individuals living together in a dwelling unit as the functional equivalent of a family where the residents may share living expenses and responsibilities. A family includes, for example, the residents of group homes for seniors or people with disabilities. A family does not include larger institutional group living situations such as large residential care facilities, dormitories, fraternities, sororities, monasteries, or nunneries.

Hunting and fishing club. Any establishment that provides outdoor hunting and fishing activities or services for a fee or admission charge. The establishment may include day use facilities and/or overnight accommodations.

I's:

Impervious surface. Any surface that does not permit the passage of water. Impervious surfaces include buildings, parking areas, and all paved surfaces.

Intensive Animal Operations. The raising or fattening of animals in a manner that produces potentially adverse environmental impacts or adverse impacts to neighboring properties. Examples of Intensive Animal Operation uses include dairies, hog farms, feedlots, aquaculture, confined animal feeding operations (CAFOs), large-scale bee keeping, and other similar operations. Animal processing, dairy, and stables are excluded from this definition.

I's:

Junk yard. Any area of two hundred square feet or more used for the storage of junk or scrap materials, or for the wrecking or dismantling of automobiles or other vehicles or machinery. This definition includes "wrecking yards."

K's:

Kennel. Any place used for the breeding, boarding or keeping of six or more dogs or eight or more cats over the age of four months. The term kennel includes for-profit establishments, such as a pet boarding service, as well as nonprofit and charitable organizations, such as an animal shelter. The term kennel does not include veterinarians, provided that all animals in the veterinary office are housed indoors.

Kitchen. A room or area with the primary purpose of preparing and cooking food.

L's:

Livestock. Larger animals traditionally kept for use on a farm, including but not limited to pigs, sheep, goats, equine, and bovine animals such as horses and cows, and ratites (large flightless birds) such as ostriches and emus.

Live/work unit. Buildings or spaces within buildings that are used jointly for commercial and residential purposes.

Lot. A parcel of land of record in the county under one ownership (i.e., individual, corporation, or trust) and used, or capable of being used, under the regulations of this ordinance. Parcel has the same meaning as lot.

M's:

Manufactured housing. Housing, including modular and mobile homes, that is transportable in one or more sections but is not constructed with a permanent hitch and does not have permanently-attached wheels or axles. When placed on a permanent foundation, manufactured housing is the same as a dwelling. Manufactured housing does not include a recreational vehicle, commercial coach, or camper, as defined by state law.

Manufacturing, general. A facility accommodating manufacturing processes where the intensity or scale of operations is greater than those classified under "Manufacturing, Light," but where impacts on surrounding land uses or the community can typically be mitigated to acceptable levels. Examples include establishments that make or processes raw materials into finished machines or parts for machines; the manufacturing of motor vehicles and transportation equipment; establishments that cuts, shapes, and finishes marble, granite, slate, and other stone; and establishments that produce brick and structural clay products.

Manufacturing, heavy. Manufacturing or processing operations that necessitates the storage of large volumes of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors or noise at levels that would affect surrounding uses. Examples include the manufacturing of chemical products; the manufacturing of concrete, gypsum, and plaster products; glass product manufacturing; paving and roofing materials manufacturing; petroleum refining and related industries; plastics, other synthetics, and rubber product manufacturing; primary metal industries including the smelting and refining of ferrous and nonferrous metals from ore or scrap; asphalt and concrete plants; medical waste processing/incineration; paint removal and sandblasting; hazardous or low-level nuclear material disposal; wrecking, junk or salvage yards; and pulp and pulp product manufacturing, including paper mills.

Manufacturing, light. The manufacturing and assembly of finished products or parts, primarily using previously prepared materials. Examples include clothing and fabric product manufacturing; electronics, equipment, and appliance manufacturing; food and beverage product manufacturing, including catering operations and commercial bakeries; laundry, dry-cleaning, and carpet cleaning plants; establishments manufacturing and assembling small products primarily by hand, including jewelry, pottery and other ceramics; woodworking, including cabinet making and furniture manufacturing; metal products fabrication, including machine, sheet metal and welding shops; repair of scientific or professional instruments and

electric motors; printing, publishing and lithography; establishments that convert pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, and that coats or glazes pre-manufactured paper; and photo/film processing labs. Businesses primarily engaged in the sale of consumer products produced off-site are excluded from this definition.

Marina. A boat basin that has docks, moorings, supplies, and other supporting facilities for small boats. Examples of supporting facilities include boat ramps, boat hoists, boat storage, refueling, washing and repair facilities, marine and boat chandlers, stores and restaurants. A marina may include ground facilities such as parking lots for vehicles and boat trailers.

Medical offices and clinics. A facility, not including a hospital, where medical, mental, dental, or other personal health services are provided on an outpatient basis using specialized equipment. Examples include, but are not limited to, offices providing medical services and containing medical professionals such as physicians, dentists, chiropractors, optometrists or other similar medical professionals. Excludes offices with professionals providing exclusively verbal consultation, such as psychiatrists, psychologists or counselors.

Mobile home. A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. Mobile home does not include recreational vehicle, commercial coach, or factory built housing as defined in Section 19971 of the Health and Safety Code.

Mobile home park. An area of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies. Mobile home park also means a mobile home development constructed according to the requirements of paragraph 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Modular home. A modular home is constructed of pre-made parts and unit modules. A complete kitchen and bath may be pre-set in the house. Wall panels, trusses, and other pre-fabricated house parts are transported on a flatbed truck from the factory to the building site. Modular homes must meet all applicable local and state building code requirements. Mobile homes and manufactured homes are excluded from this definition.

Multiple family dwelling. A structure that contains three or more dwelling units. Each unit within a multiple-family dwelling provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Examples include apartment buildings, single-room occupancy buildings, residential condominiums, townhouses, and rowhouses.

N's:

Nonconforming use. A use which lawfully occupied a building or structure or was lawfully conducted upon a parcel, but that no longer conforms with the use regulations of the zoning district in which it is located.

Nonconforming structure. A structure that was lawfully constructed, but that no longer conforms with the development standards of the zoning district in which it is located.

Nursery. Commercial agricultural establishments engaged in the production of agricultural and ornamental plants and other nursery products, grown under cover or outdoors. A Nursery can be wholesale and retail, incidental to agriculture, or a combination of both.

Nursing home. Add definition.

O's:

Offices, professional. A place of employment occupied by businesses providing professional services. Examples include, offices for accountants, attorneys, commercial art and design services, news services, photographers, counselors and psychologists, engineers, real-estate agents, and other professions.

Orchard. An orchard is an intentional planting of trees or shrubs that is maintained for food production. Orchards comprise fruit or nut-producing trees which are grown for commercial production.

Outdoor advertising sign. Any card, cloth, paper, metal, painted glass, wooden, plaster, stone, or other sign of any kind or character whatsoever placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or thing whatsoever. The term "placed" shall include erecting, constructing, posting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever. **[Update with sign section of code]**

P's:

Parcel. See definition of "lot."

Personal services. An establishment other than a professional office that provides services to individuals as a primary use, and that may provide accessory retail sales of products related to the services provided. Examples include beauty and barber shops, shoe repair shops and tailor shops, dry cleaners, laundrettes, driving schools, martial arts studios, fitness centers, photography studios, funeral parlors and mortuaries, and other similar uses.

Person with a disability. Any individual who has an impairment as defined in Section 705(20) of 29 U.S. Code Section 794. An individual with a disability as: 1) having a physical or mental impairment which for such individual constitutes or results in a substantial impediment to employment and can benefit in terms of an employment outcome from certain vocational rehabilitation, or 2) in certain cases, an individual with a physical or mental impairment that substantially limits one or more major life activities.

Permissive. Add definition.

Primary use. The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur. The primary use constitutes the principal use, permitted by right, in a particular zoning district.

Primary structure. A structure that accommodates the primary use of the site.

Private farm airstrip. A privately held and privately used runoff and/or strip where small aircraft land and take off. The primary purpose of private farm airstrips is to facilitate the aerial application of crop pesticides and fertilizers.

Produce stand. Add definition.

Project. A proposed development or proposed land use.

Public/mini storage. A building or group of buildings with controlled access that contains individual and compartmentalized stalls or lockers for storage of customers' goods.

Q's:

None.

R's:

Recreational vehicle. A motor home, travel trailer, truck camper, or camping trailer as described California Health and Safety Code Section 18010.

Recreational vehicle park. A commercial use providing space for the accommodation of two or more recreational vehicles for transient lodging purposes.

Recycling collection or processing facility, large. A building or enclosed space used for the collection and/or processing of recyclable materials. Processing means preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. A collection-only facility which occupies an area of more than 500 square feet and may include permanent structures is considered a large facility. A processing facility that occupies an area over 45,000 square feet of gross collection, processing and storage area and has over an average of 2 outbound truck shipments per day is considered a large facility.

Recycling collection or processing facility, small. A collection facility which occupies an area 500 square feet or less. May include a mobile unit, bulk reverse vending machines or a grouping of reverse vending machines occupying more than 5 square feet, kiosk type units which may include permanent structures, unattended containers placed for the donation of recyclable materials. A processing facility that occupies an area of under 45,000 square feet of gross collection, processing and storage area and has up to an average of 2 outbound truck shipments per day is considered a light facility.

Rendering plant. An establishment engaged in the rendering of inedible stearin, grease, and tallow from animal fat, bones and meat scraps.

Research and development. A business that engages in research, testing, and development of commercial products or services in technology-intensive fields. Research and Development uses do not involve the mass manufacture, fabrication, processing, or sale of consumer products, and do not produce dust, smoke, fumes, odors or noise at levels that would affect surrounding uses. Prototype development and product testing may be included as part of a research and development use. Examples of research and development uses include bio-technology laboratories, alternative energy technology development, agricultural research, and aviation and aerospace technology development.

Residential care home. Facilities providing residential, social, and personal care, but where medical care is not a major element, for persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. Residents may include children, the elderly, and/or people with limited ability for self-care. Examples of residential care facilities include children's homes, transitional houses, orphanages, rehabilitation centers, and group homes. Convalescent hospitals, nursing homes, and similar facilities with medical care services are excluded from this definition. A residential care home is the same as a group home.

Residential care home, large. A residential care home for seven or more persons.

Residential care home, small. A residential care home for six or fewer persons. A small residential care facility is the same as a group home serving six or fewer persons. The count of "six or fewer" does not include the licensee, members of the licensee's family, or the residential care home's staff. A small residential care facility is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (Health and Safety Code 1267.8(c), 1267.16(a), 1566.2, and 1568.031(a)).

Restaurant. Any retail business that sells cooked or hot ready-to-eat food or beverages primarily for on-premise consumption.

Retail, general. Stores and shops selling merchandise to the general public. Examples include retail banks, appliance stores, bookstores, clothing stores, convenience stores, department stores, drug stores, food and beverage stores, furniture stores, art galleries, home improvement stores, vehicle parts and accessories sales, and hardware stores.

Retail, large projects. Stores greater than 40,000 square feet selling merchandise to the general public. Examples include bulk discount stores, club stores, and national chain specialty stores. Grocery stores are excluded from this definition.

Reverse vending machine. An automatic mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State.

S's:

Second dwelling unit. A detached or attached permanent dwelling unit located within a residential zone on a lot which contains a single-family dwelling. A second unit provides complete, independent living facilities for one or more persons, including permanent

provisions for living, sleeping, eating, cooking, sanitation, and parking. A second unit may be attached to or detached from the primary dwelling.

Set-back line. "Set-back line" means a line established by this ordinance to govern the placement of buildings with respect to lot lines, streets and alleys.

Shooting range. An indoor or outdoor facility used primarily for the discharge of firearms in a controlled and regulated environment.

Stables, commercial. A stable, other than a private stable, where sixteen (16) or more equine animals are boarded, that are not owned or leased pursuant to a written agreement, by either the property owner or resident. Commercial stables may include the retail or wholesale sales of tack, feed, and other equestrian products. Shows, exhibitions, or other public/quasi events related to equine animals may be included as a part of the commercial stable.

Stables, private. Those facilities used for the shelter, breeding, and/or training of horses and similar equine animals for the use of the residents and their guests. Private stables may include the boarding of fifteen (15) or fewer equine animals that are not owned or leased pursuant to a written agreement, by either the property owner or resident. Private stables that hold more than six (6) events per year shall be considered a commercial stable, regardless of the number of horses boarded.

Story. That portion of a building included between the surface of any floor and the surface next above such floor or, if there is no floor above such floor, the space between the floor and the ceiling next above the floor .

Street. A public or private right-of-way, which provides a primary means of vehicular access to abutting property.

Structure. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. Structure. Anything constructed or erected that requires attachment to the ground or permanently located on the ground, including swimming pools, but excluding driveways, patios, or parking spaces where the area is unobstructed from the ground up.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Government Code Section 65582(f)). Supportive housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

T's:

Tasting rooms. A part of a winery or olive oil production operation at which guests and customers may sample products produced on-site.

Temporary use. A short-term activity that may or may not meet the normal development or use standards of the applicable zone, but that occurs for a limited period of time and does not permanently alter the character or physical facilities of a property.

Temporary structure. A structure that is erected for a limited period of time, typically no longer than 180 days, and that does not permanently alter the character or physical facilities of a property.

Timber processing. Add definition

Transitional housing. A dwelling unit or building used as temporary housing targeted to recently homeless persons that is operated under a program that requires the termination of assistance and recirculating of the assisted unit to another eligible resident at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Government Code Section 65582(h)). Transitional housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

U's:

Use. "Use" means the purpose for which either land or a structure thereon is designed, arranged, or intended, or for which such land or structure thereon is or may be occupied or maintained.

Utilities, major. Large-scale facilities of a regional nature including power plants, electricity transmission substations, water storage tanks, community wastewater treatment plants, commercial and industrial composting operations, and similar facilities. Photovoltaic power stations and large wind turbines are included in this definition.

Utilities, minor. Utility facilities that are necessary to support development within the immediate vicinity and that involve only minor structures. Examples include power lines, water and sewer lines, water transmission lines, storm drainage facilities, transformers, and water and sewer pump stations.

V's:

Vehicle repair, service, and maintenance. An establishment for the repair, alteration, restoration or finishing of any vehicle, including body repair, collision repair, painting, tire and battery sales and installation, and towing. Repair shops that are part of a vehicle sales or rental establishment on the same site are excluded from this definition.

Vineyard. A plantation of grape-bearing vines, commercially grown mainly for winemaking, but also raisins, table grapes and non-alcoholic grape juice.

Visitor-serving agricultural support use. A tourism-based use that provides opportunities to generate additional income in support of a primary on-site agricultural use or operation. Examples include self-pick farms, dude ranches, lodging, crop-based seasonal events, and ancillary restaurants or stores.

W's:

Winery. A building, or portion thereof, used for the crushing of grapes, the fermenting and/or processing of grape juice, the aging, processing, storage, and bottling of wine, or the warehousing and shipping of wine. It shall also include accessory uses, such as: related office, laboratory, wholesale, and retail sales activities and wine tasting and winery tours.

Wrecking yard. "Wrecking yard" means any enclosed or unenclosed surface area of more than two hundred square feet within any parcel, lot or contiguous lots which is used for the storage, keeping, dismantling, processing, baling, or wrecking of inoperable vehicles or portions thereof, inoperable machines, scrap metal, discarded tire casings, used lumber yards or yards for storage of salvaged buildings, wrecking and structural steel materials and equipment and similar materials. This definition includes auto wrecking yards and junk yards, however, it does not include any noncommercial use of the land which is accessory or incidental to an agricultural operation on such land including use, storage, and repair of farm equipment.

X's:

None.

Y's:

Yards. land unoccupied or unobstructed from the ground upward except for such encroachments as may be permitted by this ordinance, surrounding a building site.

Z's:

None.

Zoning Administrator. The Zoning Administrator shall be the Director of the Department of Planning and Building or his or her designee.

Zoning district. A portion of the territory of the county within which territory certain uniform regulations and requirements, or various combinations thereof, apply pursuant to the provisions of this ordinance.

- 44-1.80. **Permit application and review procedures.** This article establishes procedures and requirements for the preparation, filing, and processing of permit applications required by the Zoning Code.

44-1.80.010 *Review Authority.* Table 44-1.1 identifies the review authority that is responsible for reviewing and making decisions on each type of permit required by this Zoning Code. Application for any of the decisions identified in Table 44-1.1 shall be filed with the Department by completing an application form provided by the Department and accompanied by the appropriate filing fee.

TABLE 44-1.1: PLANNING AND DEVELOPMENT PERMIT REVIEW AUTHORITY

TYPE OF DECISION	APPLICABLE ZONING CODE SECTION	ROLE OF REVIEW AUTHORITY ¹		
		ZONING ADMINISTRATOR ²	PLANNING COMMISSION	BOARD OF SUPERVISORS
Interpretation		Decision	Appeal	Appeal
Administrative Permit		Decision	Appeal	Appeal
Minor Use Permit		Decision	Appeal	Appeal
Use Permit		Recommend	Decision	Appeal
Minor Development Plan Review		Decision	Decision	Appeal
Major Development Plan Review		Recommend	Decision	Appeal
Temporary Use Permit		Decision	Appeal	Appeal
Variance		Recommend	Decision	Appeal
Minor Variance		Decision	Appeal	Appeal
Reasonable Accommodation		Decision	Appeal	Appeal
Density Bonus		Recommend	Decision	Appeal
Sign Permit		Decision	Appeal	Appeal
Development Agreement		Recommend	Appeal	Decision/Appeal
Zoning Code Amendment (Text or Map)		Recommend	Appeal	Decision/Appeal
Specific Plan		Recommend	Appeal	Decision/Appeal
General Plan Amendment		Recommend	Appeal	Decision/Appeal

Notes:

- ¹ “Recommend” means that the review authority makes a recommendation to a higher decision-making body; “Decision” means that the review authority makes the final decision on the matter; “Appeal” means that the review authority may consider and decide upon appeals the decision of an earlier decision-making body, in compliance with Article 44-1.90.090 (Appeals).
- ² The Zoning Administrator may defer action and refer the request to the Commission, so that the Commission may instead make the decision.

44-1.80.020 *Application Preparation and Filing.*

- A. *Application Contents.* All applications for a permit required by the Zoning Ordinance shall be filed with the Department on an official County application form. The application shall be filed with all required fees, deposits, information, and materials as specified by the Department.
- B. *Fees for Application Processing.* Each applicant for a planning permit processed in compliance with this chapter shall be required to pay all costs incurred by the County for the processing of each application. The Board shall establish a schedule of fees for the processing of the applications and other actions required by this Zoning Code, hereafter referred to as the County’s fee schedule.

- C. *Eligibility for Filing.* An application may only be filed by the owner of the subject property or a lessee or authorized agent of the owner with the written consent of the property owner. The application shall be signed by the owner of the subject property or a lessee or authorized agent of the owner if written authorization from the owner is filed concurrently with the application.
- D. *Concurrent Permit Processing.* If more than one planning permit application is submitted for a single project, the applications shall be processed concurrently, with all the permits being considered and acted upon by the highest applicable review.

44-1.80.030 *Review of Application.*

- A. *Review for Completeness.*
 - 1. The Department shall review each application for completeness and accuracy before it is accepted.
 - 2. Acceptance of the application by the Department shall be based on the County's list of required application contents and any additional written instructions provided to the applicant in a pre-application conference or during the initial application review period.
 - 3. Within 30 calendar days of application acceptance, except as provided below, the Director shall determine whether or not the application is complete. The applicant shall be informed in writing of the determination that either:
 - a. the application is complete and has been accepted for processing;
 - b. the application is incomplete and that specific information is required to complete the application. The letter may also identify preliminary information regarding the areas in which the submitted plans are not in compliance with County standards and requirements; or
 - c. the application requests permission for an action not allowed in the applicable zone or that cannot lawfully be approved by the County and is not accepted for processing.

In order to expedite the process for administrative permits, temporary use permits, and minor use permits, the Director shall determine whether the application is complete within 14 days unless the applicant is otherwise notified in writing within that time period of additional information necessary to complete the application.

4. When the Director determines that an application is incomplete and the applicant believes that the application is complete or that the information requested by the Department is not required, the applicant may appeal the determination in compliance with Article 44-1.90.090 (Appeals) and the Permit Streamlining Act (Section 65943 of the California Government Code).
 5. After the Director has accepted an application as complete, the Department may require the applicant to submit additional information for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA).
 6. If additional information or submittals are required and the application is not made complete within six months of the completeness determination letter, the application shall be deemed to have been withdrawn and no action will be taken on the application. Unexpended fees, as determined by the Director, will be returned to the applicant.
- B. *Application Review.* After acceptance of a complete application, the project shall be reviewed in accordance with the review procedures established by this chapter and the environmental review procedures of the CEQA. The Director will consult with other departments as appropriate to ensure compliance with all provisions of the County Code and other adopted plans and requirements. The Department staff will prepare a report to the designated review authority (Zoning Administrator, Commission, and/or Board) describing the project, along with a recommendation to approve, conditionally approve, or deny the application.
- C. *Types of Review.* The review procedures for various types of planning applications will be subject to one of the following three procedures:
1. *Staff-level Review without Public Notice.* Staff shall render decisions for all ministerial applications (administrative permit and reasonable accommodation) based upon standards that have been adopted by the County as law or as policy without the requirement of a public hearing or notice to surrounding property owners and other parties.
 2. *Staff-level Review with Public Notice.* Staff shall provide written or published notice to affected and interested parties regarding specific findings or conditions prior to a decision for all minor use permit and minor development plan review applications. The notice shall be designed to inform interested parties of the pending decision and provide the public a chance to comment before the Zoning Administrator renders a decision.

3. *Public Hearing.* In accordance with planning and zoning law, the Subdivision Map Act, and the California Environmental Quality Act, public hearings shall be required for all discretionary actions of the County (variance, use permit, development plan review, specific plans, zoning amendments, and General Plan amendments). A public hearing may be conducted before the Board, the Commission, or the Zoning Administrator. During the course of the public hearing, the applicable review authority shall invite public testimony for and against the project, review evidence, and then render its decision in compliance with Article 44-1.80.080 (Decision and Conditions of Approval).

44-1.80.040 *Referral of Application.* At the discretion of the Department, or where otherwise required by the County Code, State, or federal law, an application may be referred to any public agency that may have an interest in the project.

44-1.80.050 *Staff Evaluation.* The Director shall review all discretionary applications filed in compliance with this article to determine whether they comply and are consistent with the provisions of this Zoning Code, other applicable provisions of the County Code, the General Plan, and any other applicable County requirements.

- A. *Staff Report.* Department staff shall provide a written recommendation to the Zoning Administrator, Commission, and/or Board (as applicable) on whether the application should be approved, approved subject to conditions, or denied.
- B. *Report Distribution.* Each staff report shall be provided to the applicant at the same time as it is provided to applicable review authority prior to a hearing on the application.

44-1.80.060 *Public Notice.* Notice of public hearings or staff-level review with notice procedures shall be provided as set forth in California Government Code Section 65090 et seq., except that notice shall be provided to owners of real property, as shown on the latest equalized assessment roll, within 500 feet of the real property that is the subject of the public hearing or staff-level review.

- A. *Requests for Notification.* Any person who requests to be on a mailing list for notice of hearing for a development project or projects shall submit such request in writing to the County Clerk. The County may impose a reasonable fee for the purpose of recovering the cost of such notification.
- B. *Failure to Receive Notice.* Failure of any person or entity to receive notice required by law of any hearing as required by this title shall not constitute grounds for any court to invalidate the actions of a designated review authority for which the notice was given.

44-1.80.070 *Hearing Procedure.* Hearings as provided for in this chapter shall be held at the date, time, and place for which notice has been given as required in this chapter. The designated review authority shall conduct the public hearing and hear testimony. The summary minutes shall be prepared and made part of the permanent file of the case. Any hearing may be continued. If the hearing is not continued to a specific date/time, then the hearing shall be renoticed.

44-1.80.080 *Decision and Conditions of Approval.* The review authority shall make a decision of whether to approve, approve with conditions, or deny a project. In approving an application for a permit or authorization, the review authority may establish reasonable conditions to its approval that are found to be necessary to mitigate impacts created by the proposed project, that are consistent with the General Plan, Zoning Code, and other applicable laws, ordinances, standards, or regulations, and that protect the public health, safety, and welfare.

- A. Conditions of approval may be revised in compliance with **Article 44-1.100.0XX (Revisions to an Approved Permit or Authorization)**.
- B. The violation of any required condition shall constitute a violation of this article and may constitute grounds for revocation of the permit or authorization in compliance with **Article 44-1.100.0XX (Revocation, etc.)**.
- C. The review authority may require recordation of the conditions of approval for minor use, use, development plan review, and variance permits.

44-1.80.080 *Post-Decision Notice.*

- A. Within ten days of a final decision on an application for an allowed use decision or permit required by this Article, the County shall provide notice of its final action to the applicant and to any person(s) who specifically requested notice of the County's final action and has provided a self-addressed stamped envelope.
- B. The notice shall contain the final decision by the review authority, any conditions that may have been imposed, and the findings made to support the decision.

44-1.90. **Permits.** This article describes zoning permits and the process to review and approve or deny permit applications. The review authority for each permit is identified in Table 44-1.1.

44-1.090.010 *Administrative Permit.* An administrative permit is a ministerial permit required for principal permitted uses that are subject to specific Zoning Code standards. An administrative permit is required in cases where limited review of a proposed structure or use through the site plan review process is necessary to verify compliance with established standards. The

administrative permit shall also be used to establish the legal nonconforming status of a use or structure in compliance with **Article XX**.

- A. *Timing.* Where Article **X (identify specific article in 44-2)** of this Zoning Code requires an administrative permit as a prerequisite to establishing a land use, the administrative permit shall be required at the time of Department review of any building, grading, or other construction permit, or other authorization required by this Zoning Code for the proposed use.
- B. *Procedure and CEQA.* The procedure shall be staff-level without public notice except as provided under Subsection c, below. The issuance of an administrative permit shall be a ministerial project pursuant to CEQA.
- C. *Findings for Approval.* When issuing an administrative permit, the Zoning Administrator must find that:
 1. The project is consistent with the General Plan, in compliance with the applicable provisions, standards or requirements of this Chapter, any applicable specific plans, or any other regulations adopted by the County through ordinance or resolution; and
 2. The project is in compliance with requirements and conditions of previously approved entitlements, such as use permits, or variances, if applicable.

44-1.090.020 *Development Plan Review.* The purpose of the development plan review process is to promote orderly growth in keeping with the desired character of the County and to ensure compatibility between uses. This permit is intended to provide a process for consideration of development proposals in which the site, architecture, and overall project design are considered in relation to surrounding uses and in the context of the requirements of this chapter.

- A. *Types of Development Plan Review.* There are two types of development plan review: major and minor.
 1. Minor development plan review permit. A minor development plan review permit is required for structures and uses identified below:
 - a. New construction of a multifamily residential building or structure with fewer than 50 units;
 - b. New construction of a nonresidential and nonagricultural building or structure of less than 5,000 square feet (e.g., commercial, office, industrial, public/quasi-public);

- c. New construction of an agricultural building or structure of less than 20,000 square feet;
 - d. Additions more than 1,000 and less than 5,000 square feet to multifamily residential buildings or structures or nonresidential buildings or structures;
 - e. The exterior remodel of multifamily residential buildings or structures or nonresidential buildings or structures;
 - f. Fences in accordance with Article XX;
 - g. Permanent outdoor storage and service uses in accordance with Article XX;
 - h. Permanent and seasonal outdoor seating in accordance with Article XX;
 - i. Modification of nonconforming structures in accordance with Article XX; and
 - j. Other items identified in this title.
2. Major a development plan review permit. A major development plan review permit is required for structures and uses identified below:
- a. Master home plans for single-family residential subdivisions;
 - b. Single-family residential subdivision maps;
 - c. New construction of a multifamily residential building or structure with 51 or more units;
 - d. New construction of a non-residential and non-agricultural building or structure of 5,000 square feet or more (e.g., commercial, office, industrial, public/quasi-public);
 - e. New construction of an agricultural building or structure of 20,000 square feet or more;
 - f. New construction of an agricultural building or structure 5,000 square feet or more (e.g., commercial, office, industrial, public/quasi-public);
 - g. Additions of 5,000 square feet or more to multifamily residential buildings or structures or nonresidential buildings or structures; and
 - h. Other items identified in this title.

3. Exemptions. The following structures are exempt from development plan review (major and minor). However, such structures may require additional permits, such as a ministerial administrative permit, to ensure compliance with applicable Zoning Code provisions.
 - a. Single-family custom homes;
 - b. Additions to or the exterior remodels of single-family residential homes;
 - c. Additions to multifamily residential buildings or structures less than 1,000 square feet in size;
 - d. Additions to nonresidential buildings or structures less than 1,000 square feet in size;
 - e. Accessory structures consistent with the provisions of Article XX;
 - f. Repairs and maintenance to the site or structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that employ the same materials and design as the original construction;
 - g. Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure; and
 - h. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment).
- B. *Approvals.* The designated approving authorities for development plan review are identified in Table 44-1.1. Development plan approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., conditional use permit, variance).
- C. *Procedure.* The procedures for development plan review shall be as provided in **Article XX** (General Application Processing Procedures), except as provided below:
 1. Minor development plan review. No public hearing or notice shall be required.

2. Major development plan review. A public hearing shall be required and public notice shall be provided as specified in Article 44-1.80.060 (Public Notices).
- D. *Findings.* A development plan permit or any modification thereto shall be granted only when the designated review authority makes all of the following findings:
1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, specific plan provisions, improvement standards, and any other applicable plans or regulations;
 2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
 3. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
 4. For residential subdivision development plan review applications, the residential subdivision is well-integrated with the local street network, reflects traditional architectural styles, and establishes a pedestrian-friendly environment.
- E. *Conditions.* Only in the case of a major development plan review may the designated review authority modify plans in whole or in part and condition the development plan review permit to ensure specific design features, construction materials, and conformance with all applicable provisions of this title. If a minor development plan review permit cannot be approved without the application of conditions of approval, then the Zoning Administrator shall elevate the project to a Major Development Plan Review.
- 44-1.090.030 *Use Permits.* A use or minor use permit is required for uses that are generally appropriate within a zone but due to their nature require site-specific review and consideration of site design to ensure compatibility with surrounding areas and uses. A use or minor use permit is a discretionary action that enables the County to ensure that a proposed use is consistent with all General Plan goals and policies and will not create negative impacts to adjacent properties or the general public. A use or minor use permit is required for all uses specifically identified as requiring a use permit in Article XX/Section XX, Zoning Districts, Allowable Land Uses, and Development Standards, and Article XX, Special Use Regulations, of this chapter.
- A. *Minor Use Permit Findings.* Minor use permits provide for a review of minor projects or uses that are allowed, but do not meet the standards for administrative review. Unless the Department makes the following

findings, the project will be processed as a use permits in compliance with this article:

1. The project incorporates standards or conditions that are capable of mitigating potentially significant environmental impacts to a level less than significant; and
 2. The project is planned for immediate development and does not include a phased development.
- B. *Use Permit Findings.* Use permits are discretionary and shall be granted only when the review authority determines that the proposed use or activity complies with all of the following findings:
1. The proposed use is consistent with the General Plan and all applicable provisions of this title.
 2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use.
- C. *Conditions/Guarantees.* The review authority may impose conditions and/or require guarantees for the use permit to ensure compliance with this section and other applicable provisions of this chapter and to prevent adverse or detrimental impact to the surrounding area or community.
- 44-1.90.040 *Temporary Use Permit.* The purpose of a temporary use permit is to allow uses of a temporary nature on private property to exist for a specified length of time, in a manner which will not adversely impact the general welfare of persons residing in the community. A temporary use permit is required prior to the construction or operation of any facilities or uses associated with any activity that requires authorization of a temporary use permit. Also see temporary use provisions in **Article 44-2.X** (Temporary Uses).
- A. *Findings.* A temporary use permit shall be granted only when the designated review authority finds that the proposed activity complies with all of the following criteria:
1. The establishment, maintenance or operation of the temporary use will not be detrimental to the public health, safety or welfare of the persons residing or working in the neighborhood or vicinity of the proposed use (e.g., excessive dust, noise, light, odor, or other objectionable characteristics).

2. The temporary use is in conformance with applicable provisions of this chapter and other regulations of the County, including but not limited to fire access and prevention, security provisions, and access to necessary water and sewer services.
 3. Measures for removal of the use and site restoration have been required.
- B. *Conditions/Guarantees.* The following conditions shall apply to all Temporary Use Permits. The review authority may impose additional conditions and/or require guarantees to ensure conformance with this title.
1. Requirements for vehicular ingress/egress and corresponding traffic safety provisions, parking requirements and facilities, and hours of operation.
 2. Regulation of public nuisance factors (e.g., light glare, noise, vibration, smoke, dust, dirt, odors, gases, and heat).
 3. Regulation of maintenance and site restoration during and after termination of the temporary use or expiration of the temporary use permit. A bond or other form of security acceptable to the review authority may be required prior to the initiation of the use to ensure cleanup after the use is finished.

44-1.90.050 *Variance.* In accordance with Section 65906 of the California Government Code, a variance request allows the County to grant exception to the development standards and provisions of this chapter in cases where, because of special circumstances applicable to the property, the strict application of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zoning districts. A variance approval is required to grant exception from any of the development standards and provisions of this chapter. Variance applications may not be granted for uses or activities not otherwise permitted by zoning district regulations.

- A. *Findings.* The review authority may approve and/or modify any variance application in whole or in part, with or without conditions, only if the applicant can demonstrate that the circumstances of their particular case can justify making all of the following findings:
1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical land use zoning districts.

2. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zoning district in which such property is located.
3. That granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.
4. That granting the variance is consistent with the objectives of the General Plan and this chapter.

B. *Conditions.* The review authority may impose conditions for the variance to ensure compliance with this section and other applicable provisions of this chapter.

44-1.90.060 *Minor Variance.* The Zoning Administrator may grant a minor variance from the standards set forth in this Title of up to the limits set forth in the applicable sections, or 10 percent of the area or dimension, whichever is greater, subject to the following procedures:

1. After submittal of a complete application, the Department shall notify property owners within 300 feet of the project by mail of the proposed request;
2. A period of ten working days shall be provided to the adjacent property owners to comment on the proposed request;
3. If an objection is received during the comment period, the Zoning Administrator shall not approve the proposed request, and elevate the review to the Commission.
4. If an objection is not received during the comment period, prior to approval of the minor variance the Zoning Administrator must make all of the following findings:
 - a. The proposed waiver or relief is does not exceed the limits set forth in this article;
 - b. There are no objections from any adjacent property owner; and
 - c. The proposed waiver or relief will not be detrimental to the public health, safety, and welfare.

44-1.90.070 *Reasonable Accommodation.* This article provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws, building regulations, and other land use regulations, policies and procedures.

- A. *Applicability.* A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law, building regulation, or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This article is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development, improvement, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed by Paragraph B - Application Requirements.

- B. *Application Requirements.* Requests for reasonable accommodation shall be submitted on an application form provided by the Planning and Building Department, or in the form of a letter, to the Director of Planning and Building and shall contain the following information:
1. The applicant's name, address, and telephone number.
 2. Address of the property for which the request is being made.
 3. The current actual use of the property.
 4. The basis for the claim that the individual is considered disabled under the Acts.
 5. The County Code provision, Zoning Code provision, or other regulation or policy from which reasonable accommodation is being requested.
 6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

If the project for which the request for reasonable accommodation is being made also requires some other approval or permit (including but not limited to: administrative permit, use permit, development plan review, general plan amendment, zone change, etc.), then the applicant shall file the information required by Paragraph B for concurrent review with the application for discretionary approval.

- C. *Review Procedure.*

1. *Director Review.* The Director, or his designee, shall make a written determination within thirty calendar days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with Article 44-1.80.080 (Decisions and Conditions of Approval).
2. *Other Reviewing Authority.* The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application in compliance with the applicable review procedure for the discretionary review. The written determination to grant or deny the request for reasonable accommodation shall be made in accordance with Paragraph D (Findings and Decision) of this article.
3. *Additional Information.* If necessary to reach a determination on the request for reasonable accommodation, the reviewing authority may request further information from the applicant consistent with the Acts, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty day period to issue a decision is stayed until the applicant responds to the request.

D. *Findings and Decision.*

1. *Findings.* The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:
 - a. Whether the structure or use that is the subject of the request will be used by an individual with a disability protected under the Acts.
 - b. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
 - c. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the County.
 - d. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a County program or law, including but not limited to land use and zoning.
 - e. Potential impact on surrounding uses.
 - f. Physical attributes of the property and structures.

g. Alternative reasonable accommodations which may provide an equivalent level of benefit.

2. *Conditions.* In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Paragraph (1) above.

44-1.90.080 *Sign Permit* [identify type(s) of permit] - To be added upon completion of the Sign Section.

44-1.90.090 *Appeals.* Any decision by the Director, Zoning Administrator, and Commission may be appealed by the applicant or any other affected party as described below.

A. *Eligibility.*

1. An appeal may be filed by any person affected by an administrative determination or action by the Director or Zoning Administrator, as described in this article;

2. In the case of a decision with public notice and/or hearing decision described in this article, an appeal may be filed by anyone who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the County in writing of the nature of their concerns before the hearing or determination.

B. *Filing.* An appeal must be filed within ten working days from the decision by the review authority by submitting a completed appeal form together with the applicable fee to the Department. The appellant shall clearly identify on the appeal form the specific reasons for the appeal and the relief requested.

C. *Scope.* An appeal of a decision with public notice and/or public hearing decision shall be limited to issues raised at the public hearing, in writing before the hearing, and/or information that was not known at the time of the decision that is being appealed.

D. *Consideration.* The hearing body for the appeal shall consider all issues raised by the appellant and may consider other relevant issues related to the project being appealed. The hearing body for the appeal shall be as follows:

1. All decisions of the Director are appealable to the Commission and then to the Board.

2. All decisions of the Zoning Administrator are appealable to the Commission and then to the Board.
 3. All decisions of the Commission are appealable to the Board.
 4. All decisions of the Board are final.
- E. *Timing of Hearing.* The hearing on an appeal shall be set no more than 30 days from receipt of a completed appeal form and fee. If the Commission or Board meeting is canceled for any reason on the date on which the appeal would normally be heard, the appeal shall be heard on the first available regularly-scheduled meeting following the canceled meeting date. The 30-day time limitation may be extended by mutual consent of the appellant(s), the applicant, if different from the appellant, and the appeals body. Once the date and time for the hearing is established the hearing may be continued only by such mutual consent.
- F. *Withdrawal.* In any appeal action brought in compliance with this Section, the appellant(s) may withdraw the appeal, with prejudice, at any time prior to the commencement of the public hearing. For the purposes of this Section, the public hearing shall be deemed commenced upon the taking of any evidence, including reports from staff.
- G. *Judicial Review.* No person shall seek judicial review of a County decision on a planning permit or other matter in compliance with this chapter until all appeals to the Commission and Board have been first exhausted in compliance with this article.
- H. *Findings and Decision.* The appeal body shall conduct a public hearing in compliance with Articles 44-1.80.060 (Public Notice) and 44-1.80.070 (Hearing Procedure).
1. When reviewing an appeal the review authority may consider any issue associated with the project, including the applicable environmental determination for which a decision is being appealed, in addition to the specific grounds for the appeal.
 2. If new or different evidence is presented during the appeal hearing, the Commission or Board, may refer the matter back to the Director, Zoning Administrator, or Commission, as applicable, for a report on the new or different evidence prior to a final decision on the appeal.
 3. Decision. After a public hearing, the appeal body may:
 - a. Approve, modify, or disapprove the appealed decision based on the record on appeal and the evidence received at the hearing on appeal; and

- b. Adopt additional conditions of approval deemed reasonable and necessary.

44-1.100. **Permit Implementation, Time Limits, and Extensions.** This article provides requirements for the implementation of approved permits and authorizations required by this Zoning Code, including time limits, procedures for granting revisions or extensions of time to an approved permit, and revocation of approvals.

44-1.100.010 *Effective Date.* An administrative permit, use permit, minor use permit, variance, minor variance, development plan review, or sign permit shall become effective on the eleventh day following the date of application approval by the review authority, provided that no appeal has been filed in compliance with Section 44-1.90.090 (Appeals) of this title..

44-1.100.020 *Effect of Permit Approval.* Development or a new land use authorized through a permit approved in compliance with this chapter shall be established only as approved by the review authority and in compliance with all conditions of approval.

44-1.100.030 *Applications Deemed Approved.* A permit application deemed approved in compliance with Government Code Section 65956 shall be subject to all applicable provisions of this Zoning Code, the General Plan, the County's improvement standards, and other adopted policies or regulations which shall be satisfied by the applicant before a building permit is issued or a land use not requiring a building permit is established.

44-1.100.040 *Permits to Run with the Land.* Any permit or authorization that is granted in compliance with Section 44-1 (Administrative Provision) shall be deemed to run with the land through any change of ownership of the subject site, from the effective date of the permit, except in any case where a permit expires and/or becomes void in compliance with Article 44-1-100.060 (Permit Time limits, Extensions, and Expiration) of this section, provided the project is in compliance any licensing requirements. All applicable conditions of approval shall continue to apply after a change in property ownership.

44-1.100.050 *Performance Guarantees.*

- A. As a condition of approval of a use permit, minor use permit, variance, minor variance, or development plan review, upon a finding that it is warranted for public health, safety and welfare, the review authority may a form of surety in a reasonable amount to ensure the faithful performance of one or more of the conditions of approval. The security shall, as required by law or otherwise at the option of the County, be in the form of cash, a certified or cashier's check, a faithful performance bond, or other security acceptable to the County, executed by the applicant and a corporate surety authorized to do business in California. The security shall remain in effect until all of the

secured conditions have been performed to the satisfaction of the Director.

- B. Security required in compliance with this section shall be payable to the County.
- C. Upon satisfaction of all applicable provisions of this article, the security deposit will be released.
- D. Upon failure to perform any secured condition, the County may perform the condition, or cause it to be done, and may collect from the applicant, and surety in case of a bond, all cost incurred, including engineering, legal, administrative, and inspection costs.

44-1.100.060 *Effect of Permit Denial.* If a permit application is either denied by the review authority without appeal, or is denied by an appeal body, no new application for the same or substantially similar proposal shall be filed with the County for at least twelve months from the date of the final decision denying the application or proposal. Any unused portion of the security shall be refunded to the applicant after deduction of the cost of the work.

44-1.100.070 *Permit Time Limits, Extensions, and Expiration.*

- A. Time Limits. Any permit or approval not exercised within 24 months of the effective date shall expire and become void unless a condition of approval or other provision of this article establishes a different time limit.
 - 1. The permit shall not be deemed “exercised” until the applicant or property owner has substantially commenced actual construction or alteration under an active building permit or, in cases where a building permit is not required, has substantially commenced the allowed use or activity on the site in compliance with the conditions of approval.
 - 2. After it has been exercised, a planning permit shall remain valid as long as a building permit is active for the project, the applicant has complied with all applicable conditions of approval, and after a final building inspection or certificate of occupancy has been granted.
 - 3. If a project is to be developed in approved phases, each subsequent phase shall be exercised within two years from the date that the previous phase was exercised, unless otherwise specified in the permit, or the permit shall expire and be void. If the project also involves the approval of a tentative map, the phasing shall be consistent with the tentative map and the permit shall be exercised before the expiration of the tentative map, or the permit shall expire and be void.

- B. Time Extensions. Upon written request by the applicant, the original review authority for the permit may extend the time limit for the permit to be exercised in compliance with the following procedures:
1. The applicant shall file a written request, together with the filing fee required by the County's fee schedule, for an extension of time with the Department before the expiration of the permit. Upon the timely filing of an extension request, permit expiration shall not occur until action by the County on the extension.
 2. The review authority shall determine whether the applicant has made a good faith effort to exercise the permit. The burden of proof is on the applicant to establish, with substantial evidence, that circumstances beyond the control of the applicant have prevented exercising the permit.
 3. If the original approval required a public hearing, the applicable review authority shall hold a public hearing on a proposed extension of time, after providing notice of the public hearing in compliance with this section.
 4. A permit may be extended by the review authority for no more than one additional 24-month period beyond the expiration of the first extension, provided that the review authority first finds that there have been no changes in the conditions or circumstances of the site or project such that there would have been grounds for denial of the original project. Modified conditions may be imposed when a time extension is granted that update the permit where required to protect the public health and safety or to comply with provisions of state or federal law. The decision of the review authority on a time extension may be appealed in compliance with this title.
- C. Effect of Expiration. After the expiration of a planning permit in compliance with 44-1.100.070(A) of this section, no further work shall be done on the site until a new planning permit and any required building permit or other County permits are first obtained.

44-1.100.080 *Revision to an Approved Permit.* Development or a new land use authorized through a permit granted in compliance with this Zoning Code shall be established only as approved by the review authority, and in compliance with all conditions of approval, except where a change to the project is approved as follows:

- A. An application for the revision to an approved permit is submitted to the Department. The application shall consist of a written description of the proposed modifications, appropriate supporting documentation, plans, or other information deemed necessary by the Director to evaluate the proposed change.

- B. The Director may authorize one or more minor changes to an approved site plan, architecture, landscape plan, parking layout, or the nature of the approved land use where the Director first finds that each change:
 - 1. Is consistent with all applicable provisions of this chapter;
 - 2. Does not involve a feature of the project that was a specifically addressed in the conditions of approval or mitigation measures or was the basis for the project approval or findings in a negative declaration or environmental impact report for the project;
 - 3. Is minor and will not adversely affect the surrounding area;
 - 4. Does not substantially alter the original approval; and
 - 5. Does not result in an expansion of the project.
- C. The Director may choose to refer any requested change to the original review authority for review and final action.
- D. **Changes Approved by Original Review Authority.** A proposed change that does not comply with the criteria in Paragraph B of this article shall only be approved by the original review authority for the project through a new permit application processed in compliance with this Zoning Code.

44-1.100.090 *Permit Revocation or Modification.* The County may revoke, or modify the conditions of approval, of any discretionary permit as provided for in this article.

- A. *Review Authority.*
 - 1. A permit may be revoked or modified by the review authority which originally approved the permit.
 - 2. In instances where the Zoning Administrator was the review authority, the Zoning Administrator may choose to refer any action to revoke or modify a permit to the Planning Commission for review and final decision.
- B. *Public Hearing.* Public notice and hearing for any action to revoke or modify a permit shall be conducted in accordance with Articles 44-1.80.060 (Public Notice) and 44-1.80.070 (Hearing Procedure).
- C. *Findings.* The review authority may revoke or modify a permit only if one or more of the following findings can be made:
 - 1. The applicant or property owner has altered the circumstances under which the permit was granted to a degree that one or more

of the findings required to grant the original permit can no longer be made.

2. Permit issuance was based on misrepresentation by the applicant, either through omission or the making of a false material statement in the application, or in public hearing testimony.
3. One or more conditions of approval have been violated or have not been complied with or fulfilled.
4. The use or structure for which the permit was granted no longer exists or has been discontinued for a continuous period of at least 12 months.
5. The applicant or property owner has failed to accommodate or refused to allow inspections for compliance.
6. Improvements authorized by the permit are in violation of the Zoning Code or any law, ordinance, regulation, or statute.
7. The use or structure is being operated or maintained in a manner which constitutes a nuisance.

- D. *Effect of Revocation.* The revocation of a permit shall have the effect of terminating the approval and denying the use or project granted by the permit.

44-1.110. **Development Agreement.** This article establishes procedures and requirements for the adoption and amendment of development agreements in compliance with Government Code Section 65864 et seq. A development agreement provides assurances to an applicant of a development project that, upon approval, the project may proceed in accordance with the conditions placed upon it by the review authority, as well as with existing policies, rules, and regulations. Development agreements strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.

44-1.110.010 *Review Authority.* The Board shall have review authority of original jurisdiction for development agreement applications, based on the review and recommendation by the Commission in compliance with Sections 44-1.80 (Permit Application and Review Procedures). Approval of a development agreement shall be by ordinance. The approval of a development agreement is a discretionary project pursuant to CEQA.

44-1.110.020 *Findings.* A development agreement may only be granted when the Board makes all of the following findings:

- A. The development agreement is consistent with the General Plan, the County Code, and any other applicable plans or regulations.
- B. The development agreement is in conformance with the public convenience and general welfare of persons residing in the immediate

area and will not be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole.

- C. The development agreement will promote the orderly development of property or the preservation of property values.
- D. The development agreement specifies the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes.
- E. The development agreement is consistent with the requirements of State law, including Government Code Sections 65865 through 65869.5.

44-1.110.030 *Recordation and Filing of Agreement.* Within 10 days after the effective date of a development agreement or any amendment thereof, the Clerk of the Board shall have the agreement or amendment recorded with the County Recorder. Additionally, the Clerk of the Board shall be the official custodian of the agreement file. Said file shall include an executed copy of the agreement and the originals of all exhibits, reports of periodic review, amendments, and/or cancellations to the agreement.

44-1.110.030 *Amendment, Assignment, or Cancellation.*

- A. Either party may propose an amendment to or cancellation in whole or in part of any development agreement. The applicant may request the assignment of the agreement to another party. The procedure for proposing amending, cancelling, or assigning the development agreement shall be the same procedure for entering into an agreement as set forth in this section.
- B. Any amendment or cancellation shall be by mutual consent of the parties or as otherwise provided in the agreement.

44-1.110.030 *Periodic Review.* The Planning Director shall review the development agreement every 12 months from the date the agreement is entered into and provide a written report to the Board. The burden of proof is on the applicant to provide necessary information verifying compliance with the terms of the agreement. The applicant shall also pay applicable fees for such review. If the Director finds that any aspect of the development project is not in strict compliance with the terms of the agreement or may warrant consideration by the approving authority, the Planning Director may schedule the matter before the appropriate approving authority for review. If the Board determines on the basis of substantial evidence that the applicant has not complied in good faith with the terms and conditions of the agreement during the period under review, the Board may modify or terminate the agreement.

44-1.120. **Zoning Code Amendment.** The purpose of a zoning amendment is to allow modification to any provisions of this chapter (including the adoption of new regulations or deletion of existing regulations) or to change the zoning designation on any parcel(s). This section is consistent with Section 65853 of the California Government Code.

44-1.120.010 *Approving Authority.* The designated approving authority for zoning amendments is the Board. The Director and Commission provide recommendations and the Board approves, conditionally approves, or denies the zoning amendment in accordance with the requirements of this section.

44-1.120.020 *Initiation of Amendment.* A zoning amendment to this title may be initiated by motion of the Board or Commission, by application by property owner(s) of parcel(s) to be affected by zoning amendment, or by recommendation of the Director to clarify text, address changes mandated by state law, maintain General Plan consistency, address boundary adjustments affecting land use designation(s), or for any other reason beneficial to the County.

44-1.120.030 *Findings for Zoning Amendment (Text or Map).* Zoning amendments shall be granted only when Board makes the following findings:

- A. The proposed zoning amendment (text or map) is consistent with the General Plan goals, policies, and implementation programs.

44-1.120.040 *Conditions/Restrictions.* When considering rezone applications, the City Council has the authority to impose restrictions on property including the restriction of use.

44-1.130. *Sign Permit* [identify type(s) of permit]

To be added upon completion of the Sign Section.

44-1.140. **Non-Conforming Uses and Structures**

44-1.140.010 *Provisions.* The lawful use of lands or buildings existing on the date of the adoption of this chapter may be continued when such use does not conform to these regulations, except as provided herein:

- A. No such use or structure shall be enlarged, increased, or structurally altered, nor be extended to occupy a greater area than that existing on the effective date of this chapter.
- B. Any use for which a use permit is required by this ordinance shall be considered a nonconforming use until a use permit is obtained.
- C. After the effective date of this chapter, if any such use or building is destroyed to the extent of fifty-one percent or more of its replacement value as determined by the Director, then the property shall become

subject to this chapter, and any subsequent use or improvement of land or buildings shall be in accordance with this chapter.

- D. Any interruption of a nonconforming use or the use of a nonconforming building for twelve months or more shall be deemed to be an abandonment of such use, and subsequent use of the property or buildings shall be in accordance with this chapter.
- E. A nonconforming use changed to a conforming use shall not return to a nonconforming use.
- A. Ordinary maintenance and repair may be made to any nonconforming use or building, provided that such maintenance and repair does not exceed twenty-five percent of the replacement value thereof in any one year.

44-1.150. Enforcement.

44-1.150.010 *Issuance of Permits, Certificates, and Licenses.* All departments, officers, and public employees vested with the duty or authority to issue permits or licenses shall issue no permit or license for uses, buildings or purposes in conflict with the provisions of this Zoning Code. Any permit, certificate or license issued in conflict with the provisions of this Zoning Code shall be null and void.

44-1.150.050 *Enforcement.* The Director shall be responsible for the primary enforcement of the provisions of this chapter. The Director shall be aided in this enforcement responsibility by the officers and authorized representatives of the county agencies, departments, and offices charged with the responsibility of administering, implementing, and ensuring compliance with the provisions of this chapter and the County Code.

44-1.150.020 *Penalties for Violations.* Any person, whether principal, agent, employee, or otherwise, violating or causing or permitting the violation of any of the provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five thousand dollars or by imprisonment for not more than six months, or by both such fine and imprisonment.

44-1.150.030 *Public Nuisance and Abatement.* Any building or structure, or any use of property contrary to or in violation of this chapter or condition of approval of permits issued under this chapter is unlawful and is a public nuisance. All abatement and enjoinder proceedings shall be conducted in accordance with State law.

Should a violation of a condition of approval of a permit not be corrected in a reasonable timeframe, the County may undertake proceedings to revoke the permit in accordance with Article 44-1.100.090 (Permit Revocation or Modification).

44-1.150.040 *Remedies Cumulative.* The remedies provided herein shall be cumulative and not exclusive.

Title 44-2: Zoning Districts, Allowed Uses, and Development Standards

44-2.10. **Establishment of Zoning Districts.** The unincorporated area of Colusa County is hereby divided into zoning districts, each of which is designated in this section, and each of which is identified for convenience by the letters indicated in Table 44-2.1.

TABLE 44-2.1: ESTABLISHED ZONING DISTRICTS

ZONING DISTRICT DESIGNATION	LETTERS
Agricultural Districts	
Agricultural Preserve	A-P
Exclusive Agriculture	E-A
Upland Conservation	U-C
Upland Transition	U-T
Agricultural Transition	A-T
Residential Districts	
Rural Residential	R-R
Residential Single-Family	R-1
Residential Two-Family	R-2
Residential Multiple Family	R-3
Apartment-Professional	R-4
Commercial Districts	
Neighborhood Commercial	C-1
Community Commercial	C-2
Highway Service Commercial	C-H
Commercial Resort	C-R
Mixed Use	MU
Industrial Districts	
Light Industrial	M-1
Heavy Industrial	M-2
Research and Development	RD
Natural Resources Districts	
River Frontage	R-F
Floodplain	F-P

Open Space	OS
Forest Residential	F-R
Forest Management and Recreation	FMR
Resource Conservation	R-C
Special Purpose Districts	
General Recreation	G-R
Airport	A-V
Public Facilities	P-F
Rural Services	R-S

44-2.20. Agricultural Zoning Districts

44-2.20.10 Purpose of the Agricultural Zones

- A. **Agricultural Preserve (A-P).** The purpose of the A-P zone is to protect, support, and maintain a viable, long-term agricultural sector in areas of the County with soil types that are not optimal for crop production. The A-P zone is intended to be applied in areas where agricultural activities such as grazing, orchards, and vineyards are the natural and desirable primary land use, and where the protection of agriculture from the encroachment of incompatible land uses is essential to the general welfare and economic prosperity of the County.
- B. **Exclusive Agriculture (E-A).** The purpose of the E-A zone is to protect agricultural uses and agricultural operations in areas with fertile soils particularly suited to crop production are present, areas where agriculture is the natural and desirable primary land use, and where the protection of agriculture from the encroachment of incompatible land uses is essential to the general welfare and economic prosperity of the County.
- C. **Upland Conservation (U-C).** The purpose of the U-C zone is to protect the mountain and upland foothill areas where forestry, mining, grazing, and recreational uses are natural and desirable uses. The U-C zone is intended to provide protection in these areas of the County from fire, erosion, pollution, and other detrimental effects of incompatible land uses.
- D. **Upland Transition (U-T).** The purpose of the U-T zone is to provide opportunities for smaller-scale lot subdivision in the mountain and upland foothill areas where forestry, mining, grazing, and recreational uses are natural and desirable uses. The U-T zone provides opportunities for limited residential and commercial development in

areas adjacent to established communities, and serves as a land use buffer between established communities and large-scale U-C parcels.

- E. **Agricultural Transition (A-T).** The purpose of the A-T zone is to provide areas for long-term rural, agricultural use on smaller-scale parcels, and to provide a permanent buffer around communities, urban areas, and planned future urban or community development. The A-T zone identifies areas where agricultural land has already been subdivided into parcels smaller than 40 acres, and areas where small-scale agricultural uses are appropriate. The A-T zone serves as a transition zone between established communities and the large-scale farms and agricultural operations beyond. Land in the A-T zone are intended to remain in agricultural use, and are not intended for conversion to urban or rural residential uses.

44-2.20.20 *Permitted Uses in the Agricultural Zones.* Table 44-2.20-1 identifies land uses permitted in the agricultural zones.

TABLE 44-2.20-1: PERMITTED USES IN THE AGRICULTURAL ZONES

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Agricultural and Agricultural Support Uses						
Agricultural Processing, Off-Site Products	M	M	M	U	U	
Agricultural Processing, On-Site Products	P	P	P	M	M	
Animal Grazing	P	P	P	P	P	
Animal Processing and Rendering	U	U	U	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Animal Raising and Keeping, Commercial	P	P	P	M	M	
Animal Raising and Keeping, Private	P	P	P	P	P	
Apiaries	P	P	P	P	P	
Accessory Structures to Primary Agricultural Use	P	P	P	P	P	
Crop Production and Cultivation, including Orchards and Vineyards	P	P	P	P	P	
Intensive Animal Operations	P	P	P	U	U	
Nurseries and Greenhouses	P	P	P	P	P	
Private Farm Airstrips	U	U	U	U	-	
Stables, Commercial	P	P	P	P	P	
Stables, Private	P	P	P	P	P	
Visitor-Serving Agricultural Support Use	M	M	M	M	M	
Wineries	P	P	P	P	P	
Natural Resource Uses						
Energy Generation for Off-Site Use	U	U	U	U	U	
Energy Generation for On-Site Use	P	P	P	P	P	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Forestry and Logging	P	P	P	M	M	
Mining	U	U	U	U	U	
Oil and Gas Extraction	U	U	U	U	U	
Timber Processing	M	M	M	M	-	
Habitat Mitigation and Management	-	-	U	-	-	See 44-XX (Habitat Mitigation Regulations)
Commercial Uses						
Agricultural Product Sales, Off-Site	M	M	M	M	M	
Agricultural Product Sales, On-Site	P	P	P	P	P	
Agriculture Auction and Sales Yards	P	P	M	U	U	
Agriculture Chemicals Manufacture, Distribution, and Storage	U	U	U	-	-	
Animal Hospitals and Kennels	M	M	M	M	M	
Bars, Nightclubs, and Lounges	-	-	-	-	-	
Bed and Breakfast	M	M	M	P	P	
Commercial Recreation, Indoor	-	-	-	-	-	
Commercial Recreation, Outdoor	-	-	U	U	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Construction, Maintenance, and Repair Services	-	-	-	-	-	
Equipment Sales and Rental	-	-	-	-	-	
Farm Equipment: Sale, Rental, Repair and Supplies	U	U	U	U	U	
Gas and Service Stations	-	-	-	-	-	
Grocery Stores	-	-	-	-	-	
Hotel and Motel	-	-	-	-	-	
Hunting and Fishing Clubs	U	U	U	U	-	
Medical Offices and Clinics	-	-	-	-	-	
Nursery, Retail	M	M	M	M	M	
Offices, Professional	-	-	-	-	-	
Personal Services	-	-	-	-	-	
Public/Mini Storage	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	
Restaurant	-	-	-	-	-	
Retail, General	-	-	-	-	-	
Retail, Large Projects	-	-	-	-	-	
Target Shooting Ranges	U	U	U	-	-	
Tasting Rooms	M	M	M	M	M	
Vehicle Repair, Service and Maintenance	-	-	-	-	-	
Vehicle Sales and Rental	-	-	-	-	-	

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Community and Recreational Uses						
Boat Ramps and Landings	U	U	U	U	U	
Campground	M	M	M	M	M	
Cemeteries	-	-	-	-	-	
Child Care Center	-	-	-	M	M	
Child Day Care	M	M	M	P	P	
Clubs, Lodges, and Private Meeting Halls	M	M	M	-	-	
Community Centers	-	-	-	-	-	
Community Colleges and Universities	-	-	-	-	-	
Correctional Institutions and Facilities	-	-	-	-	-	
Cultural Institutions and Museums	-	-	-	-	-	
Emergency Shelters	-	-	-	-	-	
Golf Courses and Country Clubs	-	-	-	-	-	
Hospitals	-	-	-	-	-	
Marinas	-	-	-	U	U	
Off-Highway Vehicle Recreation Area	U	-	U	-	-	
Offices, Governmental	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Parks and Recreational Facilities, Public	M	M	M	M	M	
Public Safety Facilities	-	-	-	-	-	
Recreational Facilities, Private	M	M	M	M	M	
Religious Facilities and Institutions	-	-	-	U	U	
Schools, Public and Private	-	-	-	U	U	
Trail Head Parking or Staging Area	P	P	P	P	P	
Residential Uses						
Agricultural Worker Housing Center	P	P	P	P	P	
Agricultural Worker Housing Unit	P	P	P	P	P	
Caretaker Quarters	-	-	-	-	-	
Duplex Home	-	-	-	-	-	
Live/Work Unit	-	-	-	-	-	
Manufactured Home	P	P	P	P	P	
Mobile Home	T	T	T	T	T	
Mobile Home Park	-	-	-	-	-	
Multiple Family Dwelling	-	-	-	-	-	
Residential Care Homes,	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	A-P	E-A	U-C	U-T	A-T	Applicable Regulations
Large						
Residential Care Homes, Small	P	P	P	P	P	
Secondary Dwelling	P	P	P	P	P	See 44-XX (Secondary Dwelling Regulations)
Single Family Home	P	P	P	P	P	
Industrial Uses						
Manufacturing, General	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	
Research and Development	-	-	-	-	-	
Warehousing, Wholesaling, and Distribution	U	U	U	-	-	
Transportation, Communication, and Utility Uses						
Airport-Related Uses	-	-	-	-	-	
Airports for Commercial Farm Services	U	U	U	-	-	
Solid Waste Disposal Site	-	-	-	-	-	
Composting Facilities	U	U	U	-	-	
Sewage Disposal Site	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	

Permitted Uses – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Recycling Collection or Processing Facility, Large	-	-	-	-	-	
Recycling Collection or Processing Facility, Small	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	
Telecommunications Facilities	M	M	M	M	M	
Utilities, Major	-	-	-	-	-	
Utilities, Minor	M	M	M	M	M	

44-2.20.30 *Development Standards in the Agricultural Zones.* Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 44-1.90.050. Table 44-2.20-2 identifies the development standards applicable to the agricultural zones.

TABLE 44-2.20-2: DEVELOPMENT STANDARDS IN THE AGRICULTURAL ZONES

Development Standards – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)						
	Zoning Districts					Applicable Regulations
	A-P	E-A	U-C	U-T	A-T	
Parcel Size and Density						
Minimum Parcel Size	80 ac	40 ac	80 ac	10 ac	10 ac	
Minimum Parcel Width	100 ft	100 ft	100 ft	100 ft	100 ft	

Development Standards – Agriculture Preserve (A-P), Exclusive Agriculture (E-A), Upland Conservation (U-C), Upland Transition (U-T), and Agricultural Transition (A-T)							
		Zoning Districts					Applicable Regulations
		A-P	E-A	U-C	U-T	A-T	
Minimum Parcel Depth		200 ft	200 ft	200 ft	200 ft	200 ft	
Maximum Dwelling Units Per Parcel		1	1	1	1	1	Farmworker Housing as allowed by Section XX
Setback and Height Standards							
Minimum Setbacks for Agricultural Structures	Front	25 ft	25 ft	25 ft	20 ft	20 ft	
	Rear	20 ft	20 ft	20 ft	20 ft	20 ft	
	Side	10 ft	10 ft	10 ft	10 ft	10 ft	
Minimum Setbacks for Non-Agricultural Structures	Front	25 ft	25 ft	25 ft	25 ft	25 ft	
	Rear	25 ft	25 ft	25 ft	25 ft	25 ft	
	Side	25 ft	25 ft	25 ft	20 ft	20 ft	
Maximum Height for Agricultural Structures		50 ft	50 ft	50 ft	50 ft	50 ft	
Maximum Accessory Agricultural Structure Height		100 ft	100 ft	100 ft	50 ft	50 ft	
Maximum Height for Non-Agricultural Structures		30 ft	30 ft	30 ft	30 ft	30 ft	

44-2.30. **Residential Zoning Districts**

44-2.30.10 *Purpose of the Residential Zones*

- A. **Rural Residential (R-R).** The R-R zone is intended for areas where land ownership and parcel patterns preclude the use of land for agriculture, but the land is not appropriate for urban uses and densities due to lack of public water and/or sewer service. Permitted uses in the R-R zone include single family housing, second units, crop cultivation, and small-scale agricultural activities that are not the primary use of the parcel. This designation accommodates semi-rural and rural living at average densities of one house per two to ten acres. This designation is used to preserve the attractive low-density character of the areas around or adjacent to established urban areas, such as Colusa, Williams, Arbuckle, and Maxwell and adjacent to rural community centers, such as Grimes, Princeton, and Stonyford and the partially developed non-sewered communities and settlements such as College City and Century Ranch. The Rural Residential designation may serve as a buffer between farmland and urban uses. The R-R zone includes R-R-2, which allows for a minimum 2-acre lot size, and R-R-5, which allows for a minimum 5-acre lot size.
- B. **Residential Single-Family (R-1).** The purpose of the R-1 zone is to allow for single-family homes and related uses in residential neighborhoods. The standards for the R-1 zone are intended to preserve and protect the character of existing neighborhoods, and to ensure that new residential neighborhoods are developed in areas containing appropriate access, topography, utilities and public services to support single-family residential living. The R-1 zone is intended to accommodate the majority of future residential growth in or adjacent to existing communities and urban centers. Residential densities may range from 1-5 units per acre. The R-1 zone includes R-1-6, which allows for a minimum 6,000 square foot lot size, and R-1-8, which allows for a minimum 8,000 square foot lot size.
- C. **Residential Two-Family (R-2).** The purpose of the R-2 zone is to provide opportunities for a mix of housing types to accommodate low-to medium-density residential development in areas 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 densities may range from 3-9 units per acre.
- D. **Residential Multiple Family (R-3).** The purpose of the R-3 zone is to provide opportunities for a mix of housing types, including apartment complexes, duplexes, and condominiums to accommodate medium-density residential development in areas of the County close to urban centers where all utilities and services are available. Residential densities may range from 6-20 units per acre.

E. **Apartment-Professional (R-4).** The purpose of the R-4 zone is to provide opportunities for higher-density residential development in areas of the County close to urban centers where all utilities and services are available. Professional and business offices are also appropriate uses in the R-4 zone. Residential densities may range from 12 to 20 units per acre.

44-2.30.20 *Permitted Uses in the Residential Zones.* Table 44-2.30-1 identifies land uses permitted in the residential zones.

TABLE 44-2.30-1: PERMITTED USES IN THE RESIDENTIAL ZONES

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	R-R	R-1	R-2	R-3	R-4	
Agricultural and Agricultural Support Uses						
Agricultural Processing, Off-Site Products	-	-	-	-	-	
Agricultural Processing, On-Site Products	-	-	-	-	-	
Animal Grazing	P	-	-	-	-	
Animal Processing and Rendering	-	-	-	-	-	
Animal Raising and Keeping, Commercial	-	-	-	-	-	
Animal Raising and Keeping, Private	p	-	-	-	-	
Apiaries	P	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Accessory Structures to Primary Agricultural Use	P	-	-	-	-	
Crop Production and Cultivation, including Orchards and Vineyards	P	-	-	-	-	
Dairy	-	-	-	-	-	
Intensive Animal Operations	-	-	-	-	-	
Nurseries and Greenhouses	M	-	-	-	-	
Private Farm Airstrips	-	-	-	-	-	
Stables, Commercial	M	-	-	-	-	
Stables, Private	P	-	-	-	-	
Visitor-Serving Agricultural Support Use	-	-	-	-	-	
Wineries	-	-	-	-	-	
Natural Resource Uses						
Energy Generation for Off-Site Use	-	-	-	-	-	
Energy Generation for On-Site Use	P	P	P	P	P	P
Forestry and Logging	-	-	-	-	-	
Mining	-	-	-	-	-	
Oil and Gas Extraction	-	-	-	-	-	

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Timber Processing	-	-	-	-	-	
Habitat Mitigation and Management	-	-	-	-	-	See 44-XX (Habitat Mitigation Regulations)
Commercial Uses						
Agricultural Product Sales, Off-Site	-	-	-	-	-	
Agricultural Product Sales, On-Site	M	-	-	-	-	
Agriculture Auction and Sales Yards	-	-	-	-	-	
Agriculture Chemicals Manufacture, Distribution, and Storage	-	-	-	-	-	
Animal Hospitals and Kennels	U	-	-	-	-	
Bars, Nightclubs, and Lounges	-	-	-	-	-	
Bed and Breakfast	-	-	-	-	-	
Commercial Recreation, Indoor	-	-	-	-	-	
Commercial Recreation, Outdoor	-	-	-	-	-	
Construction, Maintenance, and Repair Services	-	-	-	-	-	
Equipment Sales and Rental	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Farm Equipment: Sale, Rental, Repair and Supplies	-	-	-	-	-	
Gas and Service Stations	-	-	-	-	-	
Grocery Stores	-	-	-	-	-	
Hotel and Motel	-	-	-	-	-	
Hunting and Fishing Clubs	-	-	-	-	-	
Medical Offices and Clinics	-	-	-	-	-	
Nursery, Retail	-	-	-	-	-	
Offices, Professional	-	-	-	-	-	
Personal Services	-	-	-	-	-	
Public/Mini Storage	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	
Restaurant	-	-	-	-	-	
Retail, General	-	-	-	-	-	
Retail, Large Projects	-	-	-	-	-	
Target Shooting Ranges	-	-	-	-	-	
Tasting Rooms	-	-	-	-	-	
Vehicle Repair, Service and Maintenance	-	-	-	-	-	
Vehicle Sales and Rental	-	-	-	-	-	
Community and Recreational Uses						
Boat Ramps and Landings	-	-	-	-	-	
Campground	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	R-R	R-1	R-2	R-3	R-4	
Cemeteries	-	-	-	-	-	
Child Care Center	-	-	-	U	M	
Child Day Care	P	P	P	P	P	
Clubs, Lodges, and Private Meeting Halls	-	-	-	-	-	
Community Centers	-	-	-	-	-	
Community Colleges and Universities	-	-	-	-	-	
Correctional Institutions and Facilities	-	-	-	-	-	
Cultural Institutions and Museums	-	-	-	-	-	
Emergency Shelters	-	-	-	-	-	
Golf Courses and Country Clubs	-	-	-	-	-	
Hospitals	-	-	-	-	-	
Marinas	-	-	-	-	-	
Off-Highway Vehicle Recreation Area	-	-	-	-	-	
Offices, Governmental	-	-	-	-	-	
Parks and Recreational Facilities, Public	M	M	M	M	M	
Public Safety Facilities	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Recreational Facilities, Private	-	-	-	-	-	
Religious Facilities and Institutions	-	-	-	U	U	
Schools, Public and Private	U	U	U	U	U	
Trail Head Parking or Staging Area	-	-	-	-	-	
Residential Uses						
Agricultural Worker Housing Center	-	-	-	P	P	
Agricultural Worker Housing Unit	-	-	-	-	-	
Caretaker Quarters	-	-	-	-	-	
Duplex Home	-	-	P	P	P	
Live/Work Unit	-	-	-	-	P	
Manufactured Home	P	P	P	P	P	
Mobile Home	T	T	T	T	T	
Mobile Home Park	-	-	-	U	U	
Multiple Family Dwelling	-	-	P	P	P	
Residential Care Homes, Large	M	M	M	P	P	
Residential Care Homes, Small	P	P	P	P	P	
Secondary Dwelling	P	P	P	P	P	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Single Family Home	P	P	P	P	P	
Industrial Uses						
Manufacturing, General	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	
Research and Development	-	-	-	-	-	
Warehousing, Wholesaling, and Distribution	-	-	-	-	-	
Transportation, Communication, and Utility Uses						
Airport-Related Uses	-	-	-	-	-	
Airports for Commercial Farm Services	-	-	-	-	-	
Solid Waste Disposal Site	-	-	-	-	-	
Composting Facilities	-	-	-	-	-	
Sewage Disposal Site	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	
Recycling Collection or Processing Facility, Large	-	-	-	-	-	
Recycling Collection or Processing Facility, Small	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	
Telecommunications Facilities	-	-	-	-	-	

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 Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Utilities, Major	U	U	U	U	U	
Utilities, Minor	M	M	M	M	M	

44-2.30.30 *Development Standards in the Residential Zones.* Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 44-1.90.050. Table 44-2.30-2 identifies the minimum parcel standards and residential density standards applicable to the Residential Zones, and Table 44-2.30-3 identifies the applicable setbacks and height standards in the Residential Zones.

TABLE 44-2.30-2: DEVELOPMENT STANDARDS (PARCEL SIZE AND DENSITY) IN THE RESIDENTIAL ZONES

Development Standards (Parcel Size and Density) – Rural Residential (R-R), Residential Single-Family (R-1), Residential Two-Family (R-2), Residential Multiple Family (R-3), Apartment-Professional (R-4)					
Zoning Districts	Minimum Parcel Size	Minimum Parcel Width	Minimum Parcel Depth	Residential Density (Units/Acre)	
				Minimum	Maximum
RR-2	2 ac	60 ft	100 ft	-	0.5 un/ac
RR-5	5 ac	60 ft	100 ft	-	0.2 un/ac
R-1-6	6,000 sf	50 ft	80 ft	1 un/ac	5 un/ac
R-1-8	8,000 sf	50 ft	80 ft	1 un/ac	5 un/ac
R-2	8,000 sf	40 ft	80 ft	3 un/ac	9 un/ac
R-3	4,000 sf	40 ft	80 ft	6 un/ac	20 un/ac
R-4	4,000 sf	35 ft	70 ft	12 un/ac	20 un/ac

TABLE 44-2.30-3: DEVELOPMENT STANDARDS (SETBACKS AND HEIGHT) IN THE RESIDENTIAL ZONES

Development Standards (Setbacks and Height) – Rural Residential (R-R), Residential Single-Family (R-1), Residential Two-Family (R-2), Residential Multiple Family (R-3), Apartment-Professional (R-4)							
		Zoning Districts					
		R-R	R-1	R-2	R-3	R-4	Applicable Regulations
Setbacks and Height Standards							
Minimum Setbacks	Front	20 ft	20 ft	20 ft	20 ft	15 ft	
	Rear	20 ft	20 ft	15 ft	15 ft	15 ft	
	Interior Side	10 ft	6 ft	6 ft	6 ft	6 ft	
	Street Side	10 ft	8 ft	8 ft	8 ft	8 ft	
Maximum Structure Height		30 ft	30 ft	30 ft	40 ft	40 ft	

44-2.40. **Commercial Zoning Districts**

44-2.40.10 *Purpose of the Commercial Zones*

- A. **Neighborhood Commercial (C-1).** The purpose of the C-1 zone is to allow for retail and service uses that meet the daily needs of nearby residents and workers, and to provide convenient residential access to sales and service facilities without detracting from the residential desirability of such areas.
- B. **Community Commercial (C-2).** The C-2 zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. The purpose of the C-2 zone is to allow for a full range of retail, service, and office uses to serve residents, workers, and visitors.
- C. **Highway Service Commercial (C-H).** The 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.
- D. **Commercial Resort (C-R).** The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.
- E. **Mixed Use (MU).** The MU zone is intended for areas appropriate for the planned integration of a combination of retail, office, residential, hotel, recreation, public facilities and/or other compatible use. The MU zone encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This zoning district is established primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. Projects in the MU zone should focus on compatibility between land uses, and the development potential of a given area compared to the existing and proposed mix of land uses and their development impacts. This zone is intended to protect and enhance the character of the area and to provide flexibility in design and use for contiguous parcels having multiple owners.

44-2.40.20 *Permitted Uses in the Commercial Zones.* Table 44-2.40-1 identifies land uses permitted in the commercial zones.

TABLE 44-2.40-1: PERMITTED USES IN THE COMMERCIAL ZONES

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Agricultural and Agricultural Support Uses						
Agricultural Processing, Off-Site Products	-	-	-	-	-	
Agricultural Processing, On-Site Products	-	-	-	-	-	
Animal Grazing	-	-	-	-	-	
Animal Processing and Rendering	-	-	-	-	-	
Animal Raising and Keeping, Commercial	-	-	-	-	-	
Animal Raising and Keeping, Private	-	-	-	-	-	
Apiaries	-	-	-	-	-	
Accessory Structures to Primary Agricultural Use	-	-	-	-	-	
Crop Production and Cultivation, including Orchards and Vineyards	-	-	-	-	-	
Dairy	-	-	-	-	-	

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Intensive Animal Operations	-	-	-	-	-	
Nurseries and Greenhouses	-	-	-	-	-	
Private Farm Airstrips	-	-	-	-	-	
Stables, Commercial	-	-	-	U	-	
Stables, Private	-	-	-	M	-	
Visitor-Serving Agricultural Support Use	-	-	-	M	-	
Wineries	U	U	U	M	-	
Natural Resource Uses						
Energy Generation for Off-Site Use	-	-	-	-	-	
Energy Generation for On-Site Use	P	P	P	P	P	
Forestry and Logging	-	-	-	-	-	
Mining	-	-	-	-	-	
Oil and Gas Extraction	-	-	-	-	-	
Timber Processing	-	-	-	-	-	
Habitat Mitigation and Management	-	-	-	-	-	See 44-XX (Habitat Mitigation Regulations)
Commercial Uses						
Agricultural Product Sales,	M	M	M	M	M	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Off-Site						
Agricultural Product Sales, On-Site	-	-	-	-	-	
Agriculture Auction and Sales Yards	-	-	U	-	-	
Agriculture Chemicals Manufacture, Distribution, and Storage	-	-	-	-	-	
Animal Hospitals and Kennels	U	U	M	-	-	
Bars, Nightclubs, and Lounges	P	P	P	P	P	
Bed and Breakfast	P	P	P	P	P	
Commercial Recreation, Indoor	P	P	P	P	M	
Commercial Recreation, Outdoor	M	M	P	P	M	
Construction, Maintenance, and Repair Services	P	P	P	-	U	
Equipment Sales and Rental	M	M	P	-	-	
Farm Equipment: Sale, Rental, Repair and Supplies	M	M	P	-	-	
Gas and Service Stations	P	P	P	P	M	
Grocery Stores	P	P	P	P	P	
Hotel and Motel	M	P	P	P	U	
Hunting and Fishing Clubs	-	-	-	P	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Medical Offices and Clinics	P	P	P	P	P	
Nursery, Retail	P	P	P	P	P	
Offices, Professional	P	P	P	P	P	
Personal Services	P	P	P	P	P	
Public/Mini Storage	U	U	M	U	-	
Recreational Vehicle Parks	-	-	U	U	-	
Restaurant	P	P	P	P	P	
Retail, General	P	P	P	P	P	
Retail, Large Projects	U	P	P	U	-	
Target Shooting Ranges	-	-	-	M	-	
Tasting Rooms	P	P	P	P	P	
Vehicle Repair, Service and Maintenance	M	M	P	-	-	
Vehicle Sales and Rental	M	P	P	-	-	
Community and Recreational Uses						
Boat Ramps and Landings	-	-	-	P	-	
Campground	-	-	-	M	-	
Cemeteries	-	-	-	-	-	
Child Care Center	P	P	-	M	M	
Child Day Care	P	P	-	P	P	
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	M	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					Applicable Regulations
	C-1	C-2	C-H	C-R	MU	
Community Centers	M	M	M	M	M	
Community Colleges and Universities	U	M	M	-	U	
Correctional Institutions and Facilities	-	-	-	-	-	
Cultural Institutions and Museums	-	-	-	-	-	
Emergency Shelters	-	M	M	-	-	See 44-XX (Emergency Shelter Regulations)
Golf Courses and Country Clubs	-	-	-	U	-	
Hospitals	U	U	U	-	-	
Marinas	-	-	-	P	-	
Off-Highway Vehicle Recreation Area	-	-	-	U	-	
Offices, Governmental	P	P	P	-	P	
Parks and Recreational Facilities, Public	U	U	U	P	U	
Public Safety Facilities	U	U	U	U	U	
Recreational Facilities, Private	P	P	P	P	P	
Religious Facilities and	P	P	P	P	P	

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Institutions						
Schools, Public and Private	U	U	U	U	U	
Trail Head Parking or Staging Area	M	M	M	P	-	
Residential Uses						
Agricultural Worker Housing Center	-	-	-	-	-	
Agricultural Worker Housing Unit	-	-	-	-	-	
Caretaker Quarters	-	-	-	P	-	
Duplex Home	-	-	-	-	P	
Live/Work Unit	-	-	-	-	P	
Manufactured Home	-	-	-	-	M	
Mobile Home	-	-	-	T	T	
Mobile Home Park	-	-	-	U	-	
Multiple Family Dwelling	-	-	-	-	P	
Residential Care Homes, Large	-	M	-	-	U	
Residential Care Homes, Small	P	P	-	-	P	
Secondary Dwelling	-	-	-	-	-	See 44-XX (Secondary Dwelling Regulations)

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Single Family Home	-	-	-	U	P	
Industrial Uses						
Manufacturing, General	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	
Manufacturing, Light	-	U	U	-	-	
Research and Development	-	U	U	-	-	
Warehousing, Wholesaling, and Distribution	-	-	U	-	-	
Transportation, Communication, and Utility Uses						
Airport-Related Uses	-	-	-	-	-	
Airports for Commercial Farm Services	-	-	-	-	-	
Solid Waste Disposal Site	-	-	-	-	-	
Composting Facilities	-	-	-	-	-	
Sewage Disposal Site	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	
Recycling Collection or Processing Facility, Large	-	-	-	-	-	
Recycling Collection or Processing Facility, Small	U	U	U	-	-	
Reverse Vending Machine	M	P	P	-	-	
Telecommunications Facilities	U	U	U	U	U	

Permitted Uses – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)						
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts					
	C-1	C-2	C-H	C-R	MU	Applicable Regulations
Utilities, Major	U	U	U	U	U	
Utilities, Minor	P	P	P	M	M	

44-2.40.30 *Development Standards in the Commercial Zones.* Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 44-1.90.050. Table 44-2.40-2 identifies the development standards applicable to the Commercial Zones.

TABLE 44-2.40-2: DEVELOPMENT STANDARDS IN THE COMMERCIAL ZONES

Development Standards – Neighborhood Commercial (C-1), Community Commercial (C-2), Highway Service Commercial (C-H), Commercial Resort (C-R), and Mixed Use (MU)							
	Zoning Districts					Applicable Regulations	
	C-1	C-2	C-H	C-R	MU		
Parcel Size and Density							
Minimum Parcel Size [1,2]	None	None	None	None	6,000 s.f.		
Minimum Parcel Width	60 ft	65 ft	65 ft	60 ft	60 ft		
Minimum Parcel Depth	None	None	None	None	None		
Maximum Dwelling Units per Acre	-	-	-	12	20		
Minimum Dwelling Units per Acre	-	-	-	-	10 dwelling unit per acre minimum if no commercial component		
Maximum Floor Area Ratio (FAR)	0.4	0.4	0.5	0.4[3]	1.5[3]		
Setbacks and Height Standards							
Minimum Setbacks	Front	None[1]	None[1]	15 ft	15 ft	None[4]	
	Rear	10 ft	10 ft	10 ft	10 ft	10 ft	
	Side	None[2]	None[2]	8 ft	8 ft	None[5]	
Maximum Structure Height	40 ft	40 ft	40 ft	40 ft	40 ft		
<p>Notes:</p> <p>[1] Applies solely to new parcels created through a lot split or subdivision.</p> <p>[2] 1 acre outside of water and sewer district service area.</p> <p>[3] The calculation of floor area ratio excludes areas occupied by residential uses.</p> <p>[4] A 15-foot front setback shall be required when adjacent to a Residential Zone.</p> <p>[4] An 8-foot setback shall be required when adjacent to a Residential Zone. A zero side lot line must include fireproof walls and meet all applicable building and fire code requirements.</p>							

44-2.50. **Industrial Zoning Districts**

44-2.50.10 *Purpose of the Industrial Zones*

- A. **Light Industrial (M-1).** The purpose of the M-1 zone is to allow for light industrial and service commercial uses that have little potential to create noise, odor, vibration, or other similar impacts to adjacent uses and surrounding areas.
- B. **Heavy Industrial (M-2).** The purpose of the M-2 zone is to allow for a full range of industrial uses, including operations that necessitate the storage of large volumes of hazardous or unsightly materials, or which produce dust, smoke, fumes, odors, of noise at levels that would affect surrounding land uses.
- C. **Research and Development (RD).** The purpose of the RD zone is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment.

44-2.50.20 *Permitted Uses in the Industrial Zones.* Table 44-2.50-1 identifies land uses permitted in the industrial zones.

TABLE 44-2.50-1: PERMITTED USES IN THE INDUSTRIAL ZONES

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Agricultural and Agricultural Support Uses				
Agricultural Processing, Off-Site Products	U	P	U	
Agricultural Processing, On-Site Products	M	P	M	
Animal Grazing	-	-	-	
Animal Processing and Rendering	-	M	-	

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Animal Raising and Keeping, Commercial	-	U	-	
Animal Raising and Keeping, Private	-	-	-	
Apiaries	-	-	-	
Accessory Structures to Primary Agricultural Use	-	-	-	
Crop Production and Cultivation, including Orchards and Vineyards	-	-	-	
Dairy	-	-	-	
Equestrian Facilities, Commercial	M	-	M	
Equestrian Facilities, Private	-	-	-	
Intensive Animal Operations	-	-	-	
Nurseries and Greenhouses	P	P	P	
Private Farm Airstrips	-	U	-	
Visitor-Serving Agricultural Support Use	M	M	M	
Wineries	M	M	-	
Natural Resource Uses				
Energy Generation for Off-Site Use	U	P	U	

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Energy Generation for On-Site Use	P	P	P	
Forestry and Logging	-	-	-	
Mining	-	U	-	
Oil and Gas Extraction	-	U	-	
Timber Processing	-	U	-	
Habitat Mitigation and Management	-	-	-	See 44-xx (Habitat Mitigation Requirements)
Commercial Uses				
Agricultural Product Sales, Off-Site	-	-	-	
Agricultural Product Sales, On-Site	-	-	-	
Agriculture Auction and Sales Yards	M	P	P	
Agriculture Chemicals Manufacture, Distribution, and Storage	U	U	U	
Animal Hospitals and Kennels	P	P	P	
Bars, Nightclubs, and Lounges	U	-	-	
Bed and Breakfast	-	-	-	
Commercial Recreation, Indoor	P	P	P	
Commercial Recreation,	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Outdoor				
Construction, Maintenance, and Repair Services	P	P	P	
Equipment Sales and Rental	P	P	P	
Farm Equipment: Sale, Rental, Repair and Supplies	P	P	P	
Gas and Service Stations	P	M	P	
Grocery Stores	-	-	-	
Hotel and Motel	U	-	U	
Hunting and Fishing Clubs	-	-	-	
Medical Offices and Clinics	M	-	P	
Nursery, Retail	M	M	P	
Offices, Professional	P	M	P	
Personal Services	P	-	P	
Public/Mini Storage	P	P	M	
Recreational Vehicle Parks	-	-	-	
Restaurant	M	-	-	
Retail, General	M	-	-	
Retail, Large Projects	-	-	-	
Target Shooting Ranges	U	U	U	
Tasting Rooms	M	M	M	
Vehicle Repair, Service and Maintenance	P	P	M	
Vehicle Sales and Rental	P	P	P	

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Community and Recreational Uses				
Boat Ramps and Landings	-	-	-	
Campground	-	-	-	
Cemeteries	-	-	-	
Child Care Center	-	-	-	
Child Day Care	-	-	-	
Clubs, Lodges, and Private Meeting Halls	-	-	-	
Community Centers	M	-	M	
Community Colleges and Universities	M	-	M	
Correctional Institutions and Facilities	U	U	U	
Cultural Institutions and Museums	M	-	M	
Emergency Shelters	M	M	M	See 44-XX (Emergency Shelter Regulations)
Golf Courses and Country Clubs	-	-	-	
Hospitals	-	-	-	
Marinas	-	-	-	
Off-Highway Vehicle Recreation Area	-	-	-	

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Offices, Governmental	P	-	P	
Parks and Recreational Facilities, Public	-	-	-	
Public Safety Facilities	U	U	U	
Recreational Facilities, Private	M	-	M	
Religious Facilities and Institutions	P	-	P	
Schools, Public and Private	U	U	U	
Trail Head Parking or Staging Area	-	-	P	
Residential Uses				
Agricultural Worker Housing Center	-	-	-	
Agricultural Worker Housing Unit	-	-	-	
Caretaker Quarters	-	-	-	
Duplex Home	-	-	-	
Live/Work Unit	-	-	-	
Manufactured Home	-	-	-	
Mobile Home	-	-	-	
Mobile Home Park	-	-	-	
Multiple Family Dwelling	-	-	-	
Residential Care Homes, Large	-	-	-	

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Residential Care Homes, Small	-	-	-	
Secondary Dwelling	-	-	-	
Single Family Home	-	-	-	
Industrial Uses				
Manufacturing, General	P	P	P	
Manufacturing, Heavy	U	P	U	
Manufacturing, Light	P	P	P	
Research and Development	P	P	P	
Warehousing, Wholesaling, and Distribution	M	P	M	
Transportation, Communication, and Utility Uses				
Airport-Related Uses	U	U	U	
Airports for Commercial Farm Services	U	U	U	
Solid Waste Disposal Site	U	U	U	
Composting Facilities	M	P	M	
Sewage Disposal Site	-	U	-	
Freight and Truck Terminals and Yards	M	P	M	
Recycling Collection or Processing Facility, Large	U	M	U	
Recycling Collection or Processing Facility, Small	M	P	M	
Reverse Vending Machine	P	P	P	

Permitted Uses – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)				
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts			
	M-1	M-2	RD	Applicable Regulations
Telecommunications Facilities	P	P	P	
Utilities, Major	U	U	U	
Utilities, Minor	P	P	P	

44-2.50.30 *Development Standards in the Industrial Zones.* Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 44-1.90.050. Table 44-2.50-2 identifies the development standards applicable to the Industrial Zones.

TABLE 44-2.50-2: DEVELOPMENT STANDARDS IN THE INDUSTRIAL ZONES

Development Standards – Light Industrial (M-1), Heavy Industrial (M-2), and Research and Development (RD)					
		Zoning Districts			
		M-1	M-2	RD	Applicable Regulations
Parcel Size and Density					
Minimum Parcel Size [1]		None	None	None	
Minimum Parcel Width		60 ft	60 ft	60 ft	
Minimum Parcel Depth		100 ft	100 ft	100 ft	
Maximum Dwelling Units per Acre		-	-	-	
Minimum Dwelling Units per Acre		-	-	-	
Maximum Floor Area Ratio (FAR)		0.6	0.6	0.75	
Setbacks and Height Standards					
Minimum Setbacks	Front	None[2]	30 ft	None[2]	
	Rear	10 ft	15 ft[4]	10 ft	
	Side	None[3]	None[4]	None[4]	
Maximum Primary Structure Height		50 ft	100 ft	50 ft	
Maximum Accessory Structure Height		70 ft	200 ft	70 ft	
Notes:					
[1] 1 acre outside of water and sewer district service area.					
[2] A 15-foot front setback shall be required when adjacent to a Residential Zone					
[3] A 15-foot setback shall be required when adjacent to a Residential Zone. A zero side lot line must include fireproof walls and meet all applicable building and fire code requirements.					
[4] A 30-foot setback shall be required when adjacent to a Residential Zone. A zero side lot line must include fireproof walls and meet all applicable building and fire code requirements.					

44-2.60. **Natural Resources Zoning Districts**

44-2.60.10 *Purpose of the Industrial Zones*

- A. **River Frontage (R-F).** The purpose of the R-F zone is to identify lands which lie within river, stream, or tidal channels, and to adjacent areas which are periodically inundated, or which are predicted to be inundated, by a “design flood.” Appropriate uses in the R-F zone include agricultural and recreational uses that do not include permanent structures.
- B. **Floodplain (F-P).** The F-P zone is intended to be applied to areas other than River Frontage 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, damage, and destruction due to floodwaters and the transportation by water of wreckage and debris.
- C. **Open Space (O-S).** The O-S zone is intended to be applied to public forests, scenic resources areas, passive recreational lands, and to greenbelts and similar features adjacent to urban development.
- D. **Forest Residential (F-R).** The F-R zone is intended to allow for the development of limited single-family residential uses on privately owned parcels in the Mendocino National Forest, and to identify development standards addressing adequate access, fire hazard protection and management, water quality, and water supply.
- E. **Forest Management and Recreation (FMR).** The FMR zone is intended to accommodate a range of forest resource production activities, such as timber production, mining, and grazing, as well as forest-related recreational uses.
- F. **Resource Conservation (R-C).** The R-C zone identifies areas with significant natural resources that should be retained and managed in perpetuity. This designation includes rangelands under federal ownership, the National Wildlife Refuges, wild and scenic lands, and habitat, watershed, and natural resource lands requiring management and protection. Lands designated Resource Conservation are intended to ensure that resources are conserved and protected for existing and future generations through active or passive oversight and management of the resources.

44-2.60.20 *Permitted Uses in the Natural Resources Zones.* Table 44-2.60-1 identifies land uses permitted in the natural resource zones.

TABLE 44-2.60-1: PERMITTED USES IN THE NATURAL RESOURCES ZONES

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Agricultural and Agricultural Support Uses							
Agricultural Processing, Off-Site Products	-	-	-	-	U	-	
Agricultural Processing, On-Site Products	-	U	-	U	M	-	
Animal Grazing	P	P	P	P	P	P	
Animal Processing and Rendering	-	-	-	-	-	-	
Animal Raising and Keeping, Commercial	-	U	U	M	M	M	
Animal Raising and Keeping, Private	P	P	P	P	P	P	
Apiaries	P	P	P	P	P	P	
Accessory Structures to Primary Agricultural Use	U	U	M	P	P	P	
Crop Production and Cultivation, including Orchards and Vineyards	P	P	P	P	P	P	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Dairy	-	-	-	-	-	-	
Intensive Animal Operations	-	-	-	-	-	-	
Nurseries and Greenhouses	-	U	-	U	P	M	
Private Farm Airstrips	-	-	-	-	-	-	
Stables, Commercial	-	U	-	-	U	-	
Stables, Private	-	U	-	P	P	M	
Visitor-Serving Agricultural Support Use	-	-	-	-	U	-	
Wineries	-	-	-	-	-	-	
Natural Resource Uses							
Energy Generation for Off-Site Use	-	U	U	-	U	U	
Energy Generation for On-Site Use	-	M	M	M	M	M	
Forestry and Logging	-	-	M	P	P	M	
Mining	U	U	U	-	U	U	
Oil and Gas Extraction	U	U	U	U	U	U	
Timber Processing	-	-	-	-	M	-	
Habitat Mitigation and	U	-	U	-	U	M	See 44-xx

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Management							Habitat Mitigation and Management
Commercial Uses							
Agricultural Product Sales, Off-Site	-	-	-	-	-	-	
Agricultural Product Sales, On-Site	-	U	-	-	-	-	
Agriculture Auction and Sales Yards	-	-	-	-	-	-	
Agriculture Chemicals Manufacture, Distribution, and Storage	-	-	-	-	-	-	
Animal Hospitals and Kennels	-	-	-	-	-	-	
Bars, Nightclubs, and Lounges	-	-	-	-	-	-	
Bed and Breakfast	-	-	-	-	-	-	
Commercial Recreation, Indoor	-	-	-	-	-	-	
Commercial Recreation, Outdoor	-	M	M	-	M	M	
Construction, Maintenance, and Repair	-	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Services							
Equipment Sales and Rental	-	-	-	-	-	-	
Farm Equipment: Sale, Rental, Repair and Supplies	-	-	-	-	-	-	
Gas and Service Stations	-	-	-	-	-	-	
Grocery Stores	-	-	-	-	-	-	
Hotel and Motel	-	-	-	-	-	-	
Hunting and Fishing Clubs	U	U	U	-	U	U	
Medical Offices and Clinics	-	-	-	-	-	-	
Nursery, Retail	-	-	-	-	-	-	
Offices, Professional	-	-	-	-	-	-	
Personal Services	-	-	-	-	-	-	
Public/Mini Storage	-	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	
Retail, General	-	-	-	-	-	-	
Retail, Large Projects	-	-	-	-	-	-	
Target Shooting Ranges	-	U	-	-	U	-	
Tasting Rooms	-	-	-	-	-	-	
Vehicle Repair, Service and	-	-	-	-	-	-	

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Maintenance							
Vehicle Sales and Rental	-	-	-	-	-	-	
Community and Recreational Uses							
Boat Ramps and Landings	U	U	U	-	U	U	
Campground	M	M	U	-	P	M	
Cemeteries	-	-	-	-	-	-	
Child Care Center	-	-	-	-	-	-	
Child Day Care	-	-	-	-	-	-	
Clubs, Lodges, and Private Meeting Halls	-	-	-	-	-	-	
Community Centers	-	-	-	-	-	-	
Community Colleges and Universities	-	-	-	-	-	-	
Correctional Institutions and Facilities	-	-	-	-	-	-	
Cultural Institutions and Museums	-	-	-	-	-	-	
Emergency Shelters	-	-	-	-	-	-	
Golf Courses and Country Clubs	-	-	-	-	U	-	
Hospitals	-	-	-	-	-	-	

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Marinas	-	-	-	-	U	-	
Off-Highway Vehicle Recreation Area	-	-	U	-	U	-	
Offices, Governmental	-	-	-	-	-	-	
Parks and Recreational Facilities, Public	M	M	M	-	P	M	
Public Safety Facilities	-	-	-	-	-	-	
Recreational Facilities, Private	-	U	-	-	M	-	
Religious Facilities and Institutions	-	-	-	-	-	-	
Schools, Public and Private	-	-	-	-	-	-	
Trail Head Parking or Staging Area	M	P	P	-	P	M	
Residential Uses							
Agricultural Worker Housing Center	-	-	-	-	-	-	
Agricultural Worker Housing Unit	-	-	-	P	P	-	
Caretaker Quarters	M	-	-M	-	M	M	
Duplex Home	-	-	-	-	-	-	
Live/Work Unit	-	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Manufactured Home	-	-	-	P	-	-	
Mobile Home	-	-	-	T	-	-	
Mobile Home Park	-	-	-	-	-	-	
Multiple Family Dwelling	-	-	-	-	-	-	
Residential Care Homes, Large	-	-	-	-	-	-	
Residential Care Homes, Small	-	-	-	P	-	-	
Secondary Dwelling	-	-	-	P	-	-	See 44-XX (Secondary Dwelling Regulations)
Single Family Home	-	-	-	P	-	-	
Industrial Uses							
Manufacturing, General	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	
Warehousing, Wholesaling, and Distribution	-	-	-	-	-	-	
Transportation, Communication, and Utility Uses							
Airport-Related Uses	-	-	-	-	-	-	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – River Frontage (R-F), Floodplain (F-P), Open Space (O-S), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Airports for Commercial Farm Services	-	-	-	-	-	-	
Solid Waste Disposal Site	-	-	-	-	-	-	
Composting Facilities	-	-	-	-	M	-	
Sewage Disposal Site	-	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	-	
Recycling Collection or Processing Facility, Large	-	-	-	-	-	-	
Recycling Collection or Processing Facility, Small	-	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	-	
Telecommunications Facilities	U	U	U	-	U	U	
Utilities, Major	U	U	U	-	U	U	
Utilities, Minor	U	U	U	-	U	U	

44-2.60.30 *Development Standards in the Natural Resources Zones.* Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 44-1.90.050. Table 44-2.60-2 identifies the development standards applicable to the Natural Resources Zones.

TABLE 44-2.60-2: DEVELOPMENT STANDARDS IN THE NATURAL RESOURCES ZONES

Development Standards – River Frontage (R-F), Floodplain (F-P), Open Space (OS), Forest Residential (F-R), Forest Management and Recreation (FMR), and Resource Conservation (R-C)							
	Zoning Districts						Applicable Regulations
	R-F	F-P	O-S	F-R	FMR	R-C	
Parcel Size and Density							
Minimum Parcel Size [1]	0.5 ac	1 ac	160 ac[2]	20 ac	40 ac	160 ac[2]	
Minimum Parcel Width	None	60 ft	None	100 ft	100 ft	None	
Minimum Parcel Depth	None	100 ft	None	200 ft	200 ft	None	
Maximum Dwelling Units per Parcel	1	-	1	1	1	1	
Minimum Dwelling Units per Parcel	-	-	-	-	-	-	
Setbacks and Height Standards							
Minimum Setbacks	Front	None	10 ft	None	25 ft	25 ft	None
	Rear	None	10 ft	None	25 ft	25 ft	None
	Side	None	10 ft	None	10 ft	15 ft	None
Maximum Structure Height	30 ft[3]	30 ft[3]	25 ft	30 ft	50 ft	25 ft	
Notes:							
[1] Applicably solely to parcels newly created through lot split or subdivision							
[2] 40-acre minimum parcel size if contiguous to an existing wildlife refuge							
[3] If buildings are required to be elevated on stilts to protect against flood damage, maximum structure height is 25 feet above building floor elevation.							

44-2.70. **Special Purpose Zoning Districts**

44-2.70.10 *Purpose of the Special Purpose Zones*

- A. **General Recreation (G-R).** The purpose of the G-R is to provide lands suitable for the development of active and passive recreational opportunities throughout the County. Appropriate uses in the G-R zone include public parks, sports fields, campgrounds, and trail systems.
- B. **Airport (A-V).** The A-V zone identifies lands suitable for, and used for, public or commercial airport purposes, including activities that are typically associated with airport operations, and preventing the encroachment of incompatible uses. Standards in the A-V zone are intended to support aeronautics-related business and services that benefit from, or require proximity to, an airport, and to ensure that airport operations and supporting uses to not pose a threat to public safety.
- C. **Public Facilities (P-F).** The P-F zone identifies lands used for governmental entities, and may include structures and facilities such as County buildings, schools, public safety facilities, utilities, and other public uses that enhance the quality of life within Colusa County.
- D. **Rural Services (R-S).** The R-S zone identifies areas suitable to provide necessary housing and services to the rural communities of Delevan, Sites, and Lodoga. The R-S zone facilitates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will contribute to a prosperous economy and higher quality of life in each of these rural centers. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres.

44-2.70.20 *Permitted Uses in the Special Purpose Zones.* Table 44-2.70-1 identifies land uses permitted in the special purpose zones.

TABLE 44-2.70-1: PERMITTED USES IN THE SPECIAL PURPOSE ZONES

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Agricultural and Agricultural Support Uses					
Agricultural Processing, Off-Site Products	U	-	-	-	
Agricultural Processing, On-Site Products	P	-	-	P	
Animal Grazing	P	-	-	P	
Animal Processing and Rendering	-	-	-	-	
Animal Raising and Keeping, Commercial	P	-	-	-	
Animal Raising and Keeping, Private	P	-	-	M	
Apiaries	P	-	-	-	
Accessory Structures to Primary Agricultural Use	P	-	-	P	
Crop Production and Cultivation, including Orchards and Vineyards	P	-	-	P	
Dairy	-	-	-	-	
Intensive Animal Operations	-	-	-	-	

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Nurseries and Greenhouses	P	-	-	-	
Private Farm Airstrips	-	U	-	-	
Stables, Commercial	M	-	-	-	
Stables, Private	M	-	-	M	
Visitor-Serving Agricultural Support Use	M	-	-	M	
Wineries	M	-	-	M	
Natural Resource Uses					
Energy Generation for Off-Site Use	U	-	-	-	
Energy Generation for On-Site Use	P	-	P	P	
Forestry and Logging	-	-	-	-	
Mining	-	-	-	-	
Oil and Gas Extraction	-	-	-	-	
Timber Processing	-	-	-	-	
Habitat Mitigation and Management	-	-	-	-	See 44-XX (habitat Mitigation Regulations)
Commercial Uses					
Agricultural Product Sales, Off-Site	-	-	-	-	
Agricultural Product Sales, On-	M	-	-	P	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Site					
Agriculture Auction and Sales Yards	-	-	-	-	
Agriculture Chemicals Manufacture, Distribution, and Storage	-	-	-	-	
Animal Hospitals and Kennels	-	-	-	U	
Bars, Nightclubs, and Lounges	-	-	-	P	
Bed and Breakfast	-	-	-	M	
Commercial Recreation, Indoor	p	-	-	M	
Commercial Recreation, Outdoor	p	-	-	M	
Construction, Maintenance, and Repair Services	-	-	-	P	
Equipment Sales and Rental	-	-	-	M	
Farm Equipment: Sale, Rental, Repair and Supplies	-	-	-	M	
Gas and Service Stations	-	-	-	P	
Grocery Stores	-	-	-	P	
Hotel and Motel	-	-	-	M	
Hunting and Fishing Clubs	U	-	-	-	
Medical Offices and Clinics	-	-	-	P	
Nursery, Retail	-	-	-	P	
Offices, Professional	-	-	-	P	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Personal Services	-	-	-	P	
Public/Mini Storage	-	-	-	U	
Recreational Vehicle Parks	-	-	-	U	
Restaurant	-	-	-	P	
Retail, General	-	-	-	P	
Retail, Large Projects	-	-	-	-	
Target Shooting Ranges	U	-	-	-	
Tasting Rooms	-	-	-	P	
Vehicle Repair, Service and Maintenance	-	-	-	M	
Vehicle Sales and Rental	-	-	-	M	
Community and Recreational Uses					
Boat Ramps and Landings	M	-	U	-	
Campground	P	-	M	-	
Cemeteries	-	-	M	-	
Child Care Center	-	-	-	M	
Child Day Care	-	-	-	P	
Clubs, Lodges, and Private Meeting Halls	M	-	-	M	
Community Centers	P	-	-	M	
Community Colleges and Universities	-	-	U	U	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Correctional Institutions and Facilities	-	-	P	-	
Cultural Institutions and Museums	M	-	P	-	
Emergency Shelters	-	-	-	-	
Golf Courses and Country Clubs	P	-	-	-	
Hospitals	-	-	P	-	
Marinas	M	-	U	-	
Off-Highway Vehicle Recreation Area	U	-	-	-	
Offices, Governmental	-	-	P	P	
Parks and Recreational Facilities, Public	P	-	P	M	
Public Safety Facilities	-	U	P	U	
Recreational Facilities, Private	P	-	U	P	
Religious Facilities and Institutions	-	-	P	P	
Schools, Public and Private	U	-	P	U	
Trail Head Parking or Staging Area	P	-	P	M	
Residential Uses					
Agricultural Worker Housing Center	-	-	-	M	

Colusa County Zoning Code Zoning Districts, Allowed Uses, and Development Standards

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Agricultural Worker Housing Unit	-	-	-	M	
Caretaker Quarters	P	-	-	-	
Duplex Home	-	-	-	-	
Live/Work Unit	-	-	-	P	
Manufactured Home	-	-	-	P	
Mobile Home	-	-	-	T	
Mobile Home Park	-	-	-	U	
Multiple Family Dwelling	-	-	-	-	
Residential Care Homes, Large	-	-	-	U	
Residential Care Homes, Small	-	-	-	P	
Secondary Dwelling	-	-	-	P	See 44-XX (Secondary Dwelling Regulations)
Single Family Home	-	-	-	P	
Industrial Uses					
Manufacturing, General	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	
Manufacturing, Light	-	-	-	U	
Research and Development	-	-	-	-	
Warehousing, Wholesaling, and Distribution	-	-	-	-	

Permitted Uses – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)					
P = Permitted Use (subject to Administrative Permit, Minor Development Plan Review, or Major Development Plan Review) M = Minor Use Permit Required U = Use Permit Required T = Temporary Use Permit Required - = Use not allowed	Zoning Districts				
	G-R	A-V	P-F	R-S	Applicable Regulations
Transportation, Communication, and Utility Uses					
Airport-Related Uses	-	P	M	-	
Airports for Commercial Farm Services	-	P	M	-	
Solid Waste Disposal Site	-	-	M	-	
Composting Facilities	M	-	M	-	
Sewage Disposal Site	-	-	P	-	
Freight and Truck Terminals and Yards	-	M	-	-	
Recycling Collection or Processing Facility, Large	-	-	M	-	
Recycling Collection or Processing Facility, Small	-	-	P	M	
Reverse Vending Machine	P	P	P	P	
Telecommunications Facilities	P	P	P	P	
Utilities, Major	M	M	P	M	
Utilities, Minor	P	P	P	P	

44-2.70.30 *Development Standards in the Special Purpose Zones.* Allowed uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 44-1.90.050. Table 44-2.70-2 identifies the development standards applicable to the Special Purpose Zones.

TABLE 44-2.70-2: DEVELOPMENT STANDARDS IN THE SPECIAL PURPOSE ZONES

Development Standards – General Recreation (G-R), Airport (A-V), Public Facilities (P-F), and Rural Services (R-S)						
	Zoning Districts					Applicable Regulations
	G-R	A-V	P-F	R-S		
Parcel Size and Density						
Minimum Parcel Size	0.5 acre	1 acre or 6,000 sq-ft within water and sewer district service areas	1 acre or 6,000 sq-ft within water and sewer district service areas	2 acres or 12,000 sq-ft within water or sewer district service areas		
Minimum Parcel Width	60 ft	60 ft	60 ft	60 ft		
Minimum Parcel Depth	None	None	None	None		
Maximum Dwelling Units per Parcel	1 caretaker unit per parcel	-	-	2		
Minimum Dwelling Units per Acre	-	-	-	-		
Setbacks and Height Standards						
Minimum Setbacks	Front	None[1]	None[1]	None[1]	15 ft	
	Rear	10 ft	10 ft	10 ft	15 ft	
	Side	None[2]	None[2]	None[2]	10ft	
Maximum Structure Height	40 ft	35 ft	40 ft	40 ft		
Notes:						
[1] A 15-foot front setback shall be required when adjacent to a Residential Zone						
[2] An 8-foot setback shall be required when adjacent to a Residential Zone. A zero side lot line must include fireproof walls and meet all applicable building and fire code requirements.						

