

## Article 7. COMMERCIAL AND MIXED USE ZONES

### Sections:

- 24-21 – Purpose of the Commercial and Mixed Use Zones
- 24-22 – Land Use Regulations for Commercial and Mixed Use Zones
- 24-23 – Development Standards for Commercial and Mixed Use Zones
- 24-24 – Additional Standards for the Sports and Entertainment Zone

### 24-21 Purpose of the Commercial and Mixed Use Zones

- A. General Commercial (GC).** The purpose of the GC zone is to allow for a full range of retail, service, and office uses to serve residents, workers, and visitors. Standards for the GC zone are intended to ensure that a diversity of commercial uses are available within convenient locations throughout the county. Permitted uses include general retail, personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar commercial uses. Multiple-family dwellings, vehicle repair, light manufacturing, and warehousing and storage are permitted in the GC zone with the approval of a Conditional Use Permit. Single-family homes are not permitted in the GC zone. The maximum permitted floor area ratio in the GC zone is 0.4. The GC zone implements the Retail and Office land use designation in the General Plan.
- B. Neighborhood Commercial (NC).** The purpose of the NC zone is to allow for retail and service uses that meet the daily needs of nearby residents and workers. Standards for the NC zone are intended to reduce the need to drive by providing everyday goods and services close to where people live and work, and by allowing for centers of neighborhood activity that support small, businesses. Permitted uses in the NC zone are similar to the GC zone, except that vehicle repair, light manufacturing, and warehousing and storage uses are not allowed. The maximum permitted floor area ratio in the NC zone is 0.3. The NC zone implements the Retail and Office land use designation in the General Plan.
- C. Community Commercial (CC).** The purpose of the CC zone is to allow for retail and service uses in proximity to residents in rural areas of the county. Standards in the CC zone are intended to increase rural residents' access to retail products and services and to reduce the need for residents of remote communities to drive long distances to meet basic needs. Permitted uses include general retail, personal services, professional offices, restaurants, hotels and motels, and other similar commercial uses. Dwelling units are permitted in the CC zone. The maximum permitted floor area ratio in the CC zone is 0.2. The CC zone implements the Retail and Office land use designation in the General Plan.
- D. Recreation Commercial (REC).** The purpose of the REC zone is to allow for unique recreation and tourism-related uses to serve County residents and visitors. Standards in the REC zone are intended to allow for only those uses that are consistent with this objective. Conditionally permitted uses in the REC zone include golf courses and country clubs, parks and recreational facilities, RV parks, marinas, resorts and vacation cabins, restaurants, retail, and other similar uses. The maximum permitted floor area ratio in the REC zone is 0.4. The REC zone implements the Recreation Commercial land use designation in the General Plan.

- E. Sports and Entertainment (SE).** The purpose of the SE zone is to allow for sports and entertainment uses, including sports facilities, golf courses, theaters, and amphitheaters, as well as a range of related commercial uses that are compatible with the Sports and Entertainment zone. The related uses may include localized retail, commercial retail, and service establishments. The maximum permitted floor area ratio in the SE zone is 0.4. The SE zone implements the Sports and Entertainment land use designation in the General Plan. The Sports and Entertainment designation was enacted under Butte County Ordinance 3570, where additional information concerning this designation may be found. This designation is unique to several parcels of approximately 100 acres located in Butte Valley near the intersections of Highway 70 and Highway 191 (Clark Road).
- F. Mixed Use (MU).** The purpose of the MU zone is to allow for a mixture of residential and commercial land uses located close to one another, either within a single building, on the same parcel, or on adjacent parcels. Standards in the MU zone are intended to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live. Permitted commercial uses include general retail, personal services, restaurants, professional offices, and other similar uses. Permitted residential density in the MU zone ranges from a minimum of 6 dwelling units per acre to a maximum of 20 dwelling units per acre. The maximum permitted floor area ratio in the MU zone ranges from 0.3 to 0.5. The MU zone implements the Mixed Use land use designation in the General Plan.

**24-22 Land Use Regulations for Commercial and Mixed Use Zones**

- A. Permitted Uses.** Table 24-22-1 (Permitted Land Uses in the Commercial and Mixed Use Zones) identifies land uses permitted in the commercial and mixed use zones.

TABLE 24-22-1 PERMITTED LAND USES IN THE COMMERCIAL AND MIXED USE ZONES [1] [2]

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
<b>Agriculture Uses</b>							
Agricultural Processing	-	-	-	-	-	-	
Animal Grazing	-	-	-	-	-	A [4]	
Animal Processing	-	-	-	-	-	-	
Animal Processing, Custom	-	-	-	-	-	-	
Crop Cultivation	-	-	-	-	-	-	
Feed Store	P	P	P	-	-	-	
Intensive Animal Operations	-	-	-	-	-	-	
Stables, Commercial	-	-	P	C	-	C [4]	
Stables, Private	-	-	-	-	-	A [4]	
Stables, Semiprivate	-	-	-	M	-	A [4]	

Key <b>P</b> Permitted use, subject to Zoning Clearance <b>A</b> Administrative Permit required <b>C</b> Conditional Use Permit required <b>M</b> Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
<b>Natural Resource Uses</b>							
Forestry and Logging	-	-	-	-	-	-	
Mining and Surface Mining Operations	-	-	-	-	-	-	
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	-	-	-	
Timber Processing	-	-	-	-	-	-	
<b>Residential Uses</b>							
Agricultural Worker Housing Center	-	-	-	-	-	-	
Caretaker Quarters	M[3]	-	-	P [3]	-	-	
Duplex Home	-	-	-	-	-	P	
Home Occupations - Major	M	M	M	-	-	M	Section 24-162
Home Occupations - Minor	A	A	A	-	-	M	Section 24-162
Live/Work Unit	C	C	C	-	-	P	Section 24-164
Mobile Home Park	-	-	-	-	-	-	
Multiple-Family Dwelling	C	C	-	-	-	P	
Residential Care Home, Large	M	-	-	-	-	C	
Residential Care Home, Small	M	M	P [3]	-	-	P	
Second Units	-	-	-	-	-	-	
Single-Family Home	-	-	P	-	-	P	
<b>Community Uses</b>							
Cemeteries, Private	-	-	-	-	-	-	
Cemeteries, Public	-	-	-	-	-	-	
Child Care Center	M	M	M	M	-	M	Section 24-159
Child Day Care, Large	M	M	M	-	-	M	Section 24-159
Child Day Care, Small	P	P	P	-	-	P	Section 24-159
Clubs, Lodges and Private Meeting Halls	P	P	P	C	P	P	
Community Centers	C	C	C	C	P	C	
Correctional Institutions and Facilities	-	-	-	-	-	-	
Cultural Institutions	C	C	C	C	P	C	
Emergency Shelter	C	C	C	-	-	C	
Golf Courses and Country Clubs	P	M	C	C	P	-	
Hospital	-	-	-	-	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Medical Offices and Clinic	P	P	P	-	-	P	
Office, Governmental	P	P	P	-	-	P	
Outdoor Education	-	-	-	P	-	-	
Parks and Recreational Facilities	C	C	C	C	P	C	
Public Safety Facilities	C	C	C	-	-	C	
Religious Facilities	P	P	P	-	-	P	
Schools, Public and Private	C	C	C	-	-	C	
Water Ski Lakes	-	-	-	C	C	-	
<b>Commercial Uses</b>							
Adult Businesses	-	-	-	-	-	-	
Agricultural Product Sales, Off-Site	-	P	P	-	-	P	
Agricultural Product Sales On-Site	-	P	P	-	-	P	
Agricultural Support Services, General	-	-	-	-	-	-	
Agricultural Support Services, Light	-	-	-	-	-	-	
Animal Services	C	C	C	-	-	C	
Bars, Nightclubs and Lounges	P	C	C	M [3]	-	C	
Bed and Breakfasts	P	P	P	C	P	P	
Commercial Recreation, Indoor	P	M	P	C	P	P	
Commercial Recreation, Outdoor	M	M	C	C	P	M	
Construction, Maintenance and Repair Services	P	M	M	-	-	-	
Drive-Through Facility	M	M	M	-	-	-	Section 24-160
Equipment Sales and Rental	A	-	M	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Small	-	-	P	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Medium	-	-	M	-	-	-	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	-	-	-	-	-	-	
Gas and Service Stations	A	-	M	-	-	-	
Heavy Equipment Storage	P	P	P	-	-	-	Section 24-173
Hotels and Motels	P	P	P	C	P	P	
Hunting and Fishing Clubs	-	-	-	P	P	-	
Offices, Professional	P	P	P	-	-	P	
Nursery, Retail	P	P	P	-	-	P	

Key <b>P</b> Permitted use, subject to Zoning Clearance <b>A</b> Administrative Permit required <b>C</b> Conditional Use Permit required <b>M</b> Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Nursery, Wholesale	P	P	P	-	-	P	
Personal Services	P	P	P	-	C	P	
Personal Services, Restricted	C	C	C	-	-	C	
Public/Mini Storage	C	C	C	-	-	-	Section 24-169
Recreational Vehicle Parks	M	M	M	C	P	-	
Restaurant	P	P	P	C	P	P	
Retail, General	P	P	P	C	C	P	
Retail, Large Projects	C	-	-	-	-	-	Section 24-163
Retail, Restricted	C	C	C	-	-	C	
Vehicle Repair	M	-	A	-	-	-	
Vehicle Sales and Rental	P	M	M	-	-	-	
Vehicle Service and Maintenance	A	M	M	-	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	See Section 24-175						
<b>Industrial Uses</b>							
Composting Facilities	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	
Manufacturing, Light	C	-	C	-	-	-	
Research and Development	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	C	-	-	-	-	-	
<b>Transportation, Communication, and Utility Uses</b>							
Aerial Applicator and Support Services	-	-	-	-	-	-	
Airport-Related Uses	-	-	-	-	-	-	
Farm Airstrips	-	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	-	
Recycling Collection Facility, Large	M	M	M	-	-	-	
Recycling Collection Facility, Small	A	A	A	-	-	A	
Recycling Processing Facility, Heavy	-	-	-	-	-	-	
Recycling Processing Facility, Light	C	-	-	-	-	-	
Reverse Vending Machine	A	A	A	A	A	A	
Runways and Heliports	-	-	-	-	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Telecommunications Facilities	See Article 26						
Utilities, Major	C	C	C	C	C	C	Section 24-157
Utilities, Intermediate	M	M	M	M	M	M	Section 24-157
Utilities, Accessory [5]	A	A	A	A	A	A	Section 24-157
Utilities, Minor	P	P	P	P	P	P	Section 24-157
Other Uses							
Accessory Uses and Structures	See Section 24-156						

**Notes:**

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column “Applicable Regulations,” defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only in conjunction with a permitted commercial use. Single-family homes shall comply will all site development standards for MDR zones as specified in Section 24-20 (Development Standards for the Residential Zones).
- [4] Permitted only in the MU-1 and MU-2 zone as an interim use prior to redevelopment to Mixed Uses.
- [5] Agricultural Wind Energy System not allowed in any commercial zone.

**24-23 Development Standards for Commercial and Mixed Use Zones**

- A. Mixed Use Sub-Zones.** The MU zone is divided into three sub-zones, each with its own minimum parcel size. All standards that apply to the MU zone in general also apply to each individual sub-zone, except for minimum parcel area as specified in Table 24-23-1 (Parcel Size, Residential Density, and Intensity Standards for Commercial and Mixed Use Zones).
- B. Parcel Size and Density.** Table 24-23-1 (Parcel Size, Residential Density, and Intensity Standards for Commercial and Mixed Use Zones) identifies the parcel size, residential density, and intensity standards that apply in commercial and mixed-use zones.

TABLE 24-23-1 PARCEL SIZE, RESIDENTIAL DENSITY, AND INTENSITY STANDARDS FOR COMMERCIAL AND MIXED USE ZONES

	Parcel Area (min.) [1]	Parcel Width (min.)	Residential Density (min.)	Residential Density (max.)	Floor Area Ratio (max.) [2]
GC	10,000 sq. ft.	65 ft.	-	14 units per acre	0.4
NC	10,000 sq. ft.	65 ft.	-	6 units per acre-	0.3
CC	10,000 sq. ft.	65 ft.	-	1 unit per parcel	0.2
REC	10,000 sq. ft.	65 ft.	-	-	0.4
SE	10,000 sq. ft.	65 ft.	-	-	0.4
MU-1	10,000 sq. ft.	65 ft.	-	6 units per acre	0.3

	Parcel Area (min.) [1]	Parcel Width (min.)	Residential Density (min.)	Residential Density (max.)	Floor Area Ratio (max.) [2]
MU-2	10,000 sq. ft.	65 ft.	7 units per acre	14 units per acre	0.4
MU-3	10,000 sq. ft.	65 ft.	15 units per acre	20 unit per acre	0.5

Notes:

[1] Applies only to the creation of new parcels through the subdivision process.

[2] Floor Area Ratio is defined and illustrated in Article 42 (Glossary). The calculation of floor area ratio excludes floor area occupied by residential uses.

**C. Structure Setbacks and Height.** Table 24-23-2 (Setback and Height Standards for Commercial and Mixed Use Zones) identifies structure setback and height standards that apply in commercial and mixed use zones.

TABLE 24-23-2 SETBACK AND HEIGHT STANDARDS FOR COMMERCIAL AND MIXED USE ZONES

	Zone						Additional Standards
	GC	NC	CC	REC	SE	MU	
Setbacks [1]							
Front	None, except 15 ft. when adjacent to a residential zone						Article 12 (Setback Requirement and Exceptions) Article 16 (Riparian Areas)
Interior Side	None, except 5 ft. when adjacent to a residential zone						
Street Side	None, except 10 ft. when adjacent to a residential zone						
Rear	None, except 10 ft. when adjacent to a residential zone						
Structure Height (max.)	50 ft.	40 ft.	35 ft.	35 ft.	35 ft.	35 ft.	Article 11 (Height Measurements and Exceptions)

[1] Buildings on corner lots in Commercial and Mixed Use zones shall be designed to provide for adequate and safe sight distance for vehicles at adjacent intersections as approved by the Director of Public Works.

**D. Expansion or Replacement of Existing Allowed Uses in the REC Zone.**

1. A single expansion or a replacement of existing allowed uses within the REC zone is allowed through a Minor Use Permit for no more than:
  - a. 2,500 square feet per structure; or
  - b. 10,000 square feet total if:
    1. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and
    2. The area in which the proposed expansion is located is not environmentally sensitive.
2. The Minor Use Permit shall be subject to all development standards (e.g., parking, landscaping, and setbacks) as set forth under this chapter.
3. A single minor expansion or replacement of existing allowed uses within the REC zone for no more than 50 square feet per structure is allowed through an Administrative Permit.

- E.** Allowed Uses, Expansion or Replacement of Existing Allowed Uses in the REC zone applicable to property owned and operated by the Jonesville Cabin Owner's Association for seasonal use vacation cabins in the Jonesville area of Butte County.
1. Commercial uses as set forth under Table 24-22-1, Permitted Land uses in the Commercial and Mixed Use Zones are not permitted.
  2. Each of the existing seasonal use vacation cabins may be expanded in size or replaced subject to an Administrative Permit, unless otherwise noted, and subject to the following requirements:
    - a. The governing board and owner of the property shall provide the County with their permission to approve the proposed expansion or replacement as proposed under the Administrative Permit and Building Permit.
    - b. The expansion or replacement shall not cause the total size of the cabin to exceed 1,800 square feet.
    - c. A single minor expansion or replacement for not more than 225 square feet per cabin is allowed without being subject to an Administrative Permit. Additional expansions or replacements shall be subject to an Administrative Permit.

#### **24-24 Additional Standards for the Sports and Entertainment Zone**

- A. Applicable Regulations.** All new development on the site shall be reviewed to comply with all applicable federal, State, and local laws, ordinances, and regulations.
- B. Utilities.** A water system for a public use and a sewage treatment and disposal system shall be constructed in compliance with applicable standards.
- C. Roadways.** All interior roadways shall be private roads; the installation and maintenance of such shall not be borne by the County or any other public agency. By the same token, the construction of private roads need not be pursuant to County standards.
- D. Highway Access.** Access to a parcel zoned SE from any State highway shall be provided as required by the California Department of Transportation.
- E. Traffic Control and Security Plan.** At least 30 days prior to the first event at any amphitheater facility, a traffic control and security plan shall be prepared in coordination with the Butte County Sheriff, the Butte County Office of Emergency Services, the California Highway Patrol, the Butte County Agricultural Commissioner, and the Butte County Fire Marshall. This plan shall address such elements as satellite parking facilities, shuttle bus usage and routes, information brochures, emergency services access, employee ride share during major events, avoidance of conflicts with agricultural operations, and the security and safety for spectators, visitors and employees, including fire and police protection, costs of which shall be borne by the owners of the facility. The plan shall be updated at least every two years in coordination with the same agencies.
- F. Archaeological Resources.** If evidence of subsurface archaeological resources is found during construction, excavation in the vicinity of the find shall cease, a professional archaeologist shall conduct an evaluation in accordance with State and federal laws and regulations, and the find shall be documented or preserved to the extent required by applicable laws and regulations.



## Article 8. INDUSTRIAL ZONES

### Sections:

- 24-25 – Purpose of the Industrial Zones
- 24-26 – Land Use Regulations for Industrial Zones
- 24-27 – Development Standards for Industrial Zones

### 24-25 Purpose of the Industrial Zones

- A. Light Industrial (LI).** The purpose of the LI zone is to allow for light industrial and service commercial uses with little potential to create noise, odor, vibration, or other similar impacts to adjacent uses and surrounding areas. Permitted uses in the LI zone include construction, maintenance and repair services; equipment sales and rentals; vehicle repair, service and maintenance; research and development; light manufacturing; and warehousing, wholesaling and distribution and emergency shelters. Limited amounts of retail, personal services, restaurants, and public/quasi-public uses are permitted to serve area workers, and ancillary retail areas are permitted for the sale of products manufactured on-site. Caretaker quarters that are accessory to a primary use and live/work units are the only form of residential uses allowed. The maximum permitted floor area ratio in the LI zone is 0.4. The LI zone implements the Industrial land use designation in the General Plan.
- B. General Industrial (GI).** The purpose of the GI zone is to allow for a variety of industrial and service commercial uses in Butte County. Standards for the GI zone are intended to preserve locations for existing and future employment-generating businesses, including both traditional businesses and innovative green technology enterprises. In addition to the uses permitted in the LI zone, the GI zone also permits agricultural and timber processing and heavy manufacturing with the approval of a Conditional Use Permit. The maximum permitted floor area ratio in the GI zone is 0.5. The GI zone implements the Industrial land use designation in the General Plan.
- C. Heavy Industrial (HI).** The purpose of the HI 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, or noise at levels that would affect surrounding uses. Uses permitted in the HI are similar to the GI zone, except that heavy industrial uses are permitted either as-of-right or with a Conditional Use Permit, and retail, personal service and restaurant uses are not allowed. The maximum permitted floor area ratio in the HI zone is 0.5. The HI zone implements the Industrial land use designation in the General Plan.

### 24-26 Land Use Regulations for Industrial Zones

- A. Permitted Uses.** Table 24-26-1 (Permitted Land Uses in the Industrial Zones) identifies land uses permitted in the industrial zones.

TABLE 24-26-1 PERMITTED LAND USES IN THE INDUSTRIAL ZONES [1] [2]

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone			Applicable Regulations
	LI	GI	HI	
<b>Agricultural Uses</b>				
Agricultural Processing	-	C	P	
Animal Grazing	-	-	-	
Animal Processing	-	-	C	
Animal Processing, Custom	-	-		
Crop Cultivation	-	-	-	
Feed Store	-	-	-	
Intensive Animal Operations	-	-	-	
Stables, Commercial	-	-	-	
Stables, Private	-	-	-	
Stables, Semiprivate	-	-	-	
<b>Natural Resource Uses</b>				
Forestry and Logging	-	-	-	
Mining and Surface Mining Operations	-	-	C	
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	
Timber Processing	-	C	P	
<b>Residential Uses</b>				
Agricultural Worker Housing Center	-	-	-	
Caretaker Quarters	A	A	A	
Duplex Home	-	-	-	
Home Occupations – Major	-	-	-	
Home Occupations – Minor	-	-	-	
Live/Work Unit	M	M	-	Section 24-164
Mobile Home Park	-	-	-	
Multiple-Family Dwelling	-	-	-	
Residential Care Homes, Large	-	-	-	
Residential Care Homes, Small	-	-	-	
Second Units	-	-	-	
Single-Family Home	-	-	-	
<b>Community Uses</b>				
Cemeteries, Private	-	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone			Applicable Regulations
	LI	GI	HI	
Cemeteries, Public	-	-	-	
Child Care Center	-	-	-	
Child Day Care, Large	-	-	-	
Child Day Care, Small	-	-	-	
Clubs, Lodges and Private Meeting Halls	C	-	-	
Community Centers	-	-	-	
Correctional Institutions and Facilities	-	-	-	
Cultural Institutions	-	-	-	
Emergency Shelters	P	-	-	Section 24-161
Golf Courses and Country Clubs	-	-	-	
Hospital	-	-	-	
Medical Office and Clinic	-	-	-	
Office, Governmental	-	-	-	
Outdoor Education	-	-	-	
Parks and Recreational Facilities	-	-	-	
Public Safety Facilities	C	C	C	
Religious Facilities	M	-	-	
Schools, Public and Private	M	M	-	
Water Ski Lakes	-	-	-	
<b>Commercial Uses</b>				
Adult Businesses	C	C	C	County Code Chapter 15, Article 4
Agricultural Product Sales, Off-Site	-	-	-	
Agricultural Product Sales, On-Site	-	-	-	
Agricultural Support Services, General	-	-	-	
Agricultural Support Services, Light	-	-	-	
Animal Services	P	P	-	
Bars, Nightclubs and Lounges	-	-	-	
Bed and Breakfast	-	-	-	
Commercial Recreation, Indoor	M	M	-	
Commercial Recreation, Outdoor	-	-	-	
Construction, Maintenance and Repair Services	P	P	P	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone			Applicable Regulations
	LI	GI	HI	
Drive-Through Facility	A	A	A	Section 24-160
Equipment Sales and Rentals	P	P	P	
Firewood Storage, Processing and Off-Site Sales, Small	-	P	P	
Firewood Storage, Processing and Off-Site Sales, Medium	-	M	P	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	-	M	P	
Gas and Service Stations	-	-	-	
Heavy Equipment Storage	P	P	P	Section 24-173
Hotel and Motel	-	-	-	
Hunting and Fishing Clubs	-	-	-	
Offices, Professional	-	-	-	
Nursery, Retail	-	-	-	
Nursery, Wholesale				
Personal Services	A	A	-	
Personal Services, Restricted	-	-	-	
Public/Mini Storage	P	P	-	Section 24-169
Recreational Vehicle Parks	-	-	-	
Restaurant	A	A	-	
Retail, General	A	A	-	
Retail, Large Projects	-	-	-	
Retail, Restricted	-	-	-	
Vehicle Repair	P	P	P	
Vehicle Sales and Rental	-	-	-	
Vehicle Service and Maintenance	P	P	P	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	-	-	-	
<b>Industrial Uses</b>				
Composting Facilities	-	C	P	
Manufacturing, General	C	P	P	
Manufacturing, Heavy	-	C	C	
Manufacturing, Light	P	P	P	
Research and Development	P	P	P	
Warehousing, Wholesaling and Distribution	P	P	P	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone			Applicable Regulations
	LI	GI	HI	
<b>Transportation, Communication, and Utility Uses</b>				
Aerial Applicator and Support Services	-	-	-	
Airport-Related Uses	-	-	-	
Farm Airstrips	-	-	-	
Freight and Truck Terminals and Yards	C	P	P	
Recycling Collection Facility, Large	A	A	A	Section 24-170
Recycling Collection Facility, Small	A	A	A	Section 24-170
Recycling Processing Facility, Heavy	C	M	A	Section 24-170
Recycling Processing Facility, Light	M	M	A	Section 24-170
Reverse Vending Machine	A	A	A	Section 24-170
Runways and Heliports	-	C	C	
Telecommunications Facilities	See Article 26			
Utilities, Major	C	C	C	Section 24-157
Utilities, Intermediate	M	M	M	Section 24-157
Utilities, Accessory [3]	A	A	A	Section 24-157
Utilities, Minor	P	P	P	Section 24-157
<b>Other Uses</b>				
Accessory Uses and Structures	See Section 24-156			

Notes:

[1] See Article 42 (Glossary) for definitions of listed land uses.

[2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column “Applicable Regulations,” defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.

[3] Agricultural Wind Energy System not allowed in any Industrial Zone.

**24-27 Development Standards for Industrial Zones**

**A. Parcel Size and Density.** Table 24-27-1 (Parcel Size and Intensity Standards for Industrial Zones) identifies the parcel size and intensity standards that apply in industrial zones.

TABLE 24-27-1 PARCEL SIZE AND INTENSITY STANDARDS FOR INDUSTRIAL ZONES

	Parcel Area (min.) <sup>[1]</sup>	Parcel Width (min.)	FAR (max.)
LI	10,000 sq. ft.	65 ft.	0.4
HI	10,000 sq. ft.	65 ft.	0.5
GI	10,000 sq. ft.	65 ft.	0.5

Notes:

[1] Applies only to the creation of new parcels.

- B. Structure Setbacks and Height.** Table 24-27-2 (Setback and Height Standards for Industrial Zones) identifies structure setback and height standards that apply in industrial zones.

TABLE 24-27-2 SETBACK AND HEIGHT STANDARDS FOR INDUSTRIAL ZONES

	Zone			Additional Standards
	LI	GI	HI	
Setbacks [1]				
Front	None, except 50 ft. when adjacent to a residential zone			Article 12 (Setback Requirements and Exceptions) Article 16 (Riparian Areas)
Interior Side	None, except 50 ft. when adjacent to a residential zone			
Street Side	None, except 50 ft. when adjacent to a residential zone			
Rear	None, except 50 ft. when adjacent to a residential zone			
Structure Height (max.) [2]	50 ft.	50 ft.	50 ft.	Article 11 (Height Measurements and Exceptions)

Notes:

[1] Buildings on corner lots in Industrial zones shall be designed to provide for adequate and safe sight distance for vehicles at adjacent intersections as approved by the Director of Public Works.

[2] Structures associated with industrial operations may exceed 50 feet in height provided they do not exceed height restrictions in regulated airport approach zones. Such structures shall not exceed the maximum height necessary to perform its intended function.

**C. Industrial Buffer Yards.**

1. **Industrial Buffer Yard Defined.** An industrial buffer yard is an area of plantings and walls that shields neighboring residential properties from negative impacts created by industrial land uses.
2. **When Required.** An industrial buffer yard is required for any development within an industrial zone that is adjacent to a residential zone.
3. **Buffer Yard Standards.**
  - a. Industrial buffer yards shall be located along the outer perimeter of a property line abutting a residential zone. See Figure 24-27-1 (Industrial Buffer Yards).
  - b. The minimum width of an industrial buffer yard shall be 25 feet located within the 50 foot minimum setback area. See Figure 34-27-1 (Industrial Buffer Yards).
  - c. Industrial buffer yards shall include a solid masonry or equivalent wall no less than six feet in height.
  - d. Industrial buffer yards shall be planted with a mix of deciduous and evergreen trees and shrubs of suitable type, size, and spacing to achieve screening year-round.
  - e. All plantings within an industrial buffer yard shall be maintained in a manner consistent with Section 24-118 (Maintenance) in Article 21 (Landscaping).
  - f. Paved surfaces shall be prohibited within industrial buffer yards. Buffer yards shall not be used for parking, driveways, trash enclosures, building areas, or any other activity associated with the primary use on the property.

FIGURE 24-27-1 INDUSTRIAL BUFFER YARDS



