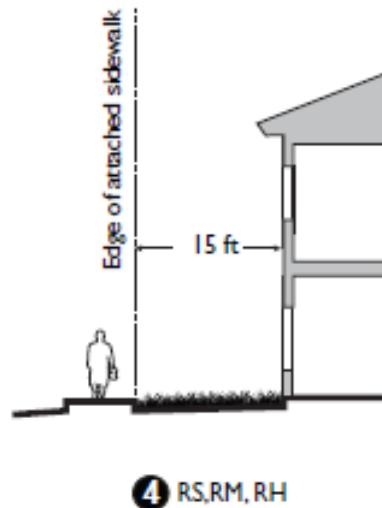
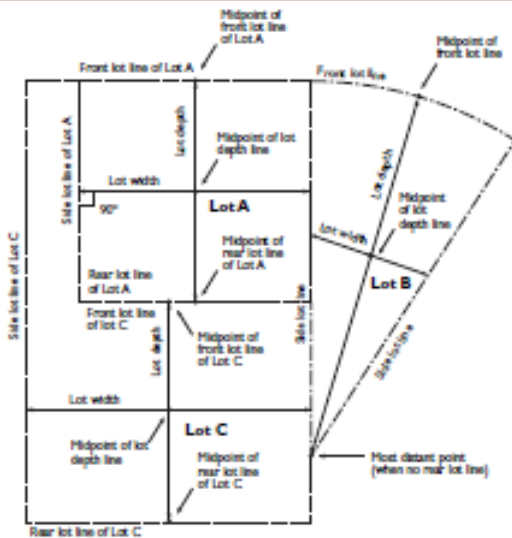


Yuba County Development Code



4 RS, RM, RH

Required fences or walls

Leave openings to allow stormwater runoff.

6 in wide, 6 in tall concrete curb along the outer edge of a parking lot

Development Code
Adopted July 21, 2015



County of Yuba

DEVELOPMENT CODE

ORDINANCE #1545

Adopted: July 21, 2015 (Effectuated August 21, 2015)

Amended

Date	Ordinance number
June 28, 2016	1556
June 27, 2017	1567
December 8, 2020	1598
February 25, 2022	1607

County of Yuba
CDSA: Planning Department
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Marysville, CA 95901
530-749-5470
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www.co.yuba.ca.us

Chapter 11.01 Title, Purpose, and Authority

Sections:

11.01.010	Title and Authority
11.01.020	Purpose
11.01.030	Structure of Development Code Regulations
11.01.040	General Rules for Applicability of Zoning Regulations
11.01.050	Consistency with the General Plan
11.01.060	Effect on Previously Approved Projects and Projects in Progress
11.01.070	Severability
11.01.080	Fees

11.01.010 Title and Authority

Title 11 of the Yuba County Ordinance Code shall be known and cited as the "Yuba County Development Code," "Development Code of Yuba County," "Development Code," or "Code."

The Yuba County Development Code is adopted pursuant to the authority contained in Section 65850 of the California Government Code. In addition, the provisions of this Code relating to the regulation and control of subdivisions are adopted pursuant to the authority contained in Title 7, Division 2 of the California Government Code, commencing with Section 66410, hereinafter referred to as the "Subdivision Map Act," as may be amended from time to time.

11.01.020 Purpose

The purpose of this Code is to implement the County's General Plan and to protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the Code is adopted to achieve the following objectives:

- A. To provide a precise guide for the physical development of the County in a manner as to progressively achieve the arrangement of land uses depicted in the Yuba County General Plan, consistent with the goals and policies of the General Plan.
- B. To foster a harmonious, convenient and workable relationship among land uses and ensure compatible development, consistent with the General Plan.
- C. To ensure that public and private lands ultimately are used for purposes which are appropriate and most beneficial for the County.
- D. To support economic development and job creation.
- E. To provide for the housing needs of all economic segments of the community.
- F. To promote high quality development, consistent with the General Plan.
- G. To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, recreational, and other areas within the County.

- H. To facilitate the appropriate location of community facilities, institutions, parks, and other recreational areas.
- I. To define duties and powers of administrative bodies and officers responsible for implementation of the Code.

11.01.030 Structure of Development Code Regulations

- A. **Organization of Regulations.** This Code consists of six divisions:

Division I – Introductory Provisions

Division II – Zoning and Overlay Districts

Division III – Regulations Applying to Some or All Districts

Division IV – Land Divisions

Division V – Administration and Permits

Division VI – General Terms

- B. **Types of Regulations.** Four types of development code regulations control the use and development of property:

1. **Land Use Regulations.** These regulations specify land uses permitted, conditionally permitted or specifically prohibited in each zoning district, and include special requirements, if any, applicable to specific uses. Land use regulations for base and overlay zoning districts are in Division II of this Code. Certain regulations, applicable in some or all of the districts, and performance standards which govern special uses, are in Division III.
2. **Development Regulations.** These regulations control the height, bulk, location and appearance of structures on development sites. Development regulations for base and overlay zoning districts are in Division II of this Code. Certain development regulations, applicable to some or all districts are in Division III. These include regulations for specific uses, development and site regulations, performance standards, parking, signage, antennas and wireless communications and nonconforming uses.
3. **Land Division Regulations.** These regulations control the division of land and specify the design, improvement, and survey data of subdivisions as well as the procedures to be followed to secure final approval for subdivision maps. Land division regulations are in Division IV of this Code.
4. **Administrative Regulations.** These regulations contain detailed procedures for the administration of this Code, and include common procedures, processes and standards for discretionary entitlement applications and other permits. Administrative regulations are in Division V.
5. **General Terms and Use Classifications.** Division IV provides a list of use classifications and a list of terms and definitions used in the Code.

11.01.040 General Rules for Applicability of Zoning Regulations

- A. **Applicability to Property.** This Code shall apply, to the extent permitted by law, to all property within the unincorporated limits of Yuba County, including all uses, structures and land owned by any private person, firm, corporation or organization, or Yuba County or other local, State or federal agencies. Any governmental agency shall be exempt from the provisions of this Code only to the extent that such property may not be lawfully regulated by Yuba County.
- B. **Compliance with Regulations.** No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished or moved in any zoning district, except in accordance with the provisions of this Code.
- C. **Relation to Other Regulations.**
 - 1. **General.** The regulations of this Code and requirements or conditions imposed pursuant to this Code shall not supersede any other regulations or requirements adopted or imposed by the Yuba County Board of Supervisors, the State of California, or any federal agency that has jurisdiction by law over uses and development authorized by this Code. All uses and development authorized by this Code shall comply with all other such regulations and requirements. Where conflict occurs between the provisions of the Code and any other County ordinance, chapter, resolution, guideline or regulation, the more restrictive provisions shall control, unless otherwise specified.
 - 2. **Permit Streamlining Act.** It is the intent of this Code that all actions taken by the decision-making authority pursuant to this Code that are solely adjudicatory in nature be within a time frame consistent with the provisions of Government Code Section 65920 et. seq. (the Permit Streamlining Act). Nothing in this Code shall be interpreted as imposing time limits on actions taken by the decision-making authority pursuant to this Code that are legislative in nature or that require both adjudicatory and legislative judgments.
- D. **Relation to Private Agreements.** This Code shall not interfere with or annul any recorded easement, covenant, development agreements, or other agreement now in effect, provided that where this Code imposes greater restriction than imposed by an easement, covenant, or agreement, this Code shall control.
- E. **Relation to Prior Code.** The provisions of this Code supersede all prior Codes and any amendments. No provision of this Code shall validate any land use or structure established, constructed or maintained in violation of the prior Code, unless such validation is specifically authorized by this Code and is in conformance with all other regulations.
- F. **Application During Local Emergency.** The Board of Supervisors may authorize a deviation from a provision of this Code during a local emergency declared and ratified under the Yuba County Ordinance Code. The Board of Supervisors may authorize a deviation by resolution without notice or public hearing.

11.01.050 Consistency with the General Plan

Any permit, license or approval issued pursuant to this Code must be consistent with the Yuba County General Plan and all applicable specific plans. In any case where there is a conflict between this Code and the General Plan, the General Plan shall prevail.

11.01.060 Effect on Previously Approved Projects and Projects in Progress

Any building or structure for which a Building Permit was issued under the prior ordinance code may be completed in accordance with plans, specifications, and permits upon which the Building Permit was granted, provided at least one inspection had been requested prior to adoption of this ordinance and provided that construction is diligently pursued. Upon completion of the structure, the occupancy permit shall allow the uses allowed under the project's permits and conditions of approval. No extensions of time shall be granted for commencement of construction unless it complies with the provisions of this Code.

11.01.070 Severability

If any section, subsection, paragraph, sentence, clause or phrase of this Code is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Code. The Yuba County Board of Supervisors hereby declares that it would have passed this Code, and each section, subsection, sentence, clause and phrase thereof, regardless of the fact that any or one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

11.01.080 Fees

The Board of Supervisors shall establish by resolution, and may amend and revise from time to time, fees for processing the discretionary entitlement applications and other permits authorized or required by this Code. All fees shall be paid at the time an application is filed, and no processing shall commence or when applicable hearing scheduled until the fees are paid in full.

Chapter 11.02 Rules for Construction of Language

Sections:

11.02.010	Purpose
11.02.020	Rules for Construction of Language
11.02.030	Rules of Interpretation

11.02.010 Purpose

The purpose of this chapter is to provide precision in the interpretation of the zoning regulations. The meaning and construction of words and phrases defined in this chapter apply throughout the Code, except where the context indicates a different meaning.

11.02.020 Rules for Construction of Language

In interpreting the various provisions of the Code, the following rules of construction shall apply:

- A. The particular controls the general.
- B. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
 - 1. "And" indicates that all connected words or provisions shall apply.
 - 2. "And/or" indicates that the connected words or provisions may apply singly or in any combination.
 - 3. "Or" indicates that the connected words or provisions may apply singly or in any combination.
 - 4. "Either . . . or" indicates that the connected words or provisions shall apply singly but not in combination.
- C. In case of conflict between the text and a diagram or graphic, the text controls.
- D. All references to departments, committees, commissions, boards, or other public agencies are to those of Yuba County, unless otherwise indicated.
- E. All references to public officials are to those of Yuba County, and include designated deputies or designees of such officials, unless otherwise indicated.
- F. All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the County offices are closed, it shall be extended to the next working day. The end of a time period shall be the close of business (public office hours) on the last day of the period.
- G. The words "shall," "will," "must" and "is to" are always mandatory and not discretionary. The words "should" or "may" are permissive.
- H. The present tense includes the past and future tenses, and the future tense includes the past.
- I. The singular number includes the plural, and the plural, the singular.
- J. Sections and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

11.02.030 Rules of Interpretation

The CDSA Director shall make the interpretation for any definition not expressly identified in this Code or provide clarification and determination of these rules. In cases where a specific land use or activity is not defined, the CDSA Director shall assign the land use or activity to a classification that is substantially similar in character to other use classifications listed in Chapter 11.72: Use Classifications. Use classifications and subclassifications not listed in the land use regulation tables found in Division II: Zoning and Overlay Districts or not found to be substantially similar to the listed uses are prohibited in said zone district. The CDSA Director shall maintain a written record of all such determinations. The CDSA Director may forward questions about permitted uses directly to the Planning Commission for an interpretation at a public meeting. Determinations by the CDSA Director or Planning Commission may be appealed pursuant to Section 11.53.150; Appeals and Calls for Review. The following findings shall be made when making a zoning interpretation:

- A. The common functional product or compatibility characteristics and activities associated with the proposed use are consistent with one of the use classifications listed as an allowed use (principally permitted or upon approval of a use permit or zoning clearance) within the zone district;
- B. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to the character of the zone district or surrounding properties; and
- C. The proposed use is consistent with the goals, policies, and objectives of the General Plan and any applicable adopted specific plan or community plan.

Chapter 11.03 Rules of Measurement

Sections:

11.03.010	Purpose
11.03.020	General Provisions
11.03.030	Fractions
11.03.040	Measuring Distances
11.03.050	Measuring Height
11.03.060	Measuring Lot Area
11.03.070	Measuring Lot Width and Depth
11.03.080	Determining Floor Area
11.03.090	Determining Floor Area Ratio
11.03.100	Determining Lot Coverage
11.03.110	Determining Lot Frontage
11.03.120	Determining Setbacks (Yards)
11.03.130	Measuring Signs
11.03.140	Measuring Parking Lot Landscaping
11.03.150	Measuring Pedestrian Clearance

11.03.010 Purpose

The purpose of this chapter is to explain how various measurements referred to in this Code are to be calculated.

11.03.020 General Provisions

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the CDSA Director.

11.03.030 Fractions

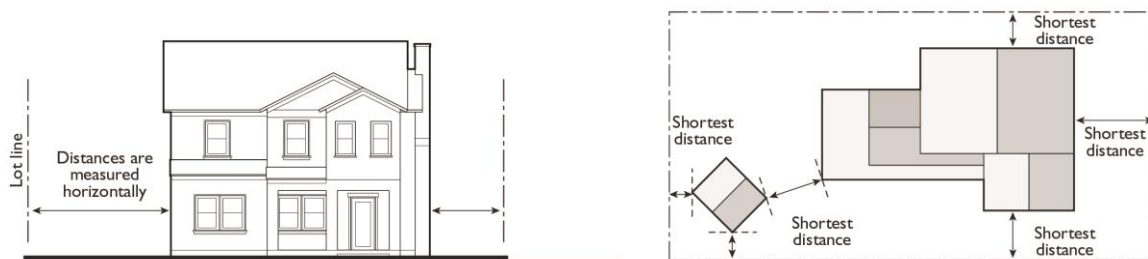
Whenever this Code requires consideration of distances, parking spaces, dwelling units or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:

- A. **General Rounding.** Fractions of one-half (0.5) or greater shall be rounded up to the nearest whole number and fractions of less than one-half (0.5) shall be rounded down to the nearest whole number, except as otherwise provided.
- B. **Exception for State Affordable Housing Density Bonus.** For projects eligible for bonus density pursuant to Government Code Section 65915 or any successor statute, and Chapter 11.30, Density Bonus Incentive Program, any fractional number of permitted bonus density units shall be rounded up to the next whole number.

11.03.040 Measuring Distances

- A. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.
- B. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.
- C. **Measurements Involving a Structure.** Measurements involving a structure are made to the closest support wall of the structure. For structures that do not have a wall such as porches and patio covers, the measurement is from the closest vertical support. Structures or portions of structures that are entirely underground are not included in measuring required distances.
- D. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.
- E. **Measurements Involving Different Land Uses.** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project. In instances where the setback is from a structure, the minimum distance is measured in a straight line from the two closest points between the structures.

FIGURE 11.03.040: MEASURING DISTANCES



11.03.050 Measuring Height

- A. **Measuring Building Height.** Building height is measured from the average level of the highest and lowest points where the vertical plane of the exterior walls would touch the natural grade level of the site to the highest point on the ridge of the roof.

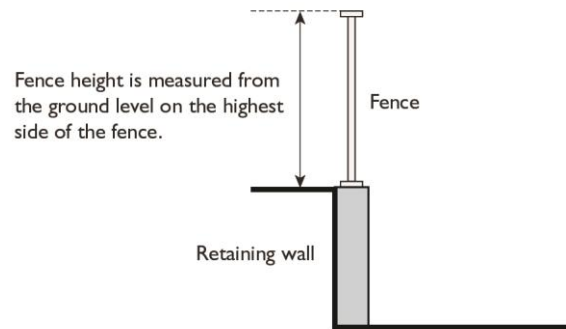
FIGURE 11.03.050(A): MEASURING BUILDING HEIGHT



B. **Measuring Height of Other Structures.** The height of other structures such as fences is the vertical distance from the ground level immediately under the structure to the top of the structure. Special measurement provisions are also provided below.

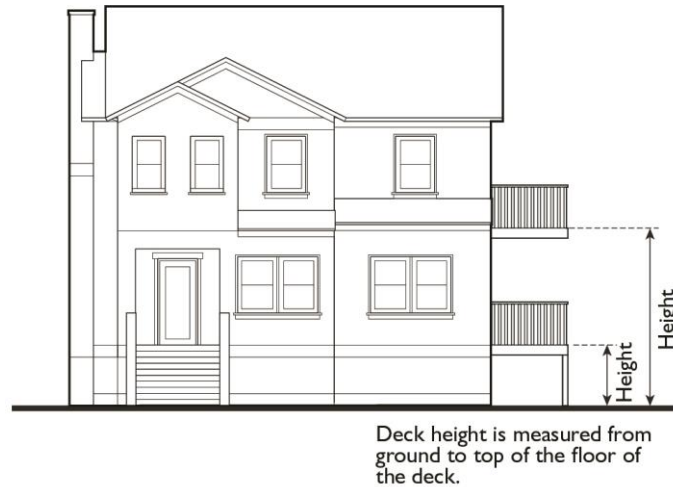
1. ***Measuring the Height of Fences on Retaining Walls.*** The height of a fence that is on top of a retaining wall is measured from the ground level on the highest side of the fence and wall.

FIGURE 11.03.050(B)(1): MEASURING HEIGHT OF FENCES ON RETAINING WALLS



2. ***Measuring the Height of Decks.*** Deck height is determined by measuring from the ground to the top of the floor of the deck.

FIGURE 11.03.050(B)(2): MEASURING HEIGHT OF DECKS



3. **Measuring the Height of Signs.** Measuring the height of signs is described in Chapter 11.27, Signs.

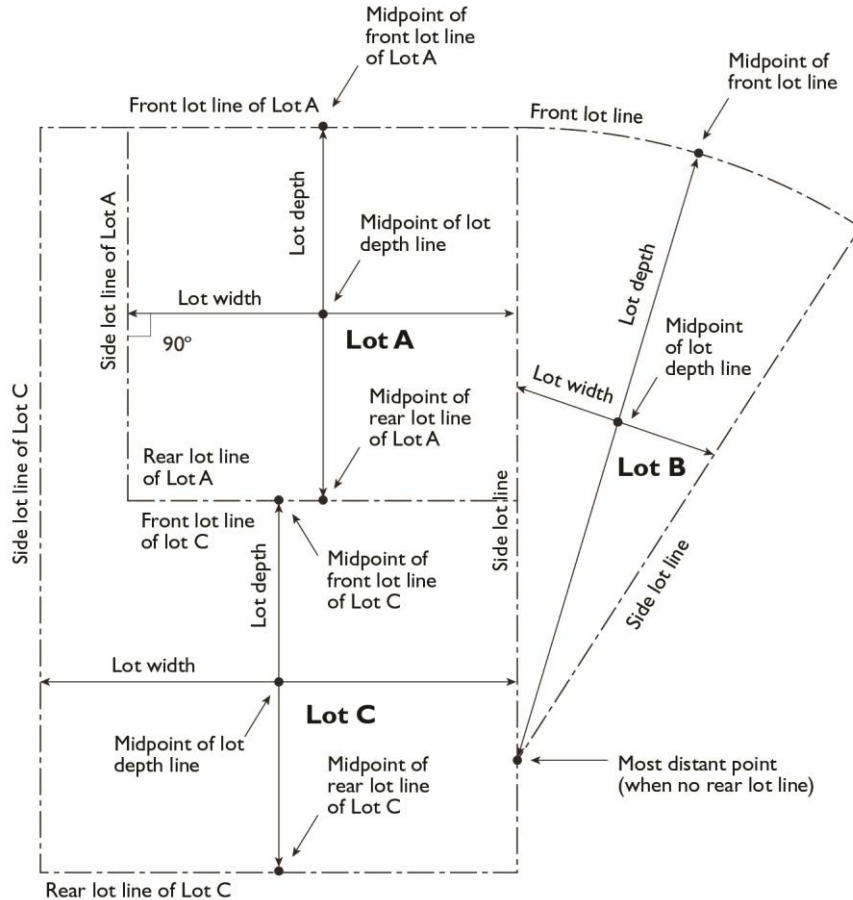
11.03.060 Measuring Lot Area

Lot area shall consist of the gross square footage of the lot or parcel.

11.03.070 Measuring Lot Width and Depth

- A. **Lot Width.** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines for rectangular shaped lots. Lot width on cul-de-sac lots shall be measured at the front setback line. Measuring lot widths for non-rectangular and non-cul-de-sac lots, commonly referred to as irregular shaped lots, will be as determined by the Planning Director, with the intent of having the average width of the buildable portion of the lot be the lot width.
- B. **Lot Depth.** Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

FIGURE 11.03.070: MEASURING LOT WIDTH AND DEPTH



11.03.080 Determining Floor Area

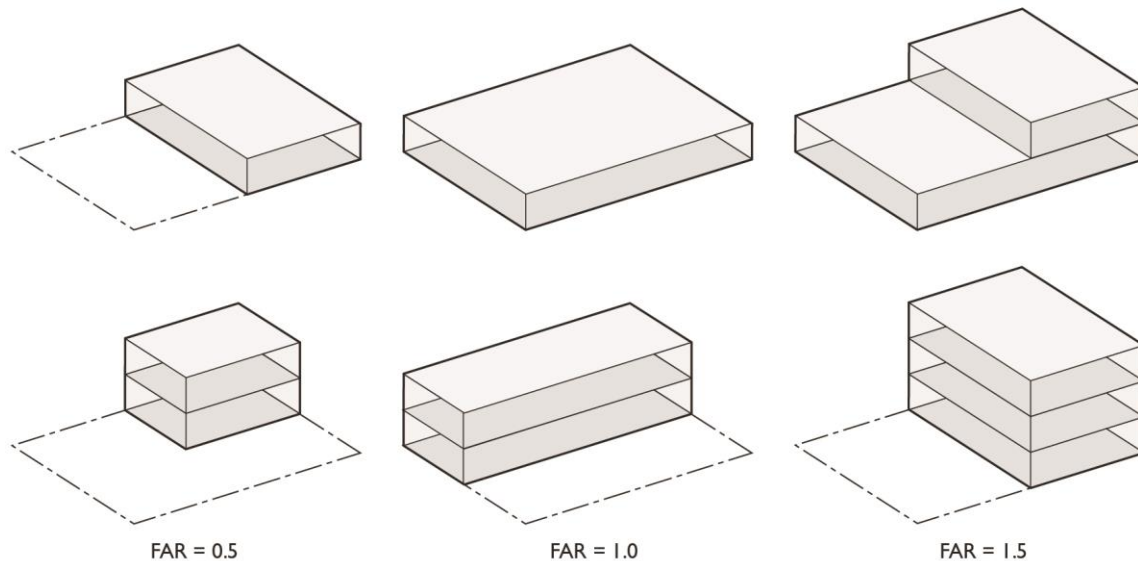
The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure.

- A. **Included in Floor Area.** Floor area includes, but is not limited to, habitable (as defined in the California Building Code) basements and cellars that are below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any structure without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.
- B. **Excluded from Floor Area.** Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 30 inches or greater; areas that qualify as usable open space; and areas below the finish grade of the property that are used for off-street parking spaces or loading.

11.03.090 Determining Floor Area Ratio

Floor area ratio (FAR) is the ratio of the floor area, excluding the areas described below, of all principal and accessory buildings on a site to the site area. To calculate FAR, floor area is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.

FIGURE 11.03.90: DETERMINING FLOOR AREA RATIO

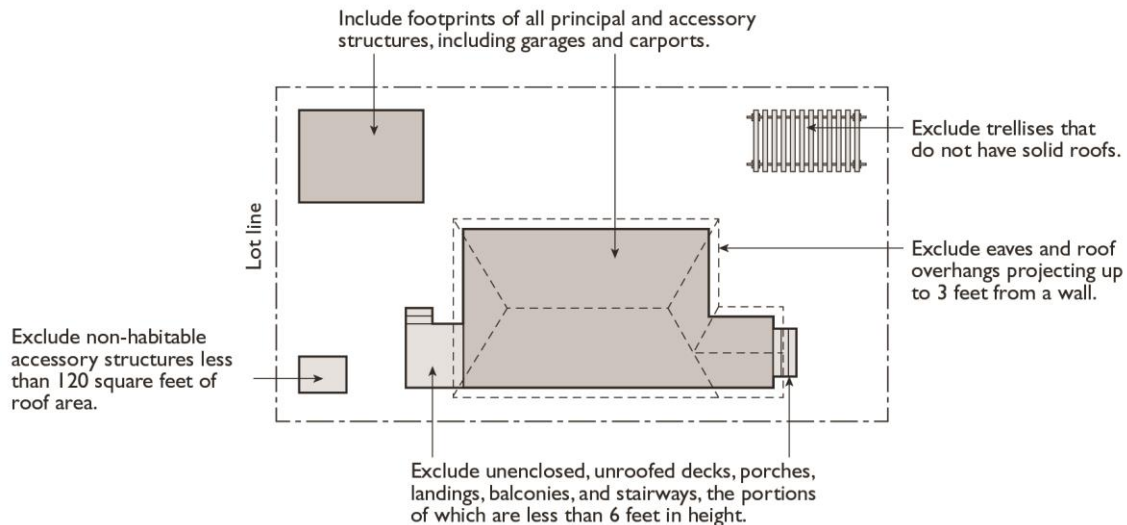


11.03.100 Determining Lot Coverage

Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage. The following structures shall be excluded from the calculation:

- A. Unenclosed and unroofed decks, uncovered patio slab, porches, landings, balconies and stairways less than six feet in height;
- B. Eaves and roof overhangs projecting up to three feet from a wall;
- C. Trellises and similar structures that have roofs that are at least 50 percent open to the sky through uniformly distributed openings;
- D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and
- E. One non-habitable accessory structure under 120 square feet in area and under eight feet in height. .

FIGURE 11.03.100: DETERMINING LOT COVERAGE



11.03.110 Determining Lot Frontage

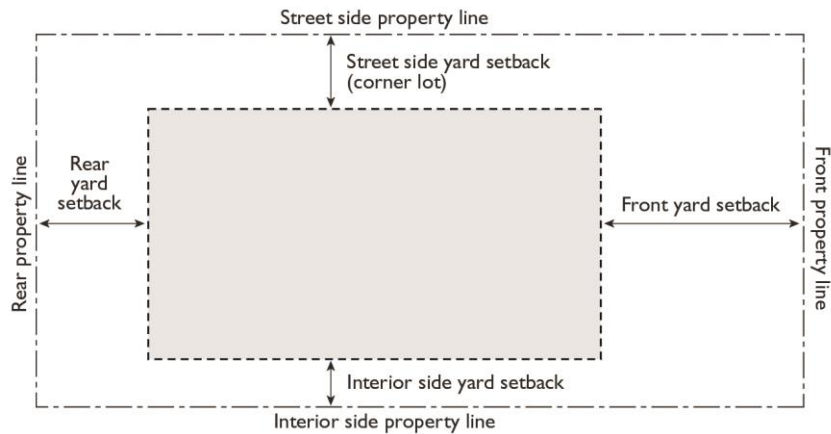
- A. **Corner Lot.** The front of a lot is the narrowest dimension of the lot with street frontage. In the event that the lot lines with street frontage are equal dimensions, the lot frontage shall be determined by the Planning Director.
- B. **Through Lot (Double Frontage Lot).** The front yard borders the street primarily used as frontage by neighboring lots.

11.03.120 Determining Setbacks (Yards)

A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side, or rear property line or back edge of the street curb, whichever results in a greater setback. The following special regulations for determining yards apply when a lot abuts an alley or Official Plan Line.

- A. **Yards on Alleys.**
 1. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a corner side yard (street side).
 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley may be considered as part of the required yard.
- B. **Yards Abutting Official Plan Lines.** If a property abuts an Official Plan Line, the required setback shall be established from the Official Plan Line or the property line, whichever results in a greater setback.

FIGURE 11.03.120: DETERMINING SETBACKS (YARDS)



11.03.130 Measuring Signs

Calculation of sign area and the measurement of sign height are described in Chapter 11.27, Signs.

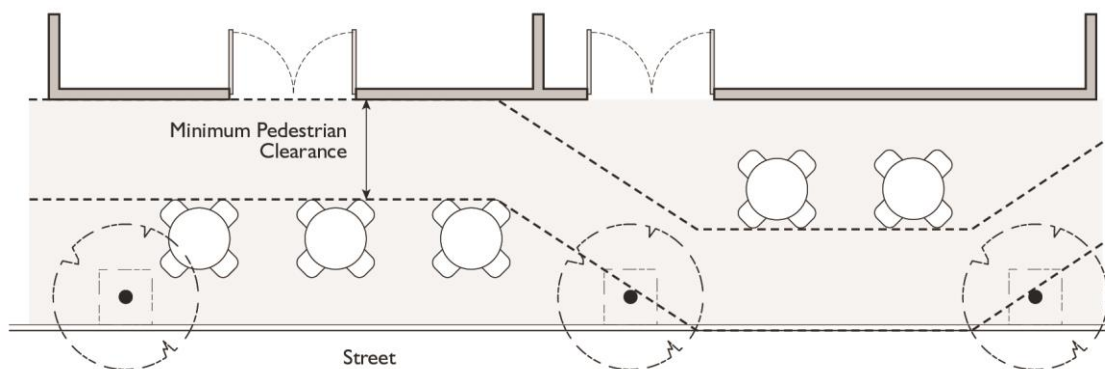
11.03.140 Measuring Parking Lot Landscaping

For the purpose of calculating required parking lot landscaping, parking lot areas are deemed to include parking and loading spaces and maneuvering areas, but not including entry access ways. Parking lot area does not include enclosed vehicle storage areas or covered parking areas that do not have landscape planters when calculating landscape requirements.

11.03.150 Measuring Pedestrian Clearance

The minimum distance shall be measured from the edge of any table, chair, bench, planter, or other appurtenance used as part of an outdoor dining area or outdoor display area to any obstruction within the sidewalk area.

FIGURE 11.03.150: MEASURING PEDESTRIAN CLEARANCE



Chapter 11.04 Zones and Districts

Sections:

11.04.010	Placetypes and General Plan Land Use Designations
11.04.020	Zoning Districts
11.04.030	Official Zoning Map and District Boundaries
11.04.040	Zoning Boundary Interpretations

11.04.010 Placetypes and General Plan Land Use Designations

The General Plan provides broad land use and design guidance through the designation of Land Use Designations and Placetypes. General Plan policies on Placetypes relate to the form and placement of buildings and the public realm, and guide planning, zoning, and development efforts. The General Plan establishes the following Placetypes:

- A. **Rural Center.** The General Plan provides for Rural Centers throughout the foothill and mountain portions of the County. Land use, design, and location of Rural Centers would be the subject of new or revised Rural Community Plans. The County's intent for Rural Centers is to provide a variety of activities and services needed or anticipated to be needed by the local population. The Rural Center Placetype is located within the Rural Community General Plan Land Use Designation.
- B. **Neighborhood Center.** The intent is to develop and redevelop neighborhoods in a way that allows most residents to be within walking or bicycling distance of daily destinations (school, shops, parks, etc.). To meet this goal, the County intends for higher-activity land uses, such as schools, parks, retail and commercial services, offices, civic uses, and apartments to be clustered together in an area serving the surrounding existing or planned neighborhood. Neighborhoods developed within the Valley Growth Boundary will focus higher-density residences and destination land uses in Neighborhood Centers. Neighborhood Centers will be developed in both infill and new growth neighborhoods. The Neighborhood Center Placetype is located within the Valley Neighborhood General Plan Land Use Designation.
- C. **Commercial Center.** In the vicinity of the areas where a Commercial Center is identified, important design features include bicycle lanes or pathways, sidewalks, and transit access, in addition to vehicular access. The location of parking is important, in order to ensure multi-modal access, as is a highly connected transportation network with shorter block lengths. The Commercial Center Placetype is primarily located within the Commercial Mixed-use General Plan Land Use Designation.
- D. **Mixed-Use Corridor.** There is a mix of residential, commercial, and civic uses along North Beale Road, McGowan Parkway, Lindhurst Avenue, and Olivehurst Avenue where the County envisions additional infrastructure improvements to encourage new development and redevelopment. The County's intent is to coordinate with transit providers, school districts, water and wastewater providers, and other agencies to improve infrastructure capacity and public services in and around these Mixed-Use Corridors, with a focus on providing high-quality bicycle, pedestrian, and transit facilities. These public investments will be designed to support additional mixed-use development in and around these corridors. The Mixed-Use Corridor Placetype is located within the Valley Neighborhood General Plan Land Use Designation.
- E. **Employment Center.** Employment Centers are intended to be located within areas designated "Employment" on the County's Land Use Diagram. Employment Village areas would also have one or more Employment Centers, as well. The precise location and design of Employment Centers

depends on follow-on detailed planning and project entitlement review. There will be safe and convenient bike, pedestrian, and transit access to and from Employment Centers and surrounding planned development areas, and surrounding communities.

- F. The following table identifies the General Plan Land Use Designation and Zoning Districts by Placetype. These placetypes may also be created as part of a specific plan, community plan, area plan, planned development or cluster development.

TABLE 11.04.010: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT BY PLACETYPE					
Land Use Designation	Placetype				
	Rural Center	Neighborhood Center	Commercial Center	Mixed Use Corridor	Employment Center
Rural Community	RR				
	RC				
	PF				
	RE				
Valley Neighborhood		RM		RM	
		RH		RH	
		GC		GC	
		NMX		CMX	
		DC		NMX	
		IL		IL	
		PF		PF	
Commercial Mixed Use			GC		
			CMX		
			IC		
			PF		
Employment				EC	
Employment Village		SP	SP		SP
					AI

11.04.020 Zoning Districts

The County shall be classified into districts or zones, the designation and regulation of which are set forth in this Code and as follows.

- A. **Base Zoning Districts.** Base zoning districts into which the County is divided are established as shown in Table 11.04.020, Base and Overlay Zoning Districts.
- B. **Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with a base district, are established as shown in Table 11.04.020, Base and Overlay Zoning Districts.

TABLE 11.04.020: BASE AND OVERLAY ZONING DISTRICTS			
Zoning District		General Plan Land Use Designation(s)	Previous Zoning
Agricultural Districts			
AE	Exclusive Agricultural	Natural Resources	AE
AR	Agricultural/Rural Residential	Natural Resources	A/RR
AI	Agricultural Industrial	Natural Resources, Employment Village, Rural Community	N/A

TABLE 11.04.020: BASE AND OVERLAY ZONING DISTRICTS			
<i>Zoning District</i>		<i>General Plan Land Use Designation(s)</i>	<i>Previous Zoning</i>
Rural Community Districts			
RC	Rural Commercial	Rural Community, Natural Resources	RC
RR	Rural Residential	Rural Community	A/RR
RE	Residential Estate (outside VGB)	Rural Community, Natural Resources	RRE
Residential Districts			
RE	Residential Estate (within VGB)	Valley Neighborhood	RRE
RS	Single Family Residential	Valley Neighborhood	R-1
RM	Medium Density Residential	Valley Neighborhood	R-2
RH	High Density Residential	Valley Neighborhood	R-3
Commercial and Mixed-Use Districts			
GC	General Commercial	Commercial Mixed Use, Valley Neighborhood	C
CMX	Commercial Mixed-Use	Commercial Mixed Use, Valley Neighborhood	N/A
NMX	Neighborhood Mixed-Use	Valley Neighborhood	NC
DC	Downtown Core	Valley Neighborhood	N/A
EC	Employment Center	Employment Village	N/A
Industrial Districts			
IC	Industrial Commercial	Employment	IC
IG	General Industrial	Employment, Employment Village	M-1
IL	Light Industrial	Employment, Employment Village, Valley Neighborhood	M-3
Special Purpose Districts			
PF	Public Facilities	Public/Quasi-Public, County wide ¹	PF
SP/CP	Specific Plan/Community Plan	Countywide	Specific Plan
SE	Sports and Entertainment	Employment, Valley Neighborhood ²	SE
Natural Resource Districts			
EX	Extractive	Natural Resource	M-2
TP	Timberland Production	Natural Resource, Rural Community	TPZ
RPR	Resource Preservation & Recreation	Countywide	RPZ, RZ
Other Districts			
PD	Planned Development	Countywide	PUD
Overlay Districts			
AP	Airport Environs	Public/Quasi-Public	A, BAPZ
FP	Flood Plain	Countywide	FP-1
NPDES	National Pollution Discharge Elimination System	Countywide	N/A
PR	Planning Reserve	Valley Neighborhood	PR
<p>1. Major public facilities such as Beale Air Force Base and Yuba College are designated as Public/Quasi-Public in the 2030 General Plan. Other types of public facilities such as but not limited to emergency service facilities, schools, and libraries may be located throughout the County.</p> <p>2. Existing facilities within the Valley Neighborhood that meet the intent of a regional sports or entertainment center may be designated as SE.</p>			

C. **References to Classes of Base Districts.** Throughout the Ordinance, the following references apply:

1. “A district” or “Agricultural district” means one or more of the following zoning districts: AE Exclusive Agricultural, AR Agricultural/Rural Residential, or AI Agricultural Industrial.
2. “Rural Community district” means one or more of the following zoning districts: RC Rural Commercial, RR Rural Residential, or RE Residential Estate (located outside the Valley Growth Boundary).
3. “R district” or “Residential district” means one or more of the following zoning districts: RE Residential Estate (within the Valley Growth Boundary), RS Single Family Residential, RM Medium Density Residential, or RH High Density Residential.
4. “Non-residential district” means any base zoning district except Residential districts, RR Rural Residential, and RE Residential Estate (outside Valley Growth Boundary).
5. “MX district” or “Mixed-Use district” means one or more of the following zoning districts: DC Downtown Core, EC Employment Center, CMX Commercial Mixed-Use or NMX Neighborhood Mixed-Use.
6. “C district” or “Commercial district” means one or more of the following zoning districts: GC General Commercial.
7. “I district” or “Industrial district” means one or more of the following zoning districts: IC Industrial Commercial, IG General Industrial, or IL Light Industrial.
8. “NR district” or “Natural Resource district” means one or more of the following zoning districts: EX Extractive, TP Timberland Production, or RPR Resource Preservation and Recreation.
9. “S district” or “Special Purpose district” means one or more of the following zoning districts: PF Public Facility, SP Specific Plan, CP Community Plan, or SE Sports and Entertainment.

11.04.030 Official Zoning Map and District Boundaries

The boundaries of the zoning districts established by this Code are not included in this Code but are shown on the Official Zoning Map maintained by the Planning Director. The Official Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, map symbols, and other information on the maps, have been adopted by the Board of Supervisors and are hereby incorporated into this Code by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

11.04.040 Zoning Boundary Interpretations

If an uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following the centerlines of alleys, lanes, streets, highways, streams or railroads shall be construed to follow such centerlines.
- B. Boundaries indicated as approximately following lot lines, county limits, city limits, or extraterritorial boundary lines shall be construed as following such lines, limits or boundaries.

- C. In the case of unsubdivided property or where a district boundary divides a lot and no dimensions are indicated, the following shall apply.
 - 1. ***Lots Greater than One Acre.*** The location of such boundary shall be determined by the use of the scale appearing on the Official Zoning Map.
 - 2. ***Lots Less than One Acre.*** The lot shall be deemed to be included within the zone which is the more restrictive.
- D. In the case of any remaining uncertainty, the Planning Director shall determine the location of boundaries.
- E. Where any public street or alley is officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- F. Where any private right-of-way or easement of any railroad, railway, transportation or public utility company is vacated or abandoned and said property is unclassified, said property shall be automatically classified as being in the Public Facilities District.

Chapter 11.06 Rural Community Districts

Sections:

- 11.07.010 Purpose
- 11.07.020 Land Use Regulations
- 11.07.030 Development Regulations

11.06.010 Purpose

The purpose of the Rural Community Districts is to provide rural residential opportunities with supportive services and agritourism oriented uses consistent with the General Plan and as defined in any adopted rural community plan.

- A. **Rural Residential (RR).** The purpose of the RR district is to:
 - 1. Allow for the appropriate development of very low density, large-lot single family homes and related uses in the rural community areas of the County.
 - 2. Create standards to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with the surrounding community and adjacent Natural Resources designated lands.
- B. **Residential Estate (RE).** The purpose of the RE district is to:
 - 1. Recognize parcels located within the Natural Resources and Rural Community General Plan designations that have previously been subdivided into parcels less than five (5) acres in size that are predominantly utilized for very low density rural residential uses.
- C. **Rural Commercial (RC).** This zone district is primarily located within rural communities, but is also an allowed zoning designation in the Natural Resource areas of the County when located along major roadways consistent with the overall purpose of the Rural Commercial designation. The purpose of the RC district is to:
 - 1. Provide for the location of commercial uses within a limited and appropriate area of a rural community.
 - 2. Enhance rural community identity.
 - 3. Create standards that increase rural residents' access to retail products and services and reduce the need for residents of remote communities to drive long distances to meet basic needs.

11.06.020 Land Use Regulations

Table 11.06.020 prescribes the land use regulations for Rural Community Districts.

The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE Outside VGB	RR	RC	Additional Regulations
Residential Use Classifications				
Residential Housing Types	See subclassifications below			
<i>Accessory Dwelling Unit</i>	P	P	P	See Section 11.32.030
<i>Junior Accessory Dwelling Unit</i>	P	P	P	See Section 11.32.030
<i>Single-Unit Dwelling Detached</i>	P	P	Z	
Family Day Care	See subclassifications below			
<i>Large</i>	A	A	A	See Section 11.32.120
<i>Small</i>	P	P	P(4)	
Caretaker Residence	-	-	P	See Section 11.32.080
Employee Housing	-	A	A	See Section 11.32.110
Mobile Home Park	-	C	C	See Section 11.32.210
Residential Boarding Facilities	M	M	M	
Residential Care & Social Service Facilities	See subclassifications below			
<i>General (more than 10 persons)</i>	-	C	C	See Section 11.32.250
<i>General (7-10 persons)</i>	M	M	M	
<i>Limited (6 or fewer persons)</i>	P	P	P	
Home Occupation	P	P	P	See Section 11.32.140
Public & Semi-Public Use Classifications				
Cemetery	-	C	C	
Colleges/Trade Schools	-	C	C	
Community Assembly	C	C	P	
Cultural Institutions	C	C	P	
<i>Outdoor & Large Scale Cultural Institutions</i>	C	C	C	
Day Care Centers	C	C	P	
Elderly/Long-Term Care	-	C	M	
Emergency Shelter	-	-	M	
Essential/Emergency Service Facilities	C	M	A	
Government Offices	-	M	P	
Hospitals/Clinics	See subclassifications below			
<i>Clinic</i>	-	-	P	
<i>Hospital</i>	-	-	C	
Park & Recreation Facilities; Public	See subclassifications below			
<i>Passive Recreation</i>	P	P	P	
<i>Active Recreation</i>	M	M	M	
Parking: Public or Private	-	-	P	
Schools	C	C	C	
Commercial Use Classifications				
Animal Care: Sales and Services	See subclassifications below			

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE	RR	RC	Additional Regulations
	Outside VGB			
Grooming	-	-	P	
Pet Sales & Associated Services	-	-	P	
Kennels	C	M	M	See Section 11.32.050
Veterinary Services	-	C	A	
Banks & Financial Institutions	-	-	P	
Bars & Drinking Establishments	-	-	P	
Business Services	-	-	P	
Drive-In & Drive Thru Facilities (retail establishments)	-	-	Z	
Entertainment & Recreation	See subclassifications below			
Campground	-	C	C	See Section 11.32.070
Indoor Entertainment & Recreation	-	-	P	
Hunting/Fishing Club	-	M	-	
Incidental Hunting and Fishing	P	P	P	
Outdoor Entertainment	-	C(1)	C	
Outdoor Sports & Recreation	-	C(1)	C	
Temporary Uses & Special Events				See Section 11.32.320
Food & Beverage Sales	See subclassifications below			
Farmers Market				See Section 11.32.130
General Grocery Market	-	-	P	
Liquor Stores	-	-	P	
Food Preparation	-	-	P	
Funeral Parlors & Internment Services	-	-	A	
Lodging	See subclassifications below			
Agricultural Homestays	*	*	-	See Section 11.32.150
Bed & Breakfast	*	*	*	
Health Resort & Retreat Center	-	C	C	
Hotels & Motels	-	-	P	
Maintenance & Repair Services	-	-	P	
Manufactured Home Sales Lots	-	-	M	
Neighborhood Services	A	A	P	
Professional Services				
Business & Professional	-	-	P	
Medical & Dental	-	-	P	
Personal Services	See subclassifications below			
General	-	-	P	
Instructional Services	-	-	P	
Tattoo or Body Modification Parlor	-	-	P	
Restaurants	See subclassifications below			
With Drive Thru	-	-	M	

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE	RR	RC	Additional Regulations
	Outside VGB			
Without Drive-Thru	-	-	P	See Sections 11.32.090 & 11.32.180
Retail Sales	See subclassifications below			
Building Materials & Services	-	-	P	See Section 11.32.190
Convenience Retail	-	-	P	
General Retail	-	-	P	
Nurseries & Garden Centers	-	M(2)	P	
Vehicle Sales & Services	See subclassifications below			
Rentals, Sales, & Leasing	-	-	P	See Section 11.32.060
Repair: Major	-	-	M	
Service & Repair: Minor	-	-	P	
Trucks & Heavy Equipment Sales, Service & Rental	-	-	C	
Service Station	-	-	P	
Towing & Impound	-	-	M	
Washing	-	-	P	
Industrial Use Classifications				
Construction & Material Yards	-	-	M	
Custom Manufacturing	-	-	A	
Limited Industrial	-	-	C	
Recycling Facilities	See subclassifications below			
Recycling Collection Facility	-	-	P	
Recycling Processing Facility	-	-	M	
Research & Development	-	-	M	
Warehousing, Storage & Distribution	See subclassifications below			
Chemical, Mineral & Explosive Storage	-	-	C	
Outdoor Storage	-	-	C	
Personal Storage	-	C	A	See Section 11.32.200
Transportation, Communications & Utilities Use Classifications				
Communications Facilities				See Section 11.32.290
Light Fleet-Based Services	-	-	M	
Transportation Passenger Terminals	-	-	C	
Major Utilities	-	C	C	
Minor Utilities	C	M	M	
Renewable Energy Systems	See subclassifications below			
Personal Hydro Energy System	-	P	P	
Personal Solar Energy System	P	P	P	See Section 11.32.267
Large Solar Generation Facility	-	C	C	

TABLE 11.06.020: LAND USE REGULATIONS—RURAL COMMUNITY DISTRICTS				
Use Classification	RE	RR	RC	Additional Regulations
	Outside VGB			
Small Solar Generation Facility	M	M	M	
Personal Wind Energy System	-	P	P	See Section 11.32.280
Large Wind Generation Facility	-	C	C	
Small Wind Energy Generation Facility	-	M	M	
Agricultural & Extractive Use Classifications				
Agricultural Labor Housing	-	P	Z	See Section 11.32.040
Agricultural Processing	-	-	M	
Animal Raising - Imported Feed	P	P	P(5)	See Section 11.32.050
Crop Production	P	P	P(5)	
Custom Farming	A	A	A	
Farm Machinery & Equipment, Sales & Service	-	-	P	
Feed & Farm Supply Store	-	M	A	
Grazing (Animal Raising)	P	P	P	
Agricultural Packing & Storage	See subclassifications below			
On-site Products	A	A	A	
Off-site Products	-	C	M	
Produce Stand	P	P	P	See Section 11.32.220
Ranch Marketing				See Section 11.32.210
Resource Protection & Restoration	M (3)	P(3)	P(3)	
Sales Lot, Feed Lot, Stockyard	C	-	C	
Slaughterhouse	-	-	C	
Wineries & Tasting Rooms				See Section 11.32.330
Timber Production & Harvesting	-	P	-	
Specific Limitations:				
1. Uses that are typically associated with rural communities such as but not limited to equestrian facilities and shooting/archery ranges as determined by the Zoning Administrator.				
2. Wholesale nursery operations only.				
3. Copies of any easements or land development restrictions shall be submitted to the Planning Department.				
4. When located within an existing legally permitted single family residence.				
5. Permitted on parcels that are at least five acres in size unless a Waiver is approved.				
Key To Permit Requirements				
Principally Permitted Use	P	Conditional Use Permit Required		C
Zoning Clearance Required	Z	Surface Mining Permit Required		SMP
Administrative Use Permit Required	A	See Numbered Footnote For Additional Limitations		(#)
Minor Conditional Use Permit Required	M	As Outlined In Additional Regulations Section		*
		Use Is Not Allowed		-

11.06.030 Development Regulations

Table 11.06.030, Development Regulations—Rural Community Districts, prescribes the development standards for Rural Community Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code. The numbers in the “#” column refer to the numbers in Figure 11.06.030: Development Regulations—Rural Community Districts.

FIGURE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS

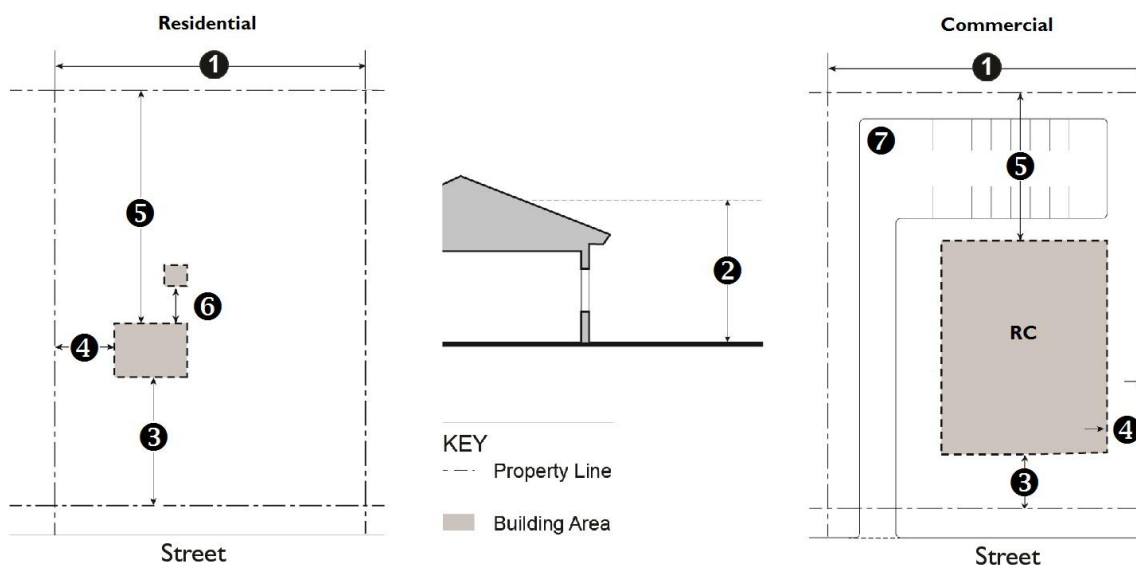


TABLE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS						
Standard	RE	RR		RC	Additional Regulations	#
	Outside VGB	5	10			
Lot and Density Standards						
Minimum Lot Area (acres)	1(A)	5	10	0.46 (20,000 s.f.) (B)		
Minimum Lot Width (ft)	120 (C)	120 (C)	120(C)	100		1
Maximum Density	1 unit/ parcel (D)					
Maximum Floor Area Ratio (FAR)	N/A			0.5		
Building Form and Location Standards						
Maximum Height (ft)						
Primary Structure	35			35	11.19.050 Height Exceptions	2
Accessory Structure	35			35		
Minimum Setbacks (ft.) Measured from PL or ROW whichever distance is greater from the center line of road						

TABLE 11.06.030: DEVELOPMENT REGULATIONS—RURAL COMMUNITY DISTRICTS							
Standard	RE		RR		RC	Additional Regulations	#
	Outside VGB		5	10			
Front or Street Side	30				15 (E)	11.19.090 Setbacks and Yards	3
Interior Side	Lots less than 1 acre: 10 (E) Lots 1 acre or larger: 20 (E)				5 (E)		4
Rear Primary Structure	25 (E)		30 (E)		20 (E)		5
Rear Accessory Structure	20 (E)		25 (E)		20 (E)		
Maximum Lot Coverage	Less than 1 acre: 40% Greater than 1 acre: 25%		15%		N/A		
Parking & Loading						11.25 Parking & Loading	

Additional Regulations

- A. **No Further Subdivision.** Parcels in the RE District within the Natural Resource land use designation of the General Plan cannot be further subdivided. Parcels in the RE district located within Rural Community Boundaries may be further subdivided consistent with the County’s sewage disposal and water supply requirements. No parcels less than 1 acre in size shall be created and average parcel size shall be consistent with other RE parcels within the Rural Community.
- B. **Sewage Disposal and Water Supply.** Parcels between one acre and 2.5 acres in size shall provide either a public sewer service or water supply as determined by the Environmental Health Director. Setback requirements equivalent to those that would be required on a five acre parcel shall apply to any parcel between one acre and 2.5 acres in size that has either a well or septic system. Parcels smaller than one acre in size shall provide both a public sewer service and public water supply.
- C. **Lot Width.** The lot width at the primary street frontage for cul-de-sac and knuckles may be reduced to no less than 35 feet provided the minimum lot width for the zone district is met at the front yard setback line. Flag lots shall also meet the minimum lot width at the front yard setback line.
- D. **Density.** Additional regulations pertaining to the maximum density allowed by zone district are as follows:
 - 1. **Accessory Dwelling Units.** Where accessory dwelling units are permitted they do not count towards the maximum density restrictions of the zone district.
 - 2. **Rural Commercial.** A residential unit may be allowed on the second story of a commercial building or on the back portion of the lot. The residential unit shall be ancillary to the primary rural commercial use of the parcel.
- E. **Increased Setbacks in High Fire Severity Zone.** Parcels located within a high fire severity zone shall have a minimum setback of 30 feet from all property lines. Upon written clearance from Cal Fire the setback may be reduced.

TABLE 11.74 LAND USE REGULATION TABLE

GENERAL PLAN DESIGNATION	NATURAL RESOURCES						RURAL COMMUNITY			VALLEY NEIGHBORHOOD														ADDITIONAL REGULATIONS	
	Agricultural			Natural Resources			Rural Community			Residential				Commercial & Mixed Use				Industrial			Special Purpose				
ZONING DISTRICTS	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
RESIDENTIAL USE CLASSIFICATIONS																									
Residential Housing Types																									
<i>Duplex/Two-Unit</i>	-	-	-	-	-	-	-	-	-	-	M	P	P	-	-	P	-	-	-	-	-	-	-	-	
<i>Multi-Unit</i>	-	-	-	-	-	-	-	-	-	-	-	P	P	-	M	M	P	M ¹	M ²	-	-	-	-	-	
<i>Accessory Dwelling Unit</i>	P	P	A	-	-	-	P	P	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	Per 11.32.030	
<i>Junior Accessory Dwelling Unit</i>	P	P	A	-	-	-	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	Per 11.32.030	
<i>Single-Unit Dwelling Attached</i>	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-	-	-	-	
<i>Single-Unit Dwelling Detached</i>	P	P	A	-	P	-	P	P	Z	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
Family Day Care																									
<i>Large</i>	-	A	-	-	-	-	A	A	A	A	A	A	-	-	A ¹	A ¹	A ¹	-	-	-	-	-	-	Per 11.32.120	
<i>Small</i>	P	P	P ¹	-	-	-	P	P	P ⁴	P	P	P	P	-	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	
Caretaker Residence	-	-	P	P	-	P	-	-	P	-	-	-	-	P	-	-	-	-	P	P	P	P	-	Per 11.32.080	
Employee Housing	A	A	A	A	A	A	-	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.110	
Residential Boarding Facilities	M	M	-	-	-	-	M	M	M	M	M	M	M	-	-	A ¹	A ¹	-	-	-	-	-	-	-	
Mobile Home Parks	-	-	-	-	-	-	-	C	C	-	-	M	P	-	-	-	-	-	-	-	-	-	-	Per 11.32.210	
Residential Care & Social Service Facilities																									
<i>General (10+)</i>	-	C	-	-	-	-	-	C	C	-	-	C	M	-	-	-	-	-	-	-	-	-	-	Per 11.32.250	
<i>General (7-10)</i>	-	M	-	-	-	-	M	M	M	M	M	M	P	-	-	A ¹	A ¹	-	-	-	-	-	-	-	
<i>Limited (6)</i>	P	P	P ¹	-	-	-	P	P	P	P	P	P	P	-	P ¹	P ¹	P ¹	-	-	-	-	-	-	-	
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	P	-	A	A	A	A	M ²	-	-	-	-	Per 11.32.260	
Supportive & Transitional	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	
Home Occupation	P	P	P	P ¹	P ¹	P ¹	P	P	P	P	P	P	P	P ¹	P ¹	P ¹	P ¹	-	-	-	-	-	-	Per 11.32.140	
Low-Barrier Navigation Center	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	-	-	-	Per 11.32.160	
PUBLIC & SEMI PUBLIC USE CLASSIFICATIONS																									
Cemetery	C	C	-	-	-	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	
Colleges/Trade Schools	-	C	C	-	-	-	-	C	C	-	-	-	-	M	M	C ⁴	-	M	C	-	M	M	-	-	
Community Assembly	-	C	-	-	-	-	C	C	P	C	C	C	C	P	P	P ³	A	M	-	-	M	M	-	-	
Community Garden/Urban Agriculture	P	P	M ⁴	-	-	-	-	-	-	M ¹	M ¹	M ¹	M ¹	A ⁴	A ⁴	A ⁴	A ⁴	A ⁴	-	A ⁷	A ⁷	M ⁴	-	-	
Cultural Institutions	-	C	-	-	-	C	C	C	P	C	C	C	C	M	P	P ³	P	P	-	-	M	P	-	-	
<i>Outdoor & Large Scale Cultural Institutions</i>	-	C	-	-	-	C	C	C	C	-	-	-	-	A	M	C ⁴	-	M	-	-	C	M	-	-	
Day Care Centers	-	C	-	-	-	-	C	C	P	C	C	C	C	M	P	P	P	P	M ²	-	M	M	-	-	
Detention Facility	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	
Elderly/Long-Term Care	-	C	-	-	-	-	-	C	M	-	-	C	C	-	P	M ⁴	-	M	-	-	-	M	-	-	
Emergency Shelter	-	-	-	-	-	-	-	-	M	-	-	-	-	Z	M	C ⁵	-	-	-	-	C	Z	-	Per 11.32.100	
Essential/Emergency Service Facilities	M	M	M	M	M	M	C	M	A	C	C	C	M	P	A	M	M	P	M	P	P	M	-	-	
Government Offices	M	M	M	-	-	-	-	M	P	-	-	-	-	P	P	P	P	P	-	-	A	P	-	-	
Hospitals/Clinics																									
<i>Clinic</i>	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	-	P	-	-
<i>Hospital</i>	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-	-	C	-	-	-	C	-	-

GENERAL PLAN DESIGNATION	NATURAL RESOURCES						RURAL COMMUNITY			VALLEY NEIGHBORHOOD														ADDITIONAL REGULATIONS	
ZONING DISTRICTS	Agricultural			Natural Resources			Rural Community			Residential				Commercial & Mixed Use				Industrial			Special Purpose				
ZONING	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
Park & Recreation Facilities; Public																									
<i>Passive Recreation</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
<i>Active Recreation</i>	M	M	M	-	C	C	M	M	M	M	M	M	M	M	M	M	M	M	-	-	-	M	-		
Parking: Public or Private	-	-	-	-	-	-	-	-	P	-	-	-	-	Z	Z	Z ³	A	Z	A	P	P	Z	-		
Schools	-	C	-	-	-	-	C	C	C	C	C	C	C	-	M	C	-	M	-	-	-	M	-		
COMMERCIAL USE CLASSIFICATIONS																									
Adult-Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	M	M	-	-	
Animal Care: Sales & Services																									
<i>Grooming</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	A	-	-		
<i>Pet Sales & Associated Services</i>	M	M	-	-	-	-	-	-	P	-	-	-	-	P	P	P ³	A	P	-	-	-	-	-		
<i>Kennels</i>	A	A	-	-	-	-	C	M	M	C	-	-	-	C	-	-	-	-	-	A	A	-	-		
<i>Veterinary Services</i>	-	C	-	-	-	-	-	C	A	-	-	-	-	P ²	M	P ^{2,4}	-	M	-	-	P	M	-		
Banks & Financial Institutions	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	-	-	-		
Bars & Drinking Establishments	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	A ³	A	P	Z ²	-	-	-	Z ²		
Business Services	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	Z ²	-	P	-	-		
Drive-In & Drive Thru Facilities (retail establishment)	-	-	-	-	-	-	-	-	Z	-	-	-	-	Z	Z	Z ³	-	Z	Z ²	-	-	-	-		
Entertainment & Recreation																									
<i>Campground</i>	C	C	-	-	M	M	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	Z ²		
<i>Hunting/Fishing Club</i>	A	M	-	M	Z ⁴	Z ⁴	-	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Incidental Hunting & Fishing</i>	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Indoor Entertainment & Recreation</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	M	P	M	-	M	-	Z		
<i>Outdoor Entertainment</i>	M ²	C ²	-	-	M ²	M ²	-	C ¹	C	-	-	-	-	-	-	-	-	C	M	-	-	-	Z		
<i>Outdoor Sports & Recreation</i>	M ²	C ²	-	-	M ²	M ²	-	C ¹	C	-	-	-	-	-	-	-	-	C	M	-	-	-	Z		
<i>Temporary Uses & Special Events</i>	Per 11.32.300																								
Food & Beverage Sales																									
<i>Farmers Market</i>	Per 11.32.120			-	-	-	-	Per 11.32.120			Per 11.32.120				Z	Z	A	A	Z	-	-	-	Z	-	
<i>General Market</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	-	-	-		
<i>Liquor Stores</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ³	P	P	-	-	-	-	-		
Food Preparation	-	-	A	-	-	-	-	-	P	-	-	-	-	P	P	P ³	M	P	-	-	P	-	-		
Funeral Parlors & Internment Services	-	-	-	-	-	-	-	-	A	-	-	-	-	P	A	-	-	-	-	-	P	-	-		
Lodging																									
<i>Agricultural Homestays</i>	*	*	-	-	-	C	*	*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Bed & Breakfast</i>	*	*	-	-	-	-	*	*	*	*	*	-	-	-	-	p ¹	p ¹	-	-	-	-	-	-		
<i>Health Resort & Retreat Center</i>	C	C	-	-	-	-	-	C	C	-	-	-	-	P	P	P ⁴	A	P	-	-	-	-	-		
<i>Hotels & Motels</i>	-	C	-	-	-	-	-	-	P	-	-	-	-	P	P	M ⁴	A	P	P	-	-	-	Z		
Maintenance & Repair Services	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ³	P	P	M	P	P	-	-		
Manufactured Home Sales Lots	-	-	-	-	-	-	-	-	M	-	-	-	-	M	-	-	-	-	C	P	P	-	-		
Neighborhood Services	-	-	-	-	-	-	A	A	P	A	A	A	A	P	P	P	P	P	-	-	-	-	-		
Professional Services																									
<i>Business & Professional</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	M	-	M	-	-		

GENERAL PLAN DESIGNATION	NATURAL RESOURCES						RURAL COMMUNITY			VALLEY NEIGHBORHOOD														ADDITIONAL REGULATIONS	
ZONING DISTRICTS	Agricultural			Natural Resources			Rural Community			Residential				Commercial & Mixed Use				Industrial			Special Purpose				
ZONING	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
<i>Medical & Dental</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	P	M	-	M	-	-	
Personal Services																									
<i>General</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	P	M	-	M	-	-	
<i>Instructional Services</i>	-	M	-	-	-	-	-	-	P	-	-	-	-	P	P	P ³	P	P	M	-	M	-	-		
<i>Tattoo or Body Modification Parlor</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	P	P	M	-	M	-	-		
Restaurants																									
<i>With Drive-Thru</i>	-	-	-	-	-	-	-	-	M	-	-	-	-	P	P	P ⁴	-	P	Z ²	-	-	-	-	Z ²	Per 11.32.090 &11.32.180
<i>Without Drive-Thru</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	P	P	Z ²	-	-	-	-	Z ²	
Retail Sales																									
<i>Building Materials & Services</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	-	-	-	A ³	A ³	-	-	Per 11.32.190	
<i>Convenience Retail</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	Z ²	-	-	-	-		
<i>General Retail</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	P	Z ²	-	-	-	-		
<i>Large Format Retail</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-		
<i>Nurseries & Garden Centers</i>	M ³	M ³	M ³	-	-	-	-	M ²	P	-	-	-	-	P	P	P ⁴	-	-	-	A ³	A ³	-	-		
Vehicle Sales & Services																									
<i>Rentals, Sales & Leasing</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	P	M	C ⁴	-	-	P ⁴	-	M	-	-	Per 11.32.060	
<i>Repair: Major</i>	-	-	M	-	-	-	-	-	M	-	-	-	-	A	-	-	-	-	P ⁴	A	M	-	-		
<i>Service & Repair: Minor</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	M	C ⁴	-	-	P ⁴	P	A	-	-		
<i>Trucks & Heavy Equipment Sales, Service & Rental</i>	-	-	P	-	-	-	-	-	C	-	-	-	-	C	-	-	-	-	P ⁴	A	M	-	-		
<i>Service Station</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	P	P ⁴	-	P	P ⁴	P	P	-	-		
<i>Towing & Impound</i>	-	-	M	-	-	-	-	-	M	-	-	-	-	M	C	-	-	-	-	P	M	-	-		
<i>Washing</i>	-	-	M	-	-	-	-	-	P	-	-	-	-	P	P	A ⁴	-	A	Z ⁵	P	Z ⁵	-	-		
INDUSTRIAL USE CLASSIFICATIONS																									
Construction & Materials Yard	-	-	P	P ³	P ³	-	-	-	M	-	-	-	-	C	-	-	-	-	M	P	A	-	-		
Custom Manufacturing	-	M	M	-	-	-	-	-	A	-	-	-	-	P	M	C ⁴	-	C	M	P	P	-	-		
General Industrial	-	-	C	A ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	M	-	-		
Intensive Industrial	-	-	-	A ⁷	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Limited Industrial	-	-	M	-	-	-	-	-	C	-	-	-	-	P	-	-	-	C	C	P	P	-	-		
Recycling Facilities																									
<i>Recycling Collection Facility</i>	-	-	-	-	-	-	-	-	P	-	-	-	-	Z	A	A	-	Z	Z ⁵	P ⁸	P ⁸	-	-	Per 11.32.240	
<i>Recycling Processing Facility</i>	-	-	-	-	-	-	-	-	M	-	-	-	-	M	-	-	-	-	-	P	A	C	-		
Research & Development	-	-	-	A ⁷	-	-	-	-	M	-	-	-	-	M	-	-	-	P	P	A	P	-	-		
Salvage & Wrecking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	M	C	-	-		
Warehousing, Storage & Distribution																									
<i>Auction Facilities</i>	P ⁴	-	P ⁴	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	M	A	M	-	-		
<i>Chemical, Mineral & Explosive Storage</i>	C	-	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	M	C	-	-		
<i>Indoor Warehousing, Wholesaling & Distribution</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	P	P	-	-		
<i>Outdoor Storage</i>	P ⁵	P ⁵	P ⁵	-	-	-	-	-	C	-	-	-	-	M	-	-	-	-	-	P	A	-	-	Per 11.19.070	
<i>Personal Storage</i>	-	M	M	-	-	-	-	-	C	A	C	-	-	P	C	C	-	-	M	M	P	-	-	Per 11.32.180	

GENERAL PLAN DESIGNATION	NATURAL RESOURCES						RURAL COMMUNITY			VALLEY NEIGHBORHOOD														ADDITIONAL REGULATIONS	
ZONING DISTRICTS	Agricultural			Natural Resources			Rural Community			Residential				Commercial & Mixed Use				Industrial			Special Purpose				
ZONING	AE	AR	AI	EX	TP	RPR	RE	RR	RC	RE	RS	RM	RH	GC	CMX	NMX	DC	EC	IC ¹	IG	IL	PF	SE ¹		
TRANSPORTATION, COMMUNICATIONS & UTILITIES CLASSIFICATION																									
Airports & Helicopters	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-		
Agricultural Runways & Airport Facilities	P	P	P	-	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Communication Facilities	Per 11.32.290																								
Freight Truck Terminals & Warehouses	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	M	M	-	-		
Light Fleet - Based Services	-	-	-	-	-	-	-	-	M	-	-	-	-	P	M	-	-	-	M	P	P	-	-		
Transportation Passenger Terminals	-	-	-	-	-	-	-	-	C	-	-	-	-	P	M	-	-	-	C	A	P	M	-		
Major Utilities	C	C	C	C	C	C	-	C	C	-	-	-	-	C	C	-	-	-	C	M	C	C	-		
Minor Utilities	A	A	P	P	P	M	C	M	M	C	C	C	C	M	M	C	-	M	P	P	P	P	Z ²		
<i>On-site Biomass</i>	Z ⁷	A ⁷	P ⁷	-	P ³	M ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Renewable Energy Systems																									
<i>Personal Hydro Energy System</i>	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	P	P	P	P	-		
<i>Personal Solar Energy System</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<i>Large Solar Generation Facility</i>	C	C	C	-	C ³	-	-	C	C	-	-	-	-	C	-	-	-	C	C	A	M	C	-	Per 11.32.270	
<i>Small Solar Generation Facility</i>	M	M	M	-	M ³	M ³	M	M	M	-	-	-	-	M	M	M	M	M	M	M	M	M	-		
<i>Personal Wind Energy System</i>	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	P	P	P	P	P		
<i>Large Wind Generation Facility</i>	C	C	C	-	C ³	-	-	C	C	-	-	-	-	-	-	-	-	-	-	C	-	C	-	Per 11.32.280	
<i>Small Wind Generation Facility</i>	M	M	M	-	M ³	-	-	M	M	-	-	-	-	-	-	-	-	-	-	M	-	M	-		
AGRICULTURAL & EXTRACTIVE USE CLASSIFICATIONS																									
Agricultural Labor Housing	P	P	P	-	P	-	-	A	A	P	P	P	-	-	-	P	-	-	-	-	-	-	-	Per 11.32.040	
Agricultural Processing	M	M	P	-	-	-	-	-	M	-	-	-	-	-	-	-	-	-	-	P	M	-	-		
Animal Raising - Imported Feed	P	P	P	-	-	-	P	P	P ⁵	*	*	*	*	-	-	-	-	-	-	-	-	-	-	Per 11.32.050	
Crop Production	P	P	P	-	-	-	P	P	P ⁵	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Custom Farming	A	A	A	-	-	-	A	A	A	-	-	-	-	-	-	-	-	-	C	A	A	-	-		
Dairy	P	M	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Farm Machinery & Equipment, Sales & Service	M	M	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	Z	P	M	-	-		
Feed & Farm Supply Store	M	M	P	-	-	-	-	M	A	-	-	-	-	-	-	-	-	-	-	P ³	P ³	-	-		
Grazing (Animal Raising)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Mining	SMP	SMP	SMP	SMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.290	
Agricultural Packing & Storage																									
<i>On-site Products</i>	P	P	P	-	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<i>Off-site Products</i>	M	M	P	-	-	-	-	C	M	-	-	-	-	-	-	-	-	-	-	P	A	-	-		
Produce Stand	P	P	P	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.220	
Ranch Marketing	Per 11.32.210			-	-	-	Per 11.32.210			-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.230	
Resource Protection & Restoration	P ⁶	P ⁶	P ⁶	P ⁴	P ⁴	P ⁴	M ³	P ³	P ³	M	M	M	M	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁶	P ⁶	P ⁶	P ³	-		
Sales Lot, Feed Lot, Stockyard	C	C	C	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Slaughterhouse	C	C	C	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Wineries & Tasting Rooms	Per 11.32.320			-	-	-	Per 11.32.320			-	-	-	-	-	-	-	-	-	-	-	-	-	-	Per 11.32.330	
Timber Production & Harvesting	P	P	P	-	P	* ⁵	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Timber Processing	M	M	P	-	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-		

Key To Permit Requirements	
Principally Permitted Use	P
Zoning Clearance	Z
Administrative Use Permit Required	A
Minor Conditional Use Permit Required	M
Conditional Use Permit Required	C
Surface Mining Permit	SMP
As Outlined in Additional Regulations Section	*
Use is Not Allowed	-

Agricultural Districts

1. When located within an existing legally permitted single family residence.
2. Recreation and entertainment uses directly related to agricultural and natural resource uses such as but not limited to equestrian and rodeo facilities.
3. Wholesale nursery operations only.
4. Livestock & Farm Equipment Auctions only. Limited to 2 events per year not to exceed 3 days per event. Additional events allowed through approval of a TUP.
5. Agricultural vehicles and equipment only and must be associated with on-site agricultural operation or business.
6. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
7. When it will not impact on-site or adjacent agricultural operations.

Rural Community Districts

1. Uses that are typically associated with rural communities such as but not limited to equestrian facilities and shooting/archery ranges as determined by the Zoning Administrator.
2. Wholesale nursery operations only.
3. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
4. When located within an existing legally permitted single family residence.
5. Permitted on parcels that are at least five acres in size unless a Waiver is approved.

Residential Districts

1. Community Gardens/Urban Agriculture: as an interim land use on vacant property.

Commercial & Mixed Use Districts

1. When located within an existing legally permitted residence.
2. Permitted when conducted entirely within a building. Outdoor kennels and dog runs require approval of a Minor Conditional Use Permit.
3. NMX properties located outside of a mixed-use corridor as identified in the General Plan or that do not front on an urban arterial or collector road requires approval of a Minor Conditional Use Permit.
4. Only allowed within mixed-use corridors identified in the General Plan or properties that front on an urban arterial or collector road.
5. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
6. Community Gardens/Urban Agriculture: as an interim land use on vacant property.

Industrial Districts

1. All uses within the IC district must be consistent with Measure R.
2. Employee/workforce housing 16 to 40 units per acre & support services related to a permitted employment generating use.
3. Wholesale only. In addition, in the IL district must be conducted inside a building.
4. All repair, bodywork, and/or painting must be conducted inside a building.
5. When ancillary to a permitted or conditionally permitted use.

6. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
7. Community Gardens/Urban Agriculture: as an interim land use on vacant property.
8. Recycling collection only permitted when associated with an approved recycling processing facility.

Special Purpose Districts

1. All uses within the Highway 65 SE district must be consistent with Measure R.
2. When associated with a permitted sports and entertainment facility.
3. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
4. Community Gardens/Urban Agriculture: as an interim land use on vacant property.

Natural Resources Districts

1. Only when there is a pre-existing legally permitted residence or approved caretakers unit.
2. Only those types of entertainment & recreation uses that are compatible with the Natural Resources designation as determined by the Zoning Administrator.
3. Only when associated with or will not negatively impact a permitted mining, extraction, timber operation, or other permitted use as determined by the Zoning Administrator.
4. Copies of any easements or land development restrictions shall be submitted to the Planning Department.
5. Less than 3 acres requires approval of a Zoning Clearance. Over 3 acres requires approval of an Administrative Use Permit. A finding must be made that the harvesting of tree is necessary for the health and maintenance
6. Single-unit dwellings are allowed as a "compatible use" as defined in Government Code Subsection 51104(h) of the Timber Production Act and shall not be used as a mechanism to further subdivide timber lands.
7. General Industrial and Intensive Industrial uses not ancillary to a permitted mining operation when a finding can be made that the use will not be detrimental to the adjacent mining operations or is inconsistent with the airport overlay zone.